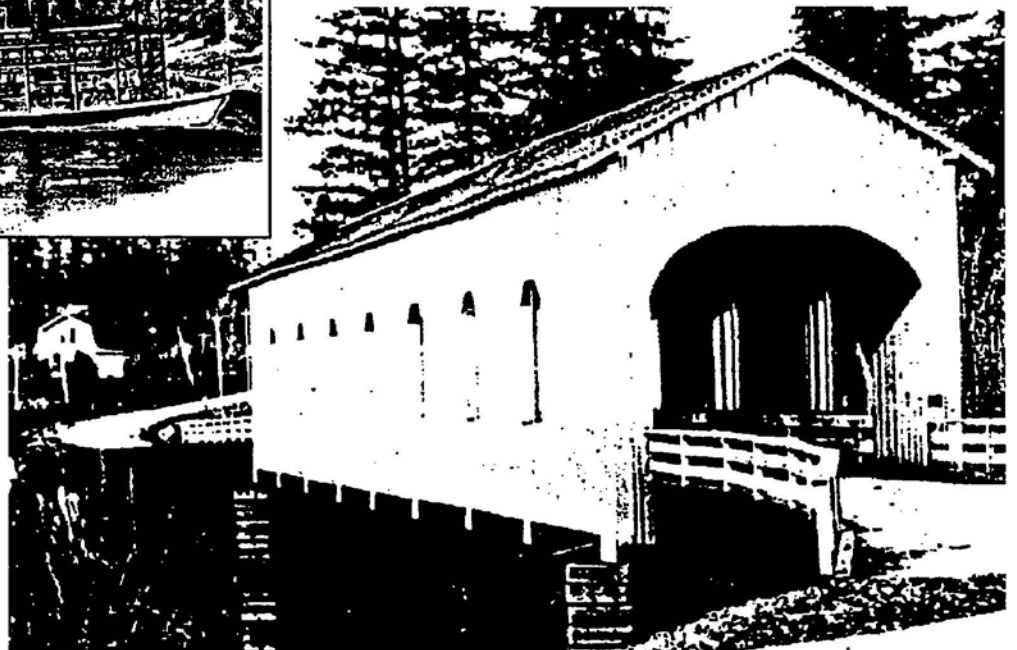
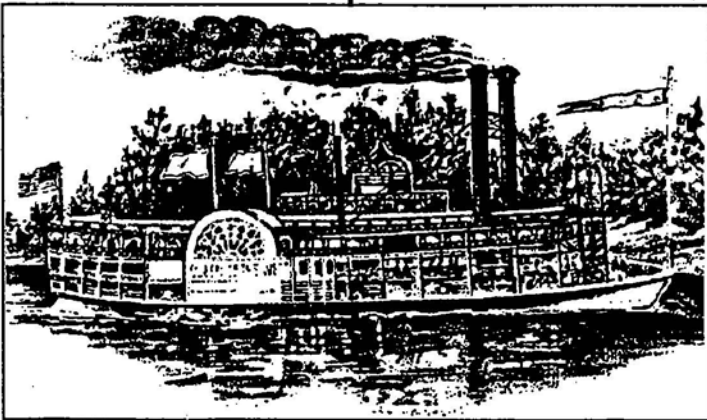


City of Tualatin
Historic Resource Technical Study
and Inventory
1992/1993



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CHAPTER 1

INTRODUCTION

In 1973 the Oregon State Legislature passed Senate Bill (SB) 100 establishing the state's first statewide comprehensive planning process. This bill required each city and county within the state to develop comprehensive plans which complied with statewide planning goals and implementing ordinances. In December 1974 the first fourteen of the State's planning goals were adopted. In December 1975 Goal 15 was adopted and Goals 16-19 in December 1976. Statewide Planning Goal 5 was established to deal with Open Spaces, Scenic and Historic Areas, and Natural Resources. This Goal was amended in February 1988 (Land Conservation and Development Commission 1990:2).

Goal 5 was established "to conserve open space and protect natural and scenic resources." Historic Areas are defined as "lands with sites, structures and objects that have local, regional, statewide or national historical significance." Programs to implement Goal 5 are to "promote healthy and visually attractive environments in harmony with the natural landscape character. The location, quality and quantity of the following resources shall be inventoried: i. historic areas, sites, structures and objects" (Land Conservation and Development Commission 1990:6-7).

To implement Goal 5, Oregon Administrative Rules were adopted in 1981 by the Land Conservation and Development Commission. These rules are contained in Chapter 660, Division 16, Land Conservation and Development Commission. These rules were first adopted on June 29, 1981.

The Statewide Planning Goals, specifically Goal 5, made it clear that historic resources were an important aspect in the development of a community's comprehensive plan. For Tualatin it was even more important due the rapid growth it would see from 1970 to 1990. In this 20-year time period the City would grow from a population of 922 to 15,013 (Center for Population Research and Census 1993). This growth placed tremendous pressure on removal of historic resources to make way for new residential, commercial and industrial development. Many older buildings were lost during this time period before being evaluated. Elements which identified the community's environment were lost even though the City had inventoried and adopted provisions for protecting historic resources.

The City of Tualatin's first venture into identifying historic resources came in 1975 with development of the Tualatin Central Urban Renewal Plan (City of Tualatin 1975). As part of that document a building inventory was conducted and seven structures were determined to have historical significance. The criteria for determining these structures as historically significant were not identified in the working draft documents or the adopted urban renewal plan. Furthermore, no inventory data were compiled to

ascertain the architectural elements or historical background which would serve as the basis for an evaluation.

In January of 1978 the "City of Tualatin Comprehensive Plan Phase 1 Technical Memoranda" were compiled and presented to the City (Ragland 1978). This document was the background information for the formation of the comprehensive plan required by SB 100. The Technical Memoranda briefly addressed the issue of historic resources with a limited synopsis of the development history of the community and reiterating the Urban Renewal Plan citation to the seven historic structures. Again there was no supporting documentation as to architectural merit, historical background or evaluation criteria. The report did address the issue that additional research needed to be conducted on the history of Tualatin and the identification of resources outside of the urban renewal boundaries. In 1979 the Tualatin City Council adopted the comprehensive plan to comply with state planning requirements (City of Tualatin 1979). In 1981 the Land Conservation and Development Commission acknowledged the City's plan and compliance with Goal 5 (Land Conservation and Development Commission 1981).

Purpose

Though the City of Tualatin has existing identified historic resources as noted in the Community Plan, and had been acknowledged by the Land Conservation and Development Commission, it has inadequately addressed the history of the community, the location, quantity and quality of historic resources, and the importance these resources have on the environment of the community. Furthermore, the Comprehensive Plan does not adequately incorporate plan policies to preserve significant resources. The intent of this study is to compile the first historical context and historic resource inventory for the City of Tualatin on a citywide basis, determine which resources have historical significance, and recommend appropriate plan policies for the preservation of the significant resources.

Methodology

Illustration 1 outlines a model developed to review potential historic resources within the community. This model incorporates various elements or requirements from the State Historic Preservation Office, Oregon Administrative Rules, Goal 5 and public participation.

The study begins with a historic context of the development of the community from Native American occupation in the 1700's up to 1940. This history will detail the importance of transportation corridors from establishment of the community in the early 1850's to the importance played by the automobile. This will assist in establishing the spatial configuration of development, and link the current concern over the loss of substantial resources over time. The historic context will also identify the influence of local government and significant individuals within the community which assisted in shaping the environment which exists today.

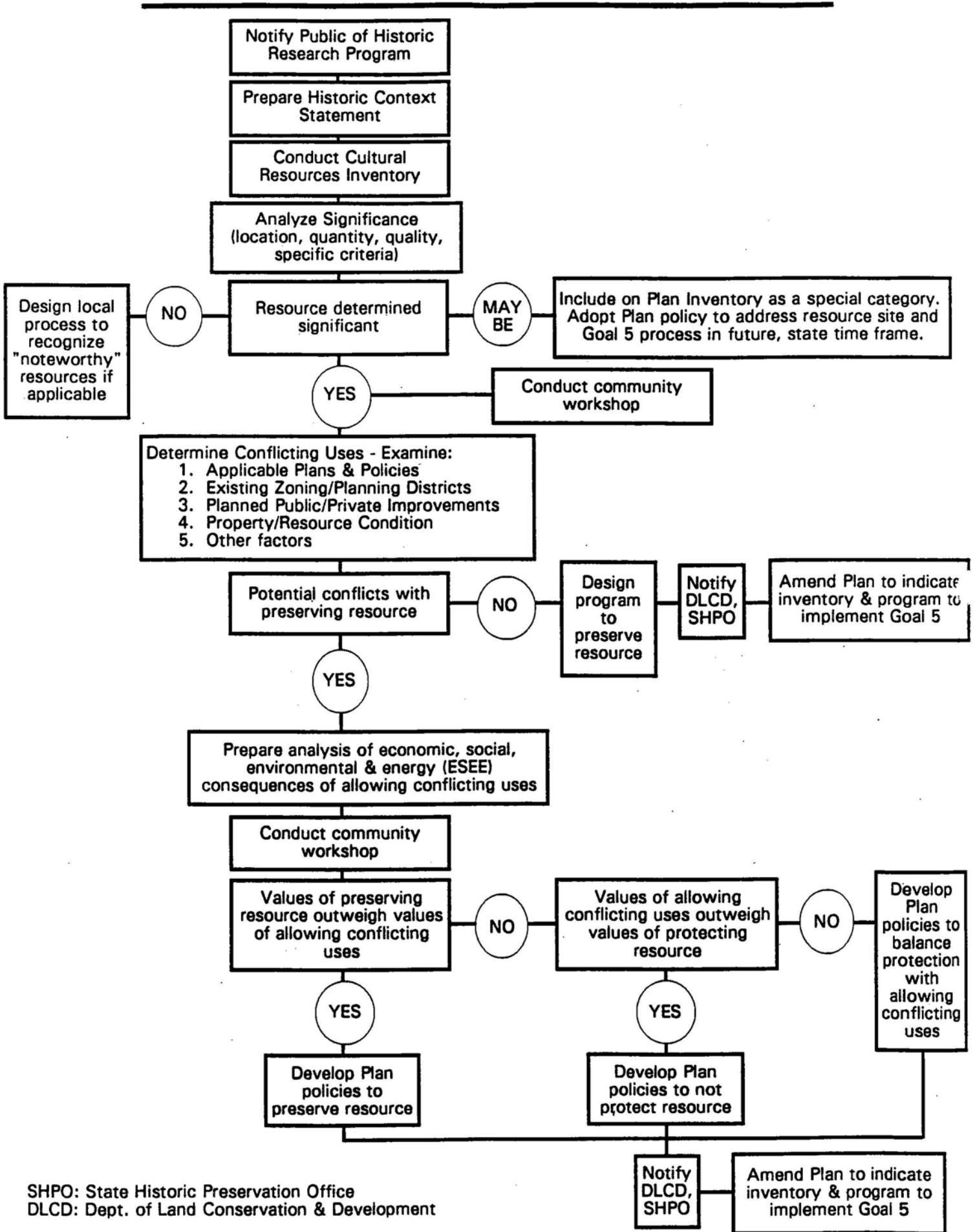
Chapter 2 of the study is an inventory and analysis of the location, quantity and quality of remaining potential historic

resources within the community. This chapter identifies all structures with a pre-1941 construction date and provides a detailed analysis of the architectural styles and history based on a set of evaluation criteria. This establishes the significant historic resources within the City limits.

Chapters 4 and 5 address conflicting uses and the effects of the economic, social, environmental and energy consequences of preserving the significant resource sites. Specific plan policies based on this evaluation are recommended for preservation of the resources.

Chapter 6 addresses the conclusions of the study and lists all proposed plan policies for preservation of historic resources for inclusion in the Tualatin Community Plan.

Illustration 1: STATEWIDE GOAL 5 MODEL
as it pertains to Historic Resources



SHPO: State Historic Preservation Office
 DLCD: Dept. of Land Conservation & Development

CHAPTER 2

HISTORIC CONTEXT

Background

To understand the importance and location of historic resources within the community one needs to be aware of past development patterns, significant events and individuals which influenced the environment. This chapter details the community's growth using historic themes and chronology from the State Historic Preservation Office. The broad theme categories include Native Americans, Euro-American migration, transportation, commerce, industry, culture, government, and significant individuals and families. These theme categories will be used to assist in determining resources which have historic significance in the community.

The study area includes all the land within the incorporated limits of the City of Tualatin as well as land within the Urban Growth Boundary. The entire area totals 5,369 acres. The chronological period extends from Native American occupation from the early 1700's to 1855 and the Euro-American settlement from the 1840's to 1940. The 1940 cutoff date corresponds with the 50 year criterion established by the National Park Service for inclusion in the National Register of Historic Places at the time this research project was commenced.

Spatial Boundaries

The City of Tualatin is situated in the northwest portion of the State of Oregon in Washington County. The study area includes all lands within the corporate boundaries at the time of initiation of this project in 1990 and the lands within the urban growth boundary for which the City of Tualatin has planning responsibility as authorized by the City of Tualatin - Clackamas County Urban Growth Management Agreement, 1992, and Washington County Urban Planning Area Agreement, 1988. The City of Tualatin in 1992 is part of the Portland Metropolitan area; it is located in the southwest quadrant of the region. The City is bounded by the cities of Tigard, King City, Durham, Lake Oswego and Rivergrove to the north; Washington County and City of Sherwood to the west; Washington and Clackamas Counties to the south; and Clackamas County to the east.

The study area is defined by the Tualatin River and its generalized west/east orientation in the north, Cipole Road to the west, Norwood Road and I-205 to the south and I-5 and Saum Creek to the east. Map #1 identifies the study area.

Topographic and Natural Feature Characteristics

The study area is a combination of drainages and uplands within the Tualatin River sub-basin of the Willamette River Drainage. The Tualatin River is the primary natural feature and is identified by its incised channel and flood plain terraces. The river derives its name from the Tualatin Indians and means "lazy or sluggish" (Gates 1959:59; Moore 1976:57). A unnamed drainage flows from

124th Avenue westward into the Cipole onion flats. From the south and then eastward flows Hedges Creek through wooded uplands down into lowlands identified as wetlands. Near the downtown area springs feed Nyberg Creek which flows eastward to the Tualatin River. Saum Creek flows adjacent to I-205 and generally northward to the Tualatin River. The creek drainages are classified as wetland areas.

Native Americans

The earliest inhabitants of the Tualatin area were Native Americans known as the Kalapuyans. At the time of Euro-American settlement only a few small bands remained in their native home land. The Kalapuyans were identified to have been broken into three distinct dialect groups known as the Tualatin-Yamhill, Yoncalla and Calapuya (Berreman 1937:21). These three major groups were further divided into territorial bands known to have consisted of 7-9 groups (Frachtenberg 1913; Berreman 1937; Jacobs 1945). The Tualatin area was inhabited by a linguistic group referred to as the Atfalati, Fallatahs, Tu'alati, Tualatin or Wapato Lake Indians which were part of the Tualatin-Yamhill major dialect group (Berreman 1937; Jacobs 1945; Swanton 1952, Mackey 1974). The Tualatins home land ranged from Lafayette to the Tualatin Mountains and Willamette River to base of the coast range. The Tualatin Indians were separated from the Yamhill group by the north fork of the Yamhill River (Benson 1976; Loy 1976). It is assumed there were 23 Tualatin Indian villages along the stretches of the Tualatin River from the Willamette to the upper reaches of the Tualatin Plains, but the exact number is unknown (Barry 1927).

History indicates the majority of the villages were located around Wapato Lake (Gaston area) at the base of the coast range located west of the current community of Tualatin. One site may have been located in the Tualatin area known as Chakeipi (Brunaer and Robbins 1976; Zenk 1976:142-45; Freed 1980). This site is said to have been located approximately 10 miles west of the confluence of the Tualatin and Willamette Rivers, which would have placed the village along the Tualatin River between the present alignments of Interstate-5 and Pacific Highway 99W. Confirmation of the existence of this site has never been established according to the various histories on the Tualatins, but sites have been identified by local residents where Indian artifacts have been located along this stretch of the Tualatin River.

The demise of the Tualatins has been attributed to their contact with Euro-Americans. Between 1782 and 1783 a smallpox epidemic decimated the Indian population by 50% (Mackey 1974:21) from an estimated population of 3,000 in 1780 (Benson 1976). This was followed in 1830-1833 by a malaria or viral influenza epidemic further reducing the population by 75% (Mackey 1974:21; Taylor and Hoglin 1962). By the time settlement began to occur in the Willamette Valley only small bands of Tualatins remained. These small bands were further displaced by the white settlers who began staking claims on the most fertile bottom lands adjacent to the Tualatin River. It is surmised the bands were finally pushed back to their primary village site around Wapato Lake in the late 1840's. In 1851 the Tualatins, estimated at sixty-five in number (Benson 1976), negotiated with Oregon Superintendent of Indian

affairs, Anson Dart, to establish a reservation around Wapato Lake. The treaty was never ratified and the Tualatins did not receive the clothing and tools which were promised by the United States government (Ruby and Brown 1986:6). In 1854 and 1855 the remaining bands were resettled onto the Grande Ronde Reservation west of Salem in the coast range mountains (Mackey 1974:143). By 1910, forty-four known Tualatins who spoke the native tongue were known to be alive.

The Tualatins were known to inhabit areas which provided abundant food supplies, such as fish along the Tualatin and Willamette Rivers, deer and elk in the woodland, and camas roots located in meadows. In the winter extended family groups would settle in villages along the major river tributaries where game was abundant. During summer months the village would disperse into small bands throughout the Tualatin Plains.

There have been a number of cultural studies conducted in the Tualatin area concerning Native American sites for publicly funded projects. The studies have sensitive information which is not readily accessible under the Freedom Of Information Act from the State Historic Preservation Office. Other public agencies do have copies of the information, but because of the sensitivity of the sites and the possible detrimental impacts from looting which could occur in divulging the locations, it is prudent to say that the historical accounts of Tualatin Indians occupying sites in the study area have been documented and confirmed. None of the investigated sites has established that a permanent village was located in the area. Instead the record indicates dispersement of artifacts consistent with the seasonal occupation patterns of this group of Native Americans.

Reports which contain information on early native settlements in the Tualatin Study Area are contained in the following documents:

The Archeological Reconnaissance of the Proposed Lower Tualatin Sewer Project, Washington County, Oregon (Brunaer and Robbins 1976)

Letter to Patrick R. McDougal (Follansbee 1977)

Tualatin Channel Improvement Study (Freed 1980)

Tualatin Channel Improvement Study, Stage III (Freed 1981)

Report on the archeological survey of the S.W. 89th-Pacific Highway (Tualatin) Section, S.W. Nyberg Road, Washington County (Pettigrew 1981)

Further Cultural Resource Investigations for the Tualatin River Channel Improvement Projects (Beckham and Toepel 1983)

Trip Report, Hedges Creek Regional Permit, City of Tualatin, Oregon (Fagan 1987)

A Cultural Resource Survey of the Tualatin-Sherwood/Edy Road Project (Scott 1987)

A Cultural Resource Inventory of the Tualatin Wetlands
Protection District (Jenkins and Soper 1988)

Archeological Investigations at Two Sites within The Tualatin-
Sherwood/Edy Road Project Corridor, Washington County, Oregon
(Scott 1987)

Archeological Testing of the Horse Oak Site (35WN19),
Washington County, Oregon (Ellis and Fagan 1990)

Euro-American Migration

The first settlers in the lower Tualatin Valley were fur trappers from the Hudson's Bay Company and the American Fur Company. The upper Tualatin Valley was one of the first areas to be settled by Euro-American immigrants. Two of those earliest immigrants were Joseph Meek and Robert Newell. Migration was slow in the Tualatin Valley until 1843 when the first big migration occurred to the Oregon Territory. Between 1843 and 1860 some 53,000 individuals were said to have crossed the Oregon Trail to begin new lives in the Oregon Territory.

Settlers to the Tualatin Valley staked claims to the prime lands along the river upon their arrival and began to branch out along the minor tributary channels. In 1843 the Twality District was established and became one of the first four districts in the Oregon Territory and established the first civil government in the Oregon Territory (Bryson and Levine 1989-90:431, Loy 1976). The area which presently makes up Tualatin was part of the Twality District. During this time period there are no references to settlement in the Tualatin study area.



At the time of establishment of the Twality District conflict between the United States and England was occurring over who had jurisdiction of the territory. In 1845 the provisional government was established and jurisdictional authority clarified. The term "district" was dropped in 1845 and after the dispute was settled the area was renamed Twality County. By 1849 the county had been renamed Washington County in remembrance of George Washington (Loy 1976). In spite of all of this activity in the 1840's, settlement in the Tualatin area still had not started.

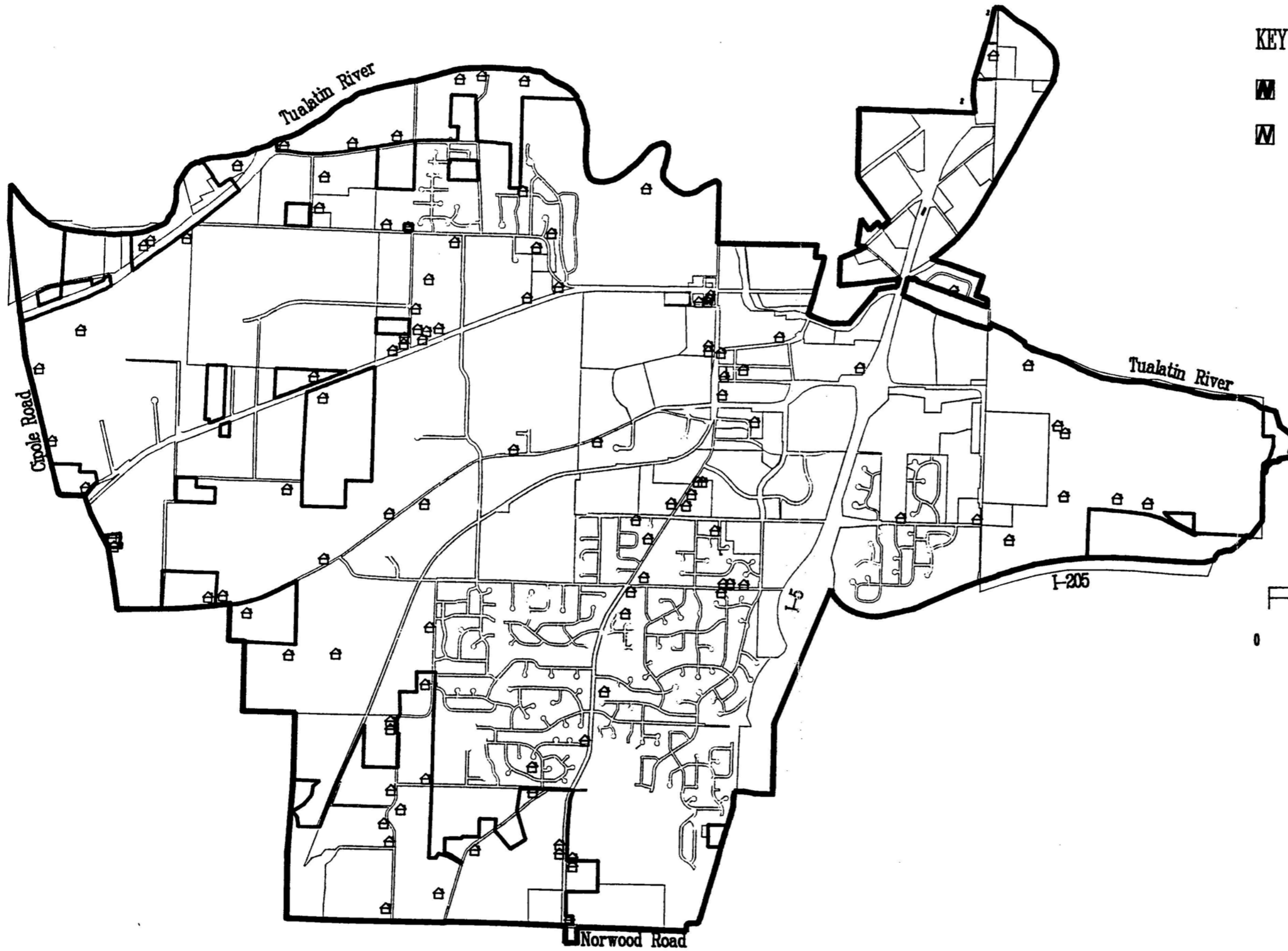
By 1850 the U.S. Congress passed the Donation Land Claim Act, which accelerated migration to the study area. Land was still available and many claims were established in the early 1850's. This settlement was due in large part to prior settlement farther up the Tualatin Valley and settlement along the Willamette River. The earliest settler to Tualatin is thought to have been Z.J. Brown in the late 1840's or early 1850's. No exact date has been confirmed.

Based on a map produced in 1854 a significant number of donation land claims, homesteads and military patents had been established in the Tualatin study area. Those early settlers included the following individuals or entities: Levi Anderson, Simon P. Arnspiger, Issac Ball, Caleb Barns, Wm. J. Barr, Phineas A. Bates, Henry Beavert, Z.J. Brown, Edward Byrom, Erwin Cummins, Francis M. Dean, Samuel Galbreath, Oliver Goodall, Hilari Guthi, John E. Hedges, James Lindsay, James Lewis Luster, Henley McKenzie, Francis

HISTORIC PROGRAM STUDY AREA: 1992

KEY

-  Study Area Boundary
-  City Limits



City of
TUALATIN



MAP #1

McKinney, Aaron Meier, Ferdinand Reinke, Wm. H. Robbins, Nelson Roberts, Henry Saxton, Daniel S. Sebastian, Elizabeth Shaver, F.M. Shaver, Samuel Steil, John Sweek, John A. Taylor and David Wall. Additional claims were made as school indemnity lands and lands for the Oregon and California Railroad (Bureau of Land Management n.d.a.). Many of these men and their families played an important part in the development of Tualatin. Presently, only the Issac Ball, James Luster, Ed Byrom, John Sweek and dismantled John E. Hedges houses remain from the initial settlers.

Approximately 8,884 acres of land were claimed by settlers in the study area and immediate surroundings. About 7,124 acres were in donation land claims, and 1,040 acres were in homestead lands (Manaton 1993). School Indemnity lands were established by the U.S. Congress in 1859 to supply adequate lands for educational purposes, and the Oregon and California Railroad grants were used as a mechanism to fund development of the line.

With arrival of the settlers the area began to transform. In 1855 Tualatin was known as "Bridgeport" by the settlers due to the crossing of the Tualatin River. This name would remain with the community for another 33 years before it became known as Tualatin (Manaton 1993; Moore 1976).

From 1854 forward, growth of Tualatin continued and some early settlers sold their claims to new arrivals from the east. The ethnic makeup of the area was diverse, with peoples from Europe and the east coast of the United States. Some examples are Ed Byrom from England, Issac Ball from Illinois, Erwin Cummins from New York, John Hedges from Virginia and John A. Taylor from New York. This ethnic diversity would continue on as the community grew. The second generation of arrivals came from Kansas, Virginia, Indiana, Russia, Germany, Italy, Sweden, Michigan, Pennsylvania and Ohio. By 1910 the ethnic makeup included Japanese, Greek, Chinese and Russian-born Germans.

Census data for Washington County indicates that growth was continual in the study area from the time of the first settlements. Indian populations were not included in the population counts until 1890, and the original Twality County would reduce in size, skewing the figures between 1850 and 1860. Table 1 indicates Washington County population growth.

With the continued growth Tualatin eventually was incorporated in 1913 and had its first census count in 1920. Table 2 indicates the community's population growth. Review of census information indicates that due to the small size of the community in 1920 to 1940, detailed ethnic information is not available.

Transportation

Military/Territorial/Other Roads

The earliest access routes through the Tualatin study area were established by the Atfalati (Tualatin) Indians. History indicates that a trail oriented east-west became one of the routes for early settlers to the area then known as Bridgeport. The route was

TABLE 1

WASHINGTON COUNTY POPULATION

YEAR	POPULATION
1850	2652*
1860	2801*
1870	4261
1880	7082
1890	11972
1900	14670
1910	21522
1920	26376
1930	30275
1940	39194

* based on reconfigured county boundaries
Source: US Census 1850 - 1940

TABLE 2

CITY OF TUALATIN POPULATION

YEAR	POPULATION
1920	234
1930	193
1940	180
1950	248

Source: US Census 1920-1950

also referred to as the military road for access to the Grande Ronde Indian Reservation west of the coast range (Martinazzi 1990). Coining the route as a military road is somewhat inconsistent with the history of military roads in Oregon. Only four true military access routes were established by the U.S. Congress: The Dalles Military Wagon Road, Willamette Valley and Cascade Military Wagon Road, Oregon Central Military Road, and Roseburg and Coos Bay Military Wagon Road (Loy 1976). None of the routes were in the Tualatin area. Thus, the reference to a military road may have been misrepresented in previous historical accounts. The route identified as the old Indian trail is now known as Avery Street.

On the 1852 Surveyor General's map of the area two roads are identified (Bureau of Land Management n.d.a.). One is the Lafayette to Oregon City Road which crossed at Brown's Ferry, and the other is a spur road which crosses the southern part of the Tualatin area and rises up through the hills on the south side of the river. There is no identification of the French Prairie to

Portland road on this map, which was so important in the early establishment of the Bridgeport (Tualatin) settlement from 1850 to 1855, though the road is referred to in the various histories of the area. The early routes are said to have been virtually impassable due to dirt and mud. By 1856 the north-south route was open through Tualatin for travel from Portland to Salem (Oregon Historical Quarterly 1940).

Due to the impassible nature of the early roads, travel was slow and dust choked during the summer and clogged with mud during winter (Gates 1959:56). This made travel slow and limited to 8-10 miles by wagon a day. This was to change over time as road surfaces were improved and more people settled in the Bridgeport area (Gates 1959:56). The Boones Ferry Road improvement began with Alphonzo Boone assisted by John Sweek. The Boone Family operated Boones Ferry across the Willamette River south of the Bridgeport settlement. The Road was improved from the dirt surface to corduroy (logs) in 1869 (Moore 1976:54). In latter years the corduroy roads would be replaced by gravel and eventually to a asphaltic surface.

John A. Taylor also was instrumental in constructing roads in the area. The road which passed through his donation land claim stretched from Portland to Yamhill County. Through the lowlands which separated his claim and the Smockville (Sherwood) settlement, Taylor assisted in constructing a plank road for passage. Taylor was also instrumental in establishing the Highway 212 road now known as Tualatin Road. When he sold land to Henry Saxton and James Smith he reserved the right of access to Galbreath Ferry to the east (Moore 1976:57; Beach 1990).

There were several other important early roads in the area including Robbins Road east of Bridgeport (Tualatin) and the road to Smockville. By the early 1900's the roads were being improved with a gravel surface. Boones Ferry Road was one such route which obtained the gravel from the Nyberg quarry (Tualatin Historical Society 1988). A 1937 street surface map produced by the State of Oregon indicates most of the streets in the commercial core area of Tualatin area were either asphalt or gravel (Oregon State Highway Department 1937).

The importance of the roads on the development of the study area is that they provided greater access to neighboring properties along with setting the tone for the location of residences in the area. As determined from the early donation land claims and the present street network in the community the earliest homes were within close proximity to the main traveled routes.

Ferries

With the coming of the settlers to the Tualatin Plains, fording the Tualatin River became an important issue. Due to the steep banks and incised channel, crossing points were selected based on the ability to cross shallow shoal areas (Gates 1959:57). Adjacent to these shallow waters ferries were established to provided crossings during winter high water flows. Between 1850-1855 a ferry crossing of the Tualatin River in approximately the location of the present community was identified (Bowen 1979:13). This is supported by a

1852 Surveyor General's map which identifies a ferry on the Z.J. Brown Donation Land Claim. The ferry crossing was just to the east of the Tualatin River's crossing of the Willamette Meridian and on the Lafayette to Oregon City Road. Little information is available on the Z. (Zinnias) J. Brown Ferry as to duration of ferry operation or the style of ferry. Historic accounts indicate a shoal was present at the location providing fording opportunities (Moore 1976:54).

The Z.J. Brown Ferry was replaced by the Galbreath Ferry circa 1855 at approximately the location of the current Boones Ferry Bridge. This crossing is attributed to the early naming of the settlement as Bridgeport. There are references that the Brown Ferry and Galbreath Ferry were one and the same. This does not seem likely to have been the case. Approximately one mile separates the location of the two ferry crossings, and each has been associated with the respective donation land claim by which the ferries are named. The Galbreath Ferry is noted in the record to be a hand operated, flat bottom boat; it stopped operating in 1867 when the Galbreath Bridge was constructed (Moore 1976:54, Tualatin Historical Society 1990).

A third ferry was operated in the study area by John A. Taylor up river on the old territorial road route from Yamhill County to Portland. The hand operated, flat bottom ferry was constructed in 1858 and operated as a toll bridge supplying revenue for Taylor and his family. The ferry stopped operating across the Tualatin River in 1893 when replaced by a covered bridge (Moore 1976:57, Tualatin Historical Society 1990).

Bridges

In 1867 the first bridge was constructed over the Tualatin River by Marcellus Daily and his brother-in-law Erastus Savage. The bridge is reportedly the first across the river and replaced the Galbreath Ferry which provided the Tualatin River crossing on the road between French Prairie and Portland (Gates 1959:57; Kelly 1976:4; Moore 1976:54). The structure was designed with a "humpback" to allow steamboat traffic to pass underneath the bridge (Tualatin Historical Society 1990) and covered to extend the life of the bridge. The bridge was later replaced with a concrete span by the State of Oregon.

Upstream from the Galbreath Bridge a second bridge was constructed at Taylor's Ferry in 1893 by Marcellus Daily (Moore 1976:57, Tualatin Historical Society 1990). The design of the bridge is not known. Due to the incised channel at this location the bridge likely did not exhibit the same humpback design of the Galbreath Bridge. The Taylor's Ferry Bridge is said to have cost \$1,119.35 to construct (Tualatin Historical Society 1990).

In 1918 the Taylor's Ferry Bridge was replaced by a one span, eight panel, 144' Howe truss covered bridge constructed by the State of Oregon. The bridge was constructed with a pitched roof, wood siding, and seven light windows on each side; the approaches were constructed with laminated wood covered with asphalt and wood rails (Tualatin Historical Society 1990).

There were several other bridges constructed on the Tualatin River which later had influence on the steamboat lines. These bridges were located both upstream and downstream from the Tualatin area. The bridges include Wiess Bridge, Fields Bridge (1923 & 25), Athey/Shipleigh Bridge, Schamberg Bridge (1897), Scholls Ferry Bridge (1870 & 1893), Harris Bridge, Rood Bridge, Minter Bridge (1898), Jackson Bridge (1890's), Oswego Lake Bridge (1869) and Sucker Creek Bridge (1872) (Tualatin Historical Society 1990).

Steamboats

The earliest type of river navigation noted in the investigated histories is by rowboat from Tualatin to Oregon City (Addington 1976:10). The boats were used to transport grain to Oregon City. This was followed in 1856 when a charter was granted to the Tualatin River Transportation and Navigation Company. The company was formed to improve the Tualatin River from the confluence with the Willamette upstream. Early accounts indicated the connection to the Willamette would be by locks, plank, rail or a canal to circumvent the falls at the end of the Tualatin River. One route was planned down the Tualatin River to the falls near the confluence with the Willamette River. An alternate route would have connected the Tualatin River to Sucker Lake. A total of \$9,000.00 was collected by James Moore for the project, but was inadequate to secure construction. An additional \$7,000 was needed. The project was never actualized due to the outbreak of the Civil War (Moore 1976:12).

In 1858 Captains Chris Sweitzer and George H. Pease began operating the steamboat "Hoosier" on the Tualatin with the intent of providing service to Hillsboro. The "Hoosier" operated above the James Moore dam located about six miles downstream from Bridgeport (Tualatin). James D. Miller bought a one third interest in the steam boat operation in October 1858 and began the process of clearing the river from Harris Bridge to Hillsboro. The project was abandoned in December 1858 by Captains Sweitzer and Pease, who subsequently relocated the steamer to the Willamette River and provided service from Oregon City to Yamhill (Addington 1976:10; Farnell 1978).

In 1859 the U.S. Government declared the Tualatin an unnavigable river eliminating possible funding for improvements and dredging (Moore 1976:12; Farnell 1978).

In 1865 the steamboat "Onward" began service on the Tualatin River, captained by Joseph Kellogg and staffed by his family members operating the Tualatin River boat Line. Kellogg also operated the "Yamhill" on the river. The "Onward" was a stern wheeler and the "Yamhill" a side wheeler. Kellogg's line ran upstream as far as present day Cornelius near Dairy Creek. Kellogg's steamboat line is said to have been short lived, lasting about 4 years. The demise of the line is attributed to difficult navigation due to shallow water and inability to get funding from the Federal Government to dredge the river. The most difficult area is stated to have been the shoals at the Willamette Meridian (Moore 1976:12-13&54, Beach 1990, Gates 1959:56; Farnell 1978). The "Onward" was later put into service on the run from Portland up the Cowlitz River. Kellogg is also attributed to building the dam on the

Tualatin River for the canal to Sucker Lake. The dam may have been built by the Paget brothers (Moore 1976:13).

The steamboats which had operated up to this point had provided irregular service to the Bridgeport settlement. The primary service was for passengers and agricultural crops to Oregon City and Portland by way of portage at Oswego.

The demise of Kellogg's operation was not the end to steamboat traffic on the Tualatin. John L. Smith is noted for operating a steamboat on the river for the Tualatin Mill Company up to 1910 (Martinazzi n.d.a).

Railroads

The earliest railroad is reported to have been a short line from Sucker Lake to Tualatin starting operation in May 1865. The rail line was used for the transportation of logs floated down the Tualatin River to be processed at the mill of Mr. Trulliger at Oswego. This line used two cars drawn by horses to haul logs from the Tualatin River to the mill (Moore 1976:12, Farnell 1978).

In 1886 the Portland and Willamette Valley Railway Co. initiated surveys to extend their line from Elk Rock, north of present day Lake Oswego, to Dundee. Erastus Savage who started the Savage Sawmill was contracted to supply ties for the project (Gates 1959:57). Many of the laborers on the line were of oriental descent and established a makeshift village on the north side of the river near the railroad trestle. The trestle is said to be the original bridge, but this has not been confirmed. The railroad began operation in 1889 (Kelly 1976:5; Moore 1976:55&59) and was taken over shortly after commencing operation. The line has been known as Portland and Willamette Valley Company, Oregonian Railway and finally as Southern Pacific in 1890. The depot was located on the north side of the tracks. Trains which serviced the community were coined "Red Electric" due to their new red painted engines. The line provided a link to Portland in the north and communities such as Sherwood, Newberg, Dundee, McMinnville and Corvallis to the south. The station was known by a number of names depending on the party: members of the Tualatin Country Club called the station the "Golf Station" (Beckham 1985) and others named the building the "Galbreath Station" or "Tualatin Station".

A second railroad started in 1907 with the deeding of thirty feet of right-of-way for the Oregon Electric line. In 1912 the Oregon Electric line began operations in Tualatin. The station was located east of the John Sweek home. The Company Store operated its upstairs for a time as overnight accommodations for the trainmen. The number of trains passing through the community varies in different accounts. Trips for the "Red Electric" range from two to ten trips per day, and the "Oregon Electric" is said to have had up to sixteen trains a day pass through the community (Kyte and Barker 1977, Kelly 1976:5).

The impacts the railroads had on the development of the community are significant. With development of the Southern Pacific line the Tualatin Plat established by John Sweek flourished. This in turn spurred relocation of existing commerce, development of new

businesses, and a method of transport for Tualatin's agricultural crops and finished lumber to markets in Portland. Establishment of the Oregon Electric line provided greater accessibility to Portland and the southern reaches of the Willamette Valley. The development also spurred the establishment of districts. Along the Southern Pacific line are noted Jean, Herman and Cipole and along the Oregon Electric, Nasoma. It is understood that these districts provided stopping points for the various rail systems.

Commerce

Tualatin's earliest economic base was formed around agricultural production of crops and livestock. Great pains were taken by the early settlers to clear the forested land and plant crops of wheat, grains, onions and pasture. The agriculture-based economy dominated local activities until the 1950's.

The earliest business activities revolved around the trading of agricultural crops in Oregon City transported by wagons on the rudimentary roads and boats on the Tualatin River. History indicates residents would trap fur-bearing animals and trade the pelts for staples (Moore 1976:53). The first recognized business in the community was Billy Greenwood's blacksmith shop, located near the Galbreath Ferry on the road between French Prairie and Portland (Gates 1959:57; Kelly 1976:4). Associated with the blacksmith shop was an inn, livery stable, saloon and general store. The saloon was a big drawing card as it was the only establishment in the area, other than Portland or Oregon City. Stueben (Ben) Cummins was the first to establish a store in the area in the early 1850's. The store provided necessary goods to the early settlers and also functioned as the mail distribution center for Wilsonville, Frog Pond and Stafford (Gates 1959:56; Kelly 1976:4). Travelers could stop at this wayside settlement and have some level of comfort and services. These businesses thrived at this location until the coming of the railroads in the 1880's.

The gold rush in California and Idaho drew a number of the local residents away to seek fortunes. During this time remaining residents prospered, supplying agricultural commodities to Portland. Returning gold seekers brought added wealth to the community. During this period, women took greater control of the development and maintenance of the community while the men were away.

With establishment of the Southern Pacific line and establishment of the Tualatin Plat by John Sweek in 1888, the town moved from its riverside location at Galbreath Bridge to the new location adjacent to the railroad tracks. Ben Cummins was the first to make the move, realizing the financial advantage of being located next to the railroad (Gates 1959:57). Cummins constructed a large two-story wooden building for his store and relocated the post office into the new building. The building was eventually demolished in 1958. Other commercial activities followed, which included two saloons, a boarding house and another store (Barnes Store). Charlie Roberts operated one of the saloons (Moore 1976:59). Cummins operated his new store and eventually passed it on to his nephew J.R.C. Thompson upon his death (Moore 1976:55). The development of these commercial enterprises, along with a church

and housing, established the first town for the community. Today only three buildings remain in this original town plat. These include the Mack House, Little White House and Wesch House. All three were built before 1900.

With the coming of the railroad the agriculture-based economy had better access to Portland markets and farming became a lucrative way of life (Moore 1976:55). There was to come yet another expansion of commercial activity with the establishment of the Oregon Electric Railroad. John L. Smith expanded the local business climate with construction of the Company Store in 1905. The store was located in the Tualatin Grove Tract platted in 1908 along the Oregon Electric line. The first store was a two story wood frame building with a large cupola. In 1912 this building was moved to the east and a new brick building was constructed. The post office also moved from the Cummins Store to the Company Store. The store served as a focal point for community activity and as a local gathering place. Over the years the building has functioned as a number of commercial enterprises. These include a barber shop, doctor's office, variety store, plumbing store and restaurant. The store still remains standing. Smith also provided a much needed influx of housing starts and other contracting jobs in the area.

Most of the commercial activity in the area revolved around the growing and selling of agricultural crops, livestock and poultry. Tualatin was known to produce a variety of agricultural products which included wheat, hay, onions, potatoes, filberts, peaches and hops. A 1936 aerial photo of the Tualatin area indicates that virtually all of the lands were under some form of farming operation, exclusive of the last remaining stands of trees (Corps of Engineers 1936). Livestock and poultry activities included raising horses, cattle, dairy cows and chickens. These activities are almost non-existent today with only the Sagert, Koch, Walgreave, Lee and Leveton properties actively involved in crop production. The raising of livestock has virtually stopped. The poultry industry stopped in 1966 when the Avery family ceased their operation.

Another aspect of local commerce has not received much attention. After the initial donation land claims the land began to be sold into smaller and smaller parcels. Real estate speculation became a profitable business for some individuals. The first major real estate move began with John Sweek and his plat along the Southern Pacific Railroad line in 1888. This was followed by the Tualatin Real Estate Company in the 1890's, Tualatin Gardens plat in 1892, Tualatin Grove plat 1908, Hazelbrook Farm plat 1908, Glenmorag Park plat 1910, Eddy Acres plat 1911 and Comte and Kohlman's Little Homes No. 1, 3 and 2 plats in 1927, 1928 and 1929 respectively (Washington County Department of Assessment and Taxation). This practice has continued to the present day; none of the original donation land claims are intact.

Industry

Tualatin's industrial sector was extremely limited between 1850 and 1940. The biggest industry was logging, which involved many of the local residents. This was due in part to the need for clearing

land and establishing agricultural operations, which was the economic base throughout the community's history. The Tualatin River was the focal point for transporting raw logs to mills in Lake Oswego, Oregon City and Milwaukie. When George Saum arrived in 1879 and established the Saum Sawmill the first industrial activity began in the community. Saum's first mill produced about 1,000 board feet a day. When he purchased the Durham Mill, which was located at the Durham Station in 1895, the production increased to 5,000 board feet a day. Many of the homes built during his operation of the mill are said to have been supplied his milled lumber (Gates 1959:57).

Erastus Savage also influenced industrial activity when he established the Savage Sawmill, operated by steam power, in the early 1800's along the Tualatin River in the present community park. This mill supplied the first industrial payroll in the community and assisted in the development of the Southern Pacific Railroad line in the late 1880's (Kelly 1976:5). The mill also produced the lumber for commercial buildings and homes in the area. Chinese laborers who worked on the railroad are said to have remained to work at the mill.

The Savage Sawmill was purchased by John L. Smith and two partners in 1893 and renamed the Tualatin Mill Company. Smith's influence on the company was significant. Lumber from the mill provided additional housing and lumber was sold to outlying areas.

Smith also started the brick yard near the present site of the Methodist Church. With the availability of this material bricks were used in construction within the community. Upon Smith's death in 1910 the industrial enterprises in the area began to diminish. The community reverted back to the agricultural and small commerce base from which it operated prior to 1890.

Culture

Education

The first school in the study area was constructed in 1856-57 on land owned by John E. Hedges, Sr. The school was located on the north edge of a 320-acre donation land claim established by John E. Hedges, Sr. in 1851. The exact location of the school is unknown, but it is thought to have been on the present Walgreave property north of Herman Road. The school was constructed using logs which were abundant in the area for the early settlers. The first school teacher was Harvey Scott who also worked on area farms and in the woods. The funds he acquired were used for his education at Pacific University at Forest Grove. Mr. Scott was the first graduate from the University and later went on to become the editor of the Oregonian (Moore 1976:53; Addington 1976:2; Gates 1959:60).

At this same time a second school is thought to have been present in the area, on the Robbins donation land claim. The Robbins claim was located near the present Clackamas/Washington County line. The school was thought to have been located south of the present day I-205 and east of I-5 (Addington 1976:2).

The third school in the area was known as the "Little Red School". This school was the undertaking of Edward Byrom and John Sweek in 1869. Byrom and Sweek felt the existing log school house was inadequate and was not centrally located for families in the area. James Luster donated the land and Byrom and Sweek paid for the construction of the building at the northeast corner junction of Boones Ferry Road and the Oregon City Road. The building was ready for occupancy about 1870 for the first through eighth grades (Addington 1976:2; Moore 1976:56; Gates 1959:60). The building was located extremely close to the road and students were able to reach out the windows and touch individuals passing by. A circa 1890 photo indicates the building was small and rectangular with shiplap siding and corner boards, 1/1 double hung sash windows and a pitched roof (Tualatin Historical Society 1993). Heat was provided by a wood stove, and lighting by kerosene reflector lamps. Drinking water was provided by a shallow well; later, high mortality rates due to small pox and diphtheria were attributed to this well (Moore 1976:56). Henry Jurgens was said to have fallen into the well at one time (Martinazzi n.d.a.). Teachers at the school included John Howes (son-in-law of Issac Ball), Walter Tooze, Mr. Tauscher, James Noble, Ruby Jackson, Emma Green, Mr. Tipton, and Laura and Ann Thompson. Ann Thompson was the last teacher in this school (Moore 1976:56).

The fourth school was opened in 1900 approximately one-half mile north of the "Little Red School" on Boones Ferry Road. This school was designed by architect George Saum who also produced the working drawings (Moore 1976:62; Gates 1959:60). The construction was done by members of the community in an old fashioned barn raising. The school was designed with two rooms of equal size, one to accommodate the 60 students in the first to eighth grades and one high school student, and a second room to provide for additional expansion. The first teacher was Ann Thompson. Lottie Galbreath followed her in 1901 and a second teacher was added in 1904. By 1905 the ninth and tenth grades were added and the two rooms were overcrowded. Between 1905 and 1910 the school curriculum was expanded to include a full four year high school course (Moore 1976:56&62). H.T. Evans was the superintendent and high school teacher.

The original building was an elegant structure for its time. The footprint was an L-shape with the main entrance facing Boones Ferry Road. The exterior was sided with shiplap, corner boards and frieze boards. Windows were elongated one over one double hung sash with trim. The entrance was a covered porch with an arched entry, pitched roof, windows and boxed eaves. The main structure roof was pitched with a cupola (Tualatin Historical Society 1993). Several alterations occurred to the building during its life span. From 1900 to 1910 two additions occurred. The first jacked up the building and added a new main floor. This made the prior main floor the second level. The following year the building was raised again and a basement was added. In 1914 a gymnasium was constructed (Moore 1976:56). After the school closed in 1936 additional exterior work modified the siding, entrance and windows, and provided dormer windows in the former attic area (Tualatin Historical Society 1993; Schmidt 1992). The building was demolished in 1976.

The fifth school in the area was the Cipole School located on Cipole Road between Tualatin and Sherwood adjacent to the onion fields. The school was constructed in 1926 by John Fuller and local residents of the school district on part of the original Erwin Cummins donation land claim. They used a Fresno scraper to excavate the basement. The school was closed in 1968 (Tualatin Historical Society n.d.a.). The design of the school closely resembled the Tualatin High School.

The sixth school in the community was the Tualatin Grade School which still stands. Constructed in 1939 by the Work Projects Administration (WPA) through a Federal Public Works Administration grant (Addington 1976:2; Gates 1959:61)). The building was designed by F.M. Stokes, a Portland architect, and surveyed by L.L. McIntyre, a registered engineer. McIntyre used a datum point from a nail in the root of a double 24" fir tree. The project was built for the Tualatin School District (1C-JT Washington County/304-JT Clackamas County) (Tigard-Tualatin School District 1939). The school was constructed using a brick exterior, the first school to use this type of material in the community.

Cemeteries

The earliest burial sites were those of the Tualatin Indians. Historical accounts indicate the grave sites were scattered throughout the present community. Examples were in the Apache Bluff subdivision, which used to be the Jurgens farm, and near the center of town at the old fire station location (Martinazzi n.d.a.).

At the time of initial settlement in the Tualatin area there was no formal cemetery or identified burial grounds. The common practice was to bury individuals near the settlement home in private grave sites where family members could care for the plots. The first known pioneer cemetery was located on the John E. Hedges Donation Land Claim near the first school. The Hedges and two Indian girls were buried there (Moore 1976:53). Others interned at the site have not been identified in the historic records.

The only cemetery in the community is the Winona Cemetery. The cemetery was established on July 1, 1900, by local citizens. The founding elected officials were W.R. Day as chairman, L.P. Spencer, S. Wickert, W. Sedlak and G. Galbreath as trustees. The cemetery was named after J.R.C. Thompson's daughter who'd died as a child. The first individual laid to rest was Louis F. Nierman in 1900. The headstone which identifies his grave site is designed like a tree and is the most unique of all markers in the cemetery (Tigard Times 1973). Many of the early families to the community are located in the cemetery and include Hedges, Jurgens, Martinazzi, Galbreath, Ball, Eddy, Nyberg and others.

Civic Organizations

The first beginnings of civic organizations occurred with the settlement of the original donation land claims. Community members would gather to socialize on Saturday evenings with music and dance. The first gatherings occurred at early settlers' homes. There are accounts that the Sweek home functioned as one of the

earliest gathering places. The "Little Red School" was the focal gathering place from 1870 until 1900 (Moore 1976:56).

On September 27, 1895, the Winona Grange charter was approved by the Deputy State Grange Master of the Oregon State Grange. The grange consisted of 20 members at its initiation and included such families as the Byroms, Thompsons, Cumminses, Jurgenses, Days and Galbreaths. The first meetings were held in the upstairs of the Thompson Store at a yearly rental of \$5. The drive to construct a permanent grange building began in August 1897. On February 13, 1939, members voted to build their own hall. Land was donated by L.P. Johnson and ground broken on May 22, 1939. The building was officially dedicated on April 11, 1940, and the Grange continues to operate (Henrickson 1990; Moore 1976:55; Gates 1959:57).

The Winona Grange was an active organization from its inception. Over the course of the years they sponsored legislation such as direct election of U.S. Senators, initiative and referendum, government ownership of railroads, free locks at Oregon City, supporting income tax, and reducing state government. The group also supplied local social needs through the Winona Grange Band and representation in local government (Henrickson 1990).

There were other organizations in the community in addition to the Winona Grange. The Odd Fellows started in 1912 and occupied a building on Cherokee Street in the original Tualatin Plat adjacent to the Cummins Store, which has been demolished (Gates 1959:59). The VFW constructed a building on land donated by Elizabeth Robinson (Smith) in the Tualatin Grove Tract (Kelly 1976). This building is presently in use. Another group was the Tualatin Community Club which held its first meeting October 4, 1921, in the Odd Fellows Hall, which has since been demolished. The group has not been active for a number of years.

Religion

With the coming of Europeans and Euro-Americans came their beliefs and values. To practice their religious convictions, Sunday worships were held in the "Little Red School" between 1869 and 1893. No minister was available to conduct services so community members would take turns reading from the bible and mothers teaching Sunday school (Moore 1976:56).

In 1893 the first church was constructed north of the Tualatin Tract platted by John Sweek in 1888. The church land was donated by John Sweek and the building constructed by local residents. The building was described as a white clad building with a tall spire with bell, stained glass windows and white pine exterior. The interior materials were donated by George Galbreath. Reverend Tubb was the first minister for the Congregational Church. The building was destroyed by fire in approximately 1908 (Moore 1976:55; Gates 1959:62).

In 1897 the Methodists constructed a second church several blocks south of the first church in the original Tualatin Plat. This church burned in 1925 (Moore 1976:55). In 1926 a new Methodist Church was constructed south of the Tualatin Grove Tract platted by John Smith in 1908. This location was more centrally located with

development occurring at the time (Gates 1959:62). This church remains standing and in use today.

Recreation

There were a number of recreational activities which abounded in the Tualatin area after 1900. All were oriented toward a transportation route; either the Tualatin River or the railroads. The most notable of those was the Tualatin County Club, the fourth oldest club in the state, established on the Sweek property in 1913. Sixty-nine acres of the Sweek property which consisted of meadows, hills, woodlands and a peach orchard were leased to the Country Club with an additional option for thirty acres. The Club purchased the land from the Sweek's on January 14, 1916. Originally nine holes were laid out and the first club house was a small shed. Later a club house was constructed at the southeast corner of the property near the crossing of the railroads. This provided easy access for the members. Early amenities for the club included the golf course, club house, shed, cabin for the care takers, water tower, tennis courts and boat dock (Beckham 1985). Over the years the original improvements and buildings have been lost to course modernization, but the social impacts and contribution to the community continue.

There are several additional recreation locations noted in the history of Tualatin. Jurgens Park was established in 1869 on the Jurgens farm adjacent to the Tualatin River. A later Jurgens Park was located along Taylor's Ferry Road (Highway 99). Louis Walnut Park and Avalon Park were located east of the Taylor's Ferry Bridge (Beach 1990; Lee 1990). Little to no information is available on the function of these parks; only that they existed.

The final recreational site was located west of the Taylor's Ferry Bridge and known as Roamers Rest. This park is stated to have begun in the 1930's as a park for Portlanders to visit in the countryside. Individuals were permitted to picnic, camp and socialize at the park. The park included such amenities as a snack bar, bath houses, a wading pool and a boat dock. Boats were rented to provide patrons recreational opportunities on the Tualatin River.

Government

The earliest form of government, other than territorial, within the Bridgeport settlement started with mail service. Ben Cummins was the first individual to distribute mail in the area out of his store at Galbreath Ferry (Moore 1976:54) and later at his store along the Southern Pacific railroad line. The post office followed with a location in the Company Store. The first stand-alone post office is reported to have been immediately south of the Robinson Store. The first official post office started in 1869 with Marcellus Daily as Post Master in the Cummins Store along the Tualatin River. Subsequent Post Masters included John A. Taylor 1869; William Thompson 1871; William Greenwood 1874; Ben Cummins 1878; Anna C. Gore 1879; John Sweek 1887; J.R.C. Thompson 1891, Orra Thompson 1896; Rowlinson Potts 1900; Allma Willard 1915; Joseph Schomoni 1918; Crump Jones 1935; and Laura Thompson 1936 (Moore 1976:55).

The actual formation of local government commenced in 1913. Prior to that date John Sweek and John L. Smith had both attempted to incorporate and establish a local governing body. Each was unsuccessful. There are various accounts as to why the community voted 57 to 47 for incorporation. The most notable was for licensing revenue. Many of the most prominent citizens of the community have participated in local government. The first mayor was Thad Sweek, son of John Sweek. He was followed in 1918 by John Nyberg who served until 1944. Council members were originally referred to as alderman in the community until 1938 when the term was officially changed to councilman. In 1938 the first female councilor was elected, Ruth McReynolds (City of Tualatin 1913-1940). Appendix A has a complete list of mayors and aldermen/councilors from 1913 to 1940.

The City was involved in a number of early issues in the community. Most notable was providing sidewalks, streets and lights in the community. They were also concerned about having a meeting space. The first council meeting occurred on November 20, 1913. One of the first functions was to approve a liquor license for Fred Wesch. The Osborne house served as one of the early meeting places for government, but was soon followed by space provided by the Sweek family. The Council approved the first three street lights in 1914 for the Mack, Sweek and Pots properties. The Council also addressed such issues as limiting the number of saloons, business licenses, disorderly conduct, regulating peddlers, regulating speed limits and other matters important at the time (City of Tualatin 1913-1940). By 1921 Thad Sweek was requesting that the Council vacate the building which had been rented to them. This started the process for finding a new meeting location. In 1923 a new City Hall was constructed at a cost of \$1,146.90. The structure was demolished in 1984. In the mid 1920's concern grew about supplying water for the local residents, which eventually led to the establishment of a water district. In 1939 the Council voted to annex the land for the Tualatin School so that water could be provided.

The Fire Department was established in 1936 by William Barngrover, Clayton Nyberg, and other community leaders. Barngrover became the first Fire Chief with a staff of five and fifty volunteers (Gates 1959:59)

Significant Individuals and Families

George Avery - Local farmer who with his son operated the Avery Chicken Hatchery operation. The hatchery stopped operating in 1966 (Avery 1992).

Issac Ball (1824-1914) - One of Tualatin's earliest residents reportedly arrived in Oregon from Fulton County, Illinois in 1852. He operated the McLaughlin Ferry on the Willamette River for Dr. John McLaughlin and worked in a sawmill before arriving in the Tualatin area. He staked a 160 acre claim in 1854, fought in the Indian Wars, Co. D. First Regiment, Oregon Mounted Volunteers (1855-56) and married Margaret Robbins in 1856. He had two children, Sarah (1856) and Charles (1859). Ball taught school at the first log cabin school on the Hedges property, served as a local justice of the peace, worked in the Cummins store, school

clerk and as a county commissioner (Manaton 1992; Moore 1976:54 & 56). Ball's son-in-law John Howes taught at the "Little Red School" (Manaton 1992; Moore 1976; Tualatin Historical Society n.d.a).

John Barngrover - Early settler from Kansas in 1880 with his wife Catherine and daughter Ora. A son, William, was born in Tualatin. William went on to become an alderman from 1918-1930, first fire chief in 1936 and city recorder and water superintendent in 1939 (Moore 1976; City of Tualatin 1913-1940; Gates 1959).

William J. Barr - Settled a 320-acre donation land claim in early 1850's with his wife Mary Jane. The property would become the future location for Tualatin. Thirty acres was deeded to Billy Greenwood (Moore 1976:55)

August Blank - Local farmer who served on the City budget committee from 1921-23 and 1935-38. Served as an alderman in 1927. His son Ed (1894-1977) was a dairy farmer who married Gladys Byrom, the daughter of Edward Byrom. The Blank dairy barn still stands adjacent to Tonka Street, but has been substantially altered (City of Tualatin 1913-1940; Tualatin Historical Society 1991).

Z.J. Brown - Possibly the first settler to the Tualatin area in the late 1840's. Operated Brown's Ferry across the Tualatin on his donation land claim. The ferry provided the crossing for the road from Oregon City to Yamhill County (Bowen 1978; Bureau of Land Management n.d.a.).

Edward Byrom (1827-1912) - Born in Manchester, England; immigrated to the United States in 1842 to New Bedford, Mass. Proceeded to Oregon by ship by way of San Francisco in 1851. Married Elizabeth (1835-1904) in 1857 and had 4 children: John, Addie, Ella and Joseph (1866-1957). Addie married D.C. Elly; Ella married Ezekial Eddy; and Joseph married Jessie Slayter (1875-1926). Joseph and Jessie had three children: Gladys, Dorothy and Melba. Edward Byrom was instrumental in building the "Little Red School" and actively farmed (Moore 1976:56; Gates 1959:64).

Vetal Cimino - Crossed the Oregon Trail on the same wagon train as the Sweek's in 1852. He married Sonora Boone whose family operated Boones Ferry in Wilsonville and were descendants of Daniel Boone. The second generation includes son John B., his wife Eva LaNettie and their children Walter, Elsie May and Jessie. The Cimino land was located along the present day Tualatin-Sherwood Road. The family were active farmers, raising hops and operating a Guernsey dairy farm. The original house was built circa 1880 and was demolished in 1984. (Tualatin Historical Society 1988 & 1989).

Zachariah Cole (1853-1930) - Married Nancy (1866-1943) and had eight children: Lottie, Ralph, Harry, Mary, Fred, Nellie, Frank and Walter. The Cole family farmed the flats west of Tualatin raising onions. The Cole family is noted for assisting in building Cipole Road (City of Sherwood 1989).

Erwin Cummins - Born in Stuben County, New York; arrived in Oregon in 1852 and settled a donation land claim of 320 acres in 1861 with his wife Martha Jane (Bird). He had spent time in Michigan and

Illinois before his arrival. They had three children: Annie, Stuben (Ben) and Louisa. Louisa married Joseph Galbreath in 1877. Galbreath had arrived in Oregon with his parents Samuel and Sara Spencer Galbreath in 1852. Joseph and Louisa's third daughter Eva married August Fischbuch in 1907. Fischbuch emigrated from Russia in 1889 with his family to Canada and then to Sherwood (Smockville) in the mid-1880's. They had three children: Helen, Chester and Jane. Chester eventually inherited the farm. The farm was given Century Farm status in 1965. Erwin Cummins in some accounts is considered to be the first onion grower of the beaver dam area of the Cipole area. He was a brick layer by trade and is accounted with building the first brick building in Portland (Ladd Bank Building). He also helped construct the county court house in Hillsboro in 1878 (Moore 1976:54).

Stuben (Ben) Cummins - Son of Erwin Cummins, he operated the first general store in the Bridgeport settlement circa 1852. He married Alice Ross who had two previous children (Aggie and Jeannette). They later had four children: Dora, Nell, Grace and Mary. Dora died as a child, Grace married McMillian, Nell married George Stevens and Mary married Erastus Mack (Moore 1976:54; Gates 1959:63).

Marcellus Daily - A settler from Virginia, he is credited to have built a number of bridges over the Tualatin River. The two in the Tualatin area are the Galbreath Bridge "humpback" circa 1867, and the Taylor's Ferry Bridge in 1893 (Moore 1976:57; Gates 1959:64).

George C. Day - Day and his wife Sarah Jane Painter arrived in the spring of 1859 to the Tualatin area. Day left Indiana in 1852 at the age of 22 for points west with a friend, outfitted at \$75 each. Mr. Day's companion died of cholera on the trip and he gave his oxen team to a family with mountain fever at Salmon Falls in Idaho. For the next 7 years he was involved in scaling timber where the City of Portland is now located, river boating, teaching school at French Prairie and digging gold in southern Oregon. He and a partner operated the Hoosier steamboat between Dayton and Oregon City which once operated on the Tualatin River. The Days purchased 320 acres bisected by Boones Ferry Road. His exploits in the community are well known. He was a successful farmer, stock raiser, hop grower, state legislator (1866), and justice of the peace. The operation of the court was held in the Day living room where both attorneys and criminals were allowed to bed over for the evening. Day had sixteen children: William, Charles, Maggie, Jessie, Joseph, George, Robert, Annie, Grace, Josephine, John, Benjamin, Chester, Walter, Francis and Hal (Moore 1976:56 & 57; Gates 1959:64).

Walter Eames (1890-1967) - Married Elma May Nyberg (1900-1925). They had a son Ralph. Eames was one of the first grounds keepers at the Tualatin Country Club (Hunt 1992).

Ezekial A. (Zeke) Eddy (1858-1944) Eddy married Ella Byrom (1861-1918). Eddy was active in many aspects of community development from raising hops and chickens to commercial businesses and land speculation. Eddy served on the City Council from 1920-1939, County Commissioner and on the City Elections Board (1915,

1922, 1925) and Budget Committee in 1935 (City of Tualatin 1913-1940; Tualatin Historical Society 1989).

H.T. Evans - With the beginning of high school in the community H.T. Evans was appointed the first superintendent and high school teacher (Moore 1976).

Chester Fischbuch - Eva Galbreath married August Fischbuch in 1907. Eva was the granddaughter of Erwin Cummins, an early settler in 1861. August Fischbuch emigrated from Russia in 1889 with his family to Canada and then to Sherwood (Smockville) in the mid-1880's. They had three children, Helen, Chester and Jane. Chester eventually inherited the farm. The farm was given Century Farm status in 1965 (Fischbuch 1992; Manaton 1992; Tigard Times 1976).

John Fuller - John Fuller was involved with the construction of the Tualatin School and Cipole school. He was the superintendent for the raising of the Tualatin School to allow for the second floor and supervised construction of the community funded Cipole school. His home was located on the north side of Boones Ferry Road and was demolished in 1990 (Addington 1976).

Samuel Galbreath (1861-1921) - Galbreath settled a donation land claim of 320 acres north of the Barr claim in the early 1850's. Galbraeth's wife was Sarah (1865-1944) and they had two sons: George and Joseph. Galbreath is known for starting the Galbreath Ferry and later the Galbreath Bridge across the Tualatin River on the road between French Prairie and Portland (Martinazzi n.d.a.; Moore 1976)

Charles Geiberger - Geiberger was a blacksmith by trade. He also speculated in real estate, was the local grange master, county road supervisor, and justice of the peace. His daughter Ann Geiberger was one of the first members of the graduating class of the high school in 1915 (Moore 1976; City of Tualatin 1913-1940).

Billy Greenwood - Is said to have started the first business in Bridgeport. The business was a blacksmith shop and was subsequently purchased by John Nyberg and Jim Werth. Greenwood had his own donation land claim west of the Tualatin study area (Bureau of Land Management n.d.a.; Moore 1976).

John E. Hedges - Born May 26, 1814 in Virginia. Learned the blacksmith trade at an early age in Ohio. He was married to Catherine Fulton and both immigrated to Oregon in 1851 to Oregon City. There they operated a hotel. In late 1851 they resettled to their 320-acre claim between Bridgeport and Smockville. Hedges practiced his blacksmith trade in Portland and walked to work on Monday and back home on Saturday. He was one of the first settlers to raise onions and served with the Oregon Mounted Volunteers under Colonel Nesmith, Company B.. The Hedges son, John Jr. (1857-1928), and his, wife Mary Ford (1870-1943), took over the farm and had two sons: Clyde (1891-1969) and Ralph (1889-1961). His holdings provided the first location for a log school and the first cemetery in the area (Moore 1976:53; Gates 1959:63; Tualatin Historical Society n.d.a.).

Hillar Ibach - Ibach and his wife Jane arrived in the Tualatin area in 1920 and purchased 40 acres from Fred Leuthi. He operated a large apple and pear orchard. There was an original log dwelling on the site in addition to the house and other outbuildings which have been demolished (Tualatin Historical Society n.d.a.; Tigard Times 1979).

William Jurgens (1834-1909) - Born in Germany and immigrated to Michigan in 1834 and settled in Idaho to mine with his two brothers. He turned over his mining interest and was sent to Oregon to fight in the Indian wars. He subsequently operated a German beer garden in Portland. He married Rosa Starr in 1869 (relative of the Sedlak family) and moved to Tualatin, purchasing 140 acres of the John A. Taylor donation land claim. Their first home was a log cabin followed by a permanent building in 1880. The Jurgens had ten children: Louis, William Jr., Henry, Amelia, Nettie, Emma, Rosa, John, George and Walter. Nettie married Julius Martinazzi, Rosa married Casteel, and Emma married Mr. Ladd. Rosa died in 1898. Jurgens was known as the potato king and was one of the first to raise the crop in the area. Working with his brothers he marketed the crop in California, where they resided (Moore 1976:58; Gates 1959:65).

O.B. Krause - Principal at the first graduating class for the high school (Martinazzi n.d.a.; Moore 1976).

James Luster - Came to Oregon in 1852 at the age of 18. Constructed his home in 1857 and died shortly thereafter. Part of his claim was donated for the first frame school house. The house still stands in its original location (Tualatin Historical Society n.d.a.).

Eurastus Mack - Married Mary "Sis" Cummins. They had a son, Asa, born January 13, 1894 during a flood which inundated their home (Moore 1976:54 & 57).

Julius J.C. Martinazzi (1875-1963) - Migrated to Tualatin in 1897. Married Nettie Jurgens (1881-1959) and had a son Arthur (1902-1984). Served as Chairman of the Tualatin School Board. The land he farmed eventually became the right-of-way for the I-5 freeway (City of Tualatin 1913-1940; Moore 1976).

Aaron Meier - Founder of the Meier and Frank stores which still operate today. Meier had a donation land claim (1885) in the Wilsonville area and would travel around to the residents selling and bargaining goods. Before his death he acquired 360 acres of the original Levi Anderson and John Taylor claims south of the Tualatin River (Bureau of Land Management n.d.a.; Moore 1976).

John Nyberg (1867-1954) - Immigrated from Sweden in 1893 and married Ora Barngrover (1879-1932) on April 23, 1897. They had ten children: Claude, Velma, Elma, Ruby, Ruth, Cecil, Zira, Wilber, Willis and Clayton. Nyberg served as a County Commissioner from 1912 to 1915 and a Mayor of Tualatin from 1918 to 1944. He grew onions on the flats south of Nyberg Street in addition to hay, grain and raising dairy cattle (Howard 1990, City of Tualatin 1913-1940).

William Robbins - Early settlers in the area, Robbins and his wife had a donation land claim of 320 acres. They crossed the plains with his parents, Dr. and Mrs. Nathaniel Robbins, in 1852. Robbins and his wife had 10 children. Daughter Margaret married Issac Ball, and Bessie married George Thorton. Upon Thorton's death she married Ralph Hedges (Moore 1976:54).

I.N. Robinson - Married Elizabeth Smith, the sister of John L. Smith. Operated the Company Store constructed by John Smith. In 1912 the store was relocated and a brick store was constructed (Moore 1976:65).

Frederick Sagert - Migrated to the area with his wife Carolyn Jurgens (1838-1915), the sister of William Jurgens, in 1873. They had four children: Louis, Lena, Mary and Bill. Their route was from Michigan to San Francisco, then by boat to Portland where they purchased eighty acres of the Robbins land claim. Frederick was a basket maker. Their home was built in 1891. Louis worked for his father and for the Saum Sawmill and in 1893 married Mary Delker of Stafford. They had four children: Elsie (Johnson), Eva (Shaber), Fred and Roy. Fred Sagert currently lives in the Barngrover House on Sagert Street (Moore 1976:58).

Erastus Savage - Assisted Marcellus Daily in constructing the Galbreath Bridge and subsequently started the Savage Sawmill later purchased by John L. Smith (Moore 1976:57; Gates 1959:64).

George Saum (1846-1909) - Born in Germany in 1846 and schooled as an architect, he migrated to the area from Scranton, Pennsylvania in 1879. His wife was Gertrude Wahl; they had two children: Lena and George Jr.. Saum is credited with constructing one of the most elaborate homes in the area using lumber from his mill located along Saum Creek, which carries his name. The mill was purchased from Durham and relocated to the site. Saum also designed the Tualatin School constructed in 1900 (Gates 1959:64; Addington 1976).

Harvey Scott - Mr. Scott was the first teacher in the first log school located on the Hedges property. Scott went on to become the first graduate of Pacific University at Forest Grove and later editor of the Oregonian (Moore 1976:53; Addington 1976).

John L. Smith (1862-1910) - Born in Bedford County, Pennsylvania; migrated to Oregon by way of Maryland and Kansas in 1888. Married his wife Sarah while in Maryland. Initially settled in St. Helens and resettled to Tualatin in 1892. In 1893 he and two partners, John C. Gram and C.W. Miller, purchased the Savage Sawmill. Smith served as president of the company known as Tualatin Mill Company. In addition to the mill Smith constructed homes for his family and other residents of the community, operated the local brick yard beginning in 1907, dedicated right-of-way for the Oregon Electric Railroad, constructed the Company Store (Robinson Store), and platted the Tualatin Grove Tract. His sister Elizabeth married I.N. Robinson and his other sister married John Boone (Martinazzi n.d.a.; Moore 1976; Manaton 1992; Tualatin Historical Society n.d.a.).

John Sweek (1822-1890) - John Sweek was born in St. Genevieve County, Missouri, where he practiced medicine and law. He married Maria Beard (1833-1916) while in Missouri and migrated to Oregon as part of their honeymoon in 1852. The home which bears their name was constructed in 1857 following two previous log cabins. Sweek was involved in a number of local activities ranging from farming, logging, road building, and construction of the breakwater at Oregon City. He also supplied goods to miners in Idaho. A portion of his original claim was sold to the Tualatin Country Club and another portion platted when the first railroad came to town. This plat was established in 1888 and set the tone for future development in the community (Gates 1959; Land of Tuality 1975; National Register of Historic Places Inventory 1974).

John Taylor (1824-1919) - Married to Sarah Taylor, he migrated from New York in 1852. Taylor took up a 320-acre donation land claim in 1858 along the Tualatin River and bisected by the territorial road from Yamhill to Portland. Taylor operated a ferry at the river and later a covered bridge constructed by Marcellus Daily. The Webfoot, a local inn, was also located on the land. Highway 99W was formerly known as Taylor's Ferry Road. Taylor is also credited with the establishment of the road from his holdings to the Galbreath Ferry through a land sale transaction. Taylor also served as a legislator from 1868 to 1872, and a County Judge and Postmaster (Gates 1959:64-65; Moore 1976:52&57).

Matthew Thompson - Upon arrival in 1864, Matthew and his wife Rebecca purchased the remaining William and Mary Jane Barr claim of 290 acres. The Thompsons son, J.R.C. Thompson, married Clara Cummins. Two of their daughters, Laura and Ann were teachers in the community (Gates 1959:57&65; Moore 1976:62).

J.R.C. Thompson - Born July 28, 1846, in Ohio. Married Clara Cummins and had five children (Orrin, James, Walter, Laura and Ann). Amassed one of the largest stock holdings in the valley raising horses and cattle. As the nephew of Ben Cummins, he inherited the store and operated it for a number of years, eventually selling his land holdings to the Tualatin City Real Estate Company in 1890. Later in his life he married Martha Werts (Moore 1976:55).

Reverend Tubb - First Congregational minister for the first church in the community (Moore 1976).

Dr. Sylvester Vincent - Was the local physician practicing in both Tualatin and Tigard at the turn of the century. His office was located in Tualatin along the railroad tracks (Swanson 1976; Tigard Times 1991).

John Wesch - Wesch and his brother Fred operated one of the early saloons in the community. Fred Wesch was the first saloon proprietor after incorporation to obtain a liquor license (Manaton 1992).

Proposed Plan Policies

Promote the historic, educational, architectural, cultural, economic, and general welfare of the public through the

identification, preservation, restoration, rehabilitation, protection and use of those buildings, structures, sites and objects of historic interest within the City.

Foster community and neighborhood pride and sense of identity based on recognition and use of historic resources.

Strengthen the economy of the City by encouraging property owners to preserve historic resources for tourists, visitors and residents.







Encourage public awareness, understanding and appreciation of the City's history and culture.

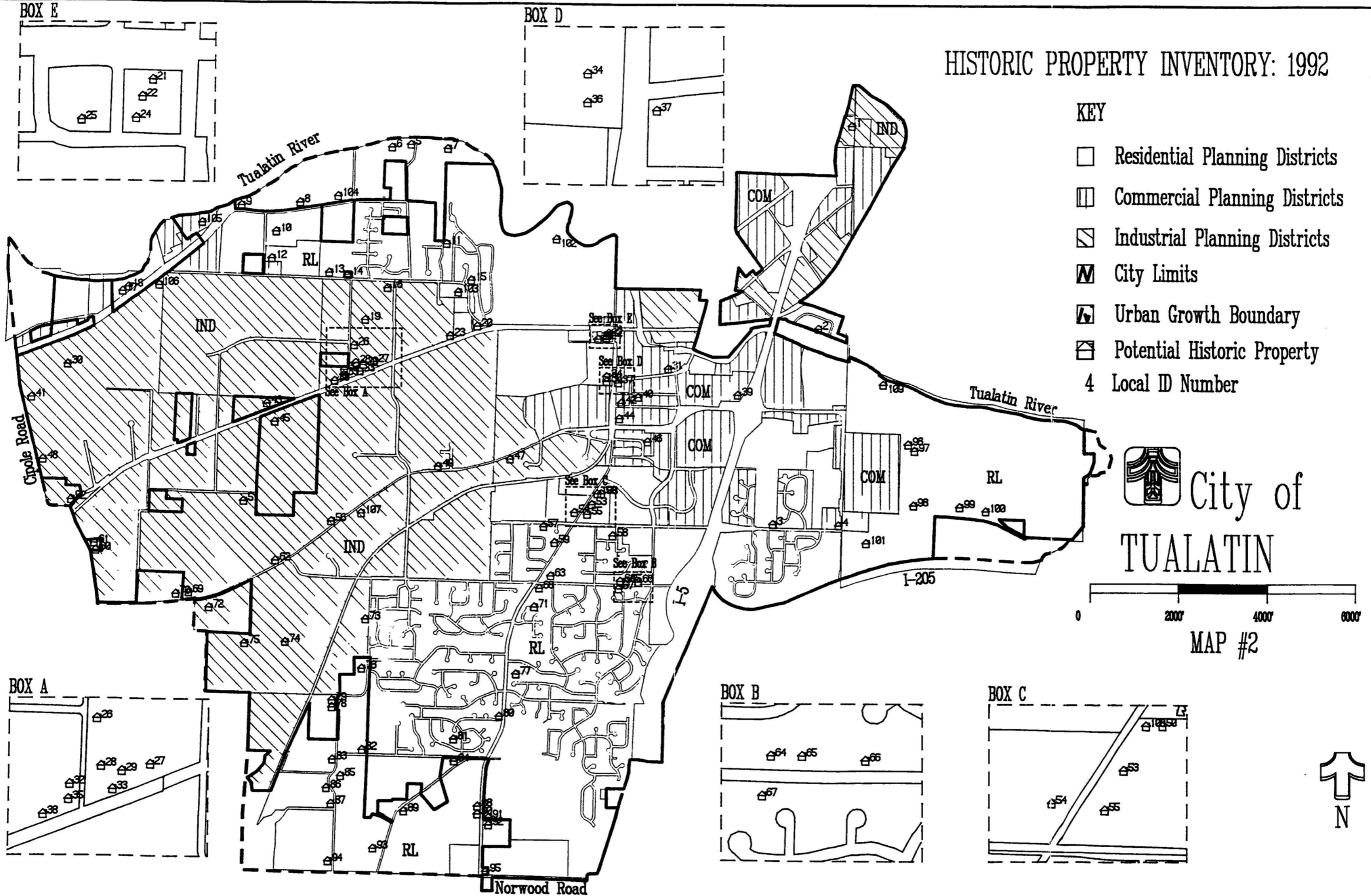
Promote the enjoyment and use of historic resources appropriate for the education and recreation of the people of Tualatin.

Prepare a report describing the comprehensive history of the City's past.

HISTORIC PROPERTY INVENTORY: 1992

KEY

-  Residential Planning Districts
-  Commercial Planning Districts
-  Industrial Planning Districts
-  City Limits
-  Urban Growth Boundary
-  Potential Historic Property
- 4 Local ID Number



 City of
TUALATIN

0 2000 4000 6000
MAP #2

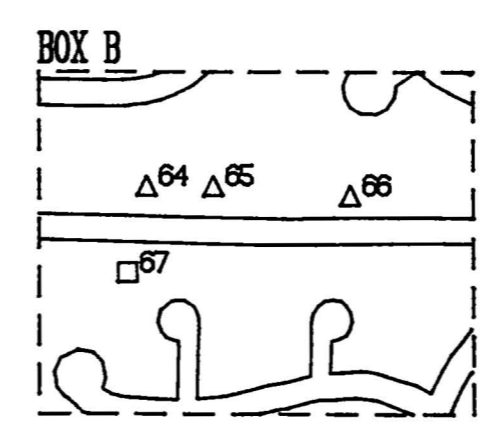
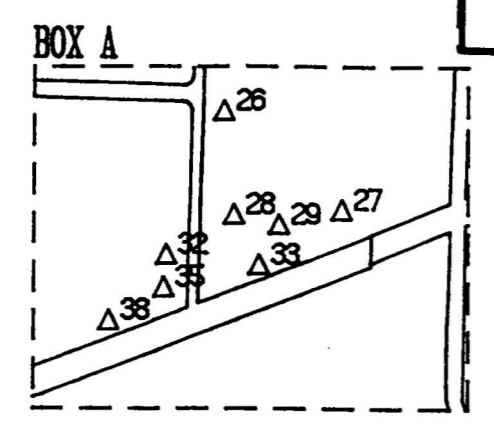
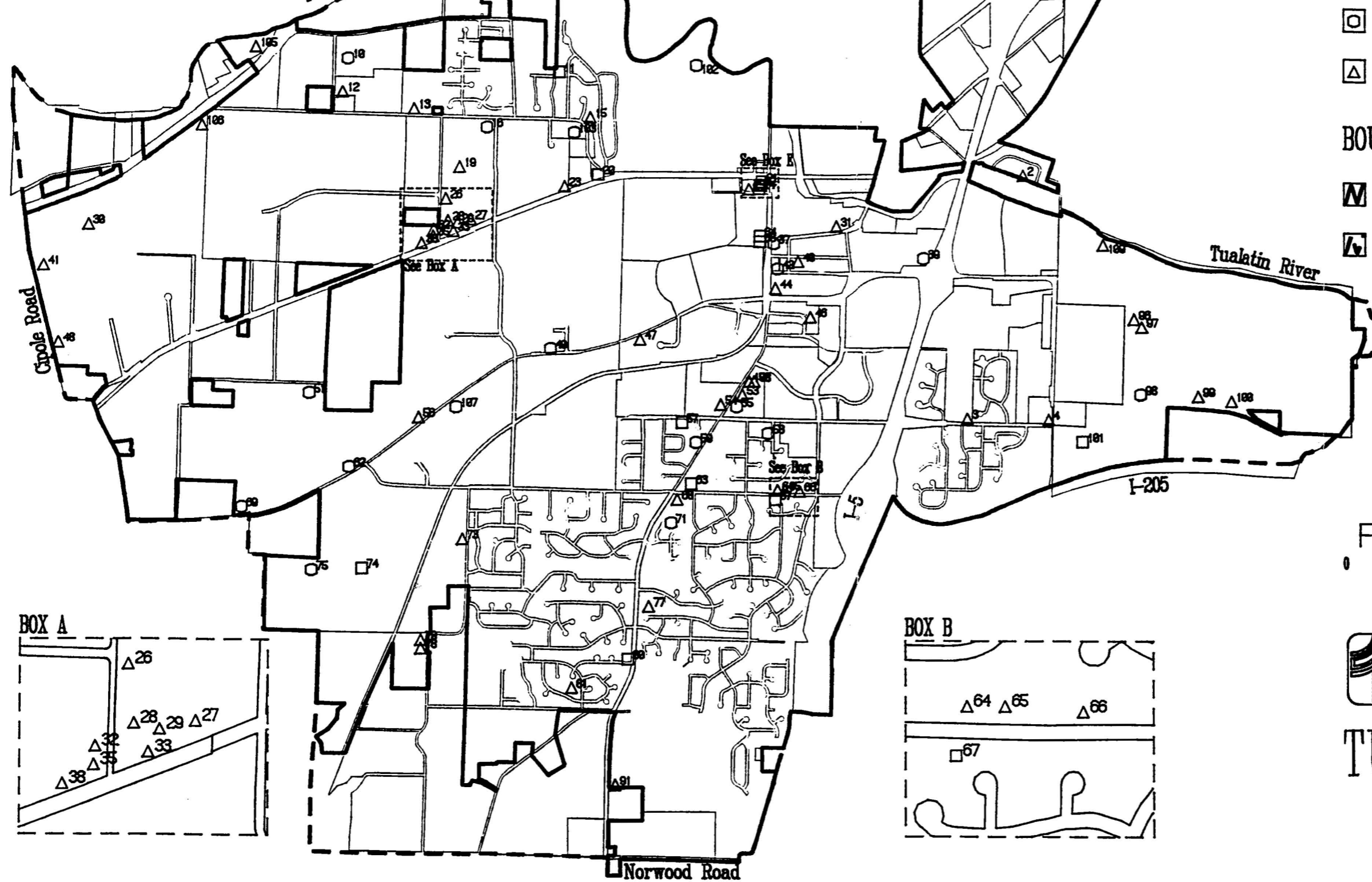
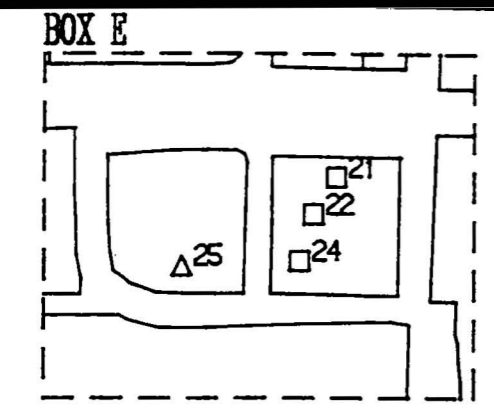
HISTORIC PROPERTY INVENTORY BY AGE: 1992

HISTORICAL PERIODS

- 1850-1899
- ◻ 1900-1919
- △ 1920-1940

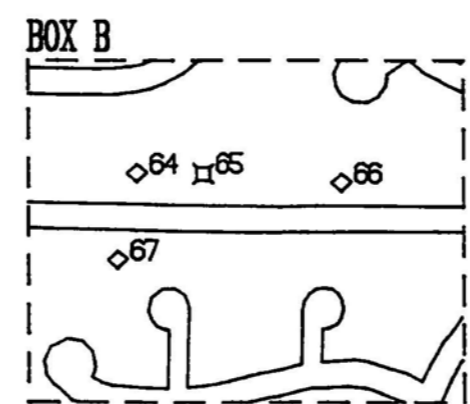
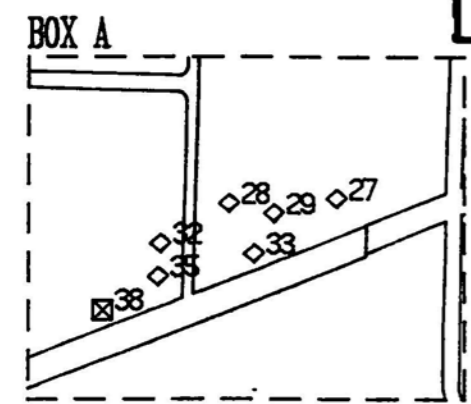
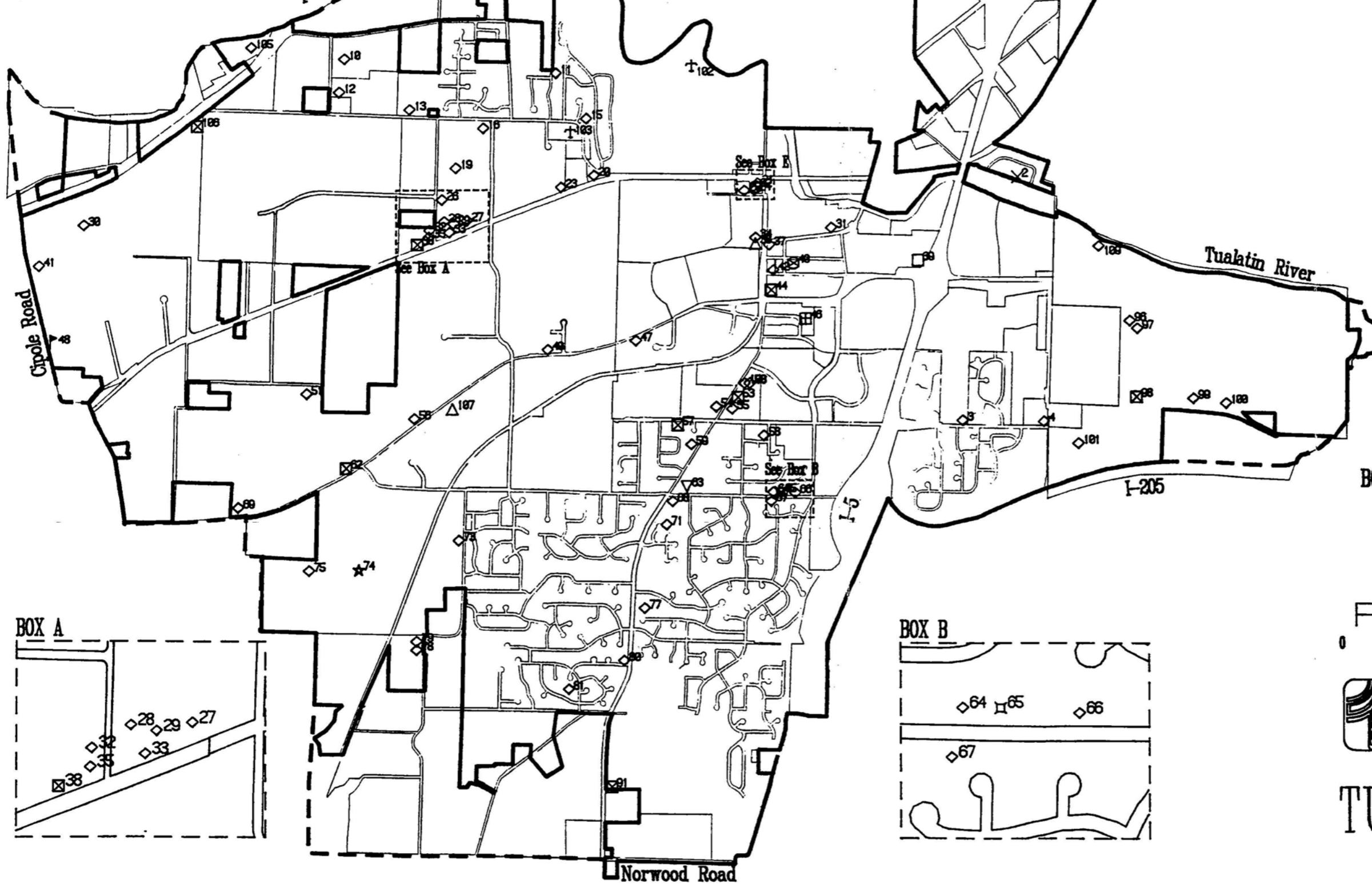
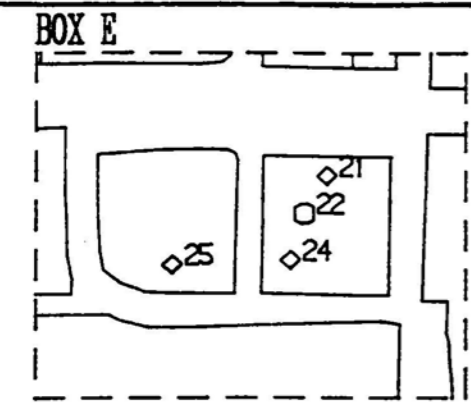
BOUNDARY LINES

- ▭ City Limits
- ▭ Urban Growth Boundary



City of
TUALATIN
MAP #3

HISTORIC PROPERTY INVENTORY 1992: ARCHITECTURAL STYLES WITHIN THE CITY



STYLES

- American Foursquare
- △ Classical Revival
- ⊠ Craftsman
- ⊞ English Cottage
- ⊠ Foursquare
- ⊞ Gambrel Barn
- ⊞ Historic Site
- ▽ Italianate
- ⊠ Log House
- ⊞ Queen Anne
- ⊞ School House
- ◇ Vernacular
- ⊠ Western Farm House

BOUNDARY LINES

- ▭ City Limits
- ▨ Urban Growth Boundary

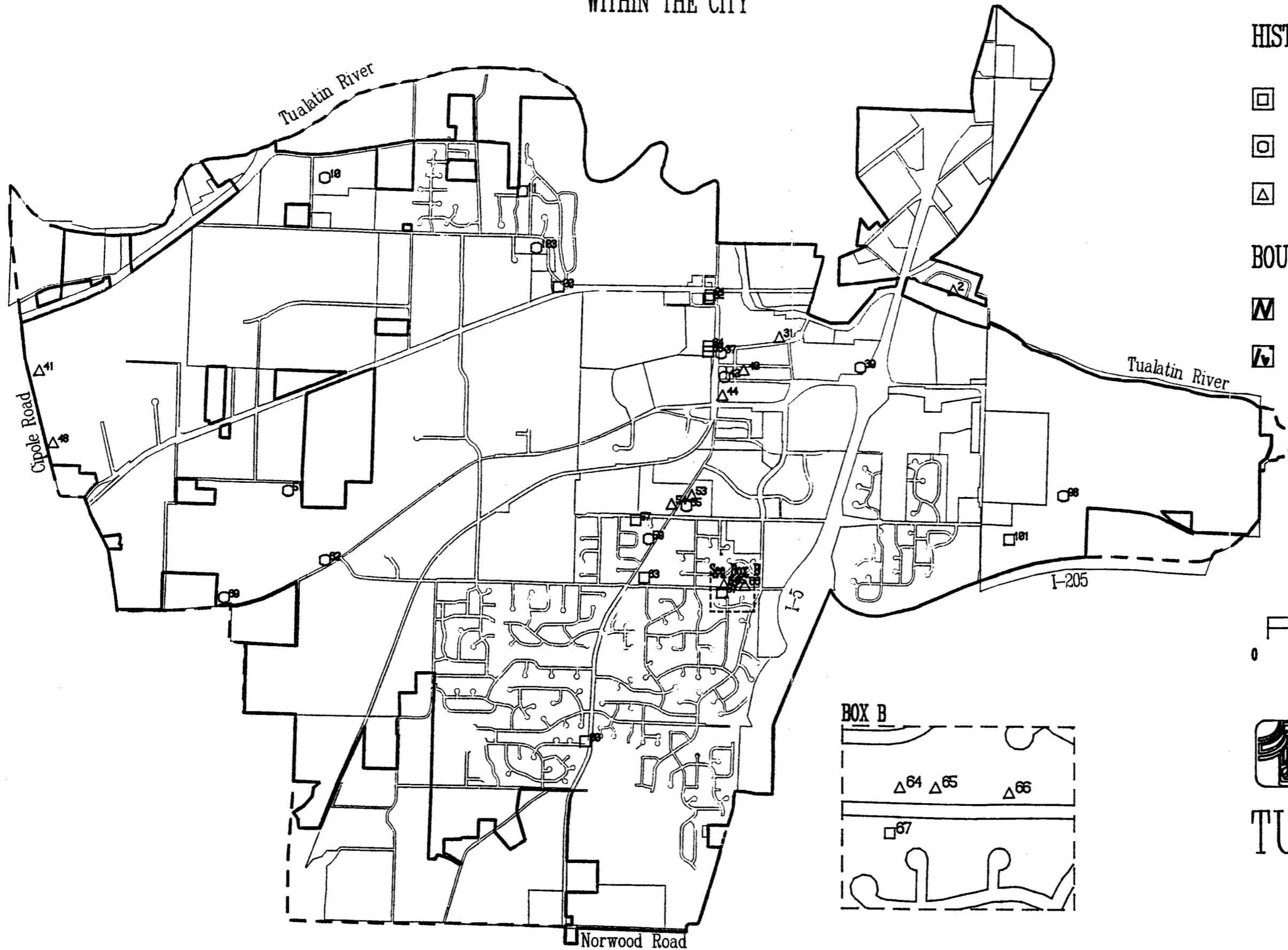


City of
TUALATIN
MAP #4



HISTORIC PROPERTY INVENTORY 1992: SIGNIFICANT SITES BY AGE

WITHIN THE CITY

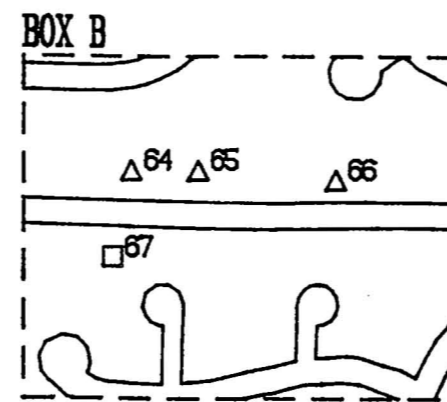


HISTORICAL PERIODS

- 1850-1899
- 1900-1919
- △ 1920-1940

BOUNDARY LINES

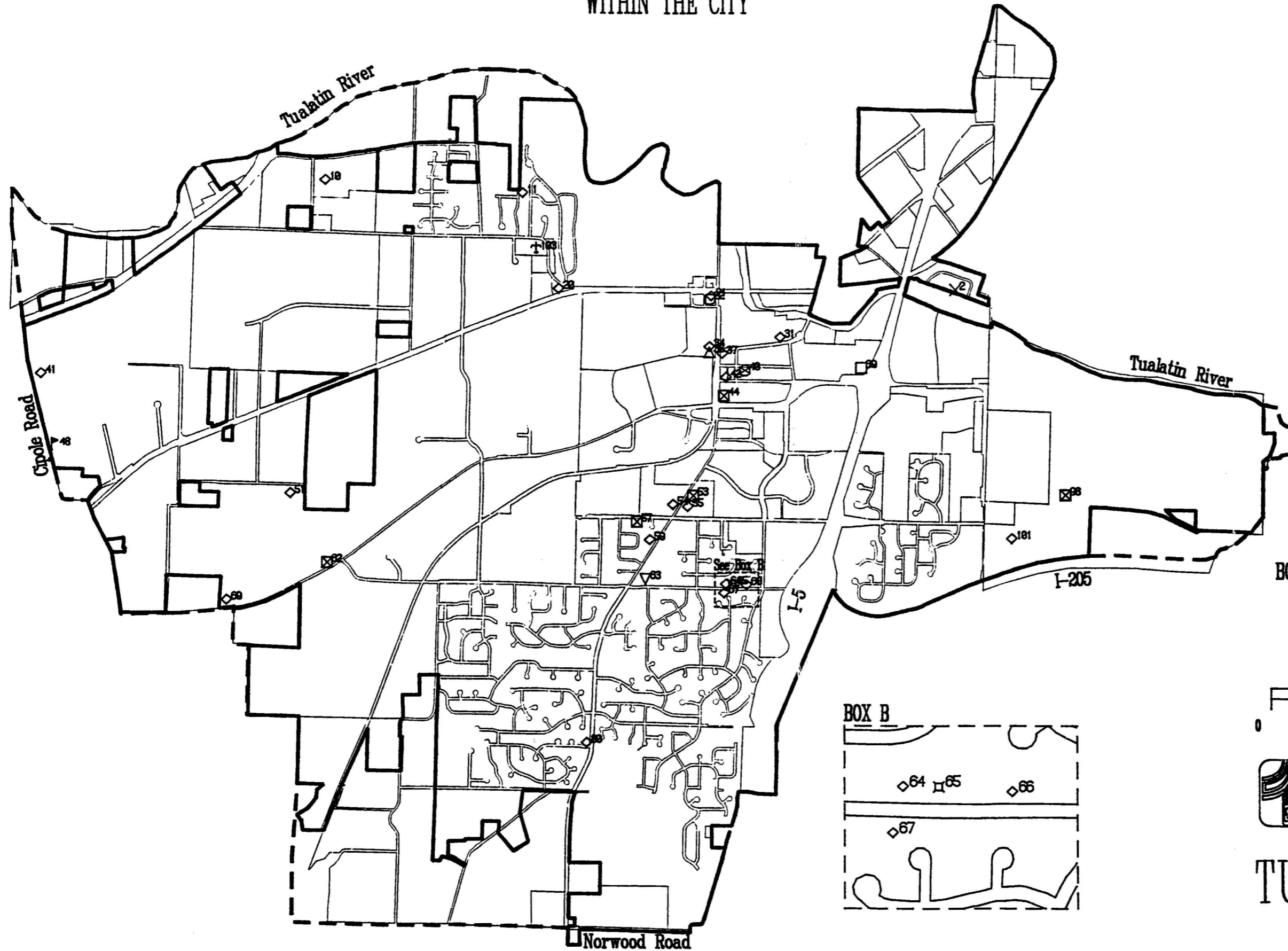
- ▭ City Limits
- ▭ Urban Growth Boundary



City of
TUALATIN
MAP #5



HISTORIC PROPERTY INVENTORY 1992: SIGNIFICANT SITES BY ARCHITECTURAL STYLE WITHIN THE CITY



STYLES

- American Foursquare
- △ Classical Revival
- ⊠ Craftsman
- ▣ English Cottage
- ⊞ Foursquare
- ▤ Gambrel Barn
- ⊞ Historic Site
- ▽ Italianate
- ⊠ Log House
- Queen Anne
- ▣ School House
- ◇ Vernacular
- ★ Western Farm House

BOUNDARY LINES

- ▣ City Limits
- ▤ Urban Growth Boundary



 City of
TUALATIN
MAP #6



CHAPTER 3

HISTORIC RESOURCE SIGNIFICANCE

Background

In 1979 the Tualatin City Council adopted the Tualatin Community Plan which was acknowledged by the Land Conservation and Development Commission in 1981. Part of the Community Plan identified seven significant historic resources with no basis as to how the resources are determined to have significance. These seven resources were regulated by standards contained in the Tualatin Development Code. Since the plan was adopted two of the resources have been demolished and five remain. These include the Sweek House, Smith/Boone House, Robinson Store, Methodist Church and Nyberg House.

In addition to the loss of two of the originally identified resources, a number of older buildings have been demolished before their historic significance could be determined. Examples include the Fuller House, Hedges House, Dorsey Cabin, Sagert House, Van Mere House, two homes on Tualatin-Sherwood Road, house on Boones Ferry Road near Ibach Street, house on Nyberg Lane, Ibach House and others.

This chapter identifies the remaining resources in the community and evaluates each based on a set of specific criteria. The currently identified historic resources are included in this evaluation due to the lack of criteria during their original identification. To assist in identifying the various architectural styles three resources were consulted. These included A Field Guide to American Houses by Virginia and Lee McAlester, Architecture Oregon Style by Rosalind Clark and Dictionary of Architecture by Henry H. Saylor.

Methodology

To ascertain which resources may have significance within the study area, first the location, quantity and quality of potential resources needed to be determined. This was approached using the fifty year age criterion established by the National Park Service for inclusion of properties on the National Register of Historic Places. Using the historic context developed for Chapter 2 and additional sources including City records, Corps of Engineers Aerial Photos, Washington County Department of Assessment and Taxation Records, books, newspaper articles, interviews and other available records, all sites within the study area were located which met the fifty year age cutoff at the time the project commenced in 1990. Each site was then investigated in greater detail and an "Oregon Inventory of Historic Properties Historic Resource Survey Form" was compiled. The form has been modified to from the original to meet the specific needs of this project. Appendix B contains a form for each inventoried site organized by age for significant resources, non-significant resources, resources outside of the City limits and resources approved for demolition

under interim standards. Each form has a local identification number (ID NO) which corresponds to ID NO's on maps #2 through #6.

Location

One hundred-nine (109) potential resources were identified within the study area. Thirty of the potential resources were located outside of the City and 79 within the City. Two of the potential resources within the City had no identifying structures and were simply referred to as sites. Map #2 identifies the location of all potential historic resources. As depicted in the map, the potential resources are dispersed throughout the study area in residential, commercial and industrial planning districts. Potential resources are also located along the present day major transportation network. Many are in former rural areas others are located within the original charter boundaries of the community.

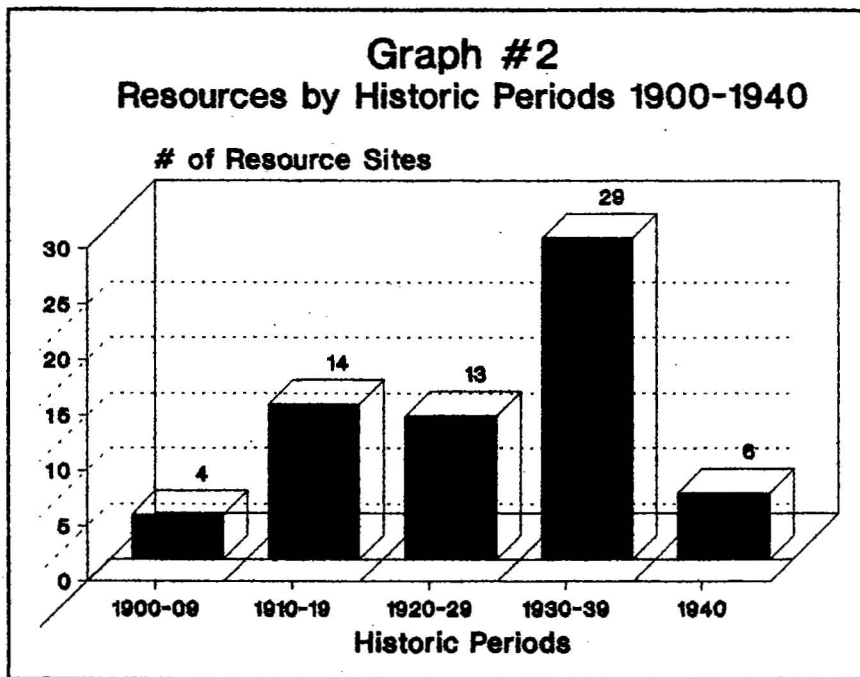
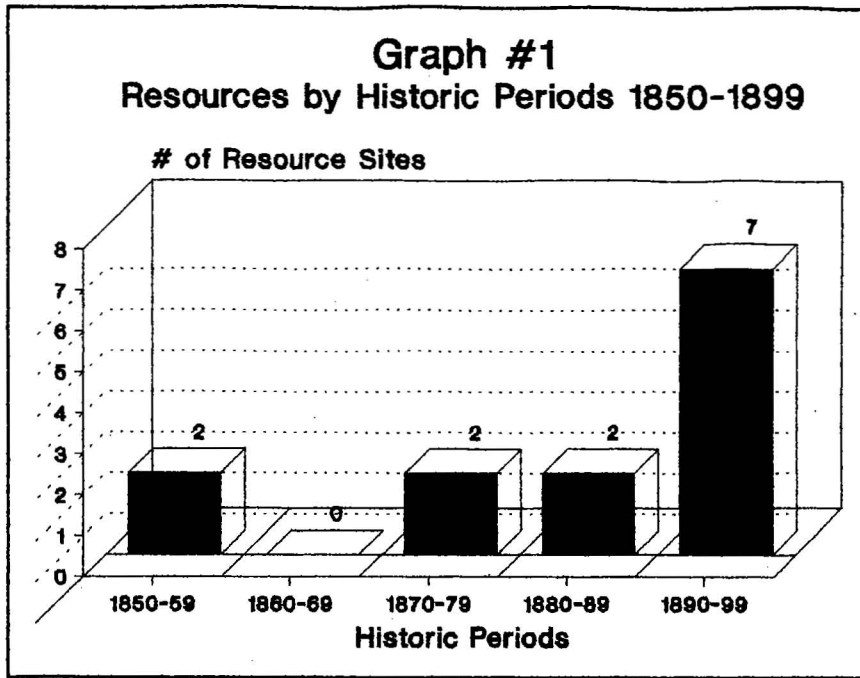
Potential resources located outside of the City, but within the urban growth boundary, were eliminated from the review process after initial identification and inventory due to the City's authority terminating at the City limits. The planning agreements with Washington and Clackamas Counties allow the City to plan for these areas. All potential resources outside of the City limits and within the urban growth boundary have been identified and it is recommended that upon annexation these sites proceed through the significance review, conflicting use analysis and economic, social, environmental and energy (ESEE) analysis on a case by case basis.

Quantity

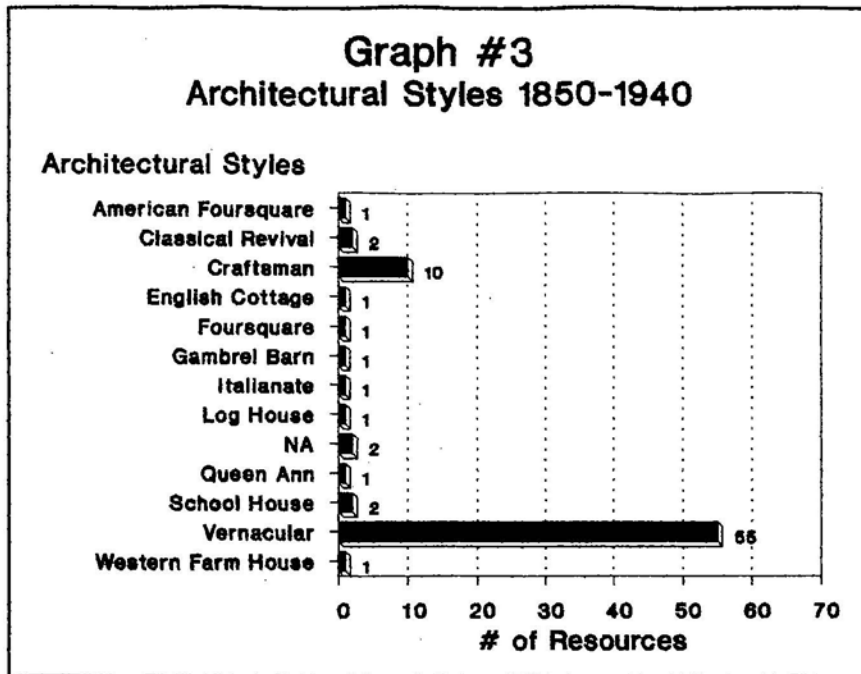
For potential resources located within the City limits, age categories were established using categories of pre-1900 and post-1900. Potential resources developed before 1900 were classified as primary with a ranking of "1" and post-1900 as secondary with a ranking of "2". The pre-1900 time period included sites from 1850 to 1899. The post-1900 period had a time frame from 1900 to 1940 and was further divided into age categories of 1900 - 1919 and 1920 - 1940. Map #3 identifies the age categories and site locations within the City.

Within each of the primary and secondary categories further breakdowns were possible. From 1850 to 1899 thirteen sites were identified. Using a ten year incremental period the number of inventoried sites can be broken down to identify the quantity of the remaining potential resources. Graph #1 identifies the number of resources by ten year time periods. As reflected in the graph the largest number of remaining sites date from the 1890's.

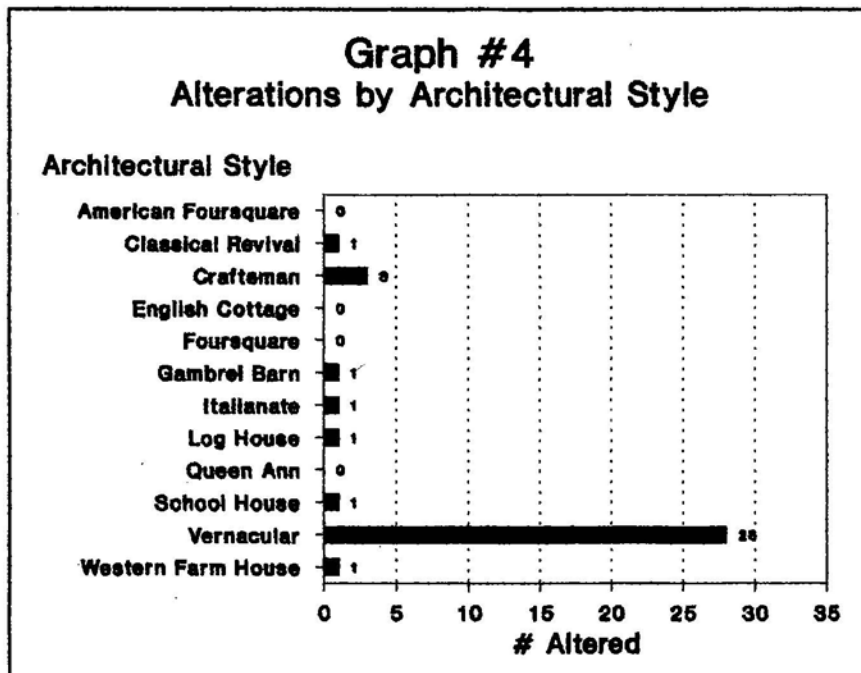
Sixty-six sites built from 1900 to 1940 were identified. Using the same ten year increment system, the number of potential resources can be determined. Graph #2 identifies the number of resources by ten year time periods. The largest style category is for Vernacular followed by Craftsman and then an equal distribution of one or two sites for the remaining styles.



A second method used in determining the quantity of resources is by style characteristics. Thirteen styles were identified within the City. Map #4 identifies the various architectural styles and their location within the City. Graph #3 identifies the various architectural styles and the number of resources per style.

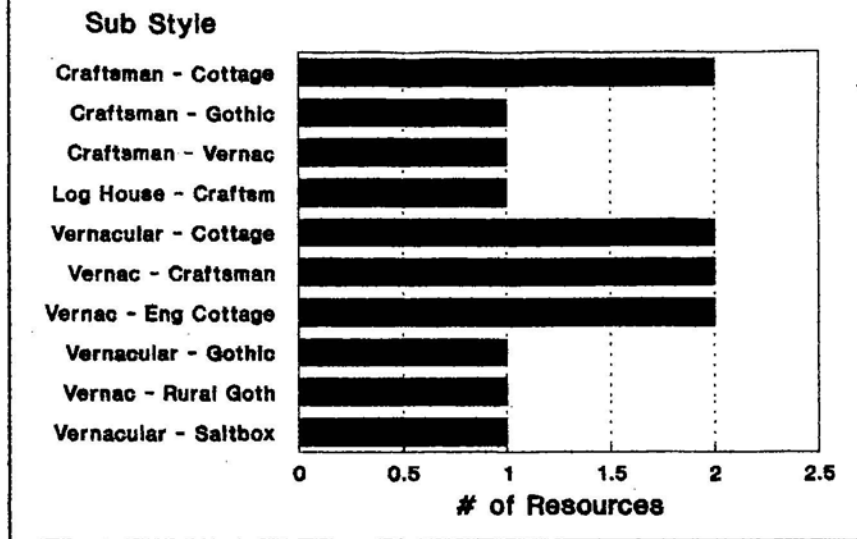


Many of the identified architectural styles have been altered over time. This is representative of the changing tastes of the residents of the community and the need to expand living spaces to accommodate growing families. In total thirty-seven of the potential resources have been altered which is 46.8% of the seventy-nine inventoried sites within the City. Graph #4 identifies the number of alterations by architectural style.



Within each architectural style there may be a second identifying architectural characteristic. A total of fourteen sites have a secondary identifying style. Graph #5 identifies the number of secondary styles.

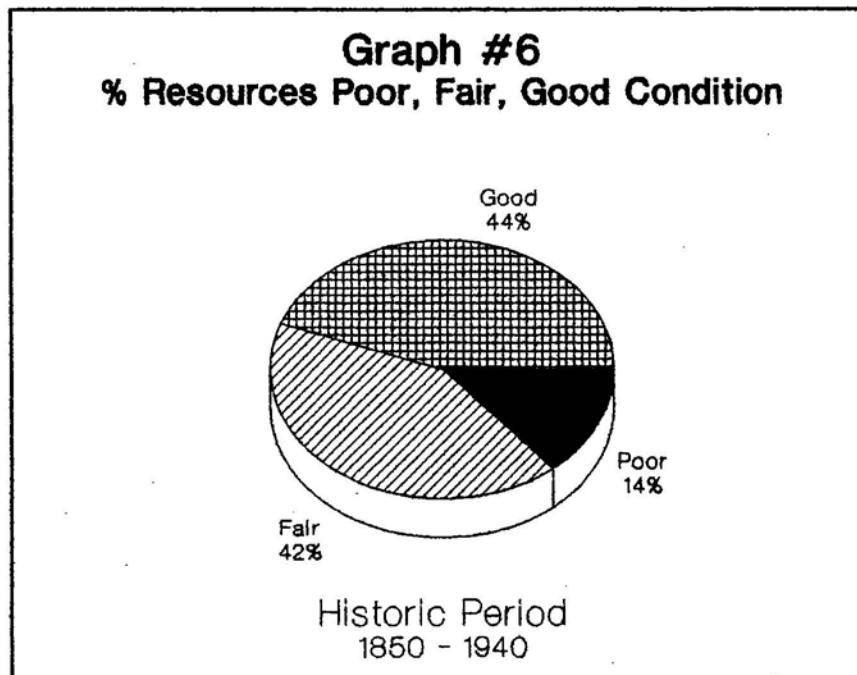
Graph #5
Secondary Styles

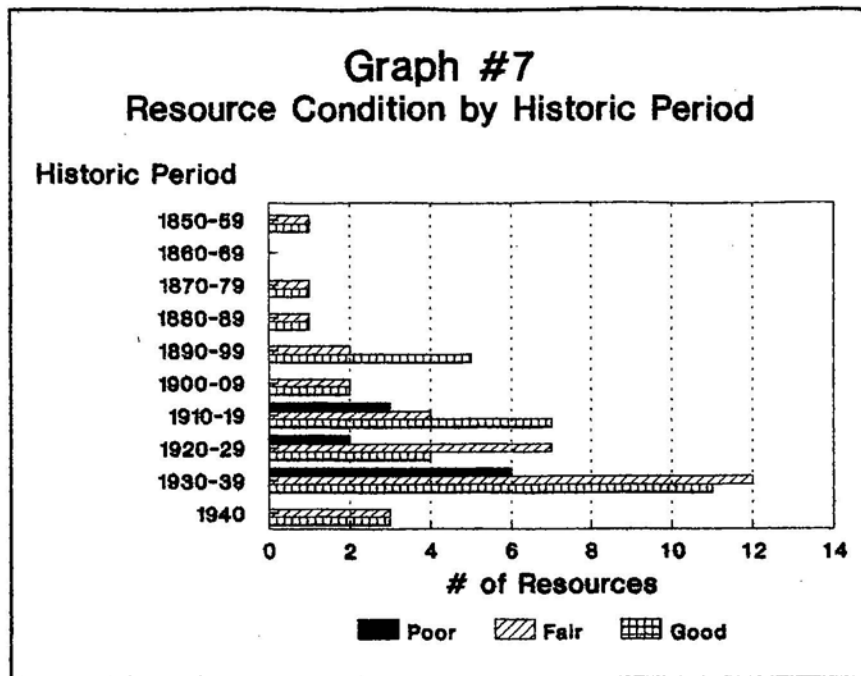


Quality

To understand the quality of the inventoried sites the architectural styles were used in conjunction with the condition of the potential resources. Graph #6 identifies the percentage of the seventy-nine potential resources determined either in poor, fair or good condition. Graph #7 is a numeric breakdown for resource condition by historic periods.

Graph #6
% Resources Poor, Fair, Good Condition





Evaluation Criteria and Historic Significance Determination

Using this basic information on location, quantity and quality, a determination was conducted on each of the seventy-nine identified sites. To assist in this evaluation additional criteria were developed using the Secretary of the Interior's Standards for designation on the National Register of Historic Places. Those criteria are as follows:

- (A) The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and
- (B) The site or structure shall meet one or more of the following:
 - (i) The resource is listed on the National Register of Historic Places;
 - (ii) The site or structure is associated with the life of a person significant in local, state or national history;
 - (iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation;
 - (iv) The structure is in its original setting and remains substantially as originally constructed;
 - (v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past;
 - (vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period;
 - (vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman,

- builder, architect or engineer significant in local, state or national history;
- (viii) The structure possesses high artistic values in its workmanship and materials;
 - (ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period;
 - (x) The site or structure yields or may be likely to yield information important in history or prehistory; or
 - (xi) The site or structure is significant as a visual landmark.

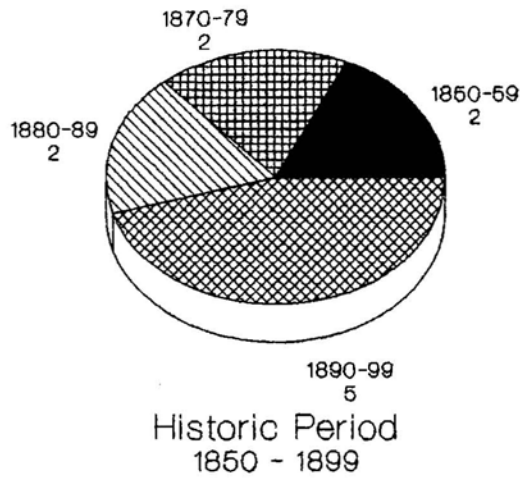
Appendix C contains reports for each of the resources determined to have significance.

Significant Historic Resources

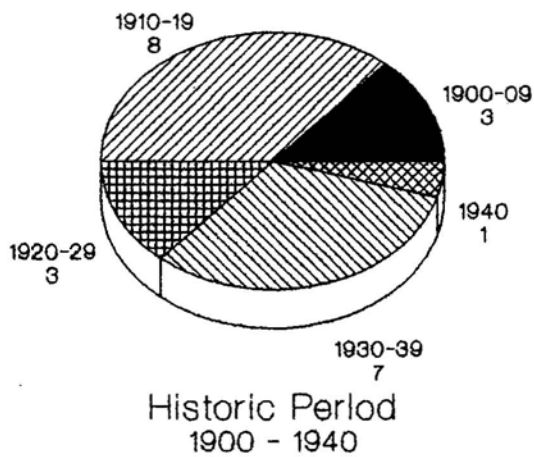
After reviewing seventy-nine sites, thirty-three (41.7%) were determined to have historic significance. The sites include the Luster House, Sweek House, Ball House, Byrom House, Jurgens Barn, Francis House, Zeke Eddy House, Little White House, Wesch House, Smith/Boone House, Barngrover Barn, Winona Cemetery, Black House, Nyberg House, Smith Row House, Richardson House, Robinson Store, Elmer House, Wager House, Minnie Skog House, Logan House, 11325 Tualatin-Sherwood Road, Sherburn House, Methodist Church, Cipole School, 6825 Childs Road, Gerald Avery House, Chet Fischbuch House, 18615 Boones Ferry Road, Dunmire House, Avery Chicken Hatchery, Tualatin Grade School and Winona Grange #271. Map #5 identifies the location of each of these resources by historic period. Five of the original seventy-nine sites were reviewed under an interim standard and approved for demolition.

The age distribution of the thirty-three significant resources are depicted in Graph #8 and Graph #9. As shown, the resources cover a wide variety of time periods. The three largest represented time periods are from 1890-99, 1910-19, and 1930-39.

Graph #8
Significant Resources by Historic Period



Graph #9
Significant Resources by Historic Period

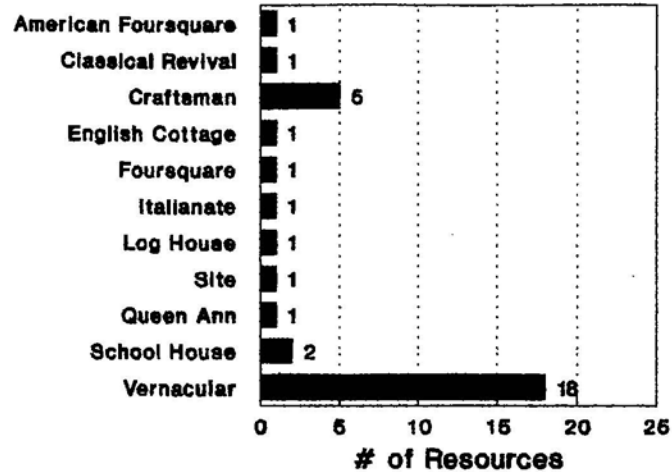


The architectural styles are also diverse, but heavily represented by the Vernacular style. Graph #10 identifies the significant resources by architectural style.

Map #6 identifies the location of significant resources by architectural style.

Graph #10 Significant Resources by Architectural Style

Significant Resource Style



Proposed Plan Policies

Identify and preserve diverse architectural styles reflecting periods of the City's historical and architectural development, encourage complementary design and construction for alterations affecting historic resources and encourage relocation of historic resources over demolition.

Identify and list additional properties to the current list of protected historic resources.

Upon annexation, potential resources located outside of the City, but within the City's planning area shall proceed through the significance review, conflicting use analysis and economic, social, environmental and energy analysis on a case by case basis.

CHAPTER 4

CONFLICTING USE ANALYSIS

Background

The next step after completing the inventory and evaluation of significance based on location, quantity, quality and the specific criteria is to identify conflicting uses for the inventoried significant resources. OAR 660-16-005 states "it is the responsibility of the local government to identify conflicts with inventoried Goal 5 resource sites. This is done primarily by examining the uses allowed in broad zoning districts established by the jurisdiction (e.g. forest and agricultural zones). A conflicting use is one which, if allowed, could negatively impact a Goal 5 resource. Where conflicting uses have been identified, Goal 5 resource sites may impact those uses. These impacts must be considered in analyzing the economic, social, environmental and energy (ESEE) consequences:

- (1) **Preserve the Resource Site:** If there are no conflicting uses for an identified resource site, the jurisdiction must adopt policies and ordinance provisions, as appropriate, which ensure preservation of the resource site.
- (2) **Determine the Economic, Social, Environmental, and Energy Consequences:** If conflicting uses are identified, the economic, social, environmental and energy consequences of the conflicting uses must be determined. Both the impacts on the resource site and on the conflicting uses must be considered in analyzing the ESEE consequences. The applicability and requirements of other Statewide Planning Goals must also be considered, where appropriate, at this stage of the process. A determination of the ESEE consequences of identified conflicting uses is adequate if it enables a jurisdiction to provide reasons to explain why decisions are made for specific sites" (Oregon Administrative Rule 1981).

To initiate the conflicting use analysis, five categories were established. These included applicable plans and policies, existing zoning, planned public/private improvements, property resource conditions, and other factors. The following sections outline each of the established categories.

Applicable Plan Policies

The primary guiding document for the City of Tualatin is the Tualatin Development Code (City of Tualatin 1979). This document contains two sections, the Community Plan and the Planning District Standards. The Tualatin Community Plan outlines purposes of the plan, plan policies for community growth, residential planning districts, commercial planning districts, industrial planning districts, and public facilities (transportation, sewer and water).

In addition to these plan policies there are policies for Parks and Recreation (Parks and Recreation Mater Plan 1983) and for the Tualatin Urban Renewal Plan (Central Urban Renewal Plan and Leveton Tax Increment Plan 1975 and 1985). The Tualatin Community Plan contains the bulk of the plan policies and guidance statements which conflict with preservation of resources identified as significant. The policies and statements are listed in the following sections with summaries identifying the conflicts. Only policies which affect the identified significant resources, i.e. inventoried sites, are included.

"Introduction

2.020 Purpose.

- (1) The general purpose of this Plan is to guide the physical development of the City so as to preserve the natural beauty of the area while accommodating economic growth. Specifically, the Plan is intended to define locations for both private and public land uses and to arrange these uses in a manner that reduces conflicts and provides convenient movement between individual land uses. The Plan is also intended to provide for diverse living and working environments of the highest quality" (City of Tualatin 1979).

Conflict Summary:

There is a direct conflict in arranging land uses concerning significant historic resources if the historic use of the resource is not considered in arranging the intended land uses. Significant historic resource locations do not in all cases comply with established planning district designations and the uses permitted outright or conditionally. Examples include residential homes in identified commercial and industrial planning districts.

"Technical Memoranda

3.070 Economics, Housing and Employment ...

- (4) Housing. Indicators of housing growth in the City of Tualatin include annexations, housing starts, land subdivision, and lot development.
 - (b) Projected need....
 - (i) Housing constructed over the next 10 years is generally predictable in terms of type, form and density. Long-term housing development is less predictable and, given historical patterns, it is realistic to assume that long-term housing development will take the form of smaller units and higher densities.
 - (ii) Factors that will affect the long-term development of housing in the City are the mix between single-family and multi-family housing, the declining household size, the amount of household income, and divorce rates. If current predictions regarding the trends occurring in the region hold true, it is

estimated that between 1990 and 1995 a reversal in the current pattern of the ratio between single-family and multi-family housing will begin to occur. By the year 2000, it is projected that the City could actually have approximately 1,300 more multi-family housing units than single-family housing units" (City of Tualatin 1979).

Conflict Summary:

The assumption of higher densities for housing infers that to accommodate predicted increases in multifamily units all designated multifamily lands will need to be developed to maximum densities. This assumption would probably require removal of significant historic resources on multifamily lands to accommodate the anticipated multifamily housing needs.

"3.080 Public Facilities and Services.

(1) Transportation.

(a) Tualatin's heavy dependence on the automobile encourages urban sprawl, ignores energy conservation, and threatens Tualatin's quiet, rural character with the traffic it generates. The transportation inventory includes the measurement of current street traffic, a major street system inventory, an analysis of existing street capacity, an inventory of public transportation service in Tualatin, and a measurement of travel characteristics" (City of Tualatin 1979).

Conflict Summary:

The above statement indicates the automobile is in direct conflict with preserving significant historic resources due to urban sprawl and associated transportation networks. The sprawl associated with the automobile has a tendency to create new development and either new or increased rights-of-way (ROW) to accommodate the increased traffic volumes. This in turn creates a conflict with significant historic resources located in close proximity to existing ROW by virtue of Tualatin's past rural and agricultural development which generally located buildings close to existing roadways for ease of access.

"Community Growth

4.050 General Growth Objectives. The following are general objectives used as a guide to formulate the Plan. The objectives are positive statements to describe the Plan's intent to:

- (1) Provide a plan that will accommodate a population range of 22,000 to 29,000 people....
- (4) Provide a plan that will create an environment for the orderly and efficient transition from rural to urban land uses....

- (6) Arrange the various land uses so as to minimize land use conflicts and maximize the use of public facilities as growth occurs....
- (9) Prepare a plan providing a variety of living and working environments.
- (10) Encourage the highest quality physical design for future development....
- (18) Fully develop the industrial area located in Washington County west of the City only when adequate transportation facilities are available and the area has been annexed to the City and served with water and sewer services" (City of Tualatin 1979).

Conflict Summary:

- 1) Providing a plan which allows for a population of 29,000 has the potential to require removal of significant historic resources. This assumption is based on the need for all available land to accommodate the anticipated housing, commercial and industrial activities.
- 4) Due to Tualatin's rural agricultural history the transition from rural to urban also leads to new development and potential removal of significant historic resources. This assumption can be supported by the number of older homes which may have had historic significance which were removed for new development before their value to the community could be determined. Examples would include the Hedges House, Smith House, original Tualatin High School and Cimino House.
- 6) Due in part to the deficiency of a comprehensive historic resource inventory at the time of original plan development, land uses and planning districts have not been organized to prevent or mitigate the conflicts with significant historic resources. Conflicts have been created in areas where significant historic resources are now in commercial, industrial, or multifamily planning districts where they are considered non-conforming uses.
- 9) Significant historic resources are located in various planning districts throughout the community. Those resources located in multifamily, commercial and industrial districts are classified as non-conforming and may remain under strict standards. The non-conforming use is in direct conflict with the plan map and identified appropriate uses. Little consideration has been given to utilizing significant historic resources as alternative housing or commercial options. This in turn reduces the amount of variety the plan intends to provide.
- 10) Requiring the highest quality physical design may conflict with the physical design of significant historic resources by allowing architectural styles which are not compatible with the existing architecture. Measures should be taken to ensure design compatibility with significant historic resources, where practical, so that past distinctive

architectural elements or styles are not lost in the new design techniques and styles.

18) Full development indicates development of all vacant land and redevelopment of existing lands. The redevelopment has the potential for removal of significant historic resources without consideration of impacts on the community's identity.

"Residential Planning Districts

5.030 General Objectives. The following are general objectives used to guide the development of the residential housing element of the Plan. They describe the Plan's intent to:

- (1) Provide for the housing needs of existing and future City residents....
- (4) Locate higher density development where it is convenient to the City's commercial core, near schools, adjacent to arterial and collector streets and, as much as possible, in areas with existing multi-family housing" (City of Tualatin 1979).

Conflict Summary:

1) This policy has been implemented through the plan map and the identification of various areas for multifamily housing. In establishing these designations the impact on significant historic resources was not considered and conflicts have been created. These conflicts can be lessened by establishing policies for retention of significant historic resources in providing housing needs.

4) By locating higher residential density near the commercial core, pressure has been added to remove significant historic resources to accommodate new development. Due to the location of several significant historic resources in higher density residential areas around the commercial core, the policy is implying that removal of the resources is acceptable. This policy should be tempered with a policy to integrate significant historic resources into development site design.

"5.040 Planning District Objectives. This section describes the purpose of each residential planning district.

- (1) Low Density Residential Planning District (RL). To provide areas of the City suitable for single-family dwellings and manufactured homes. Common-wall dwelling units and small-lot subdivisions may be allowed by conditional use permit. The maximum density of any residential use in this district shall not exceed 5 dwelling units per acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the District designated on the Plan Map....
- (3) Medium-High Density Residential Planning District (RMH). To provide areas of the City suitable for garden apartments or higher density condominium developments. Residential density less than 11

dwelling units per acre will not be permitted. The maximum density of any residential use in this district shall not exceed 15 dwelling units per acre. The raising of agricultural animals and the construction of agricultural structures may be allowed by conditional use permit in those portions of the district designated on the Plan Map" (City of Tualatin 1979).

Conflict Summary:

1) There are conflicts with this particular purpose statement. Providing single family dwellings could be viewed as only newer structures which could cause the removal of significant historic resources. Furthermore, the form of the new development has conflicted with significant historic resources. Plan policies should be developed which attempt to integrate significant historic resources into the design of new residential housing developments.

3) The conflict with historic resources and this purpose statement is the removal of structures to allow for multifamily development to occur. Additionally no policy statements have been developed to integrate historic resources into multifamily development.

"Commercial Planning Districts

6.030 Objectives. The following are general objectives used to guide the development of this Plan:

- (1) Encourage commercial development....
- (7) Locate land-extensive commercial uses, such as automobile, truck and machinery sales and rental, in the City's Western Industrial District" (City of Tualatin 1979).

Conflict Summary:

1) Encouraging commercial development implies new construction with no reference to maintaining the existing commercial development or for the adaptive reuse of significant historic resources located in commercial planning districts, such as residential homes, for commercial use.

7) Locating land extensive commercial uses may require removal of historic resources in the western industrial area to accommodate the anticipated uses. This conflicts with preserving significant historic resources located there. In most cases this assumption is correct based on the internal space requirements for industrial users. There are some cases where a significant historic resource is large enough to accommodate industrial users as office space. Policies should be developed to preserve these resources where appropriate.

"6.040 Commercial Planning District Objectives. This section describes the purpose of each commercial planning district.

- (1) Office Commercial Planning District (CO). To provide areas suitable for professional office uses adjacent to or across from residential areas. Restaurants may be allowed by conditional use permit when designed as an integral part of a major office complex. It is the intent of this district to provide for office development ranging in size from small buildings with one or two tenants to large complexes housing business headquarters offices. In the design of development in this district, care shall be taken to preserve significant natural resources and to provide extensive perimeter landscaping, especially adjacent to residential areas and streets....
- (4) Central Commercial Planning District (CC). To provide areas for a full range of retail, professional and service uses of the kinds usually found in downtown areas patronized by pedestrians. Civic, social and cultural functions that serve the general community are also appropriate. The Central Commercial Planning District is almost entirely within the downtown portion of the urban renewal area. The Urban Renewal Plan contains extensive development policies and design standards that apply to this district. These policies and standards are intended to help create a village atmosphere in the downtown area. Multiple-family housing is appropriate in certain areas of this district, as specified in the Urban Renewal Plan.
- (5) General Commercial Planning District (CG). To provide areas suitable for a full range of commercial uses, including those uses that are inappropriate for neighborhood, office or central commercial areas. This district is particularly suitable for automobile/service-oriented businesses, excluding automobile, truck and machinery sales and rental, located along the freeway and major arterials. Because of their location, these uses are highly visible to large numbers of passing motorists. Commercial development along the freeway provides perhaps the only lasting impression of Tualatin for many travelers. Therefore, careful attention shall be given to site and structure design for development in this district, including signs, choice of materials, and landscaping, particularly in and around parking areas" (City of Tualatin 1979).

Conflict Summary:

1) Conflicts exist with this policy due to the intent of providing office development and no indication of adaptive reuse of existing historic structures which may be located in the Office Commercial Planning District. Where significant historic resource structures are large enough to accommodate office uses, policies should be provided to encourage adaptive reuse.

4) The language which is contained in this policy does not reflect the present condition or identification of historic resources in the Central Urban Renewal area. This language needs to be modified to be consistent with the Central Urban Renewal plan which identifies historic resources and policies to encourage rehabilitation and conservation.

5) Providing a full range of commercial uses does not take into consideration existing uses within significant historic structures or reuse of the structures for other commercial activities. Attempts should be made to encourage uses which are appropriate for the architectural style and size of a significant historic resources.

"Industrial Planning Districts

7.030 Objectives. The following are general objectives used to guide development of the Plan and that should guide implementation of the Plan's recommendations:

- (1) Encourage new industrial development....
- (6) Fully develop the Western Industrial District, providing full transportation, sewer, and water services prior to or as development occurs" (City of Tualatin 1979).

Conflict Summary:

1) Encouragement of new industrial development assumes significant historic resources are not present or are expendable for economic growth. In some cases integration of a significant historic resource into an industrial development design is possible and should be encouraged.

6) Fully developing the western industrial area has no policy for preserving significant historic resources. The history of the industrial areas was as agricultural farms which have been displaced and buildings demolished for economic gain and urbanization.

"7.040 Industrial Planning District Objectives. This section describes the purpose of each industrial planning district....

- (2) Light Manufacturing Planning District (ML).
 - (a) Suitable for warehousing, wholesaling and light manufacturing processes that are not hazardous and that do not create undue amounts of noise, dust, odor, vibration or smoke. Also suitable, with appropriate restrictions, are retail sale of products not allowed for sale in General Commercial areas. Rail access and open storage allowed in these areas will conform to defined architectural, landscape and environmental design standards.
 - (b) The purpose of this district is to provide sites for industrial uses that are more compatible with adjacent commercial and residential uses and would serve to buffer heavy industrial uses. Certain heavier

industrial uses may be allowed as conditional uses. Banks and restaurants may be allowed to provide service to industrial businesses and employees, as may land-extensive commercial uses such as automobile, truck and equipment sales and rental. Such uses would be subject to distance restrictions from residential areas.

- (3) General Manufacturing Planning District (MG).
 - (a) Suitable for light industrial uses and also for a wide range of heavier manufacturing and processing activities. Such areas could be expected to be more unsightly and to have more adverse environmental effects. Rail access and open storage would be allowed in this area, conforming to defined architectural, landscape and environmental design standards.
 - (b) The heaviest industrial uses that are environmentally adverse or pose a hazard to life and safety will not be allowed" (City of Tualatin 1979).

Conflict Summary:

2) and 3) The purposes of the ML and MG Planning Districts are to provide areas for land-extensive commercial activities and industrial uses. Because of these basic assumptions and land use identifications, no significance has been given the history of the community and the significant historic resources which are located in these areas.

"Plan Map Areas

9.031 Area 1. This portion of the Plan comprises the City's central area and is described in the City's adopted Urban Renewal Plan. The Urban Renewal Plan is a separate plan, but considered an element of this Plan. This Plan has been drafted to minimize any land use conflicts between uses on the periphery of the Urban Renewal area. Map 9-3, "Central Tualatin Urban Renewal Area Planning Districts," shows the Urban Renewal boundary, the Core Area Parking District boundary, land use blocks within the Urban Renewal Area, minimum lot sizes for blocks within the Urban Renewal Area, and the designation of which blocks require a Master Plan to be submitted for development.

9.032 Area 2. Located directly south of the Urban Renewal Area and west of the Interstate 5 Freeway (I-5), this area comprises most of the City's residential land west of I-5 and north of Avery Street. Being close to downtown, the area has a higher proportion of multi-family dwellings than other areas, with the northern and eastern portions of the area comprising medium-low, medium-high and high density multi-family residential development. The southern portion of the area is predominantly low density residential. The Tualatin Elementary School is located in the center of the area at the intersection of Boones Ferry Road and Sagert Streets. The northeasterly portion of the area includes large-scale

commercial uses that are included in the Schnitzer Investment Corporation Planned Unit Development (PUD). The commercial uses in this section of the PUD are proposed to include primarily headquarters office space for major firms and supporting commercial services such as restaurants. The western side of this area is bordered by a light industrial Plan designation, while a portion of the area's northern boundary is bordered by the Burlington Northern Railway tracks and mixed industrial and commercial designations.

9.033 Area 3. This area is characterized by low density residential development. Part of the City's greenway loop system traverses the Area. A new neighborhood park is proposed for this area. The area's northwestern corner is bordered by a Light Manufacturing Planning District, while the western and southwestern boundaries are bordered by land outside the Urban Growth Boundary.

9.034 Area 4. This area lies south of Avery Street, between the Interstate 5 Freeway and Boones Ferry Road. The predominant land use is low density residential. A new elementary school located east of Boones Ferry Road, between Blake and Ibach Streets, is currently being constructed and will serve students from the south Tualatin area. A large greenway loop passes through this area to connect with the remainder of the loop in Area 3. The area is bordered on the east by the Interstate 5 Freeway and on the south by land outside the Urban Growth Boundary.

9.035 Area 5. Located east of the Interstate 5 Freeway, this area is primarily designated for low density residential uses, but contains substantial multi-family and commercial use north of Sagert Street and west of SW 65th Avenue. Meridian Park Hospital is located in this area on the northeast corner of SW 65th Avenue and Borland Road. Commercial land uses are located along the Interstate 5 Freeway, and on Nyberg Street from I-5 to SW 65th Avenue. A major greenway loop surrounds a majority of the area's perimeter, including a greenway shown along the Tualatin River frontage. A new neighborhood park is proposed. The eastern and southern boundaries of this area are adjacent to land outside the Urban Growth Boundary.

9.036 Area 6. Encompassing the northwestern quadrant of the City, this area's land uses are predominantly low density residential. An area designated medium-low density residential paralleling SW 108th Avenue is shown as appropriate for mobile residential unit parks. A greenway extends along the Tualatin River, and a new neighborhood park is proposed. Lands north of Hazelbrook Road are within the 100-year and 10-year flood plain area and thus have restricted development potential.

9.038 Area 8. This area includes the portion of the City and study area located north of the Tualatin River. Interstate 5 bisects the area and crosses SW Lower Boones Ferry Road at one of the City's two interchanges. The area is characterized by mixed land uses, with commercial and industrial uses being the predominant types of development.

Automobile-oriented uses such as motels, restaurants and automobile service stations are concentrated adjacent to the interchange, together with some commercial office buildings. Industrial uses are located further away from the interchange. Except for two mobile home parks and a duplex subdivision, no new residential development is planned for Area 8. The Plan proposes additional general commercial and light manufacturing uses south of Jean Road, and general commercial, light manufacturing and heavy manufacturing uses north of Jean Road.

9.039 Area 9 - Leveton Industrial Area. The Leveton area is marked by a great diversity of land uses and opportunities. Much of the frontage along Highway 99W has been developed for many years. The largest single un-developed parcel within the Industrial Planning Area, and, at 217 acres, one of the largest in the entire Portland metropolitan region, is here. There is a great deal of vacant land available in a variety of acreages. The area includes approximately 522 acres of land of which approximately 33 are developed. A detailed discussion of the existing land uses, and planning issues and considerations is given in the Technical Memorandum. There are three sub-areas in this area. Each has a different character and is described separately below:

9.040 Area 10 - Walgraeve Industrial Area. The Walgraeve area has excellent development potential. This is described in detail in the Technical Memorandum. It contains a very high percentage of large lots of over 10 acres and is largely undeveloped. It contains approximately 380 acres with approximately 86 acres developed. Some of the largest industrial users within the community are in this area. The General Manufacturing (MG) Planning District is to be used in this area, as it reflects many of the existing land uses and gives maximum development flexibility. There are no residential areas adjacent to the Walgraeve area....

9.043 Area 13 - Hazelbrook Planning Area. The Hazelbrook area has three main components: the higher density residential area, the single family area, and the commercial facilities.

- (1) The higher density residential area is located along the north side of Tualatin Road extending from the commercial area at the highway intersection to approximately the east end of the manufacturing park area to the south. This area is designated for higher residential densities due to its proximity to the major employment center and its excellent transportation access. A density gradient approach is used with the RMH and RML Planning Districts in order to provide for a transition from the commercial uses to the single family areas. This area works well to help meet the City's overall housing objectives, as can be seen in [Table 9-1].
- (2) North and east of the higher density development is a large area slated for the RL district. Much of the land north of Hazelbrook Road is in the 100-year floodplain. Development will be limited due to this physical limitation and the regulations of the City's Floodplain District. Along and south of the

road, however, the lands will be available for low density residential development involving traditional single family subdivisions, and, through the conditional use process, clustered housing styles" (City of Tualatin 1979).

Conflict Summary:

The primary conflict with the plan map areas is the lack of identification of significant historic resources. The past development patterns assist in defining the various areas of the community while establishing an areas character. Without reference to the historical context of an area the plan language is tailored specifically for anticipated new development. This oversight can be rectified by development of a history of the community and its development patterns to be used in conjunction with the identification of the plan map areas.

"Transportation

11.030 Objectives of the Transportation Plan. The objectives of the Transportation Plan are to:

- (1) Provide a system of streets and other forms of transportation which link each part of the community into a unified whole, and one which will safely, efficiently, and economically move traffic to and through the area when it is fully urbanized....
- (26) Require developers to aid development of the roadway system by dedicating or reservation of needed right-of-ways and by adopting setbacks and other required standards that will keep buildings from interfering with future road requirements" (City of Tualatin 1979).

Conflict Summary:

The conflict with objectives 1 and 26 is the increased need for additional right-of-way (ROW) to accommodate development. By providing the added ROW a number of significant historic resources are impacted by either requiring removal of the resources to allow full street development or by placing streets in close proximity to the resources and further diminishing the original setting. Right-of-way alignments should consider the impacts on significant historic resources and where appropriate be adjusted.

"Parks and Recreation Plan

15.020 Objectives. The following are the objectives of the Park and Recreation Plan. These objectives are to:...

- (16) Whenever possible, locate neighborhood parks adjacent to school sites" (City of Tualatin 1983).

Conflict Summary:

There are a number of historic resources which are located adjacent to school sites. Attempting to provide a park

adjacent to school sites could cause the removal of significant historic resources. When park acquisitions are considered the location of significant historic resources should be factored into the acquisition proposal.

"Central Urban Renewal Plan

Goal 1: Commercial Development

Objective b: Encourage the development of existing Central Commercial land before redesignating other land within the Renewal Area as Central Commercial" (City of Tualatin 1975).

Conflict Summary:

Developing existing central commercial land could encourage the removal of significant historic resources. This is tempered by the Central Urban Renewal Plan policy statement to encourage rehabilitation and conservation of buildings with historic merit.

"Goal 5: Transportation

Objective b: Support the implementation of the street improvements described in the Transportation Element of the Tualatin Community Plan" (City of Tualatin 1975).

Conflict Summary:

As previously stated, additional ROW may require removal of significant historic resources without policies and design parameters which allow retention of the resource sites. The exact implication of street widening projects cannot be determined at this time due the lack of detailed analysis of future traffic demands.

"Outline of Project Activities

D. Public Improvements

b. Roads and Streets, Boones Ferry Road. Between Martinazzi Avenue and Tualatin-Sherwood Road, widen to accommodate two lanes of traffic plus a continuous left turn lane and bike lanes. A traffic signal was constructed at the intersection of Tualatin Road and Boones Ferry Road by the Commission in 1985. South of Tualatin-Sherwood Road, preserve as two-lane with continuous left turn lane and bike lanes" (City of Tualatin 1975).

Conflict Summary:

The potential conflict with this statement is the widening of Boones Ferry Road which could impact the preservation of the "Robinson Store," the House at 18615 Boones Ferry Road (Baranzano), and the "Methodist Church". The width and alignment of the right-of-way (ROW) should take into account the location of these resources and the importance they have to the community.

"Tonka/Warm Springs/Downtown Loop Street This is a proposed collector street that will ring the downtown area. This collector will greatly enhance access to the commercial uses and will improve access to many areas. It will also help define the southern boundary of the downtown. It begins on the south with the existing Tonka Street and Warm Springs Street which were joined and moved to the southeast, crossing Martinazzi south of Fred Meyer. The new street will move east to the freeway where it will turn north. After going under Nyberg Street in a tunnel near the interchange ramps, the street will join the existing private street that serves the commercial uses between K-Mart and the freeway. At the northern edge of the K-Mart property the street will turn west, moving along the north K-Mart property line until it reaches a point between Safeway and the City Offices Building. At this point the road will turn south and generally run parallel to the City Offices Building. At a point near perpendicular to Seneca Street the street will then turn west until it intersects with Seneca Street and Martinazzi Avenue. This entire street will be a special section, but will generally follow Street Section Cb and be modified as specific areas warrant" (City of Tualatin 1975).

Conflict Summary:

The intended development of the Loop Road has potential conflicts with the Nyberg House located adjacent to the route of the ROW. In designing a right-of-way corridor, attempts should be made to minimize the detrimental effects of a street on this significant resource.

Existing Planning District Standards

The City of Tualatin utilizes a one map system for establishing the various zoning areas for the City. This system combines the plan designation and zoning designation into one and identifies them as planning districts. The plan policies identified in the previous section assist in determining the appropriate uses within the various planning districts. Each of the thirty-three sites determined to have significance lies within a designated planning district within the City. In a number of the planning districts certain uses permitted outright or conditionally conflict with the preservation of the identified resource. Table 3 is a list of the significant historic resources, their respective planning districts, and notation if a conflict exists between the existing use and permitted or conditional uses. There are a number of conflicts which exist between the present use and the listed permitted or conditional use within the particular planning district for the various sites. Appendix D identifies the existing use for each of the above identified significant historic resource sites. The primary conflict identified is residential uses in commercial and industrial planning districts. Residential uses are not permitted in commercial or industrial planning areas of the community outright. Non-conforming uses are allowed to continue, but once the use stops it is not allowed to return. Aesthetic improvements to non-conforming are allowed, but not alteration or expansion.

TABLE 3

HISTORIC RESOURCE AND PLANNING DISTRICT CONFLICT

Resource Site	Year Built	District	Conflict
Luster House	1857	RL	
Sweek House	1858	RH/HR	X
Ball House	1870	CO	X
Byrom House	1878	RL	
Jurgens Barn	c.1880	RL	X
Francis House	1885	RL	
Zeke Eddy House	c. 1890	RL	
Little White House	c. 1890	CC	X
Wesch House	c. 1890	CC	X
Smith/Boone House	c. 1895	RH/HR	X
Barngrover Barn	c. 1899	RL	X
Winona Cemetery	1900	RML	
Black House	1900	MG	X
Nyberg House	1905	CC	X
Smith Row House	c. 1910	CC	X
Richardson House	1910	RL	
Robinson Store	1912	CC	
Elmer House	1914	RL	
Wager House	1915	MG	X
Minnie Skog House	1916	RL	
Logan House	1917	RL	
11325 Tual-Sher Road	1918	MG	X
Sherburn House	1925	RL	
Methodist Church	1926	CC	
Cipole School	1926	MG	X
6825 Childs Road	c. 1930	RMH	X
Gerald Avery House	1934	RL	
Chet Fischbuch House	1935	MG	X
18165 Boones Ferry RD	1937	CC	X
Dunmire House	c. 1939	RL	
Avery Chicken Hatchery	1939	RL	
Tualatin Grade School	1939	RL	
Winona Grange #271	1940	CC	

Planned Public/Private Improvements

The City's five year financial planning process outlines various public improvement projects. These projects include improvements for transportation, sewer and water systems. Review of these documents from 1987 to the present indicates a number of projects which could have impacts on the identified significant historic resources. Many of these projects will occur within the public ROW and will have no direct impact on significant historic resources. Others will require obtaining additional ROW or easements to allow the improvements to occur.

Chapter 11 of the Tualatin Development Code identifies the various ROW widths for arterial and collector streets. Analysis of the planned ROW's indicates the Black House is in direct conflict with the planned street width for Myslony Street. To provide the intended ROW the structure will have to either be relocated or demolished. An additional option would be to realign the centerline of the road to preserve the structure.

A second street widening project is for Boones Ferry Road. A number of significant historic resources are located along this transportation corridor, including the house at 18615 (Baranzano), Robinson Store, Methodist Church, Sherburn House, Logan House, Tualatin Grade School and Richardson House. Three of the resources (18615, Robinson Store and Methodist Church) are located in the downtown area which will see increased development and increased street width to accommodate anticipated traffic demands. The actual effect on the potential street widening projects is unknown at this time and cannot be determined until further traffic analysis is conducted. The remaining significant historic resources on Boones Ferry Road should not be impacted by street improvements due to adequate existing setbacks.

The City is also presently working on compliance with the Transportation Planning Rule. This program will modify the street width requirements throughout the City and redefine some alignments of streets. After reviewing the draft information for this project the new ROW widths in most cases do not negatively impact those resources determined to have historic significance. The realignment of an east/west street (identified as Quarry Road in the Leveton Tax Increment Plan) in the industrial area between 124th Avenue and Cipole Road will cause some conflicts with the Fischbuch House. The proposed new alignment for this road would place the house in close proximity or within the identified ROW. Due to the intended alignment of this public ROW the removal of this structure is likely to occur.

Chapter 11 identifies potential new intersection locations. The most significant of these projects is the reconstruction of the Tualatin Road/Herman Road intersection. The planned improvements in this area directly affect the Ball House constructed in 1870. Preliminary examination of alternatives for this realignment has shown various locations for the new intersection. The worst case scenario would require the removal of the Ball House. Other options would require acquisition of portions of the land on which the Ball House is located to provide ROW for the project.

Another public improvement is the Tualatin Commons. This 17-acre project by the Tualatin Development Commission is proposed to redevelop the downtown area on currently Development Commission owned land which will be sold to private developers. No significant historic resources lie within the project boundary. However, the project is adjacent to the Winona Grange. Preliminary master planning indicates the Grange would be located adjacent to a civic/entertainment area.

The final public improvement in present planning is for the extension of Sagert Street to the east of its present terminus at 65th Street. The extension of this street could affect the Barngrover Barn. This is due to the unknown location of the proposed extension of Sagert Street to the east and potential local street development.

Private improvements are less identifiable due to the nature and timing of development. In most cases these improvements will not be detrimental to the identified significant historic resources based on current development practices. This category includes private utility lines for cable television, natural gas lines and telephone utilities. Most of these improvements are done within the public ROW or over private easements.

Property Resource Condition

At the time of resource inventory a generalized assessment of the condition of each property was conducted. This analysis was not a detailed assessment conducted by a structural engineer or by the fire district. It was based on a visual inspection and comparison with other potential historic resources. The categories used for this evaluation were "good", "fair" and "poor". A structure considered to be in good condition has no apparent exterior structural deficiencies and was in good repair (roof, windows, doors, foundation, siding, etc.). A structure in fair condition was in need of some exterior repair. This indicated that some aspect of the structure was deficient and needed attention to retain the architectural integrity of the structure. A structure classified in poor condition was in need of major repair work, the building was not in structurally sound condition and substantial work to make the building functionally usable would be needed. Table 4 identifies the condition of the various significant historic resources.

Overall the condition of the identified significant structures is good or fair. Seventeen (53%) were rated in good condition. Fourteen (44%) were rated in fair condition and one (3%) was in poor condition. In all cases work will be required to maintain the structures in a usable condition. There is a cost associated with this maintenance and upkeep which cannot be determined unless a detailed structural analysis is conducted to determine the deficiencies. In general the significant sites are in sound condition and could be further preserved with ongoing maintenance. Maintenance and upkeep are considered a normal function of property ownership and assists in maintaining property values.

TABLE 4

SIGNIFICANT RESOURCE CONDITION

Resource Site	Year Built	Condition
Luster House	1857	Fair
Sweek House	1858	Good
Ball House	1870	Fair
Byrom House	1878	Good
Jurgens Barn	c. 1880	Fair
Francis House	1885	Fair
Zeke Eddy House	c. 1890	Good
Little White House	c. 1890	Fair
Wesch House	c. 1890	Good
Smith/Boone House	c. 1895	Fair
Barngrover Barn	c. 1899	Fair
Winona Cemetery	1900	---
Black House	1900	Fair
Nyberg House	1905	Good
Smith Row House	c. 1910	Poor
Richardson House	1910	Good
Robinson Store	1912	Fair
Elmer House	1914	Good
Wager House	1915	Fair
Minnie Skog House	1916	Fair
Logan House	1917	Good
11325 Tual-Sher Rd	1918	Fair
Sherburn House	1925	Good
Methodist Church	1926	Good
Cipole School	1926	Good
6825 Childs Road	c. 1930	Good
Gerald Avery House	1934	Good
Chet Fischbuch House	1935	Fair
18615 Boones Ferry Rd	1937	Fair
Dunmire House	c. 1938	Fair
Avery Chicken Hatchery	1939	Good
Tualatin Grade School	1939	Good
Winona Grange #271	1940	Good

Other Factors

A number of regional plans were reviewed for policies which may have been in conflict with the preservation of historic resources. Documents included Land Use, Transportation and Air Quality (LUTRAQ) (October 1992), Metro Greenspaces (1992), Region 2040 (Draft 1992), Washington County Urban Planning Area Agreement (1988) and the Clackamas County Urban Growth Management Agreement (1992). The only document with potential conflicts concerning historic resources was LUTRAQ. Contained in this study are transit oriented development (TOD) locations. Several of these TOD's are located in the Tualatin area. The location of one TOD on Tualatin-Sherwood Road potentially conflicts with preserving a resource. More in-depth study at the local level needs to be conducted to determine the implications of the LUTRAQ study.

Proposed Plan Policies

Enhance property values and increase economic and financial benefits to the City and its inhabitants.

Identify and resolve conflicts between the preservation of historic resources and alternative land uses.

Integrate the management of historic resources into public and private land management and development processes.

Carry out the provisions of Statewide Planning Goal 5.

Review the impacts on historic resources when public improvement projects are proposed.

CHAPTER 5

ECONOMIC, SOCIAL, ENVIRONMENTAL AND ENERGY ANALYSIS

Background

To meet the requirements of OAR-660-16-000, an economic, social, environmental and energy (ESEE) analysis must be conducted for inventoried resources determined to have historic significance. The evaluation methodology to meet the ESEE requirement has been approached with a broad view according to planning district designation. This category is further broken down to individual properties with identified specific conflicts. The need for a site specific evaluation is based on the Oregon Supreme Court decision concerning Columbia Steel Castings Co. v. City of Portland. This case focused on OAR-660-16 and the need for the conflicting use and ESEE analysis for specific resource sites under Goal 5. The holding in the case was that area wide findings were inadequate and need to be detailed enough to determine the impacts on a specific resource site.

For this review the planning districts include:

1. Low Density Residential (RL District)
2. Multifamily Residential (Medium to Low Density - RML, Medium to High Density - RMH and High Density High Rise - RH/HR Districts)
3. Commercial (Office Commercial - CO and Central Commercial - CC Districts)
4. Manufacturing (General Manufacturing - MG District)

For purposes of this review the term "conflicting use" means a permitted or conditional use allowed by the Tualatin Development Code which conflicts with the historic use of the property. Examples might include additional housing on a site located in a RL District or a single family residence in a commercial planning district. The term "adaptive reuse" in the context of this study means modifying the historic use of a resource to a use or activity which is allowed under the respective planning district designation.

Low Density Residential Planning District (RL)

Description of Potential Conflicting Uses: The Low Density Residential (RL) Planning District allows for single family development and other uses permitted by Section 40.020 of the Tualatin Development Code (TDC). Conditional uses are listed under 40.030, TDC and include as examples churches, schools and hospitals. The minimum lot size in this district is 7,000 square feet for permitted uses and 6,000 square feet for conditional uses.

Fourteen structures in this planning district have met the historic designation criteria requirements. This is 42% of the overall significant resources. Conflicting uses in this planning district are considered minimal due to the planned residential character. Single family development and allowable conditional uses are the identified uses to continue into the future. Development pressure is likely to occur on parcels which have not been partitioned or subdivided. Eleven of the identified resource sites are large enough to be divided into smaller parcels. Allowing development adjacent to these resources may affect the historic character of a specific resource contributed by the adjoining open space, outbuildings or associated landscape features.

Other conflicts to preservation may include deteriorated building condition. A structure which has minimal physical integrity may not have as much value as a significant historic resource for protection purposes. Eight of the significant resources in the RL District (57%) have been determined to be in good condition. Six are in fair condition (43%) and none are in poor condition.

Programmed City public improvements which may affect a historic resource may also be considered a potential conflict to preservation. Review of the City's public facilities plan indicates no short or long-term sanitary sewer, storm drainage, transportation or water system projects which would detrimentally affect any of the significant historic resources in the RL District.

One of the resources within the RL Planning District is a public educational building rather than a residential structure. This is the Tualatin Grade School, which is presently used by the Tigard-Tualatin School District. Two of the resources are agricultural barns.

Economic

- a) General Impacts of Preserving Historic Resources: Historic resources have increasingly been recognized as having value to society as examples of a particular architectural style, by providing a link with the past or because of identification with important or notable person(s) or a significant event. The interest which has resulted from this recognition often has economic side effects, as visitors are attracted to an area to view historic resources and spend money in local business establishments (e.g. restaurants and retail stores), which benefits the local economy.

In addition to having value as potential visitor attractions, historic resources also may have special economic value to some individuals as residences. This value may be derived from others with an appreciation of the resources' intrinsic character and willingness to pay higher purchase prices, or from the land use or tax benefits associated with ownership of some historic resources (e.g. properties on the National Register of Historic Places). These special values are unique to historic resources, and are diminished or lost if the resource is inappropriately altered, relocated or demolished.

There are also economic benefits derived from alteration, restoration or remodeling of a historic resource. These improvement projects provide construction-related jobs within the community.

- b) General Impacts of Allowing Conflicting Uses: The most significant impact of allowing conflicting uses in whole or in part is the potential demolition, relocation or reduction in the integrity of a historic site. Allowing conflicting uses could provide an expanded construction industry job base and increased potential for tax revenue. The addition of new structures could have an overall effect of lowering individual tax burdens while increasing the need for local services. New structures also supply additional City revenue through building permits and connection to City sewer and water services. There is likely to be significant economic pressure to remove historic resources from sites in this planning district which are large enough to develop. If development of a historic resource site is proposed, it could incorporate the historic resource into the development. The exception could be to a resource with severe structural integrity problems.

Specific Impacts

There are eleven sites which have the potential to be partitioned or subdivided with conflict to the identified resource. The resources are on sites larger than 14,000 square feet (.32 acres). These include the Byrom House, Jurgens Farm (barn), Zeke Eddy House, Barngrover Barn, Richardson House, Minnie Skog House, Logan House, Sherburn House, Gerald Avery House, Dunmire House and Tualatin Grade School. The Francis House, Elmer House, Luster House, and Avery Chicken Hatchery are not large enough to be partitioned or subdivided under existing lot size requirements. Appendix D details parcel size and 1990 assessed land values for the identified significant resource sites and other inventoried sites.

In determining land values a base of \$26,000 was established for a lot with a structure using Washington County tax records (Washington County Department of Assessment and Taxation 1990). Undeveloped land may have an assessed value less than \$26,000. Using current market conditions undeveloped lots could range from \$30,000 to \$50,000 using information available from the Building Industry Journal (Home Builders Association of Metropolitan Portland 1992).

Luster House: The Luster House is located on a .19-acre parcel (8,276 square feet). The site is not large enough to create two usable lots using the 7,000 square foot minimum lot size. The most viable economic benefit is to retain the structure and continue the use as a residential dwelling. Demolition of the structure and construction of a new dwelling may add additional taxable value, but only through substantial capital outlay to purchase the site and building which are assessed at \$26,00 and \$34,860 respectively.

Byrom House: The Byrom House is located on a .33-acre parcel (14,374 square feet). The site is large enough to create two usable lots using the 7,000 square foot minimum lot size. To create the two lots would require removal of the structure due to its placement in the center of the property. The most viable economic use is to retain the structure and continue the use as a residential dwelling. Demolition of the structure and construction of new dwellings may add additional taxable value and private economic gains, but only through substantial capital outlay to purchase the site and building which are assessed at \$26,000 and \$83,358 respectively.

Jurgens Farm (barn): The Jurgens Barn is located on a 1.81-acre parcel (78,843 square feet) with development potential for 11 lots. Retention of the barn would reduce the amount of available developable land to ten lots and could diminish the potential economic return. Alternatively, the barn could be integrated into new development proposals preserving the resource. There would still be a value associated with the retained structure, possibly as a community or neighborhood building.

Francis House: The Francis House is located on a .22-acre parcel (9,583 square feet). The site is not large enough to establish a second lot and meet City minimum lot size requirements. The most viable economic use is to retain the structure in its present location and continue the use as a residential dwelling. Demolition of the structure and construction of a new dwelling may add additional taxable value and private economic gains, but only through substantial capital outlay to purchase the site and building which are assessed at \$26,00 and \$74,580 respectively.

Zeke Eddy House: The Zeke Eddy House is located on a .46-acre parcel (20,037 square feet). The site is large enough to establish a second lot and meet City minimum lot size requirements. The existing position of the structure on the site would not allow a second dwelling unless the existing dwelling were demolished or relocated. This assumption is based on the existing building setbacks which do not provide an opportunity for lot line adjustments. Variance approval is a potential option to provide an additional buildable lot. The most viable economic use is to retain the structure in its present location and continue the use as a residential dwelling. Demolition of the structure and construction of two new dwellings may add additional taxable value and private economic gain, but only through substantial capital outlay to purchase the site and building which are assessed at \$29,900 and \$62,510 respectively.

Barngrover Barn: This site is 18.25 acres which could accommodate a significant residential subdivision. Using a standard of 3.6 dwelling units per gross acre based on present density calculations for new residential development of large parcels, which includes roads and other improvements, a potential of sixty-six parcels can be created. This has the potential to create \$1,716,000 of increased assessed land value, plus the value of sixty-six new structures. The dollar

value is established using a base of \$26,000 per parcel for assessed land value using Washington County tax roll information. Dependent on specific market conditions the potential market value is \$30,000 to \$50,000 per vacant lot. By developing this site to residential housing substantial economic gains could be actualized by a developer and property owner. Fortunately, the parcel is large enough that the barn could be integrated into a subdivision design. The economic loss would be the loss of one or two parcels at an assessed value of approximately \$26,000 per parcel and the associated reduced revenue from building permits, construction jobs and taxes.

Richardson House : This resource is located on a .76-acre parcel (33,105 square feet). The site has the potential of three additional lots. The potential economic benefit is \$26,000 of assessed value per new parcel plus the value of two new structures. The position of the structure on the site does not allow for a total of three new parcels, but would allow one additional parcel. This additional parcel could have a minimum assessed land value of \$26,000, plus the value of the new structure. Dependent on specific market conditions the potential market value is \$30,000 to \$50,000 per vacant lot. The optimum economic value could only be attained with demolition of the structure and the development of three homes on three lots. Variance approval is another option which may increase the economic gain potential.

Elmer House: The Elmer House is located on a .26-acre parcel (11,325 square feet). The site is not large enough to create two usable lots using the 7,000 square foot minimum lot size. The most viable economic benefit is to retain the structure and continue the use as a residential dwelling. Demolition of the structure and construction of a new dwelling may add additional taxable value, but only through substantial capital outlay to purchase the site and building which are assessed at \$25,000 and \$73,600 respectively.

Minnie Skog House: This structure is located on a 4.78-acre parcel which potentially could produce seventeen new parcels and dwelling units. Using a standard of 3.6 dwelling units per gross acre based on present density calculations for new residential development of large parcels, which includes roads and other improvements a potential of seventeen parcels can be created. The potential economic gain in assessed land value is \$26,000 per parcel. Dependent on specific market conditions the potential market value is \$30,000 to \$50,000 per vacant lot. The retention of this structure can be achieved by integration of the resource into a subdivision design. The economic loss would be the value of one vacant parcel and one new dwelling.

Logan House: The Logan House is located on a 1.39-acre parcel (60,548 square feet). There is a potential for eight lots on this site and an assessed land value of \$26,000 per parcel. Dependent on specific market conditions the potential market value is \$30,000 to \$50,000 per vacant lot. The retention of this structure can be achieved by integration of the resource

into a subdivision design. The economic loss would be the value of one new dwelling.

Sherburn House: The Sherburn House is located on a .55-acre parcel (23,958). There is a potential for three lots on this site and an estimated assessed land value of \$26,000 per parcel. Dependent on specific market conditions the potential market value is \$30,000 to \$50,000 per vacant lot. The retention of this structure can be achieved by integration of the resource into a partition or subdivision design. The economic loss would be the value of two new dwellings.

Gerald Avery House: The Avery House is located on a .68-acre parcel (29,620 square feet). There is a potential for four lots on this site and an assessed land value of \$26,000 per parcel. Dependent on specific market conditions the potential market value is \$30,000 to \$50,000 per vacant lot. The retention of this structure can be achieved by integration of the resource into a partition or subdivision design. The economic loss would be the value of one vacant parcel and one new dwelling.

Dunmire House: The Dunmire House is located on a .42-acre parcel (18,295 square feet). There is a potential for two lots on this site and an assessed land value of \$26,000 per parcel. Dependent on specific market conditions the potential market value is \$30,000 to \$50,000 per vacant lot. The retention of this structure can be achieved by integration of the resource into a partition or subdivision design. The economic loss would be the value of one vacant parcel and one new dwelling.

Avery Chicken Hatchery: The Avery Chicken Hatchery is located on a .18-acre parcel (7,840 square feet). The site is not large enough to create two usable lots using the 7,000 square foot minimum lot size. The most viable economic benefit is to retain the structure and continue the use as a residential dwelling. Demolition of the structure and construction of a new dwelling may add additional assessed value, but only through substantial capital outlay to purchase the site and building which are assessed at \$26,000 and \$88,050 respectively.

Tualatin Grade School: The Tualatin Grade School is located on a 12.27-acre parcel. It is currently in use as a public elementary school. If it were closed, redevelopment could produce forty-six developable residential parcels using the 3.6 dwelling units per gross acre formula. Presently there is no economic benefit to the public due to the tax exempt status of the site. Redevelopment could add an assessed land value of \$26,000 per parcel, plus the value of new residential structures. Dependent on specific market conditions the potential market value is \$30,000 to \$50,000 per vacant lot. Because the structure is under public ownership there are substantial public costs to maintain the structure in a usable condition. Protection of the resource does not require that it be maintained.

Social

- a) General Impacts of Preserving Historic Resources: The community image of Tualatin is made up of many aspects. The types and styles of buildings, the ages of structures, how structures relate to each other, landscaping and many other factors combine to give Tualatin a particular image. Because historic resources provide a link with the past, are unique or important examples of an architectural style or building technique, or are identified with important or notable persons or events, they have value to society. If a historic resource is compromised due to alteration or relocation, or lost to demolition, the social value associated with that resource is also affected or lost.

Preserving historic resources in this planning district provides opportunities for a wider range of housing choices. As demographic shifts occur and tastes change, so do architectural style and building types. Many buildings from the historic period vary in size, shape, detailing and scale from later structures, providing variety in housing choices. Preserving historic resources also provides educational and recreational opportunities, contributes to the community identity and image, and provides architectural interest. Identification and celebration of National Historic Preservation Week and walking tours along public rights-of-way provide an opportunity for residents of the community to become familiar with historic buildings, people and developments. This provides both educational and recreational opportunities.

- b) General Impacts of Allowing Conflicting Uses: As with economic impacts, the loss of the ability to develop the lower intensity uses allowed in this planning district would have a relatively minor impact. In single family residential districts a developer may have to redesign a project to accommodate a historic resource. At worst the number of anticipated new dwelling units may have to be reduced depending on parcel size which in turn reduces housing opportunities.

It is unlikely that allowing conflicting uses to coexist side by side in this case will have any serious impacts on the public, since it is the structure, not the particular site, which represents the historic resource. However, if a historic resource contributes to a neighborhood streetscape there could be a loss if the resource is replaced. There may also be some structures where alteration of a resource will have a positive impact. Alteration of a historic resource to improve its appearance consistent with its original character can have a positive social impact.

Specific Impacts

Luster House: The Luster House is the oldest structure in the Tualatin area and has significant social value as indicated in the history of Tualatin and in the Historic Resource Inventory. Retention of this structure will keep intact the

early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings where social gatherings occurred and local court was held.

Byrom House: The Byrom House is one of the earliest structures in the Tualatin area and has significant social value as indicated in the history of Tualatin and in the Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings where social gatherings occurred.

Jurgens Farm (barn): There are a few outbuildings remaining in the Tualatin area which are representative of the early agricultural heritage of the community. Most have been lost to mid-20th century suburban development. The Jurgens Barn is one of the few which remains. Preserving the resource provides the link to the agricultural past, retains an architectural style common for its era and indicates the varying shapes and materials prior residents of the community used for their economic livelihood. Allowing conflicting uses could cause the loss of the resource, sever the association with past agricultural activities and further deplete the variety of architectural styles and materials which assist in identifying and providing the image of Tualatin.

Francis House: The Francis House is one of the earliest structures in the Tualatin area and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory sheet. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Zeke Eddy House: The Zeke Eddy House is one of the earliest structures in the Tualatin area and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure could cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Barngrover Barn: There are a few outbuildings remaining in the Tualatin area which are representative of the early agricultural heritage of the community. Most have been lost to mid 20th century suburban development. The Barngrover Barn is one of the few which remains. Preserving the resource provides the link to the agricultural past, retains an architectural style common for its era and indicates the varying shapes and materials prior residents of the community

used for their economic livelihood. Allowing conflicting uses will cause the loss of the resource, sever the association with past agricultural activities and further deplete the variety of architectural styles and materials which assist in identifying and providing the image of Tualatin.

Richardson House: The Richardson House is one of the earliest structures in the Tualatin area and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Elmer House: The Elmer House is one of the earliest structures in the Tualatin area dating from the early 1900's and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Minnie Skog House: The Minnie Skog House is one of the earliest structures in the Tualatin area dating from the early 1900's and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Logan House: The Logan House is one of the earliest structures in the Tualatin area dating from the early 1900's and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Sherburn House: The Sherburn House is one of the early structures in the Tualatin area dating from the 1920's and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety

in housing style and material which identify the Tualatin area.

Gerald Avery House: The Avery House is one of the early structures in the Tualatin area dating from the 1930's and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Dunmire House: The Dunmire House is one of the early structures in the Tualatin area dating from the 1930's and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Avery Chicken Hatchery: The Avery Chicken Hatchery is one of the early structures in the Tualatin area dating for the 1930's and has significant social value as indicated in the history of Tualatin and Historic Resource Inventory. Retention of this structure will keep intact the early architectural style and land development pattern indicative of Tualatin's early beginnings. Loss of the structure would cause the loss of one of the community's earliest buildings and deplete the variety in housing style and material which identify the Tualatin area.

Tualatin Grade School: The Tualatin Grade School is one in a long line of educational buildings which have housed and taught the residents of the community. As the last remaining school pre-dating 1940 which still functions for its constructed purpose. The school has seen countless hours of community involvement from the time of initial construction to present day. Retention of the structure provides a tie to the oldest public building constructed during WW II and one of the few buildings constructed during the historic period which used brick as an exterior material. Allowing the conflicting uses could cause the loss of the resource.

Environmental

- a) General Impacts of Preserving Historic Resources: There are minimal impacts to the environment of retaining historic resources in this planning district. Air quality, water quality, vegetation, etc. would likely remain the same on the resource site.
- b) General Impacts of Allowing Conflicting Uses: Impacts of allowing conflicting uses may include erosion, runoff, water

quality and quantity, air pollution and waste disposal due to demolition, and ground pollution. There could also be a loss of existing vegetation and a reduction in the amount of open space. Conflicting uses also increase the consumption of water and other utility products and services.

Specific Impacts

Luster House: Preserving the Luster House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Byrom House: Preserving the Byrom House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Jurgens Farm (barn): Preserving the Jurgens Barn should have minimal impacts on the existing environment. The current site conditions would be maintained. Preservation would also force environmental constraints on other sites in the community. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material. Due to the location of this resource conflicting uses may add additional storm water runoff to the lowland area to the north.

Francis House: Preserving the Francis House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Zeke Eddy House: Preserving the Zeke Eddy House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Barngrover Barn: Preserving the Barngrover Barn should have minimal impacts on the existing environment. The current site conditions would be maintained. Preservation would also force environmental constraints on other sites in the community and potentially reduce the amount of available open space or available land area for construction within the community. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Richardson House: Preserving the Richardson House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Elmer House: Preserving the Elmer House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Minnie Skog House: Preserving the Minnie Skog House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Logan House: Preserving the Logan House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Sherburn House: Preserving the Sherburn House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Gerald Avery House: Preserving the Avery House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Dunmire House: Preserving the Dunmire House should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Avery Chicken Hatchery: Preserving the Avery Chicken Hatchery should have minimal impacts on the existing environment. The current site conditions would be maintained. Allowing the conflicting uses could cause additional solid waste, reduction in air quality due to demolition and the equipment used, and disturbance of the existing established vegetative material.

Tualatin Grade School: Preservation of this structure will have minimal impact on the physical environment. Retention of

the structure will maintain the existing landscaping which occupies the perimeter of the building. Allowing the conflicting uses would cause a major environmental change. The conflicting uses could increase the impervious surface area of the site and reduce the amount of ground water recharge. Conflicting uses also could cause a modification to the site topography and vegetation. The visual environment would also change if conflicting uses area allowed. Presently the site contains substantial open space areas. The conflicting uses, primarily single family residences, would eliminate this open space.

Energy

- a) General Impacts of Preserving Historic Resources: There should be a minimal energy impact of preserving historic resources in the Low Density Residential Planning District. Energy efficiency is greater in newer construction, however retro-fitting in terms of window replacement, insulation and weather stripping are options for historic resources which will increase energy efficiency. In terms of energy consumption for travel there should be little impact.
- b) General Impacts of Allowing Conflicting Uses: Allowing conflicting uses may result in slightly more energy efficient buildings. Retro-fitting may achieve a similar level of efficiency in the historic structures. If conflicting uses are allowed outright, citizens may have to travel a further distance to enjoy historic resources, increasing fuel consumption.

Specific Impacts

Luster House: The Luster House has been remodeled during the course of its history. Presently the house is undergoing interior remodeling. New construction would require substantial energy costs for demolition and new construction. The amount of energy consumption for transportation would not change if the structure is left in its current state. New construction would not affect the transportation energy issue.

Byrom House: The Byrom House has seen a number of improvements over time which have increased the energy efficiency of this structure. New construction would require substantial energy cost for demolition and new construction. The amount of energy consumption for transportation would not change if the structure is left in its current state. New construction would not affect the transportation energy issue.

Jurgens Farm (barn): This structure is not energy efficient due to its intended use as an out-building. The energy efficiency could be improved, but at substantial cost. Demolition would require a significant amount of energy as would new construction.

Francis House: The Francis House has seen a number of improvements over time which have increased the energy efficiency of this structure. New construction would require

substantial energy cost for demolition and new construction. The amount of energy consumption for transportation would not change if the structure is left in its current state. New construction would not affect the transportation energy issue.

Zeke Eddy House: The Zeke Eddy House has seen a number of improvements over time which have increased the energy efficiency of this structure. New construction would require substantial energy cost for demolition and new construction. The amount of energy consumption for transportation would not change if the structure is left in its current state. New construction would not affect the transportation energy issue.

Barngrover Barn: This structure is not energy efficient due to its intended use as an outbuilding. The energy efficiency could be improved, but at substantial cost. Demolition would require a significant amount of energy as would new construction.

Richardson House: The Richardson House has the potential to be upgraded in regards to energy efficiency while maintaining the architectural character of the structure. The cost for these improvements would be substantially less than new construction.

Elmer House: The Elmer House has seen a number of improvements over time which have increased the energy efficiency of this structure. New construction would require substantial energy cost for demolition and new construction. The amount of energy consumption for transportation would not change if the structure is left in its current state. New construction would not affect the transportation energy issue.

Minnie Skog House: The Minnie Skog House has the potential to be upgraded in regards to energy efficiency while maintaining the architectural character of the structure. The cost for these improvements would be substantially less than new construction.

Logan House: The Logan House has the potential to be upgraded in regards to energy efficiency while maintaining the architectural character of the structure. The cost for these improvements would be substantially less than new construction.

Sherburn House: The Sherburn House has seen a number of improvements over time which have increased the energy efficiency of this structure. New construction would require substantial energy cost for demolition and new construction. The amount of energy consumption for transportation would not change if the structure is left in its current state. New construction would not affect the transportation energy issue.

Gerald Avery House: The Avery House has the potential to be upgraded in regards to energy efficiency while maintaining the architectural character of the structure. The cost for these improvements would be substantially less than new construction.

Dunmire House: The Dunmire House has the potential to be upgraded in regards to energy efficiency while maintaining the architectural character of the structure. The cost for these improvements would be substantially less than new construction.

Avery Chicken Hatchery: The Avery Hatchery has seen a number of improvements over time which have increased the energy efficiency of this structure. New construction would require substantial energy cost for demolition and new construction. The amount of energy consumption for transportation would not change if the structure is left in its current state. New construction would not affect the transportation energy issue.

Tualatin Grade School: Improvements have been made over the years to the school which have increased the energy efficiency. The cost of these improvements have been substantially less than the energy costs to construct a new school or the conflicting uses which are permitted for this site. The energy efficiency for the physical layout of the building is likely less than new educational buildings constructed by the district of the past ten years.

Allowing the conflicting uses on the site would require substantial energy output in the form of new processed raw materials for construction. Additionally, the conflicting uses would displace the existing school facility to a new location potentially farther away from the residential area which in turn would increase fuel consumption.

Conflict Resolution

The biggest conflict with significant resources in the Low Density Residential Planning District is the potential for development or redevelopment through land partitioning or subdividing. Resources in this planning district can be integrated into new development proposals with minimal impact on the resource if attention is paid to integrating associated outbuildings, and if landscape features are included. The financial implications are minimal, but would include potentially fewer lots and lost revenues to developers. The direct consequence of this action is to reduce the potential assessed valuation and reduce the anticipated gross revenue potential. Allowing limited conflicting uses would provide property owners with a potential for economic gains.

Proposed Plan Policies to Guide Preservation of the Significant Resources

Retain historic resources in the Low Density Residential (RL) Planning District on parcels which cannot be partitioned or subdivided by preserving and not demolishing or relocating these resources.

Retain historic resources located on parcels which can be partitioned or subdivided in the Low Density Residential (RL) Planning District by property owners and developers integrating the resource into proposed lot configurations and development proposals.

Multifamily Residential Planning Districts (RML, RMH, RH/HR)

The multifamily residential planning districts allow for multifamily development and other uses permitted by sections 41.020, 42.020 and 44.020 of the TDC. Conditional uses are listed under 41.030, 42.030 and 44.030, TDC and are similar to those allowed in the RL District. The minimum lot size in these districts is 10,000 square feet for permitted uses and 20,000 square feet for conditional uses. Three (3) structures and one site in the multifamily residential planning districts have met historic designation criteria requirements. This is 12% of the overall significant resources. The resources in the multifamily districts are broken into the following categories:

RML	RMH	RH/HR
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Multifamily development and allowable conditional uses are the identified uses to continue into the future. Development pressure will occur on those parcels which have not been developed to the allowable density permitted in the respective planning district. Within the multifamily districts the following breakdown identifies parcels which are developable:

RML	1
RMH	1
RH/HR	1

Allowing development on these parcels may affect the historic character of the resource and contributing adjoining open space, outbuildings or associated landscape features.

There are four sites in the multifamily planning districts. These include the Sweek House, Smith/Boone House, Winona Cemetery and structure at 6825 SW Childs Road.

Economic

- a) General Impacts of Preserving Historic Resources: Historic resources have increasingly been recognized as having value to society as examples of a certain architectural style, by providing a link with the past or by identification with important or notable person(s) or an event. The interest which has resulted from this recognition often has economic side effects, as visitors are attracted to an area to view historic resources and spend money in local establishments to the benefit of the local economy.

In addition to having value as potential visitor attractions, historic resources may have special economic value to some individuals as residences. This value may derive from others with an appreciation of the resources' intrinsic character, or from the land use or tax benefits associated with ownership of some historic resources (e.g. properties on the National

Register of Historic Places). These special values are unique to historic resources, and are lost if the resource is inappropriately altered, relocated or demolished.

There are economic benefits derived from alteration, restoration or remodeling of a historic resource. These improvement projects provide construction related jobs within the community.

- b) General Impacts of Allowing Conflicting Uses: If conflicting uses are allowed to occur on the historic resource sites, mixed economic impacts are the likely outcome. In preserving the resource and allowing the conflicting use certain alterations could occur which allow the resource to accommodate additional dwelling units while retaining the architectural integrity. By allowing outright the conflicting use the potential is for demolition or relocation of the structure.

Other impacts of allowing the conflicting use are to provide additional housing for the community, construction related jobs, broadening the tax base, wider variety of housing unit prices and reducing the opportunity for alternative lower cost housing or owner occupied housing.

Specific Impacts

There are four sites which have conflicts with identified resources. These sites include the Sweek House, Smith/Boone House, Winona Cemetery and the structure at 6825 SW Childs Road. Appendix D details the parcel size and assessed land value for the identified significant resources and other inventoried sites (Washington County Department of Assessment and Taxation 1990).

Sweek House: The Sweek House is located on a 3.12-acre parcel with the potential to develop ninety-four dwelling units using the 26-30 dwelling units per acre standard for this planning district. Meeting this maximum build out would require demolition of the existing structure and associated buildings. Presently the Sweek House is listed on the National Register of Historic Places and has the benefit of a 15 year tax freeze administered by the State. This freeze enabled renovations to occur to the structure. The tax benefit program expires in 1993 for this resource. The Sweek House is probably the best known historic resource in the community and has provided economic benefits to the community by tourism and through work by contractors to restore the structure. The site is used for fund raising purposes by the Tualatin Historical Society.

Preservation of this resource does restrict the economic capabilities of the owner to utilize the site for permitted uses per the Tualatin Development Code. This economic benefit would be the development of high rise multifamily housing.

Allowing limited development of the site would offset some of the financial tax burden while adding to the tax base and

permitting some of the potential economic value to be achieved.

Smith/Boone House: This structure is located on the same parcel as the Sweek House. The economic implications for this structure are identical to those outlined for the Sweek House.

Winona Cemetery: The Winona Cemetery is located on a 4.32-acre parcel with the potential to develop forth-three dwelling units using the 6-10 dwelling units per acre standard for this planning district. To meet the potential forty-three units would require relocation of the existing grave sites to another location. This approach is a costly option.

Preservation of this resource does not restrict the economic potential for the owners. The existing use is allowed to continue under the conditional use provisions of the TDC. The present undeveloped portions of the site could be developed for multifamily housing which has the implication of increasing the financial opportunities for the property owner. Allowing the limited conflicting use on the undeveloped portion of the site should not impair the historical significance of the remainder of the site due to the development pattern of the cemetery.

6825 SW Childs Road: This particular structure is located on a .48-acre parcel within a multifamily residential project. Preservation of this resource will have little impact on the potential to add additional housing stock and anticipated revenues to be generated from those dwelling units. Presently the economic benefit is associated with an amenity for the existing dwelling units. By reuse of this structure, costs for a new structure have been eliminated adding to the profitability of the owner.

Allowing conflicting uses on this site could add additional revenue for the property owner by way of rents over the lifetime of the units. The conflicting uses also could reduce the tourism capability and the associated business revenues that are brought to the community.

Allowing some level of conflicting uses has already occurred for this site in the form of multifamily housing units which have provided an economic benefit for the property owner. Further allowing conflicting uses does not seem feasible at this time due to the size of the parcel and dwelling units per acre which are allowed.

Social

- a) General Impacts of Preserving Historic Resources: Because historic resources provide a link with the past, are unique or important examples of an architectural style or building technique, or are identified with an important or notable event or person(s), they have value to society. If a historic resource is compromised due to alteration or relocation, or lost to demolition the social value associated with that resource is also affected or lost.

Over the years as demographic shifts occur and tastes change so do architectural styles and building types. Many dwellings from the historic period vary in size, shape, detailing and scale from later structures, providing variety in housing choices. Preserving historic resources in these planning districts provides opportunities for a wider range of housing choices.

- b) General Impacts of Allowing Conflicting Uses: The social impact of allowing conflicting uses is the potential for greater additional housing units allowed by various multifamily planning districts. Overcrowding and increased traffic generated from new development may reduce the quality and attractiveness which drew people to a particular location.

Specific Impacts

Sweek House: The Sweek House is the most prominent historic structure within the Community. Listed on the National Register of Historic Places, the structure has the most significant social aspects to the community's early beginnings including social gatherings, early architecture, town founder, and economic enterprises. Removal of this structure by new development proposals could not be replaced by the importance of other structures in the community or by new residential development due to the social importance of this particular building to the community.

Permitting the conflicting uses outright would cause the loss of the valuable resource, the social ties to the community's history and the classical revival architecture which identifies the resource. On the other hand, allowing the conflicting uses would provide needed land to house the anticipated population of the community, which is a direct social benefit.

Allowing limited levels of conflicting uses has the potential to preserve the resource while attempting to meet the social need to provide housing to the residents of the community. A number of the present accessory buildings on site are replacements due to damage from the Columbus Day Storm and have no associated historical social benefit to the community or the history of the community and the agricultural past. If limited conflicting uses are allowed attempts should be made to preserve the architectural integrity of the resource and significant landscape features.

Smith/Boone House: This structure is associated with one of the community's most prominent business individuals and has links to the Boone family (Daniel Boone). The structure is associated with the second era of town development and the establishment of the town at the crossroads of Boones Ferry Road and Tualatin Road. Loss of this structure would provide additional land for development, but at great loss of the social ties to the early beginnings of the community.

Permitting the conflicting uses outright would cause the loss of the valuable resource, the social ties to the community's

history and the unique classical revival architecture which identifies the resource. On the other hand, allowing the conflicting uses would provide needed land to house the anticipated population of the community which is a direct social benefit.

Allowing limited levels of conflicting uses has the potential to preserve the resource while attempting to meet the social need to provide housing to the residents of the community. If limited conflicting uses are allowed attempts should be made to preserve the architectural integrity of the resource and significant landscape features.

Winona Cemetery: The Winona Cemetery is the oldest and only cemetery within the community. Many of the community's early pioneers have been interned within the cemetery's confines. This site allows individuals from the community to associate family linkages and understand the importance of the early settlers.

Allowing conflicting uses outright would destroy the historic and educational value this site supplies to the community. Permitting limited conflicting uses on the undeveloped portion of the site would retain the historic importance and social contribution this site provides.

6825 SW Childs Road: This structure has little in the way of social value contributions to the community's past. The intrinsic value is found in the unique architectural elements of the building which are associated with the early log structures erected by the first settlers. Preservation would retain one of the few remaining architectural styles of its kind in the community.

Development of conflicting uses outright would cause the loss of this resource and provide additional housing for the community. Permitting some level of conflicting uses has already occurred for this site and has been integrated to the present social fabric and identity of the development.

Environmental

- a) General Impacts of Preserving Historic Resources: The environmental impact of preserving cultural resources would be to maintain the existing environmental situation. This holds for the three identified resources in this planning district category.
- b) General Impacts of Allowing the Conflicting Uses: Air quality may be decreased and noise may be increased from the resulting higher density residential housing. There would be additional impervious surfaces and an increase in the point discharge of the collected waters. There is also a decrease in the ground water recharge based on the increased impervious surface. Additional environmental impacts are the loss of vegetation and trees to accommodate the conflicting uses, additional waste for disposal and added consumption of water, gas and other utilities.

Specific Impacts

Sweek House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of significant trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Conflicting uses may additionally reduce the aesthetic and functional values of the wetlands located north of the site.

Smith/Boone House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of significant trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Conflicting uses may additionally reduce the aesthetic and functional values of the wetlands located north of the site.

Winona Cemetery: Maintaining the cemetery in its present use will have minimal impacts on the existing or surrounding environment. It would retain an area which could be viewed as open space due to the type of development. Allowing conflicting uses would increase the hard surface areas with buildings and asphalt, increase traffic and noise and added additional solid waste.

6825 SW Childs Road: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of significant trees, added noise, pollution from vehicular traffic and pavement.

Energy

- a) General Impacts of Preserving Historic Resources: The energy impacts of preserving the resource may include the loss of the opportunity to serve close-in concentrations of dwellings with existing utility services as compared to extending service lines farther out. The potential for increased fuel consumption exists if units are displaced to locations farther from employment or shopping opportunities. The energy used in demolishing structures and the energy used in creating the new building materials for multifamily would be saved if cultural resources are preserved.
- b) General Impacts of Allowing Conflicting Uses: The energy impacts of allowing conflicting uses would include more efficient use of public facilities.

Specific Impacts

Sweek House: The Sweek House is located on land which is planned to accommodate a dense housing development adjacent to the downtown area. Preserving the resource in its entirety would preclude the ability for housing to be developed, in turn pushing available land further from the central core, increasing fuel costs and creating additional vehicle trips. The energy efficiency of the structure can be increased with additional weatherizing measures.

Allowing conflicting uses could reduce the number of vehicle trips generated. New construction has the potential to be more energy efficient than the existing structure.

Allowing some conflicting uses could occur which would be a blending of the energy consequences stated in the previous two paragraphs.

Smith/Boone House: The energy consequences which were discussed for the Sweek House apply to the Smith/Boone House. Both resources are located on the same parcel and have similar energy implications.

Winona Cemetery: Maintaining this site for its past historic use would reduce the amount of buildable residential land and force housing needs either to other locations in the community or to other jurisdictions. Allowing limited conflicting uses on the site would reduce this implication on dispersing housing needs or opportunities in turn reducing the amount of vehicle miles traveled on roadways and fuel consumption.

6825 SW Childs Road: This structure is located to be an integral part of the residential development. Due to its presence, minimal energy expenditure is required for patrons to use the facility. If the structure were absent for the site occupants of the development would need to travel to alternative locations expending energy. Additionally, with the structure's placement no new building is required to be constructed to serve as a recreation facility and office. This in turn means less energy is expended to construct a facility to meet the needs of the residents.

Conflict resolution

The Sweek House and Smith/Boone House are two of the most prominent residential structures in the community. Their associations with the past leaders of the community are important as they influenced the establishment of the community and the commercial and industrial enterprises. Though retention of the structures will reduce the potential financial benefits to the present or future owners, some financial benefit can be achieved by allowing limited conflicting uses or adaptive reuse to occur.

The Winona Cemetery has a very important association with the social development of the community. As the only cemetery and the only pioneer cemetery in the community it provides a unique opportunity to understand the development of the community and the

people who helped shape what identifies Tualatin. Allowing limited conflicting uses on the undeveloped portion of the property is feasible and would reduce energy expenditure and provided needed housing opportunities.

The structure 6825 SW Childs Road has already been integrated into a development and been adapted to a new use from its original residential function. Preservation of the structure is possible due to this modification.

Proposed Plan Policies to Guide Preservation of the Significant Resources

Allow limited conflicting uses and adaptive reuse of the Sweek House and Smith/Boone House while maintaining the architectural integrity of the two structures and discourage relocation or demolition.

Allow limited conflicting uses to develop on the undeveloped portion of the Winona Cemetery property while maintaining the existing cemetery.

Allow adaptive reuse of the structure at 6825 SW Childs Road and discourage relocation and demolition.

Commercial Planning Districts (CO and CC)

The commercial planning districts allow for retail and office development and other uses permitted by sections 50.020 and 53.020 of the TDC. Conditional uses are listed under 50.030 and 53.050, TDC. The minimum lot size in these districts are 10,000 square feet for permitted and conditional uses in the CO and CC Districts. There are nine resources in the commercial planning districts. This is 27% of the overall resources determined to have significance. The resources in the commercial districts are broken into the following categories:

CO	1
CC	8

The identified resources are: Ball House, Little White House, Wesch House, Nyberg House, Smith Row House, Robinson Store, Methodist Church, 18165 SW Boones Ferry Road and Winona Grange.

Economic

- a) General Impacts of Preserving Cultural Resources: Due to the opportunity for intense redevelopment in the commercial planning districts, as outlined in the TDC plan policies, removal of historic resources will continue as past practices have indicated. Preservation of significant resources provides opportunities to combine economic opportunities and cultural experiences. Preserving and enhancing significant

resources located in such prominent places may provide greater economic return to the property owner, developer or general public.

- b) General Impacts of Allowing Conflicting Uses: Allowing conflicting uses to occur could provide greater financial opportunity and return to developers and property owners by virtue of new modern buildings which are potentially more leasable to tenants and more flexible to changing market demands.

Specific Impacts

There are nine sites in the commercial districts which have been determined to have historic significance. The resources are on sites which meet the minimum 10,000 square foot lot size or lots of record smaller than 10,000 square feet. The most dominant economic implication is based on the anticipated economic return from allowing conflicting uses to develop. Current market trends indicate developed sites with street improvements and utilities (sewer, water, storm drain) command a price of \$4.00 - \$4.50 a square foot or \$174,240 to \$196,020 per acre. Undeveloped raw land has a market value of \$3.00 - \$4.00 per square foot or \$130,680 - \$174,240 per acre according to information obtained from CB Commercial Real Estate Group, Inc. (Duyn 1993). These values may be either high or low dependent on the location of a specific site and proximity to viable existing commercial uses. Preservation of any significant resource may diminish the economic market value of the property. Appendix D details parcel size and 1990 assessed land values for the identified significant resources and other inventoried sites (Washington County Department of Assessment and Taxation 1990).

Issac Ball House: The Ball House is located on 1.5 acres with an assessed land and building value of \$106,400. The site is large enough to potentially accommodate five individual parcels of 10,000 square feet each, which could be reduced in number dependant on public right-of-way and intersection configuration of Herman Road and Tualatin Road. The site is not presently fully developed with street improvements and other utilities. The anticipated market value of the land is between \$196,020 and \$261,360, plus the value of the structure(s).

Preservation of the resource would restrict the economic potential to fully develop the site based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides

additional tax dollars. Adaptive reuse of the structure ensures some level of financial gain while preserving the basic integrity of the structure. Due to the size of the structure, age and the square footage requirement for present day commercial buildings (3,000 - 10,000 square feet) the likelihood of reuse is minimal, but possible for small professional offices.

Permitting limited conflicting uses is also an option in which a portion of the site could be used for development, in turn allowing some of the anticipated financial gains to be actualized by the owner or developer. This particular scenario could retain the architectural integrity of the resource.

Little White House: The Little White House is located on .29 acres with an assessed land and building value of \$76,260. The site is not large enough to be partitioned into additional lots. The site is presently not fully developed with street improvements and utilities. The anticipated market value for the land is between \$37,897 and \$50,529, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site for the permitted uses based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. Adaptive reuse of the structure ensures some level of financial benefit while preserving the basic integrity of the structure. Due to the size of the structure, age and the square footage requirement for present day commercial buildings (3,000 - 10,000, square feet) the likelihood of adaptive reuse is minimal.

Wesch House: The Wesch House is located on .11 acres with an assessed land and building value of \$38,230. The site is not large enough to be partitioned into additional lots. The site is presently fully developed with street improvements and utilities. The anticipated market value of the land is \$19,166 to \$21,262, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site for the permitted uses based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. Adaptive reuse of the structure ensures some level of financial gain while preserving the basic integrity of the structure. This structure is large enough that an adaptive use is possible.

Nyberg House: The Nyberg House is located on 1.51 acres with an assessed land and building value of \$359,660. The site has the potential to become six lots. The site is presently fully developed with private street improvements and other utilities. The anticipated market value of the land is \$263,102 to \$295,990, plus the value of the structures.

Preservation of the resource would restrict the economic potential to fully develop the site for the permitted uses based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses. Preservation could conflict with the Central Urban Renewal Plan due to the "Loop Road" alignment.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. Adaptive reuse of the structure ensures some level of financial gain while preserving the basic integrity of the structure. The size of the structure is adequate enough to accommodate a commercial activity.

Smith Row House: The Smith Row House is located on .13 acres with an assessed land and building value of \$46,850. The site is not large enough to be partitioned into additional lots. The site is presently fully developed with street improvements and utilities. The anticipated market value of the land is \$22,651 to \$25,482, plus the value of the structure. In this particular case the deteriorated state of the structure lends it to have no value.

Preservation of the resource would restrict the economic potential to fully develop the site for the permitted uses based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment

opportunities which benefit the community and provides additional tax revenue. Adaptive reuse of the structure ensures some level of financial gain while preserving the basic integrity of the structure. Adaptive reuse is not a likely option due to the limited size of the structure and the severe deteriorated condition of the building. Renovation costs would exceed anticipated financial returns.

Robinson Store: The Robinson Store House is located on .04 acres with an assessed land and building value of \$290,640. The site is not large enough to be partitioned into additional lots. The site is presently fully developed with street improvements and other utilities. The anticipated market value of the land is \$6,969 to \$7,840, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site for the permitted uses based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. Adaptive reuse of the structure ensures some level of financial gain while preserving the basic integrity of the structure. The history of this structure indicates that reuse for various commercial activities has been the norm. Continuance of this practice into the future appears to be feasible and economically viable.

Methodist Church: The Methodist Church is located on .25 acres with an assessed value of \$123,840. The site is not large enough to be partitioned into additional lots. The site is presently fully developed with street improvements and utilities. The anticipated market value of the land is \$43,560 to \$49,005, plus the value of the structure. The most recent selling price of the structure was \$25,000.

Preservation of the resource would restrict the economic potential to fully develop the site for the permitted uses based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides

additional taxes. Adaptive reuse of the structure ensures some level of financial gain while preserving the basic integrity of the structure. The history of this structure indicates it has been used both for commercial and religious activities. Reuse of the structure in the future is possible.

18165 SW Boones Ferry Road: This structure is located on 2.38 acres with an assessed land and building value of \$79,650. The site is large enough to be partitioned into twenty additional lots of 5,000 square feet each if public right-of-way requirements could be met. Realistically development of the parcel would occur at one time with one primary use. The site is not presently fully developed with street improvements and other utilities. The anticipated market value of the land is \$311,018 to \$466,527, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site for the permitted uses based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. Adaptive reuse of the structure ensures some level of financial gain while preserving the basic integrity of the structure. Adaptive reuse of this structure is unlikely due to the limited size of this structure.

Winona Grange: The Winona Grange is located on .27 acres with an assessed land and building value of \$0 due to the none profit status of the use. The site is large enough to be partitioned and create two lots if the building were demolished. The site is presently fully developed with street improvements and utilities. The anticipated market value of the land is \$47,044 to \$52,925, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site for the permitted uses based on present market land value costs. Preservation would also require financial input to maintain the architectural integrity of the structure. Tourism could be enhanced in the community by preservation which in turn has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. Adaptive reuse of the structure

ensures some level of financial gain while preserving the basic integrity of the structure. The structure is large enough in size that a variety of commercial uses could occupy the space.

Social

- a) General Impacts of Preserving Historic Resources: The major social impact of preserving historic resources is the opportunity for maintaining prominently located links to the past and the educational and recreational opportunities they provide. These resources provide an opportunity to preserve the architectural diversity which identifies past agricultural, commercial, industrial, educational and recreational areas. These resources additionally offer interesting architecture by the unique exterior surfacing elements, windows, doors and entrance locations which are not represented in today's architectural designs. Proper restoration and maintenance can provide an enhanced visual enrichment to commercial areas.
- b) General Impacts of Allowing Conflicting Uses: The major social impact of allowing conflicting uses is the loss of links to the past and the identification with the social development of the community. Allowing the conflicting use may also provide additional shopping opportunities and increased social activity.

Specific Impacts

Issac Ball House: The Ball house is one of four original remaining structures from the initial donation land claim settlers of the Tualatin area. Due to this early settlement association and the social implications on the development of the community, preservation of the resource is significant. Preservation will retain the association to early development and the agricultural economy which identified the area along with preserving the architectural diversity and tourism opportunities.

Permitting the conflicting uses would sever the visual association with late 1800's community development and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a new social association to the surrounding residential areas and possibly provide new services which the citizens of the community find acceptable.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents such as convenient professional offices.

Little White House: The Little White House is one of the original structures from the Tualatin Plat established by John Sweek in 1888. Due to this association with the social implications on the development of the community, preservation

of the resource is significant. Preservation will retain the association to early development adjacent to the railroad and the agricultural economy which identified the area along with preserving the architectural diversity and tourism opportunities.

Permitting the conflicting uses would sever the visual association with late 1800's community development and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a new social association to the surrounding commercial and residential areas and possibly provide new services which the citizens of the community find acceptable.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents.

Wesch House: The Wesch House is one of the three remaining structures from the Tualatin Plat established by John Sweek in 1888. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the ties to early development adjacent to the railroad and the agricultural economy which identified the area along with preserving the architectural diversity and tourism opportunities.

Permitting the conflicting uses would sever the visual association with late 1800's community development and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a new social association to the surrounding commercial and residential areas and possibly provide new services which the citizens of the community find acceptable.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents.

Nyberg House: The Nyberg House is one of the remaining homes associated with agricultural production, representing an earlier era in Tualatin. Due to this association with the social development of the community and John Nybergs' influence on local government, preservation of the resource is significant. Preservation will retain the ties to early development and the agricultural economy which identified the area along with preserving the architectural diversity and tourism opportunities.

Permitting the conflicting uses would sever the visual association with early 1900's community development and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a new social association to the surrounding commercial area and possibly provide new services which the citizens of the community find acceptable given the present urban environment.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents.

Smith Row House: The Smith Row House is the last remaining residential structure associated with the early industrial activities and housing for industrial works from the Tualatin Mill Company. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the ties to early industrial development and the need to provide housing for works, along with preserving the architectural diversity and tourism opportunities.

Permitting the conflicting uses would sever the visual association with early 1900's community development and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a new social association to the surrounding commercial area and possibly provide new services which the citizens of the community find acceptable.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents.

Robinson Store: The Robinson Store is the last remaining commercial structure associated with the relocation of the community center from the Tualatin Plat to the Tualatin Grove Tract. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the ties to early 1900's commercial development and the establishment of the second railroad line. Preservation would retain the architectural diversity and enhance tourism opportunities.

Permitting the conflicting uses would sever the visual association with early 1900's community development and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a new social association to the surrounding commercial and residential areas and possibly provide new services which the citizens of the community find acceptable.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents.

Methodist Church: The Methodist Church is the last remaining religious structure associated with the relocation of the community center from the Tualatin Plat to the Tualatin Grove Tract. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the association to early commercial development and the establishment of the second railroad line.

Preservation would retain the architectural diversity and enhance tourism opportunities.

Permitting the conflicting uses would sever the visual association with 1920's community development and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a new social association to the surrounding commercial areas and possibly provide new services which the citizens of the community find acceptable.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents.

18165 SW Boones Ferry Road: This structure's social contribution to the community is associated with late 1930's housing near the central commercial area of town. Due to this association with the social development of the community, preservation of the resource is significant. No other housing from this era remains in downtown. Preservation will retain the ties to 1930's residential development near the commercial core of the City. Preservation would retain the architectural diversity in the community and enhance tourism opportunities.

Permitting the conflicting uses would sever the visual association with 1930's community development and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a new social association to the surrounding commercial area and possibly provide new services which the citizens of the community find acceptable. This ties into the development of the Tualatin Commons and the downtown core development which is envisioned for the community.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents.

Winona Grange: The Winona Grange is the oldest remaining civic structure in the community. The building has significant ties to the social development of the community from the Grange's inception in 1895. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the ties to 1930's community development and the need for a community meeting space for the residents. Preservation would retain the architectural diversity in the downtown area and enhance tourism opportunities.

Permitting the conflicting uses would sever the visual association with 1930's community development and the ability to learn about the spatial development pattern of the community. No other civic building remains in the downtown area from this era of development. The conflicting uses would provide for a new social association to the surrounding

commercial area and the proposed Tualatin Commons project. Conflicting uses may provide citizens of the community more acceptable commercial opportunities than exist at the present time. These opportunities may include new modern architectural buildings and 1990's retail products. Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new social needs required by community residents. These new needs are assumed to be a wider range of commercial opportunities.

Environmental

- a) General Impacts of Preserving Historic Resources: The retention of historic resources on the environment should have minimal negative implications. Preservation would maintain the existing environmental site conditions concerning vegetation, topography and hydrology and visual conditions of architecture.
- b) General Impacts of Allowing Conflicting Uses: The environmental impacts of allowing the conflicting uses are increased impervious surfaces areas, increased air pollution, use of more raw materials to construct new buildings, increased noise pollution and reduced ground water recharge.

Specific Impacts

Issac Ball House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the predominantly open property. Conflicting uses would require architectural review approval and requirements for 15% landscaping on site which is less than the present condition.

Little White House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Conflicting uses would require architectural review approval and requirements for 15% landscaping on site which is less than the present condition.

Wesch House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the site. Conflicting uses would require

architectural review approval and requirements for 15% landscaping on site which is less than the present condition.

Nyberg House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Conflicting uses would require architectural review approval and requirements for 15% landscaping on site which is less than the present condition.

Smith Row House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the site. Conflicting uses would require architectural review approval and requirements for 10% landscaping on site which is more than the present condition.

Robinson Store: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the site. Conflicting uses would require architectural review approval and requirements for 10% landscaping on site which is more than the present condition.

Methodist Church: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the site. Conflicting uses would require architectural review approval and requirements for 15% landscaping on site which is more than the present condition.

18165 SW Boones Ferry Road: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Conflicting uses would require architectural review approval and requirements for 10% landscaping on site which is less than the present condition.

Winona Grange: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no

disruption. Allowing the conflicting uses would cause a change to the environment of the site with the potential loss of trees, added noise, pollution from vehicular traffic and paving over of the site. Conflicting uses would require architectural review approval and requirements for 10% landscaping on site which is more than the present condition.

Energy

- a) General Impacts of Preserving Historic Resources: Less energy would be required to retrofit existing structures than to construct new structures. Existing structures would require window replacement addition of insulation and weather stripping to increase energy efficiency. Preservation would also require less energy expenditure than construction of new commercial facilities based on energy to produce materials for construction. Preservation in turn reduces the amount of potentially available commercial land and could force commercial activities to other metro jurisdictions. This displacement of commercial activity could increase energy consumption for citizens accessing commercial businesses.
- b) General Impacts of Allowing Conflicting Uses: Permitting conflicting uses will create more energy efficient buildings based on current building standards and provide more functional internal layouts which meet today's flexible market demand needs. The conflicting uses also would become more centralized which reduces energy consumption by way of reducing vehicle trips when accessing commercial businesses.

Specific Impacts

Isaac Ball House: To make the Ball House energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require substantial energy consumption including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building. Preservation could also reduce the energy efficiency of the proposed intersection realignment of Herman Road and Tualatin Road.

Little White House: To make the Little White House energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require substantial energy consumption including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building.

Wesch House: To make the Wesch House energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing

conflicting uses would require substantial energy consumption including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building.

Nyberg House: To make the Nyberg House energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require substantial energy consumption including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building.

Smith Row House: To make the Smith Row House energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require substantial energy consumption including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building. The severe deteriorated condition of this structure would not make it financial feasible to rehabilitate and would require substantial energy output.

Robinson Store: The Robinson Store is presently being used as a commercial business. The architecture of this building makes it fairly energy efficient due to the brick walls which are three bricks thick. Continued use of the structure for commercial activities would be the most energy efficient. Allowing conflicting uses in the context of new construction would require substantially more energy in the form of material extraction, processing, shipping, labor and fuel costs. One energy conflict which arises from preserving this structure is the energy efficiency of the Boones Ferry Road/Tualatin Road intersection. Increased traffic volumes may require widening this intersection. Preservation of the structure could restrict the options for developing an energy efficient intersection. The actual impacts of preservation of the resource cannot be determined until a more detailed traffic analysis is undertaken as development occurs.

Methodist Church: To Methodist Church is presently being used as a religious facility. Minimal energy expenditure is required to preserve this resource. Allowing conflicting uses would require substantial energy consumption including raw material extraction, processing, shipping, labor and fuel costs. There are possible energy complications due to the widening of Boones Ferry Road. Preservation would require special design considerations to provide a functional street section which can accommodate anticipated traffic volumes. The actual impacts of preservation cannot be determined until a more detailed traffic analysis is conducted as development occurs.

18165 SW Boones Ferry Road: To make this structure energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require substantial energy consumption including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building. Permitting conflicting uses would also allow for land uses to be arranged in an energy efficient manner near the central core of town and near government services.

Winona Grange: To make the Winona Grange energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require substantial energy consumption including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building.

Conflict Resolution

The apparent dominating factor in preserving significant resources in the commercial planning districts is the economic impact if the resources are required to be preserved. The anticipated market land values in most cases exceed the assessed values. The underlying factors are the social implications of the various structures on the community's history, the potential environmental degradation and energy to construct new commercial buildings, and energy efficiency based on weatherization upgrades and public transportation.

Due to the location of the structures in the commercial district and the size of the various structures, a number of resources can be adapted into commercial business establishments at substantially less cost than new development. These include the Wesch House, Nyberg House, Robinson Store, Methodist Church and Winona Grange. Two of the structures, Methodist Church and Robinson Store have already been adapted to commercial activities of various types through the course of their histories. To preserve these resources a policy should be developed for reuse of these structures as commercial establishments.

The remaining resources, including the Ball House, Little White House and the house at 18165 SW Boones Ferry Road, are not particularly suited for reuse as commercial buildings. The property owner of the Ball House could achieve some economic benefit by allowing some conflicting uses on the site while maintaining the integrity of the existing building. The remaining two structures, though significant, have limited social value to the community when compared to the others in the commercial districts. Plan policies should be developed to allow limited conflicting uses on the Ball House site and policies for allowing conflicting uses on the Smith Row House and at 18165 SW Boones

Ferry Road sites while encouraging the relocation of the structures.

Proposed Plan Policies to Guide Preservation of the Significant Resources

Encourage adaptive reuse of significant resources in commercial planning districts and discourage relocation and demolition.

Encourage limited conflicting uses on the Isaac Ball site while maintaining the architectural integrity of the resource.

Allow conflicting uses on the Little White House site and encourage relocation over demolition.

Allow conflicting uses at 18615 SW Boones Ferry Road and the Smith Row House, and encourage relocation over demolition.

Manufacturing Planning District (MG)

The manufacturing planning district allows for industrial development and other uses permitted by section 61.020 of the TDC. Conditional uses are listed under 61.030, TDC. The minimum lot size in this district is 20,000 square feet for permitted and conditional uses. There are five resources in the manufacturing planning district. This is 16% of the overall resources. The identified resources are: Black House, Wager House, House at 11325 SW Tualatin-Sherwood Road, Cipole School and Chet Fischbuch House.

Economic

- a) **General Impacts of Preserving Historic Resources:** Due to the opportunity for intense development in the industrial planning districts, as outlined in the TDC plan policies, continued development and redevelopment pressures will continue. Preservation of resources in these districts can provide for the combination of economic development and cultural experiences. Preservation can also reduce the ability for full use of the site for the intended industrial activities thereby establishing development constraints.
- b) **General Impacts of Allowing Conflicting Uses:** Allowing conflicting uses outright could cause the loss of the significant resources. Allowing the conflicting uses could increase the development potential for the significant sites, increase construction opportunities and long term employment. Additionally, there could be financial benefits due to the increased assessed land and building values associated with new development.

Specific Impacts

There are five sites in the industrial area which have been determined to have historic significance. These resources are all on sites larger than the minimum lot size of 20,000 square feet. The most dominant economic factor is based on the anticipated economic return from allowing conflicting uses to develop. Current market trends indicate developed sites with

street improvements and utilities (sewer, water, storm drain) command a price of \$2.00 - \$2.50 a square foot or \$87,120 - \$108,900 per acre. Undeveloped raw land has a market value of \$1.00 - \$2.00 per square foot or \$43,560 - \$ 87,120 per acre (Duyn 1993). Preservation of any significant resource may diminish the economic market value of the property. Appendix D details parcel size and 1990 assessed land values for the identified historic resources and other inventoried site (Washington County Department of Assessment and Taxation).

Black House: The Black House is located on 9.5 acres with a combined land and building assessed value of \$15,000. The site is large enough to potentially accommodate twenty individual parcels of 20,000 square feet each, which could be reduced depending upon public right-of-way dedication and 4.09 acres of wetlands (Fishman 1991). The site is not presently fully developed with street improvements and other utilities. The anticipated market value is between \$413,820 and \$827,640, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site based on present market land value costs. Further restrictions are caused by the location of the structure in the middle of the upland portion of the site. Preservation would also require financial input to maintain the structure. Tourism could be enhanced in the community by preservation due its proximity to Hedges Creek Greenway and has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing site or structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. The specific tax benefit cannot be determined at this time due to the unknown nature of the development. Adaptive use of the structure could ensure some level of financial benefit while preserving the basic integrity of the structure. The potential for adaptive use of the structure is limited due to the small size of the existing structure given the land extensive and gross square footage requirements for industrial development.

Permitting limited conflicting uses is an option in which a portion of the site could be used for development, which in turn allows some of the anticipated financial benefits to be actualized. This option could maintain the non-conforming residential use of the structure.

Wager House: The Wager House is located on 35.52 acres with a combined land and building assessed value of \$61,180. The site is large enough to potentially accommodate seventy-seven individual parcels of 20,000 square feet, which could be reduced depending upon public right-of-way dedication and 14.90 acres of wetlands (Fishman 1991). The site is not presently fully developed with street improvements and other

utilities. The anticipated market value is between \$1,547,251 and \$3,094,502, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site based on current market land value costs. Preservation would also require financial input to maintain the structure. Tourism could be enhanced in the community by preservation and additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing site or structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. The specific tax benefit cannot be determined at this time due to the unknown nature of the development. The adaptive use of the structure ensures some level of financial benefit while preserving the basic integrity of the structure. The potential for adaptive use of the structure is limited due to the small size of the existing structure given the land extensive and gross square footage requirements for industrial development.

Permitting limited conflicting uses is an option in which a portion of the site could be used for development, which in turn allows some of the anticipated financial gains to be actualized. This option could maintain the non-conforming residential use of the structure.

House at 11325 SW Tualatin-Sherwood Road: This house is located on 9.0 acres with a combined land and building assessed value of \$46,440. The site is large enough to potentially accommodate nineteen individual parcels of 20,000 square feet, which could be reduced depending upon public right-of-way dedication and .21 acres of wetland (Fishman 1991). The site is not presently fully developed with street improvements and other utilities. The anticipated market value is between \$392,040 and \$784,080, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site based on current market land value costs. Further restrictions are caused by the location of the structure in the middle of the upland portion of the site. Preservation would also require financial input to maintain the structure. Tourism could be enhanced in the community by preservation due its proximity to Hedges Creek Greenway and has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing site or structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. Adaptive use of the structure could ensure some level of financial gain while

preserving the basic integrity of the structure. The potential for adaptive use of the structure is limited due to the small size of the existing structure given the land extensive and gross square footage requirements for industrial development.

Permitting limited conflicting uses is an option in which a portion of the site could be used for development, which in turn allows some of the anticipated financial gains to be actualized. This option could maintain the non-conforming residential use of the structure.

Cipole School: The Cipole School is located on 6.75 acres with a combined land and building assessed value of \$162,400. The site is large enough to potentially accommodate fifteen individual parcels of 20,000 square feet, which could be reduced depending upon public right-of-way dedication. The site is not presently fully developed with street improvements and other utilities. The anticipated market value is between \$294,030 and \$588,060, plus the value of the structure.

Preservation of the resource would restrict the economic potential to fully develop the site based on current market land value costs. Preservation would also require financial input to maintain the structure. Tourism could be enhanced in the community by preservation and has the potential to add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing site or structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. The adaptive use of the structure ensures some level of financial gain while preserving the basic integrity of the structure. The adaptive use aspect has occurred for this site in part due to the large nature of the old school building. This use is likely to continue into the future given the financial expenditure which has occurred to make this structure useable as an industrial office.

Permitting limited conflicting uses is an option in which a portion of the site could be used for development, which in turn allows some of the anticipated financial benefits to be actualized.

Chet Fischbuch House: The Fischbuch House is located on 21.97 acres with a combined land and building assessed value of \$807,800. The site is large enough to potentially accommodate forty-eight individual parcels of 20,000 square feet, which could be reduced depending upon public right-of-way dedications and wetlands in the area (Fishman 1992). The site is not presently fully developed with street improvements and other utilities. There are existing industrial buildings on site and the land without the buildings has a potential market value of \$957,013 and \$1,914,026.

Preservation of the resource would restrict the economic potential to fully develop the site based on the current market land values costs. Preservation would also require financial input to maintain the structure. Tourism could be enhanced in the community by preservation and add additional revenue to local businesses.

Allowing conflicting uses would maximize the financial potential for the property by allowing permitted and conditional uses to develop or occupy the existing site or structure. This in turn stimulates construction jobs and employment opportunities which benefit the community and provides additional tax revenue. Adaptive use of the structure could ensure some level of financial gain while preserving the basic integrity of the structure.

Permitting limited conflicting uses is an option in which a portion of the site could be used for development, which in turn allows some of the anticipated financial gains to be actualized. This has been occurring on this site with the development of several industrial facilities.

Social

- a) General Impacts of Preserving Historic Resources: The major social impact of preserving historic resources is the opportunity for maintaining prominently located links to the past and the educational and recreational opportunity they provide. These resources provide an opportunity to preserve the architectural diversity which identifies past agricultural, commercial, industrial, educational and recreational areas. These resources offer unique exterior surfacing elements, windows, doors and entrance locations that are not apparent in today's architectural designs. Proper restoration and maintenance provides an enhanced visual enrichment to the manufacturing areas.
- b) General Impacts of Allowing Conflicting Uses: The social impact of allowing conflicting uses is the loss with links to the past and the identification with the social development of the community. Conflicting uses also change to social fabric of an existing agricultural area.

Specific Impacts

Black House: The Black House's social links are to the agricultural base which dominated the economy prior to WW II. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the association to early 1900's community development, the scattered location of farm structures and the agricultural economy which dominated until the later 1950's. Preservation would additionally retain the unique architecture.

Permitting conflicting uses would sever the visual association with early community development and the ability to learn about the spatial development pattern.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development pattern of the community while providing a location to meet new needs required by community residents. As stated previously adaptive reuse is not likely to occur given the land extensive needs of industrial development.

Wager House: The Wager House's social links are to the agricultural economy which dominated in the early 20th century. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the association to early 20th century community development, the scattered location of farms and the agricultural economy which dominated until the later 1950's.

Permitting conflicting uses would sever the visual association with farm development and the ability to learn about the spatial development pattern of the community.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new needs required by community residents. As stated previously adaptive reuse is not likely to occur given the land extensive needs of industrial development.

House at 11325 SW Tualatin-Sherwood Road: This structure's social links are to the agricultural economy which dominated in the early 20th century. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the association to early agricultural development, the scattered location of farms and the agricultural economy which dominated until the later 1950's.

Permitting conflicting uses would sever the visual association with early farm development and the ability to learn about the spatial development pattern of the community.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new needs required by community residents. As stated previously adaptive reuse is not likely to occur given the land extensive needs of industrial development.

Cipole School: This structure's social links are to the educational development in the community. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the association to 1920's educational needs and the establishment of the fifth school in the community. Preservation will also retain one of the more unique architectural buildings.

Permitting conflicting uses would sever the visual association with early educational needs and the ability to learn about the spatial development pattern of the community. The conflicting uses would provide for a newer social association

to the surrounding area and the transformation to an urban environment.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new needs required by community residents.

Chet Fischbuch House: The Fischbuch House's social links are to the agricultural economy which dominated prior to WW II. Due to this association with the social development of the community, preservation of the resource is significant. Preservation will retain the association to early agriculture, the scattered location of the agricultural structures and the agricultural economy which dominated until the later 1950's.

Permitting conflicting uses would sever for ever the visual association with early community development and the ability to learn about the spatial development pattern of the community.

Adaptive reuse of the structure may provide the opportunity to retain the links to the social development of the community while providing a location to meet the new needs required by community residents. As stated previously adaptive reuse is not likely to occur given the land extensive needs of industrial development.

Environmental

- a) General Impacts of Preserving Historic Resources: The retention of historic resources on the natural and visual environment should be have minimal negative implications. Preservation would maintain the existing natural site conditions concerning vegetation, topography and hydrology and visual conditions of architecture.
- b) General Impacts of Allowing Conflicting Uses: The environmental impacts of allowing the conflicting uses are increased impervious surface areas, water pollution, increased air pollution, consumption of more raw materials to construct new buildings, increased noise pollution and reduced ground water recharge.

Specific Impacts

Black House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing conflicting uses or limited conflicting uses would cause a change to the environment of the site with the potential loss of significant trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Aesthetically, conflicting uses could bring about the loss of the architectural uniqueness of this structure and the setting which it occupies.

Wager House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing conflicting uses or limited conflicting uses would cause a change to the environment of the site with the potential loss of significant trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Aesthetically, conflicting uses could bring about the loss of the architectural uniqueness of this structure and the setting which it occupies.

House at 11325 SW Tualatin-Sherwood Road: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses or limited conflicting uses would cause a change to the environment of the site with the potential loss of significant trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Aesthetically, conflicting uses could bring about the loss of the architectural uniqueness of this structure and the setting which it occupies.

Cipole School: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses or limited conflicting uses would cause a change to the environment of the site with the potential loss of significant trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Aesthetically, conflicting uses could bring about the loss of the architectural uniqueness of this structure and the setting which it occupies.

Chet Fischbuch House: Retention of this structure will have minimal negative impacts on the environment. Preservation would maintain the existing environmental integrity with no disruption. Allowing the conflicting uses or limited conflicting uses would cause a change to the environment of the site with the potential loss of significant trees, added noise, pollution from vehicular traffic and paving over of the predominantly open site. Aesthetically, conflicting uses could bring about the loss of the architectural uniqueness of this structure and the setting which it occupies.

Energy

- a) General Impacts of Preserving Historic Resources: Less energy would be required to retrofit existing structures than to construct new structures. Existing structures would require window replacement, addition of insulation and weather stripping to increase energy efficiency. Preservation would also require less energy expenditure than construction of new manufacturing facilities based on the energy to produce materials for construction.
- b) General Impacts of Allowing Conflicting Uses: Permitting conflicting uses will create more energy efficient buildings

based on current building standards and provide more functional internal layouts which meet today's flexible market demand needs.

Specific Impacts

Black House: To make the Black House energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require a substantial energy consumption, including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building. New construction also provides an energy efficient layout for the industrial complex and removes the impediment of a non-functional structure within the site design.

Wager House: To make the Wager House energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require a substantial energy consumption, including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building. New construction also provides an energy efficient layout for the industrial complex and removes the impediment of a non-functional structure within the site design.

House at 11325 SW Tualatin-Sherwood Road: To make this structure energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require a substantial energy consumption, including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential to provide a building which has a longer life expectancy than the existing building. New construction also provides an energy efficient layout for the industrial complex and removes the impediment of a non-functional structure within the site design.

Cipole School: The energy efficiency of the Cipole School has been increased due to the adaptive reuse of the building as industrial office space. This includes windows, doors and mechanical heating equipment. This energy expenditure was substantially less than construction of a new office building.

Chet Fischbuch House: To make the Fischbuch House energy efficient would require financial expenditure for insulation, storm windows and weather stripping. These costs would be substantially less than construction of a new building. Allowing conflicting uses would require a substantial energy consumption, including raw material extraction, processing, shipping, labor and fuel costs. The outcome is the potential

to provide a building which has a longer life expectancy than the existing building. New construction also provides an energy efficient layout for the industrial complex and removes the impediment of a non-functional structure within the site design.

Conflict Resolution

The Black House, Wager House, structure at 11325 Tualatin-Sherwood Road and Chet Fischbuch House all have significant potential economic benefits from allowing the conflicting uses to occur on site. The benefits for employment in regards to both short and long term, and tax benefits outweigh the social, environmental and energy benefits for preservation. The available land for industrial development is severely restricted by natural features and the location of these structures. Spatially the layout of the buildings is not conducive to adaptive reuse as office space due to the buildings' limited size and fragmented floor plan. The best option for the community and property owner would be to allow conflicting uses to occur outright with no restrictions and develop an appropriate policy.

The Cipole School is a unique structure which has been reused for industrial office space. This is attributed in large part to the size of the old school and the ability to modify the interior into usable office accommodations. This reuse has provided an economic benefit for the owner regarding reduced construction costs and provides tax revenues. The optimal option would be to design a policy for continued preservation of the Cipole School preserving the structure and allowing limited conflicting uses on site.

Proposed Plan Policies to Guide Preservation of the Significant Resources

Preserve the Cipole School while allowing conflicting uses to occur on undeveloped portions of the site.

Allow conflicting uses in manufacturing planning districts and encourage relocation over demolition.

CHAPTER 6

CONCLUSION

As the historic context statement outlines, the City of Tualatin has a rich and diverse history which has left its impression upon the present environment. The community's development has been strongly influenced by the various transportation elements including the Tualatin River, Boones Ferry Road, Pacific Highway 99W, and the railroads. Each of these transportation options has provided opportunities for new development and relocation of the community's core. The remnants are identifiable in the various sites and structures which remain in the residential, commercial and industrial areas of the community.

As noted in Chapter 2, thirty-three resources have been determined to have historic significance. These resources are dispersed geographically and cover the entire time period from 1850 to 1940. The architectural styles which identify these resources are also varied, but assist in defining the visual environment which gives Tualatin its own unique character. The report also indicates thirty sites are located outside of the present City limits and will need to be addressed on a case by case basis upon annexation.

The conflicting use and ESEE analysis chapters have attempted to provide a detailed review of the present plan policies which may conflict with preserving historic resources and the economic, social, environmental and energy consequences of preserving the thirty-three significant sites. This analysis has determined that a number of the significant resources cannot be preserved at their present sites due to economic constraints, locational factors and structural deficiencies. This situation generally occurs in the commercial and industrial planning districts. The analysis also indicates that there are a number of future street improvements whose impacts on the significant resources cannot be determined at this time.

Throughout the report references have been made concerning conflicts and potential policies to preserve historic resources. It should also be noted that this inventory should continually be readdressed based on new information which may become available on the inventoried properties and new resources. If circumstances have changed which would warrant additional structures being placed on a landmark designation list the City should initiate that process to maintain compliance with Goal 5.

The following list contains plan policies which are recommended be included in the Tualatin Community Plan:

1. Promote the historic, educational, architectural, cultural, economic, and general welfare of the public through the identification, preservation, restoration, rehabilitation, protection and use of those buildings, structures, sites and objects of historic interest within the City.

2. Foster community and neighborhood pride and sense of identity based on recognition and use of historic resources.
3. Strengthen the economy of the City by encouraging property owners to preserve historic resources for tourists, visitors and residents.
4. Encourage public awareness, understanding and appreciation of the City's history and culture.
5. Promote the enjoyment and use of historic resources appropriate for the education and recreation of the people of Tualatin.
6. Identify and preserve diverse architectural styles reflecting periods of the City's historical and architectural development, encourage complementary design and construction for alterations affecting historic resources and encourage relocation of historic resources over demolition.
7. Enhance property values and increase economic and financial benefits to the City and its inhabitants.
8. Identify and resolve conflicts between the preservation of historic resources and alternative land uses.
9. Integrate the management of historic resources into public and private land management and development processes.
10. Carry out the provisions of Statewide Planning Goal 5.
11. Prepare a report describing the comprehensive history of the City's past.
12. Identify and list additional properties to the current list of protected historic resources.
13. Upon annexation, potential resources located outside of the City, but within the City's planning area shall proceed through the significance review, conflicting use and economic, social, environmental and energy analysis.
14. Review the impacts on historic resources when public improvement projects are proposed.
15. Retain historic resources in the Low Density Residential (RL) Planning District on parcels which cannot be partitioned or subdivided by preserving and not demolishing or relocating these resources.
16. Retain historic resources located on parcels which can be partitioned or subdivided in the Low Density Residential (RL) Planning District by property owners and developers integrating the resource into proposed lot configurations and development proposals.
17. Allow limited conflicting uses and adaptive reuse of the Sweek House and Smith/Boone House while maintaining the

architectural integrity of the two structures and discourage relocation or demolition.

18. Allow limited conflicting uses to develop on the undeveloped portion of the Winona Cemetery property while maintaining the existing cemetery.
19. Allow adaptive reuse of the structure at 6825 SW Childs Road and discourage relocation and demolition.
20. Encourage adaptive reuse of significant resources in commercial planning districts and discourage relocation and demolition.
21. Encourage limited conflicting uses on the Isaac Ball site while maintaining the architectural integrity of the resource.
22. Allow conflicting uses on the Little White House site and encourage relocation over demolition.
23. Allow conflicting uses at 18615 SW Boones Ferry Road and the Smith Row House, and encourage relocation over demolition.
24. Preserve the Cipole School while allowing conflicting uses to occur on undeveloped portions of the site.
25. Allow conflicting uses in manufacturing planning districts and encourage relocation over demolition.

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APPENDIX A
MAYORS AND ALDERMEN/COUNCILORS

**CITY OF TUALATIN
MAYORS AND ALDERMEN/COUNCILORS**

1913

Mayor - Thad Sweek
Aldermen - Chas Casteel, J.R. Fuller, R.C. Payne, A.D. Smith, E.L. Cole and
Dan Hough
City Recorder - Jos. H. Schomoni
City Treasurer - J. N. Robinson
County Commissioner - John Nyberg
Attorney - Calvin Sweek, son of John Sweek

January 7, 1915

Mayor - Thad Sweek
Aldermen - John Nyberg, Phillip, Fuller, Smith, Haugh and Payne

January 6, 1916

Mayor - Thad Sweek
Aldermen - E.L. Cole, Smith, Duley, Nyberg, Fuller and Haugh
Recorder - Jos. H. Shamoni
Marshall - James L. Andrews
Treasurer - Robinson

December 5, 1918

Mayor - John Nyberg
Aldermen - A.D. Smith, E.L. Cole, John Wesch, Charles Roberts,
Wm. Barngrover and J.G. Thompson
Recorder - E.A. Robinson
Treasurer - I.N. Robinson

December 9, 1920

Mayor - John Nyberg
Aldermen - (2 yr) John Wesch, E.A. Robinson, J.G. Thompson
(1 yr) E.A. Eddy, Wm Barngrover, R.N. Heimbach
Recorder - Harry Judd
Treasurer - I.N. Robinson
Marshall - Chas Roberts

January 11, 1923

Mayor - J. Nyberg
Councilors - Robinson, Barngrover, Eddy, Roberts, Wesch and Hawxhurst

January 3, 1924

Mayor - J. Nyberg
Aldermen - E.A. Blank, Eddy, John Stone, Robinson, Wesch and Hawxhurst

January 4, 1925

Mayor - J. Nyberg
Aldermen - W.R. Hawxhurst, John Wesch, E.H. Robinson, Wm. Barngrover, Eddy
and Blank
Treasurer - Mary Robinson
Marshall - Chas Roberts
Recorder - John Stone

January 1926

Mayor - J. Nyberg
Aldermen - Robinson, Eddy, Hawxhurst, Blank, Wesch and Barngrover

January 4, 1927

Mayor - J. Nyberg
Aldermen - Robinson, Hawxhurst, Wesch, Eddy, Blank and Barngrover
Recorder - John Stone
Marshall - Chas Roberts

January 8, 1929

Mayor - J. Nyberg
Aldermen - Hawxhurst, Eddy, Robinson, Barngrover, Wesch and Blank
Recorder - John Stone
Marshall - Chas Roberts

January 1930

Mayor - J. Nyberg
Aldermen - E.A. Eddy, Walter Hawxhurst, H.M. Moore, L.J. Francis and
J. Wesch

June 6, 1931

Mayor - John Nyberg
Aldermen - E.A. Robinson, W. Hawxhurst, E.A. Eddy, H.M. Moore, J. Wesch
and L.J. Francis
Recorder - John Stone
Treasurer - Mary Jones

January 7, 1932

Mayor - J. Nyberg
Aldermen - Eddy, Francis, Del Heald, E.A. Robinson, W. Hawxhurst and
Walter Eames
Recorder - J.B. Stone

January 5, 1933

Mayor - J. Nyberg
Aldermen - E.A. Eddy, Walter Hawxhurst, E.A. Robinson, Walt Eames,
L.J. Francis and Del Heald
Recorder - J.B. Stone
Treasurer - Mary Jones
Marshall - Chas Roberts

January 4, 1934

Mayor - J. Nyberg
Aldermen - W. Eames, L.J. Francis, Del Heald, E.A. Robinson, W. Hawxhurst
and E.A. Eddy

February 7, 1935

Mayor - J. Nyberg
Aldermen - W. Eames, W. Hawxhurst, E.A. Eddy, E.A. Robinson, L.J. Francis
and Harvey Casteel
Recorder - W.S. Heald
Treasurer -- Mary Jones
Marshall - Chas Roberts

January 1936

Mayor - J. Nyberg
Aldermen - E.A. Eddy, L.J. Francis, Walter Eames, Harvey Casteel,
E.A. Robinson and W.R. Hawxhurst
Recorder - W.S. Heald

January 1937

Same as 1936.

January 1938

Same as 1937.

January 5, 1939

Mayor - J. Nyberg

Councilmen - W.R. Hawxhurst, Mrs. Ruth McReynolds, E.A. Robinson,
L.J. Francis, H.M. Moore and C.F. Tomford

Treasurer - Mary E. Jones

Constable - Charlie Roberts

Recorder/Water Super. - R.T. Thacker

Council authorized proceeding with school property annexation.

January 3, 1941

Mayor - J. Nyberg

Council - J.J. Kemp, C.F. Tomford, Chas Roberts, W.R. Hawxhurst,
Ruth McReynolds and John Richards

Recorder/Water Super. - Wm. Barngrover

Marshall - Chas Roberts

APPENDIX B
HISTORIC INVENTORY

SIGNIFICANT RESOURCES

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 57

Historic Name: Luster House

Date of Construction: c. 1857

Common Name:
Address: 9030 SW Sagert Street
City: Tualatin
Owner Name: Kenneth Allen
Address 1: PO Box#1
Address 2:
City, ST, Zip: Heisson, WA 98622
T/R/S: 2S/1W/26
Parcel: 2S126AB00102
Addition: NA
Block: NA

Orig. Use: Residence
Pres. Use: Residence
Architect: Unknown
Builder: James Luster
Theme: 20th Cent
Style1: Craftsman
Style2: Altered
Object: BLDG
Style Notes: (None)
Ranking: Primary
Lot: NA
Quad: Beaverton

Plan Type/Shape: Rectangle
Primary Foundation Material: Con/p/post
Second Foundation Material:
Roof Form: Gable
Wall Construction: Wood
Primary Window Type: 1/1 double hung sash
Exterior Surfacing Material: Narrow clapboard siding
Decorative Features: Gable dormers on north and south elevations, purlins on all gable ends, covered front porch, wide fascia boards, corbelled chimney and square butt cut shingles in gable ends
Other Notes: Covered porch, brick chimneys, 1"x6" window trim, corner boards
Condition: FAIR
Moved Y/N: N
Date:

Exterior Alterations/Additions (Date):

Removed upstairs porch, reduced size of front porch due to street improvements.
Remodeled in 1900's to give Craftsman appearance.

Noteworthy Landscape Features:

Walnut, apple and maple trees.

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: South side of Sagert Street and west of Boones Ferry Road. House is surrounded by new residential development from 1970's and 1980's. Area zoned for single family residences.

Sources: Tualatin Historical Society; Washington County Department of Assessment and Taxation.

Statement of Significance:

ARCHITECTURAL: Possible Tualatin's oldest standing structure the Luster House is the typical Craftsman building. The building has utilized extra wide fascia boards for accent purposes. The dormer (two) and gable ends of the building have used square butt

Recorded by: Douglas R. Rux

Date: 03/01/92

Designation:

Luster House

01/29/93 F1:Y F2: Sym: 0 Mkr:25

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 57

Historic Name: Luster House

Date of Construction: c. 1857

cut shingles while the lower level utilizes clapboard siding. This structure is one of several of the same or similar style in Tualatin.

HISTORICAL: James Luster came to Oregon at the age of 18 on the Oregon Trail in 1852 and died shortly after building this house in about 1857. He drove an oxen team for the Sebastian family. The house sits on what was once an active agricultural farm. Soon after constructing the home Mr. Luster passed on. Part of his land claim was donated to become the first frame school house, first community hall and first church. Other owners included John Sweek, E.A.(Zeke) Eddy, Charles Geiberger and the Paulsen and Martin families. Charles Geiberger was the local Grange Master, County Road Supervisor and Justice of the Peace. The Luster House living room served as the site of the first court proceedings. A quilt at Tualatin City Library was made in the home in 1916.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-10

Slide No.: Roll #2-10

Recorded by: Douglas R. Rux

Date: 03/01/92

Designation:

Luster House

01/29/93 F1:Y F2: Sym: 0 Mkr:25

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 57

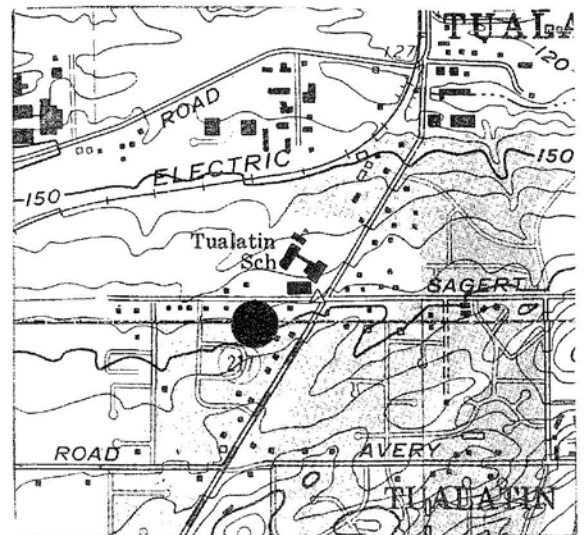
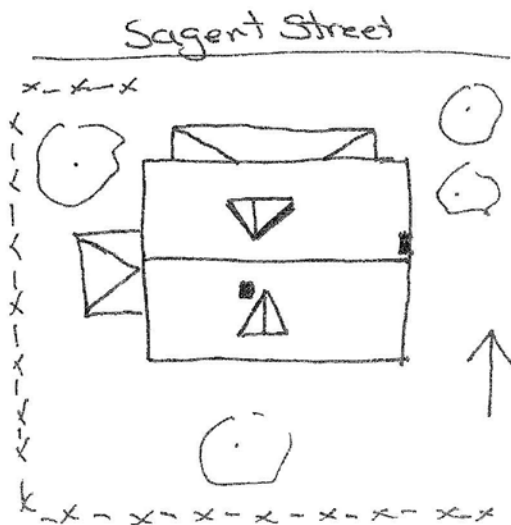
Historic Name: Luster House
Address: 9030 SW Sagert Street
Tualatin

T/R/S: 2S/1W/26
Parcel: 2S126AB00102
Quad: Beaverton



Negative No.: Roll #3-10

Slide No.: Roll #2-10



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 36

Historic Name: Willowbrook

Date of Construction: 1858

Common Name: Sweek House

Orig. Use: Residence

Address: 18815 SW Boones Ferry Road

Pres. Use: Residence

City: Tualatin

Architect: John Sweek

Owner Name: Althea Pratt Broome

Builder: John Sweek

Address 1: PO Box# 236

Theme: 19th Cent

Address 2:

Style1: Classical Revival

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1W/23

Object: BLDG

Ranking: Primary

Parcel: 2S1230000300

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Beaverton

Plan Type/Shape: L-shape

No. of Stories: 2.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Composition

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash w/6 lights over 6

Exterior Surfacing Material: Shiplap

Decorative Features: Corbelled chimney, Verge and barge boads, covered porch on suth and east elevations supported by large square collumns, balcony on second level above porch, balustrade on upper balcony and lower porch, side lights and transome window at main door

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

West wing

Noteworthy Landscape Features:

Fall pipin apple planted approximately 1888, poplur and oak trees.

Associated Structures:

Small quest cotttage, gazebbos, barn and smaller sheds. Smith/Boone house has been relocated to this property.

Known Archaeological Features:

(None)

Setting: West side of Boones Ferry Road at intersection with Tualatin Road, Burlington Northern Railroad (old Oregon Electric Railroad line) fronts the building to the east. The building is adjacent to downtown Tualatin. Area zoned for multi-family residential use.

Sources: National Register of Historic Places Inventory 1974; Tualatin Historical Society; Tigard Times, June 10, 1976; Land of Tuality, 1975; A Centennial History of Washington County, 1959; City of Tualatin; Tigard Times, May 6, 1976.

Statement of Significance:

Recorded by: Douglas R. Rux

Date: 03/01/92

Willowbrook

Designation:

02/01/93 F1:Y F2: Sym: 0 Mkr:13

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 36

Historic Name: Willowbrook

Date of Construction: 1858

ARCHITECTURAL: The original part of the house is rectangular in plan with a gable roof of medium to steep pitch. A balcony roofed verandah is attached to the east facing front and south end, becoming a two story piazza on the west side over which the gable extends with unbroken pitch. Two interior brick chimneys with corbelled caps are set on the east slope of the roof ridge. One is at the south end and the other near the north end. This is probably the original end chimney and the northern most portion of the house was extended along with the verandah. The verandah may have originally continued around the north end of the house. The north gable end is fully pedimented while the south gable altered. A horizontal frieze continues across the gable south end. The ranking cornice is a simple boxed cornice with raked plain board frieze matching the horizontal frieze which continues all the way around the house. Verandah and piazza columns are square and without capitals.

Fenestration is irregular. All windows are double hung sashes containing six lights over six. The glass for the small paned windows was shipped from the east and remains as part of the original architecture. The front door is probably the original part of the house and has side lights and a transom window. All openings are set into simple board architraves. The cornice of those on the east side second floor extend into the frieze and on the ends the frieze is the cornice.

A two-story wing with an axis perpendicular to that of the main house has been added to the north end of the west side. It closely resembles the main house in detail and has a brick chimney with corbelled cap in the south slope of the roof at the ridge inside the west wall. The piazza on the south side of the wing ties into that on the west side of the main house and the roof extends over it in similar unbroken fashion. A smoke house and small cottage are located on the property.

The Sweek House is a larger than usual example of the Classical Revival. The balcony roof verandah is also unusual where covered porches were more typical.

HISTORICAL: John Sweek was born in St. Genevieve County, Missouri in 1822. He practiced medicine and law in Missouri before marrying Maria Beard on February 14, 1852. Maria was born in St. Genevieve County, Missouri on May 31, 1833. Sweek departed with his bride on April 15, 1852 and arrived in Oregon in August 1852. Some accounts have him arriving in the spring and as late as September 1852. They arrived at their Donation Land Claim in February 1853. This was Sweek's third crossing west. He started for California in 1849 to the gold fields, but aborted the trip at the rockies when word reached that his parents had died of cholera. When Sweek and his bride arrived in Oregon and finally to the Tualatin Valley he took up a Donation Land Claim of 320 acres south of the Tualatin River. Their first home was a log cabin reportedly located to the west of the present structure. They lived in the log house for a time and built a second log house with an upstairs and four rooms.

In 1858 the existing house was built using lumber from from Dr. McLaughlin's mill in Oregon City. The lumber was hauled by oxen over the rough road from Oregon City to the Yamhill Country. Mrs. Sweek oversaw the construction of the house and barn during her

Recorded by: Douglas R. Rux

Date: 03/01/92

Willowbrook

Designation:

02/01/93 F1:Y F2: Sym: 0 Mkr:13

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 36

Historic Name: Willowbrook

Date of Construction: 1858

husbands absents in Idaho.

Sweek was an intergetic individual and participated in a number of business ventures. During the Idaho gold rush he transported freight from The Dalles to Idaho City in the late 1850's and early 1860's. He constructed a brick store in Idaho City and when fire destroyed the town his was the only store remaining. In total he stayed six years in Idaho.

John Sweek also assisted Alphonzo Boone and his son Jesse Boone in building the road which lead from Portland to Salem and the ferry crossing over the Willamatee River know as Boones Ferry. The Road was also to be known as Boones Ferry and retains that name to date. In addition to these business ventures John Sweek was a farmwe raising cattle and crops. A part of there land was used for growing peaches and oother fruits. He was also active in the lumber industry' clearing land and shipping logs to Oregon City and Portland.

Sweek platted the first town of Tualatin in 1888 with the comming of the railroad. The Sweek's were known for their house attendant "Hing". Hing was of Chinese decent and said to have become employed by the Sweek's after the railroad was completed where he worked.

The Sweek's had six children: Cyrus, Alexander, Lawrence, Thaddeus, Alice and Lillian. Alexander served as a state Senator and Thaddeus as Tualatin's first mayor in 1913. John Sweek died in Februray 1890 and Maria followed in January 1916.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #5-8

Slide No.: Roll #3-1

Recorded by: Douglas R. Rux

Date: 03/01/92

Willowbrook

Designation:

02/01/93 F1:Y F2: Sym: 0 Mkr:13

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 36

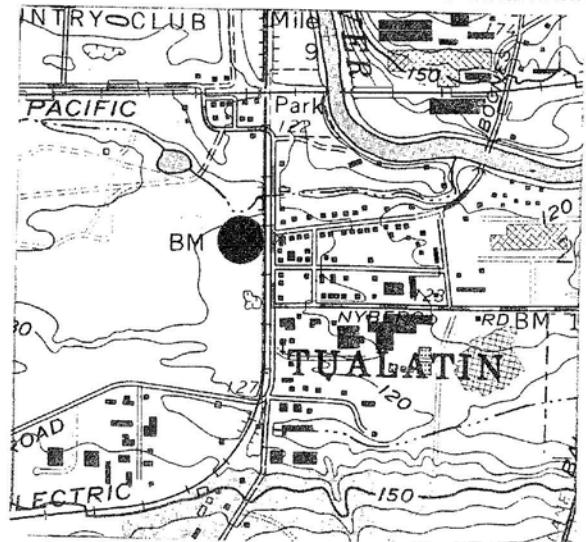
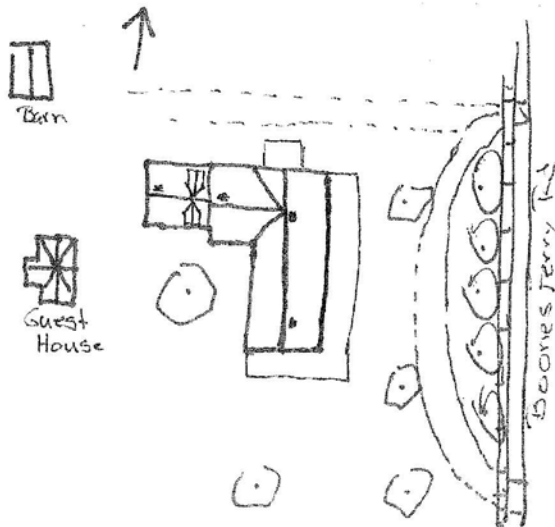
Historic Name: Willowbrook
Address: 18815 SW Boones Ferry Road
Tualatin

T/R/S: 2S/1W/23
Parcel: 2S1230000300
Quad: Beaverton



Negative No.: Roll #5-8

Slide No.: Roll #3-1



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 51

Historic Name: Black House

Date of Construction: 1900

Common Name: Brown House

Orig. Use: Residence

Address: 11640 SW Myslony Street

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Nona Gilchrist

Builder: Unknown

Address 1: 15476 SW Bangy Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Lake Oswego, OR 97035

Style2: Altered

T/R/S: 2S/1W/22

Object: BLDG

Ranking: Secondary

Parcel: 2S122C001500

Style Notes: (None)

Addition: Tualatin Valley Acres

Block: NA

Lot: 6 & 7

Quad: Beaverton

Plan Type/Shape: T-shape

No. of Stories: 2.0

Primary Foundation Material: Concrete

Basement: Y

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Shiplap

Decorative Features: Hip roof front porch supported by four 4"x4" columns, corner boards, verge boards in gable ends, window surrounds

Other Notes: Two internal brick chimneys

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Porch on west side enclosed, addition of the south perpendicular wing.

Noteworthy Landscape Features:

Fir tree to north of porch.

Associated Structures:

Metal barn to southeast of main house.

Known Archaeological Features:

(None)

Setting: South side of Myslony Street and east of 118th Avenue with Hedges Creek located to the east and wetlands to the south and west. The structure is located in an industrial area and zoned for industrial uses.

Sources: Washington County Department of Assessment and Taxation; Interview with Warren Brown 1991; Tualatin Historical Society; Metsker's Atlas 1928 and 1937; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

ARCHITECTURAL: The house was originally the main two-story portion which was later added onto, with the south addition giving the building a T-shaped floor plan. The original portion has a hip roof porch, verge boards and corner boards. The one story

Recorded by: Douglas R. Rux

Date: 02/01/92

Black House

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 51

Historic Name: Black House

Date of Construction: 1900

addition, with basement, maintains the original style. Fixed multi-pane windows are on the west elevation of the addition. It is thought this is an alteration and that the porch on the east elevation are representative of the original architecture.

HISTORICAL: The Black family is said to have lived in the home for many years. The family farmed the surrounding land. Subsequent owners were Walgraves, who still farm in the area, and H.J.Aschwenden. Markings in concrete indicate the house may have been built as late as 1912 or some alterations occurring about 1912.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-19

Slide No.: Roll #2-19

Recorded by: Douglas R. Rux
Date: 02/01/92
Designation:

Black House

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 39

Historic Name: Nyberg House

Date of Construction: 1905

Common Name: Nyberg House

Orig. Use: Residence

Address: 7445 SW Nyberg Street

Pres. Use: Residence

City: Tualatin

Architect: John Nyberg

Owner Name: Zira Howard

Builder: John Nyberg

Address 1: 7445 SW Nyberg Street

Theme: 20th Cent

Address 2:

Style1: American Foursquare

City, ST, Zip: Tualatin, OR 97062

Style2: Altered

T/R/S: 2S/1W/24

Object: BLDG

Ranking: Secondary

Parcel: 2S124A002502

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 2.0

Primary Foundation Material: Concrete

Basement: Y

Second Foundation Material:

Roof Form: Hip

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Shiplap

Decorative Features: Internal brick chimney, barge boards, wide window trim, corner boards, bay windows, dormers, covered front porch with large turned support columns

Other Notes: (None)

Condition: GOOD

Moved Y/N: Y

Date: Circa 1952

Exterior Alterations/Additions (Date):

Structure moved to present location in approximately 1952; full concrete basement, 1952; enclosed porch, second floor balcony with shed roof - replaced balcony.

Noteworthy Landscape Features:

Orchard, pine, fir, dogwood, cherry and beech trees.

Associated Structures:

Two detached buildings (wood shed and shop).

Known Archaeological Features:

(None)

Setting: North of Nyberg Street and west of I-5 in area of commercial development. Zoned for commercial uses.

Sources: Washington County Cultural Resource Inventory; Washington County Department of Assessment and Taxation; Tigard Times, June 10, 1976; Interview Zira Howard 1990.

Statement of Significance:

ARCHITECTURAL: Built in 1905, the two-story Nyberg House is an example of the American Foursquare style of architecture, a style common to the rural farming landscape of Washington County. The building is square in plan and is capped by a hipped roof of composition shingle. It has overhanging boxed eaves. The roof ridge is pierced by an

Recorded by: Douglas R. Rux

Date: 02/01/92

Nyberg House

Designation:

02/05/93 F1:Y F2: Sym: 0 Mkr: 5

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 39

Historic Name: Nyberg House

Date of Construction: 1905

interior brick chimney. Shiplap siding finished with corner boards clads the exterior of the building. The four hipped dormers have wood shingle siding and single 1/1 double hung sash windows. The majority of windows in the house are also 1/1 double hung sash with simple surrounds. A projecting bay on the west elevation features a central window surrounded by colored glass lights. The entry door on the north elevation is decorated with an etched glass light, and three horizontal wood panels. A side entry on the south elevation has three vertical lights and two wood panels. In 1952 when the house was threatened by the construction of Interstate 5, it was re-sited to its current location, keeping true to its original directional placement. When moved the decorative scrolled brackets were removed and the original turned posts supporting the V-shape porch were replaced with boxes truncated post resting on brick piers. The porch was enclosed on the north facade to provide kitchen space, as was the second floor balcony on the east facade to provide a sleeping porch. The original rock foundation was replaced by a full concrete basement. Outbuildings include a woodshed and shop building moved just north of the house and connected by a breezeway. A gable roof garage is located to the north of the shed. An original second floor north elevation balcony has been replaced with a shed roof porch. The Nyberg house is sited immediately west of Interstate 5, and north of the Tualatin exit ramp. To the west is a commercial shopping area and business district. This is the only residence in an otherwise highly developed commercial area. Cherry, beech, birch and dogwood trees, and a large walnut tree landscape the property and provide some insulation from surrounding traffic and noise. Information from the Tigard Times indicates the 14-room home was constructed using central heating and indoor plumbing. It is said the home was the second west of the Rocky Mountains to use rock fiber plaster. The first lights were carbide which were converted to electricity in 1922. The home has a guest hall, parlor, sitting room, dining room and four large upstairs bedrooms.

HISTORICAL: Born on July 4, 1867, John Nyberg immigrated to the United States from Sweden in 1893. His sponsors were Mr. and Mrs. Hobart of Silverton, Oregon. He arrived in New York in April of 1893 traveling on to North Dakota for several weeks of orientation before continuing on to Oregon. After spending several years with the Hobarts in Silverton, he made his way north to Tualatin in 1895. John Nyberg built his first house south of Nyberg Road (then known as Road 212) on 26 acres of land he purchased upon arriving in Tualatin. Nyberg and partner Jim Werth operated a blacksmith shop in Bridgeport for several years. John met his future bride in 1893. In April 1897 he married Ora Barngrover who came to Oregon from Kansas with her parents in 1880. She was born in 1879 in Topeka, Kansas. To provide room for their ten children, Nyberg built the existing house in 1905, using lumber purchased from neighbor George Saum's sawmill. Eventually his farm holdings totaled 103 acres which he used for general farming of hay, grain and raising dairy cattle. Part of Nyberg's property included the Tualatin swamp area which he planted in onions. Nyberg transported his farm products by horse and wagon to the Portland market by way of Tigard. In addition to his daily chores as a farmer, John Nyberg was elected county commissioner in 1912 serving a four year term under Judge Reisner. He was county commissioner and county road commissioner for many years and a member of the local school board being a strong believer in public education. Nyberg also served on the basin flood control committee

Recorded by: Douglas R. Rux

Date: 02/01/92

Nyberg House

Designation:

02/05/93 F1:Y F2: Sym: 0 Mkr: 5

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: WASHINGTON

SHPO Inventory No.:

Local ID: 39

Historic Name: Nyberg House

Date of Construction: 1905

with the likes of George Marshall, Mayor of Portland. Nyberg was elected mayor of Tualatin in 1915 holding the office for 26 years. He lived until July 1954, his wife having passed on in July 1932.

As stated above, several alterations were made to the house when it was moved west, out of the path of Interstate 5 in 1952. Since then the owners have maintained the original appearance and integrity of the house. In 1955, a year after John Nyberg's death, his daughter Zira, and her husband Wayne Howard purchased the property. One of John Nyberg's sons, Clayton, was raised in the home and had his own influence locally and regionally serving on the Metropolitan Planning Committee, Metropolitan Transportation Committee and on the Board of Commissioners for Washington County. He also served in the Oregon House of Representatives starting in 1970 and helped found the local fire department in 1936.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #4-3

Slide No.: Roll #6-1

Recorded by: Douglas R. Rux
Date: 02/01/92
Designation:

Nyberg House

02/05/93 F1:Y F2: Sym: 0 Mkr: 5

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 39

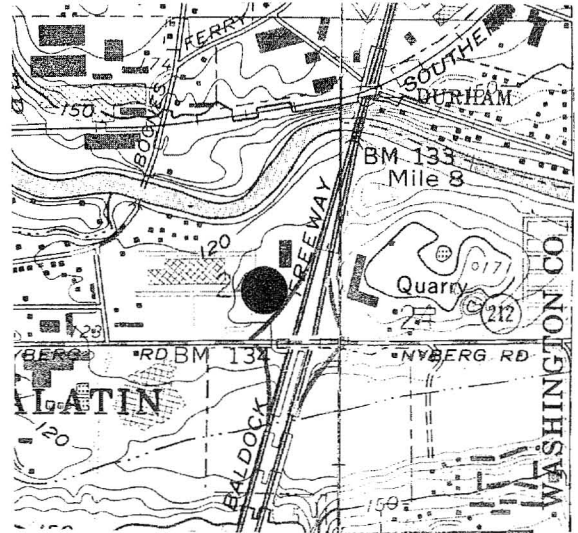
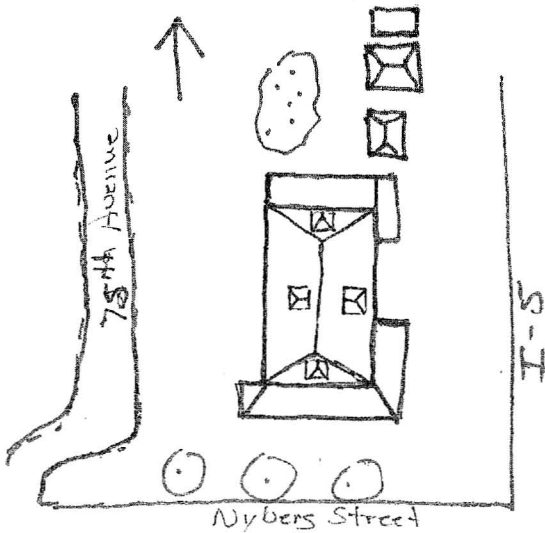
Historic Name: Nyberg House
Address: 7445 SW Nyberg Street
Tualatin

T/R/S: 2S/1W/24
Parcel: 2S124A002502
Quad: Beaverton



Negative No.: Roll #4-3

Slide No.: Roll #6-1



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 51

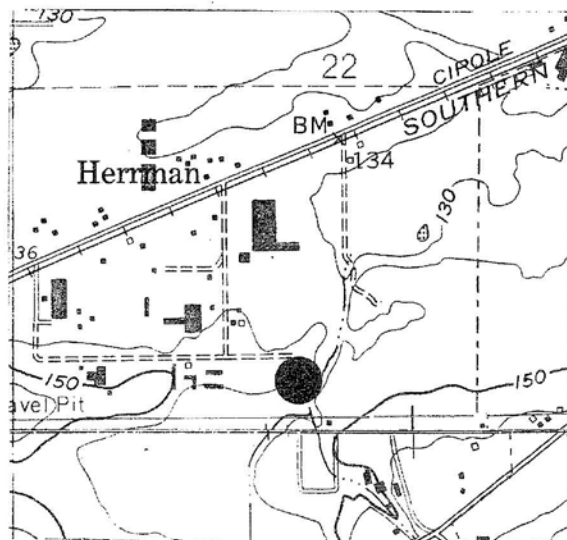
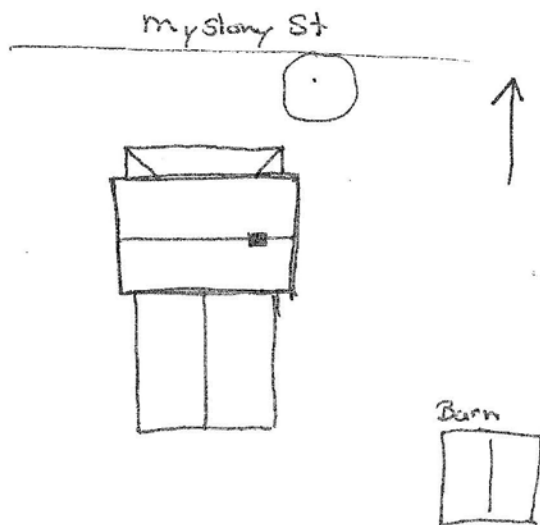
Historic Name: Black House
Address: 11640 SW Myslony Street
Tualatin

T/R/S: 2S/1W/22
Parcel: 2S122C001500
Quad: Beaverton



Negative No.: Roll #3-19

Slide No.: Roll #2-19



Graphic & Photo Sources: Douglas R. Rux

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 42

Historic Name: Smith Row House

Date of Construction: c. 1910

Common Name: Hanegan House

Orig. Use: Residence

Address: 8465 SW Nyberg Street

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Murnice Hanegan

Builder: John L. Smith

Address 1: 10935 SW Tualatin Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2: Altered

T/R/S: 2S/1W/24

Object: BLDG

Ranking: Secondary

Parcel: 2S124BC04100

Style Notes: (None)

Addition: Tualatin Grove Tract (1908)

Block: C

Lot: 9

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 1.5

Primary Foundation Material: Post/beam

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Shiplap

Decorative Features: Verge board in gable ends, window surrounds, covered front porch with four 4"x4" support posts, corner boards and covered rear porch

Other Notes: Interior chimney at roof ridge line

Condition: POOR

Moved Y/N: Y

Date: Circa 1936

Exterior Alterations/Additions (Date):

Front porch (c.1970).

Noteworthy Landscape Features:

Lilac tree, minimal foundation planting.

Associated Structures:

Wood shed at rear of structure.

Known Archaeological Features:

(None)

Setting: North side of Nyberg Street, near intersection of Boones Ferry Road, in area of commercial development. Area zoned for commercial use.

Sources: Tualatin Historical Society; Washington County Department of Assessment and Taxation; Metsker's Atlas 1928 and 1937; Interview with Murnice Hanegan 1991.

Statement of Significance:

Architectural: Important elements include 2-story construction, verge boards, window orientation and shiplap siding.

HISTORICAL: This house was once located along Tualatin Road near the present Tualatin Community Park office. The building was constructed for John L. Smith, a prominent Tualatin businessman who owned and operated the local Tualatin Mill Company, brick yard

Recorded by: Douglas R. Rux

Date: 02/01/92

Smith Row House

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 42

Historic Name: Smith Row House

Date of Construction: c. 1910

and construction business. The structure was used to house employees of the lumber mill. The house was once one of six houses known as Smith Row houses adjacent to the mill operation. The house was owned by Elizabeth M. Vincent and sold to George and Sue Vincent 8/27/24. F. Hanegan purchased it in 1932. Mr. Hanegan was the Mayor of Tualatin from 1955 to 1958.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #4-4

Slide No.: Roll #3-4

Recorded by: Douglas R. Rux

Date: 02/01/92

Designation:

Smith Row House

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 42

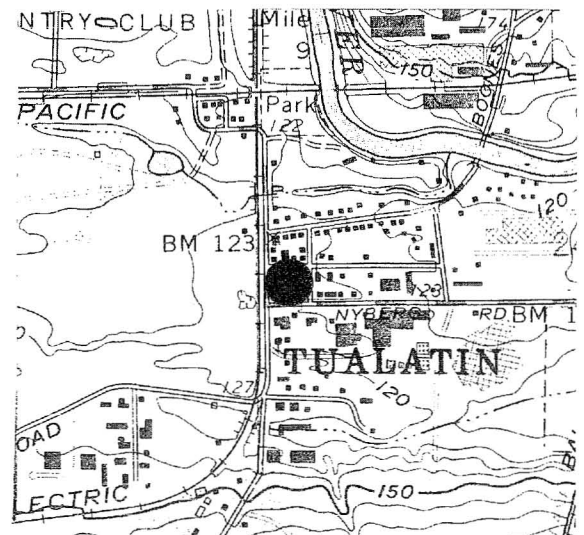
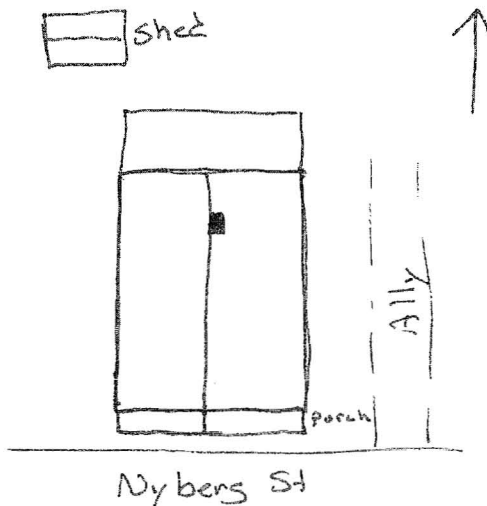
Historic Name: Smith Row House
Address: 8465 SW Nyberg Street
Tualatin

T/R/S: 2S/1W/24
Parcel: 2S124BC04100
Quad: Beaverton



Negative No.: Roll #4-4

Slide No.: Roll #3-4



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 59

Historic Name: Richardson House

Date of Construction: 1910

Common Name:

Orig. Use: Residence

Address: 20195 SW Boones Ferry Road

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Ted J. and Alta F. Roskowsky

Builder: J.M. Richardson

Address 1: 20195 SW Boones Ferry Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1W/26

Object: BLDG

Ranking: Secondary

Parcel: 2S126AA02000

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Sherwood

Plan Type/Shape: Rect/Irreg

No. of Stories: 1.5

Primary Foundation Material: Concrete

Basement: Y

Second Foundation Material:

Roof Form: Hip

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash, storm windows

Exterior Surfacing Material: Clapboard

Decorative Features: Hipped roof enclosed front porch, french doors at main entrance,
window surrounds, dormers, corbelled chimney, barge boards

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

(None)

Noteworthy Landscape Features:

Laurel hedge, cedar tree and apple trees.

Associated Structures:

Detached garage at rear of house.

Known Archaeological Features:

(None)

Setting: Located west of Boones Ferry Road and south of Sagert Street. The site is
nestled in an area of homes constructed in the late 50's, 60's and 70's. Area
zoned for single family residences.

Sources: Washington County Department of Assessment and Taxation; Metsker's Atlas 1928 and
1937; Tualatin Historical Society.

Statement of Significance:

ARCHITECTURAL: This house exhibits boxed eave design with hip roof, hip roof dormers
and hip roof front porch. The foundation for the basement has a slight angle instead of
the traditional vertical wall. The front porch is entirely enclosed with two glass
doors at the entrance. At the rear of the house is a separate covered exterior
basement entrance.

Recorded by: Douglas R. Rux

Date: 02/01/92

Richardson House

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: WASHINGTON

SHPO Inventory No.:

Local ID: 59

Historic Name: Richardson House

Date of Construction: 1910

HISTORICAL: J.M.Richardson owned the home for many years. At one time there was a chicken hatchery operation and a brooder house on the property. The structures associated with the farming operation have been removed.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-7

Slide No.: Roll #2-7

Recorded by: Douglas R. Rux
Date: 02/01/92
Designation:

Richardson House

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 59

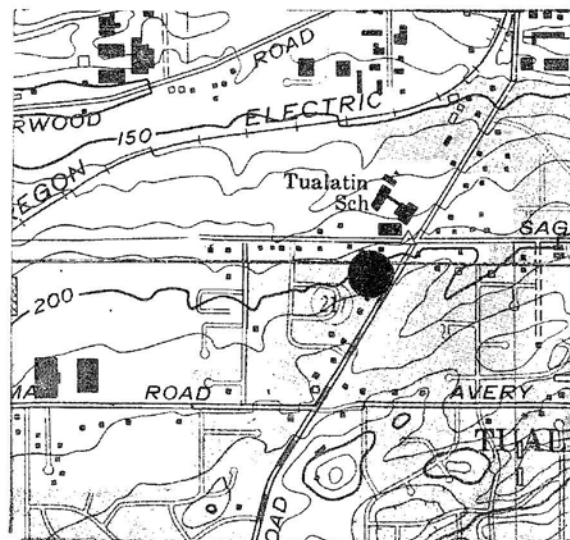
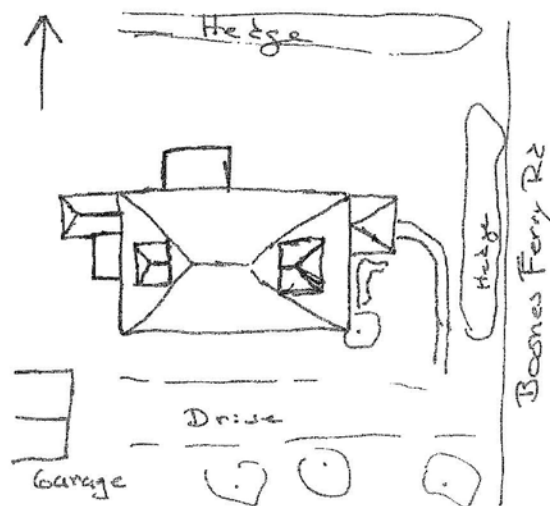
Historic Name: Richardson House
Address: 20195 SW Boones Ferry Road
Tualatin

T/R/S: 2S/1W/26
Parcel: 2S126AA02000
Quad: Sherwood



Negative No.: Roll #3-7

Slide No.: Roll #2-7



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 37

Historic Name: Robinson Store

Date of Construction: 1912

Common Name: Rich's Kitchen

Orig. Use: Store

Address: 18810 SW Boones Ferry Road

Pres. Use: Restaurant

City: Tualatin

Architect: Unknown

Owner Name: Antonio and Carol Tittle

Builder: Unknown

Address 1: 15155 SW Glen Eagles Court

Theme: Commercial

Address 2:

Style1: Vernacular

City, ST, Zip: Lake Oswego, OR 97034

Style2: Altered

T/R/S: 2S/1W/24

Object: BLDG

Parcel: 2S124BC03001

Style Notes: (None)

Ranking: Secondary

Addition: Tualatin Grove Tract (1908)

Block: A

Lot: NA

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 2.0

Primary Foundation Material: Brick

Basement:

Second Foundation Material:

Roof Form: Flat

Roof Material: built-up

Wall Construction: Brick

Structural Frame: Brick

Primary Window Type: 12/1 double hung sash

Exterior Surfacing Material: Brick

Decorative Features: Recessed entry, rowlock brick coursing, stair-stepped parapet, canopy over sidewalk with square support columns and scrolled knee braces

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Main floor windows, main entrance relocated, parapet cover over north and west elevations, arched windows.

Noteworthy Landscape Features:

(None)

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: South side of Boones Ferry Road at southwest corner of intersection of Boones Ferry and Tualatin Roads in downtown Tualatin. Area zoned for commercial use.

Sources: Washington County Cultural Resource Inventory, 1984; Tigard Times, May 6, 1976; Tualatin Historical Society; Virginia E. Moore, Land of Tuality, Vol 2, 1976.

Statement of Significance:

ARCHITECTURAL: The old Robinson store is a two-story brick building situated on the southwest corner of Boones Ferry Road and Lower Boones Ferry Road in Tualatin. The building has a flat roof with brick cresting along the stepped parapet on the east facade. A wooden cornice is seen along the west and north facades. The building is sided with common bond brick. The front entry on the north facade is recessed,

Recorded by: Douglas R. Rux

Date: 02/01/92

Robinson Store

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 37

Historic Name: Robinson Store

Date of Construction: 1912

composed of a new wood door with a decorative panel, one beveled light and a window of eight lights. The windows vary throughout the building. The windows on the upper story of the west facade are 1/1 double hung sash with muttons giving the appearance of 12/12, with rowlock brick coursing above and stone lintels below. The segmental arched windows on the east facade are also 1/1 double hung sash with muttons. Main floor windows have been replaced with large picture windows and muttons. The two-story front porch along the north and west facades is supported by eight square, wooden posts with decorative brackets. The porch is located in the public right-of-way. The wooden balustrade along the second story of the porch is made up of a simple, open slat rail and post. The Robinson building is located south of Boones Ferry Road in Tualatin. The building is set back only a few feet from the street, and an asphalt parking area is located behind the building to the south.

HISTORICAL: This brick building was constructed as a store in 1912 for Elizabeth and I.N. Robinson. Elizabeth was the sister of John L. Smith, one of the important persons who contributed to the development of Tualatin. A wooden company store was first built at the same location by Smith for his sister and brother-in-law. Behind the store was a park used by community residents. When the Robinsons needed to expand their store, the wooden store was moved north and a new brick store was constructed. The brick building was used as a store until the 1970's. It stood vacant for a few years until purchased by the present owners. The building has been stabilized, renovated and now houses a successful restaurant business, Rich's Kitchen. Elizabeth Robinson's brother, John L. Smith, was responsible for much of the development of the town of Tualatin. Smith, originally from Pennsylvania, moved to Maryland and Kansas prior to moving to Oregon in 1888. He and his family first resided near Cole Creek, where he established a sawmill and raised hops. When Smith and his family moved to Tualatin in 1890 he acquired the Savage and Son Lumbermill and renamed it Tualatin Mill Company. He later built a brickyard on the location where the Methodist Church now stands, in 1907. Smith was also involved in real estate sales, and was a building contractor. He and his company built many of the homes in the area for lumber mill workers, and other residents of the city. Smith was in favor of incorporation of the City of Tualatin, however it was not until his death in 1910 that the residents of the City voted in favor of that action. The old Robinson Store is significant as the only brick commercial building that remains in Tualatin from the 1900's. The bricks in the building are from the John L. Smith brickyard, which was very successful while Smith was alive; the business folded after he died. Smith was an energetic and talented man who contributed greatly to the development of Tualatin.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #5-11

Slide No.: Roll #3-3

Recorded by: Douglas R. Rux

Date: 02/01/92

Robinson Store

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 37

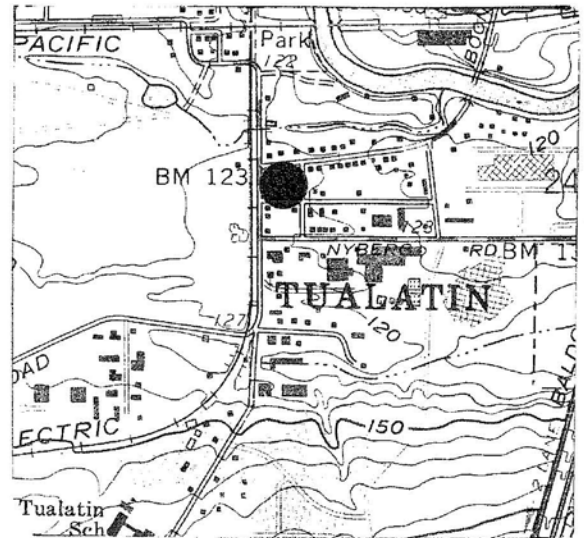
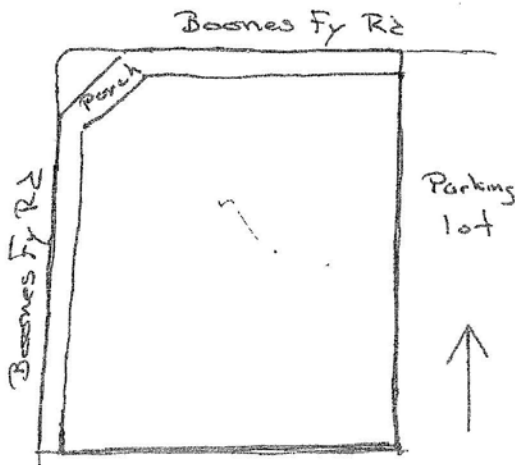
Historic Name: Robinson Store
Address: 18810 SW Boones Ferry Road
Tualatin

T/R/S: 2S/1W/24
Parcel: 2S124BC03001
Quad: Beaverton



Negative No.: Roll #5-11

Slide No.: Roll #3-3



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 10

Historic Name:

Date of Construction: 1914

Common Name: Elmer House
Address: 11450 SW Elmer Court
City: Tualatin
Owner Name: Richard P. and Wilma Elmer
Address 1: 11450 SW Elmer Court
Address 2:
City, ST, Zip: Tualatin, OR 97062
T/R/S: 2S/1W/15
Parcel: 2S115DC01100
Addition: Hazelbrook Farm (1908)
Block: NA Lot: 24

Orig. Use: Residence
Pres. Use: Residence
Architect: Unknown
Builder: Unknown
Theme: 20th Cent
Style1: Vernacular
Style2: Altered
Object: BLDG Ranking: Secondary
Style Notes: (None)
Quad: Beaverton

Plan Type/Shape: Rectangle No. of Stories: 1.5
Primary Foundation Material: Concrete Basement: N
Second Foundation Material:
Roof Form: Gable Roof Material: Comp shingle
Wall Construction: Wood Structural Frame: Wood stud
Primary Window Type: 1/1 double hung sash
Exterior Surfacing Material: Wood shingle-square butt cut
Decorative Features: Side wall brick chimney, enclosed front porch, window surrounds
Other Notes: (None)
Condition: GOOD Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Enclosed sun porch north and south elevation, addition of second floor shed roof dormer, patio.

Noteworthy Landscape Features:

Large douglas fir, poplar and maple trees surround house.

Associated Structures:

Detached garage with shake siding southwest of house and well house (not on present property) located northwest of the structure.

Known Archaeological Features:

(None)

Setting: House is surrounded by established plantings and trees, subdivided, now part of Arrowhead Subdivision at corner of 115th Avenue and Hazelbrook Road. Area zoned for single family residential use.

Sources: Washington County Department of Assessment and Taxation; Tualatin Times, 4/4/90; Hazelbrook Farm Plat 1908; Metsker's Atlas 1928; Interview Richard Elmer 1991.

Statement of Significance:

ARCHITECTURAL: This home has variable roof lines each leading to a gable roof form. The front porch has been enclosed as a summer sleeping room. A brick chimney is attached to the east elevation. Additions are located to the rear of the home which have used shake and T-1-11 siding in addition to sliding and full length windows. The

Recorded by: Douglas R. Rux

Date: 02/01/92

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 10

Historic Name:

Date of Construction: 1914

north elevation has a very symmetrical appearance.

HISTORICAL: The Elmers purchased the home in 1950 and farmed the land raising cattle and growing strawberries. Previous owners included Pearl Kendal Hess who may have constructed the structure and Carl Stonewall (1934). The house sets in Hazelbrook Farm which was marketed for its rural character and good soil for crop production. Farm buildings associated with agriculture were located on the site until the Arrowhead Subdivision was platted. In 1990 there was a stock barn with board and batten siding and gambrel roof, small tool shed, wood shed and a machine shed. All of these accessory structures have been demolished.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-15

Slide No.: Roll #2-15

Recorded by: Douglas R. Rux
Date: 02/01/92
Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

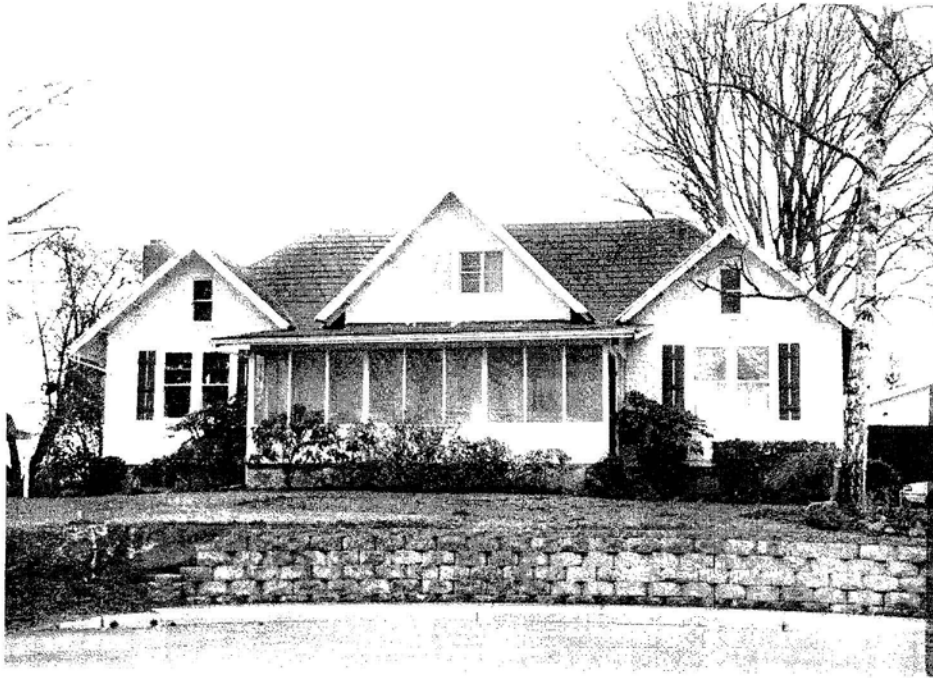
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 10

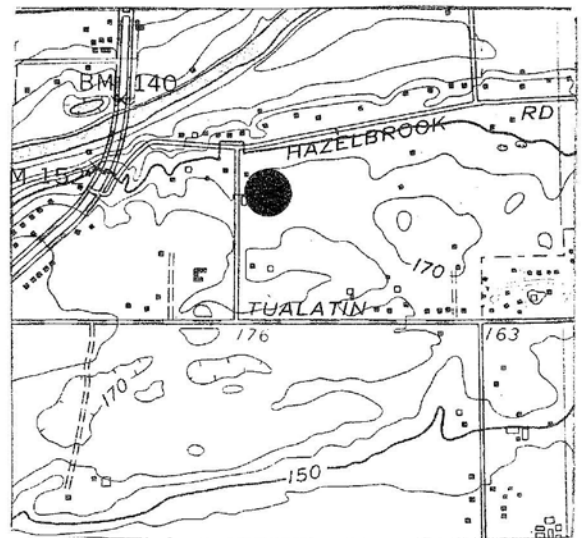
Historic Name:
Address: 11450 SW Elmer Court
Tualatin

T/R/S: 2S/1W/15
Parcel: 2S115DC01100
Quad: Beaverton



Negative No.: Roll #3-15

Slide No.: Roll #2-15



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 69

Historic Name: Wager House

Date of Construction: 1915

Common Name:

Orig. Use: Residence

Address: 12075 SW Tualatin-Sherwood

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Edward and Lillian Wager

Builder: Frank Wager

Address 1: 12075 SW Tualatin-Sherwood

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2: Altered

T/R/S: 2S/1W/27

Object: BLDG

Ranking: Secondary

Parcel: 2S127B000301

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Sherwood

Plan Type/Shape: L-shape

No. of Stories: 1.0

Primary Foundation Material: Pier/post

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Shiplap

Decorative Features: Covered front porch with three square support columns and window surrounds

Other Notes: (None)

Condition: FAIR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

East room addition (1960) and interior remodelings (1990).

Noteworthy Landscape Features:

Cedar trees along drive, fruit trees and fir trees.

Associated Structures:

Three barns and outbuildings to the south of the main house and a mobile home.

Known Archaeological Features:

(None)

Setting: North side of Tualatin-Sherwood Road near intersection of 120th Avenue. Area is farmland with surrounding industrial development. Site zoned for industrial uses.

Sources: Washington County Department of Assessment and Taxation; Metsker's Atlas 1928; Interview Lillian Wager 1991; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: The structure was constructed by Frank Wager. The Wager family has maintained ownership since construction. The Wager's have been farming the land for a number of years.

Recorded by: Douglas R. Rux

Date: 02/01/92

Wager House

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: WASHINGTON

SHPO Inventory No.:

Local ID: 69

Historic Name: Wager House

Date of Construction: 1915

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-11

Slide No.: Roll #2-11

Recorded by: Douglas R. Rux
Date: 02/01/92
Designation:

Wager House

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 69

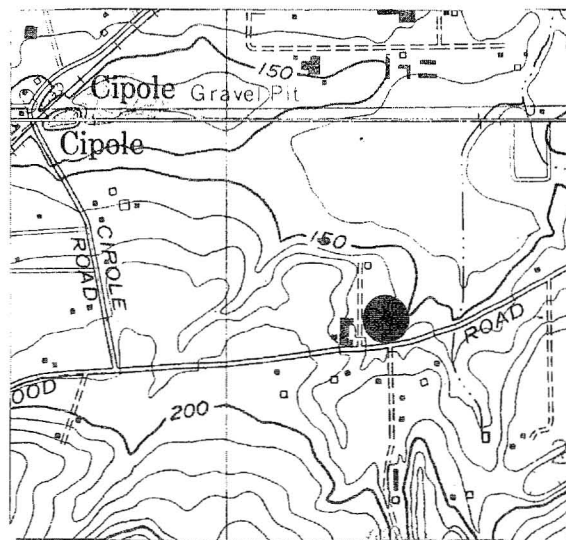
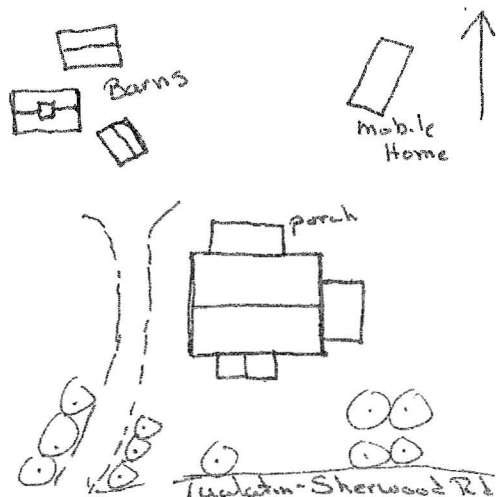
Historic Name: Wager House
Address: 12075 SW Tualatin-Sherwood
Tualatin

T/R/S: 2S/1W/27
Parcel: 2S127B000301
Quad: Sherwood



Negative No.: Roll #3-11

Slide No.: Roll #2-11



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: CLACKAMAS

Local ID: 98

Historic Name: Minnie Skog House

Date of Construction: 1916

Common Name:

Orig. Use: Residence

Address: 6001 SW Borland Road

Pres. Use: Residence

City: Tualatin

Architect: Fred Fredericks

Owner Name: Phyllis Grimmit

Builder: Fred Fredericks

Address 1: 6031 SW Borland Road

Theme: 20th Cent

Address 2:

Style1: Craftsman

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1E/19

Object: BLDG

Ranking: Primary

Parcel: 21E19C 01700

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Lake Oswego

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Block mas.

Basement: Y

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Clapboard

Decorative Features: Verge board, purlin braces, window surrounds and covered front porch

Other Notes: (None)

Condition: FAIR

Moved Y/N: Y

Date: Circa 1925

Exterior Alterations/Additions (Date):

Enclosed rear porch (unknown).

Noteworthy Landscape Features:

Mature fir trees surrounding house.

Associated Structures:

Three detached sheds.

Known Archaeological Features:

(None)

Setting: Located north of SW Borland Road and east of Meridian Park Hospital. House sits in grove of large Douglas fir trees well off Borland Road. Site zoned for single family residences.

Sources: Loyce Lee interview of Gladys Fredericks May (1990); Clackamas County Department of Assessment and Taxation; Metsker's Atlas 1928; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

ARCHITECTURAL: This home has a concrete block foundation with an exterior access located at the building's northeast corner. This access is for a partial dirt floor basement or root cellar. The building's exterior is trimmed in clapboard siding, corner boards

Recorded by: Douglas R. Rux

Date: 05/01/92

Minnie Skog House

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:25

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: CLACKAMAS

Local ID: 98

Historic Name: Minnie Skog House

Date of Construction: 1916

and wide trim around windows. The front entrance has a gable roof projecting from the wall and supported by two 4"x4" knee braces. The north end of the house has a room which was likely a porch enclosed at some point.

HISTORICAL: The house originally was located near Nyberg Road and was relocated to its present location circa 1925. The date of original construction is 1916. The structure was moved by using logs and pulling the structure over the logs.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #1-9

Slide No.: Roll #1-3

Recorded by: Douglas R. Rux
Date: 05/01/92
Designation:

Minnie Skog House

01/29/93 F1:Y F2: Sym: 0 Mkr:25

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 98

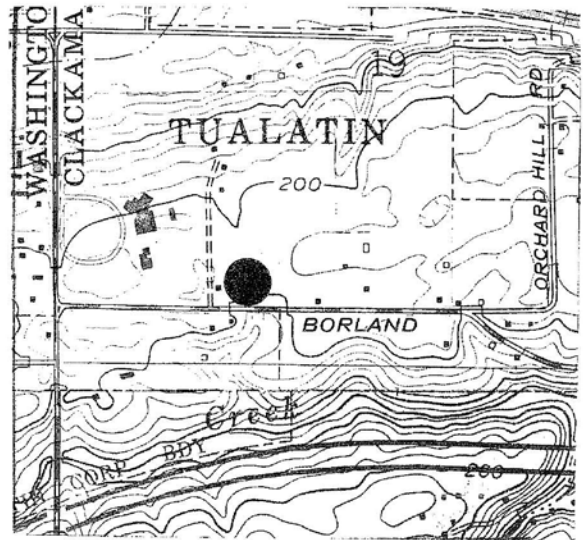
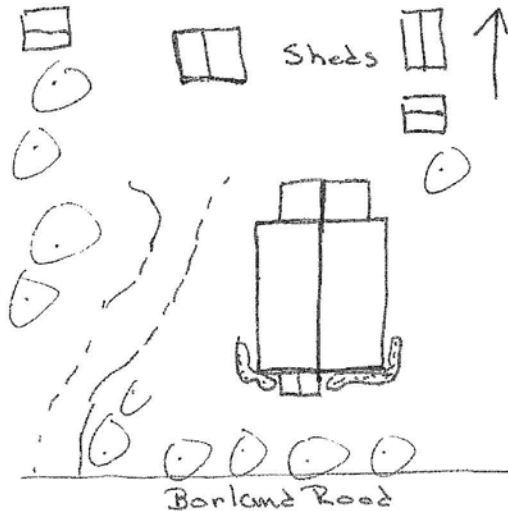
Historic Name: Minnie Skog House
Address: 6001 SW Borland Road
Tualatin

T/R/S: 2S/1E/19
Parcel: 21E19C 01700
Quad: Lake Oswego



Negative No.: Roll #1-9

Slide No.: Roll #1-3



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 55

Historic Name: Logan House

Date of Construction: 1917

Common Name: Miller House

Orig. Use: Residence

Address: 19930 SW Boones Ferry Road

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: David H. and Linda Mae Miller

Builder: Unknown

Address 1: 19930 SW Boones Ferry Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2: Craftsman

T/R/S: 2S/1W/23

Object: BLDG

Ranking: Secondary

Parcel: 2S123DD01600

Style Notes: (None)

Addition: Tualatin Gardens (1892)

Block: NA

Lot: pt.33

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 2.0

Primary Foundation Material: Concrete

Basement: Y

Second Foundation Material:

Roof Form: Gable

Roof Material: Composition

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 3/1 and 4/1 double hung sash

Exterior Surfacing Material: Weatherboard

Decorative Features: Projecting second story covered porch, 4 large turned wood supports, boxed eaves and returns, bay window, full width covered main level porch with 4 tuscan columns, window surrounds, balustrade

Other Notes: Columns main porch, boxed eaves and returns, hip roof bay extensions and frieze board

Condition: GOOD

Moved Y/N: N

Date:

Exterior Alterations/Additions (Date):

Canopy at rear of house.

Noteworthy Landscape Features:

Site has significant number of large douglas fir trees and ornamental plantings around building foundation.

Associated Structures:

Detached garage.

Known Archaeological Features:

(None)

Setting: East side of Boones Ferry Road across from Tualatin Grade School. House is settled into large yard and evergreen trees. Small lot residential areas are located to south and east. Area zoned for single family residential use.

Sources: Washington County Historical Resources Inventory, 8/84; Washington County Department of Assessment and Taxation; Tualatin Historical Society; Tualatin Gardens Plat 1892.

Statement of Significance:

ARCHITECTURAL: The Logan House is a large two-story building horizontal in massing and

Recorded by: Douglas R. Rux

Date: 02/01/92

Logan House

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 55

Historic Name: Logan House

Date of Construction: 1917

square in plan. Constructed in 1917, it represents a vernacular composite of the Craftsman style of architecture. The house is contained under a steeply pitched, vergeless gable roof with projecting eave returns which are shingled. There is an exterior brick chimney on the south facade. The exterior of the house is sided with weatherboard and finished with corner boards.

The central gable roof forms the recessed front porch on the west facade. Four massive Tuscan columns with square capitals and bases provide support for the porch. The porch frieze board extends around the entire circumference of the building. The front porch entry door has 15 lights, wood muntins and a new screen door. On the second floor of this same facade is a recessed sun porch supported by a similar motif on a reduced scale. A double door leads out to the sun porch. The rear (east) dormer has a gable roof, boxed eaves and eave returns, and the bays feature four light casement windows. Vertical 4/1 and 3/1 double hung sash windows appear on all four facades. At the basement level there are three light fixed windows. A single story gable roof attachment appears on the south elevation, and on the north elevation, a small hipped roof attachment. The large, symmetrical house rests on a concrete basement foundation.

HISTORICAL: Referred to by many locals as the Logan House, this residence was built in 1917 for Mr. Logan. Other than the fact that he was employed by the Oregon Electric Railroad Company as the station master, we know little biographical information about the original owner. According to previous owners, Mr. Logan had this large house built so he could rent rooms to the teachers at the elementary school located directly across Boones Ferry Road. The architect was reportedly from San Francisco. The two-acre lot was at that time five acres. During the 1940's it was divided into three separate land parcels. After several short term owners following Mr. Logan, Henry and Dorothy Miller purchased the house in 1950, and lived there until 1972. They sold to their son and daughter-in-law, David and Linda Miller, the current owners.

Though the historical nature of this house could benefit from additional information, architecturally it is a significant resource for the City of Tualatin. Built just prior to the outbreak of American participation in World War I, it is a unique variation of the Craftsman style of architecture. It remains on its original site, in good condition, and stands out as a landmark for the community of Tualatin.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-4

Slide No.: Roll #2-3

Recorded by: Douglas R. Rux

Date: 02/01/92

Designation:

Logan House

01/29/93 F1:Y F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 55

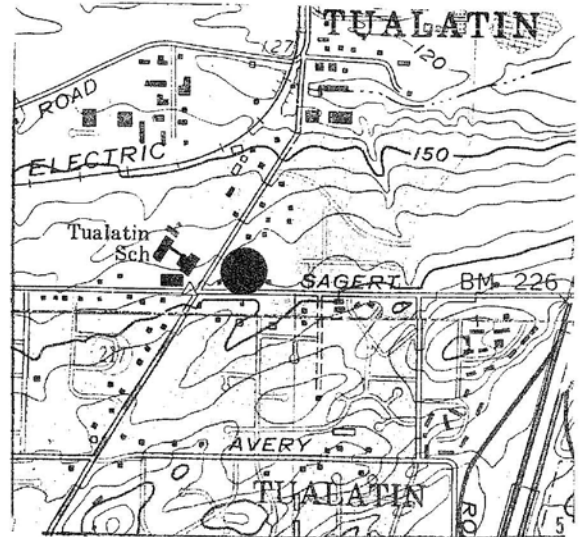
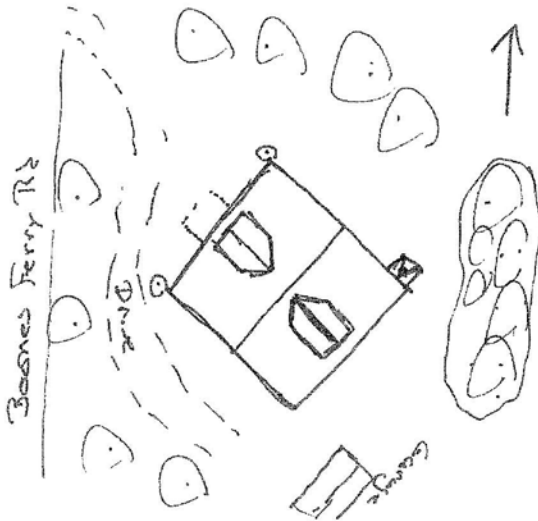
Historic Name: Logan House
Address: 19930 SW Boones Ferry Road
Tualatin

T/R/S: 2S/1W/23
Parcel: 2S123DD01600
Quad: Beaverton



Negative No.: Roll #3-4

Slide No.: Roll #2-3



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 62

Historic Name:

Date of Construction: 1918

Common Name:

Orig. Use: Residence

Address: 11325 SW Tualatin-Sherwood

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Lloyd and Helen Koch

Builder: Unknown

Address 1: 11340 SW Tualatin-Sherwood

Theme: 20th Cent

Address 2:

Style1: Craftsman

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1W/27

Object: BLDG

Ranking: Secondary

Parcel: 2S127B000700

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Sherwood

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Concrete

Basement: Y

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Lap siding

Decorative Features: (None)

Other Notes: (None)

Condition: FAIR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

(None)

Noteworthy Landscape Features:

(None)

Associated Structures:

Detached garage.

Known Archaeological Features:

(None)

Setting: North side of Tualatin-Sherwood Road set well off roadway and surrounded by agricultural fields. Site zoned for industrial uses.

Sources: Washington County Department of Assessment and Taxation; Metsker's Atlas 1928; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: The house is possibly associated with the John Hedges family who were early settlers to the Tualatin area.

Graphic Sources: Douglas R. Rux

Recorded by: Douglas R. Rux

Date: 02/01/92

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:25

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: WASHINGTON

SHPO Inventory No.:

Local ID: 62

Historic Name:

Date of Construction: 1918

Negative No.: Roll #4-11

Slide No.: Roll #3-13

Recorded by: Douglas R. Rux
Date: 02/01/92
Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:25

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 62

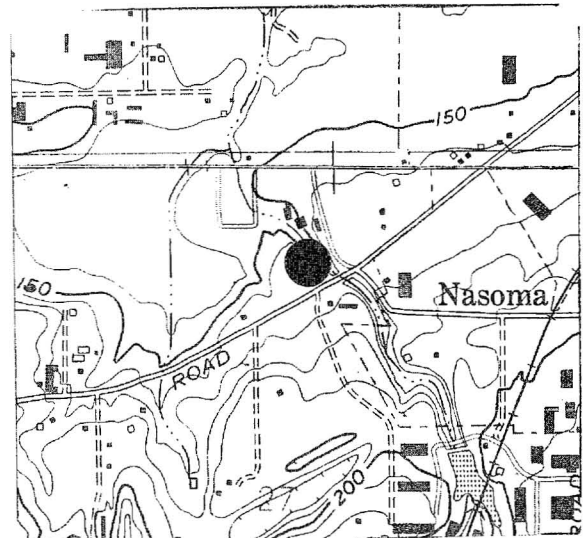
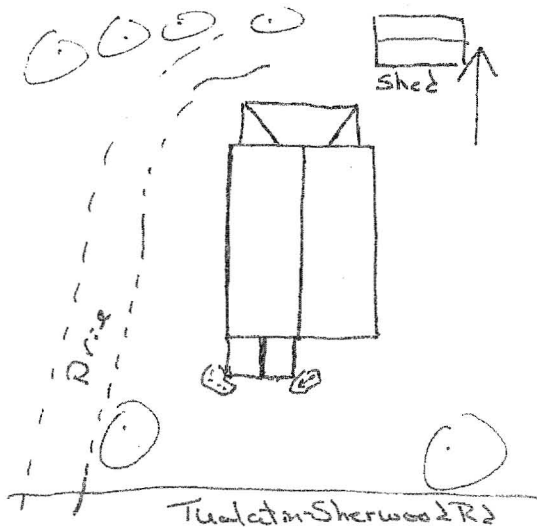
Historic Name:
Address: 11325 SW Tualatin-Sherwood
Tualatin

T/R/S: 2S/1W/27
Parcel: 2S127B000700
Quad: Sherwood



Negative No.: Roll #4-11

Slide No.: Roll #3-13



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 53

Historic Name: Sherburn House

Date of Construction: 1925

Common Name:
Address: 19840 SW Boones Ferry Road
City: Tualatin
Owner Name: William & Diana Smith
Address 1: 19840 SW Boones Ferry Road
Address 2:
City, ST, Zip: Tualatin, OR 97062
T/R/S: 2S/1W/23
Parcel: 2S123DD01400
Addition: Tualatin Gardens
Block: NA

Orig. Use: Residence
Pres. Use: Residence
Architect: Charles Sherburn
Builder: Charles Sherburn
Theme: 20th Cent
Style1: Craftsman
Style2:
Object: BLDG Ranking: Secondary
Style Notes: (None)
Lot: pt.33 Quad: Beaverton

Plan Type/Shape: Rectangle No. of Stories: 1.5
Primary Foundation Material: Concrete Basement: Y
Second Foundation Material:
Roof Form: Gable Roof Material: Comp Shingle
Wall Construction: Wood Structural Frame: Wood stud
Primary Window Type: Aluminum & Casement multi pane
Exterior Surfacing Material: Wood shingle (square butt)
Decorative Features: Covered porch with tapered hollow wood columns, purlins and corbelled chimney
Other Notes: Internal and external chimneys, wide fascia boards, bay window on north side

Condition: GOOD Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Window replacement (date unknown), re-roofed 1992.

Noteworthy Landscape Features:

Large deciduous trees west of residence and Douglas Fir on west side of residence.

Associated Structures:

Detached garage and shed roof building at rear of house.

Known Archaeological Features:

(None)

Setting: On the east side of Boones Ferry Road across from Boones Ferry Road and Tualatin Grade School north of Logan House. Structure sets at approximately 45 degrees to Boones Ferry Road. Site zoned for single family residential use.

Sources: Metsker's Atlas 1928 and 1937; Washington County Department of Assessment & Taxation; Tualatin Historical Society; Interview Gerald Avery 1992.

Statement of Significance:

ARCHITECTURAL: The structure is representative of the Craftsman style of architecture. It is one of the only Craftsman houses in Tualatin which uses entirely square butt cut wood shingles for exterior siding. The

Recorded by: Douglas R. Rux

Date: 05/01/92

Sherburn House

Designation:

01/29/93 F1:Y F2: Sym: 0 Mkr:25

SHPO Inventory No.:

APPENDIX C
STATEMENT OF SIGNIFICANCE REPORTS -
SIGNIFICANT RESOURCES



Luster House
9030 SW Sagert Street
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed in 1857. The date of construction makes the structure approximately 135 years old. This is the oldest home in the City.

Conclusion: This criterion is met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: James Luster came to Oregon over the Oregon Trail and settled in Oregon in approximately 1852. He was 18 at the time and drove a team for the Sebastian family. He took up a 160-acre donation land claim and began the task of clearing land and farming. The home he constructed was a large frame house other than the traditional log cabin. The home was thought to be a mansion at the time. He died only five years after arriving, shortly after the home was built. He was buried in the Bird Cemetery, third to occupy its confines. What remained of his claim was donated for Tualatin's first school house, first community hall and first church. Subsequent owners of the house were John Sweek, one of the community's most prominent residents; E.A. (Zeke) Eddy whose home now is located on Sagert Street and was influential in Tualatin's early economic ventures; Nancy Rugh and the Geiberger, Paulsen and Martin families. Charles Geiberger was the Grange Master, County Road Supervisor and Justice of the Peace. Geiberger also was the community blacksmith. It is said the living room of the house was used as the first court house in the area. The Tualatin Friendship Quilt, which is displayed in the Tualatin City Library, was fashioned in the home in 1916.

Conclusion: The structure is significant based on the past occupants of the home. Luster was one of the first residents in the community and the home may be the first stick built structure. Though he did not reside in the home long the subsequent residents were also significant. No information is

available that the Sweek's resided in the home, but Zeke Eddy may have. Charlie Geiberger is important to the local and County community in his association with legal aspects and as overseer of public improvements. This criterion is met.

(iii) **The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.**

Findings: Available information on the Luster House indicates that it was one of the first stick built houses. He was a visionary into the forthcoming style of homes in the area. With the reference to being the "mansion," it is possible that social activities occurred at the home, but none have been documented. In another aspect, the fact that early court proceedings were held in the home indicates that a sense of social order was present in Tualatin's early beginnings. Records indicate that no other home in the community has this type of historical importance regarding legal functions. The decisions that were made in that room affected the social fabric of the community while establishing that the community has values for order and social responsibility.

In regards to the economic significance no information is available.

Conclusion: This criterion has been met.

(iv) **The structure is in its original setting and remains essentially as originally constructed.**

Findings: The house is in its original setting, but all of the original land claim has been sold off and developed. In viewing the structure for originality of construction much has changed. Information indicates that Charlie Geiberger extensively remodeled the home in the early 1900s. Those alterations have left the home with the appearance of a structure built about 1910. The exterior reflects the appearance of the Craftsman style of architecture. No photo documentation has been found as to what the original structure looked like. Most recently the widening of Sagert Street caused a portion of the front porch to be removed.

Conclusion: This criterion has not been met.

(v) **The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.**

Findings: The structure does not reflect the original form of construction. As stated previously the structure does reflect the architecture of the Craftsman style typical of the time period around 1910.

Conclusion: This criterion has not been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The alterations which have occurred to the home have caused the loss of the original material, workmanship and original construction technic. The alterations have also caused the loss of the original style changing it to reflect the Craftsman period.

Conclusion: This criterion has not been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that James Luster was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: Inspections of this structure indicate that no significant artistic values are apparent. If aspects were originally present they have been lost through subsequent alterations.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The traditional outbuildings which were typical of this era of history have long since been removed from the site. The present plants, though old and mature, were not likely part of the original landscape scheme of the site.

Conclusion: This requirement has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(ix) The site or structure is significant as a visual landmark.

Findings: The structure is located on the south side of Sagert Street in an area of single family and multi-family development. When viewed from the street it is apparent the structure is one of the oldest in the area. Alterations have

diminished the original visual aspects, but the remodeling does exhibit the Craftsman style.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Luster House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iii and ix have been met. This is 3 of the 12 criteria. The importance of this structure is not based on the architectural integrity or style, but instead on the history of being possibly the first frame construction house by one of the first residents in the area. Additionally, the subsequent owners and occupants were significant for their activities in the community.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Luster House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 9030 SW Sagert Street
9030.RPT

Sweek House
18815 SW Boones Ferry Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed in 1858. The date of construction makes the structure approximately 134 years old. This is the second oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource was listed on the National Historic Register of Historic Places.

Findings: This structure is listed on the National Register of Historic Places in 1974.

Conclusion: This criterion has been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: John Sweek came to the Tualatin area from Missouri in 1852. In Missouri he practiced medicine and married Marie Beard before migrating to Oregon. He took up a donation land claim of 320 acres which included frontage on the Tualatin River in August of 1852. The first home on the site was a log cabin which was latter replaced with the present structure. Sweek made three crossings from Missouri to Oregon over the years. Sweek was an avid businessman involved in building Boones Ferry Road, building the breakwater at Oregon City and transporting freight from The Dalles to Idaho during the Idaho gold rush days. On his farm he practiced the art of farming the new Oregon territory and in later years was involved in raising peaches on what is now the Tualatin Country Club.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: The Sweek's were prominent citizens of the early Tualatin years and involved in many enterprises. The diary of Marie indicates that the house was a focal point of entertainment in the early years. When they lived in the log cabin the governor of Oregon once spent the night on his way to Portland to conduct business. From the land holdings of Sweek he platted the first town of Tualatin when the railroad came to town. This area is now known as the old town of Tualatin.

HISTORIC DETERMINATION

Page 2

From this platting grew the beginnings of Tualatin with business and residential homes.

Conclusion: This criterion has been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The structure is in its original setting and is substantially as originally constructed. The exterior siding, veranda porch, windows and other decorative elements have been retained over time. The outbuildings of the site have been lost due to weather conditions. The Columbus Day Storm caused the demise of most of these buildings. The small guest house behind the main house has also survived through the years.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The Classic Revival house is an excellent example of the architecture which identified this time period of Oregon's history. The use of the covered porch was necessary to provide protection from the inclement weather which greeted new arrivals. The use of imported windows, corbelled chimneys and fenestration are also indicative of this type of architecture.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: Few changes have occurred to the structure over the years. The inventory form for this property indicates the original porch is intact as are the doors, windows, siding and ornamentation.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that John Sweek was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: This Classical Revival house, which is larger than most in Oregon, has some very interesting architectural

elements which include horizontal frieze board, boxed cornice, veranda, piazza columns and chimneys.

Conclusion: This criterion has been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The site of the Sweek House has many plantings which date to its early beginnings. These include a Fall Pippin Apple planted approximately 1888 and popular trees adjacent to Boones Ferry Road.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The Sweek House is the most prominent structure in the Tualatin Community. The position adjacent to the current downtown area and at the intersection of two major roads funnels many visitors of the community by the home. The position on site is also important. The house is located on the highest ground in the area which assisted in preventing flood damage during the early years of development in the area. The final visual significance is the Classical Revival architecture. This is the only style of the house at this scale in the community.

Conclusion: This criterion has been met.

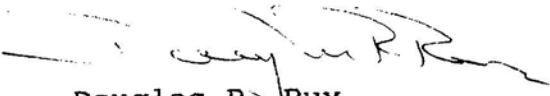
CONCLUSION

Review of the Sweek House against the 12 criteria indicates that the basic 50 year requirement along with criterion i, ii, iii, iv, v, vi, viii, ix and xi have been met. This is 10 of the 12 criteria. The significance of this structure is linked both to the Sweek family and to the Classical Revival architecture.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Sweek House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 18815 SW Boones Ferry Road
18815.RPT

Issac Ball House
9670 SW Tualatin Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed circa 1870. The date of construction makes the structure approximately 122 years old. This is the 3rd oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: Issac Ball was a pioneer to the Tualatin area arriving in 1852. He settled on a 160-acre donation land claim which was west of the John Sweek donation land claim. Issac married Margaret Robbins. Issac was a fairly influential individual in Tualatin's early history. He was the first school teacher and also served as the justice of the peace, local school clerk and as a county commissioner.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: This structure is thought to have been the second structure in this location. The first was likely a log cabin. The present structure has the remnants of a rock fireplace under the floors which may have been from the original cabin. The present structure has not been relocated and retains the majority of its original exterior including siding, windows,

HISTORIC DETERMINATION

Page 2

front porch and porch support columns. The elongated barn also appears to be in its original setting and unaltered over time.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The Ball House is representative of the early Oregon architecture. The design is simple and functional. It is representative of the vernacular style with saltbox influences. The use of 1/1 windows was common as is the hipped roof front porch with turned support columns. The roof design has the appearance of a saltbox structure. The shake exterior is not original. The barn is also representative of the early development in the area. The barn is clearly not as old as the home, but is distinctive in the elongated shape and the elevated floor which allows it to be above the high water during flooding which occurs in this area.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The Ball House retains the original workmanship which include windows, window casings, porch and main front door. The present shake siding is likely an addition with the original siding being shiplap. There has been no information that the structure has seen additions so that the footprint is in its original configuration.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that Issac Ball was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The artistic values of this structure are not apparent.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The original 160-acre land claim has been sold off over time leaving the remaining parcel. Within the parcel the landscaping is mature and includes fir and cedar trees. Associated outbuildings are also present. To the south of the main structure is a barn which may have been used to raise chickens or for general agricultural purposes. This barn appears to have seen little alteration over time. A second building to the north of the main structure is a later addition and is used as a garage.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The structure is located at the intersection of Tualatin Road and Herman Road. The site is very visible to members of the community due to its location. The architectural style of the structure is also very visible. In the immediate area are newer subdivisions constructed in the 1970's. The architecture and landscaping visually identify this site as one which is a link to Tualatin's early development.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Ball House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iv, v, vi, xi and xi have been met. This is 7 of the 12 criteria. The significance of the structure is associated with Issac Ball, an early settler in the area, and with the architectural appearance of the home and barn.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Ball House be designated a landmark.

Respectfully submitted,


Douglas R. Rux
Associate Planner

file: 9670 SW Tualatin Road



Byrom House
9385 SW Arikara Street
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed in 1878. The date of construction makes the structure approximately 114 years old. This is the 4th oldest home in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion is not met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: The Byrom House was constructed by Edward Byrom in 1878. This was his second home. The first was a log cabin which burned. Mr. Byrom was one of the first settlers to the Tualatin area arriving from England in 1851 from Massachusetts via San Francisco on the sailing ship Washington Irving. He settled a 160-acre donation land claim and purchased additional property to add to his holdings. Mr. Byrom married Elizabeth Mosier in 1857. Ms. Mosier crossed the plains on an ox drawn wagon from Indiana with her family. Her father was a soldier and settled a donation land claim in Clackamas County.

Byrom was a significant individual in the local early community known as Bridgeport. He was known for his farming practices and his community involvement. Examples include his involvement with building the "Little Red Schoolhouse" in 1870. Byrom donated the land and assumed a part of the financial responsibility for its construction. He also provided room and board to the teachers at the school to help in keeping educational costs down. His involvement with the Winona Grange was also significant as a charter member.

Edward Byrom's roots on the original land claim go beyond his own generation. Two additional generations occupied the house and land over the years. His son Joseph received ownership which was passed on to his daughter Dorothy. Dorothy married Walter Dickinson. They started the Dickinson Family Jam and Jelly Company. The Dickinson's son sold the house and remaining land in 1971. At one point in the early development of the City, water availability became an issue. Discussions

were held on the possibility of the Byrom's supplying the water from their well. The discussions died and the project never materialized.

Conclusion: Based on available information the structure and site have been associated with individuals who have been significant to the local history of Tualatin. This significance is reflected in the association with the Byrom family. This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social activities occurring at this location. On the economic aspect, the Byrom house and site have been linked to farming practices.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The Byrom House remains in its original setting but the land which made up the original 160-acre donation land claim has been sold off and developed for residential or educational purposes. On the issue of originality of construction, the house does not retain the original appearance. Modifications include adding new shake siding over the original shiplap, extending exterior walls, modifying the front porch entrance and support posts, modifying the bay window, eliminating a chimney, adding a bay window to the south elevation, removing ornate materials and adding a carport.

Conclusion: The Byrom House is located in its original setting but has been significantly altered over time. The majority of these alterations occurred in the 1940's. This criterion has not been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The extensive modifications which have occurred to the house over time have eliminated the distinctive characteristics of the structure. The present appearance resembles that of a home built in the 1930's or 1940's.

Conclusion: This criterion has not been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The exterior modifications to this structure have eliminated or covered over the original workmanship. It may be

possible to restore many of the elements based on the visual historical record.

Conclusion: This criterion has not been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that Edward Byrom was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The modifications to the house have eliminated or covered over many of the unique features which identified this house and the period of construction. Examples are the elimination of the bay window and its reconstruction, ornamentation above the bay window, porch and rear porch entrance.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The site's landscaping has been modified over time. Review of photos indicates that the immediate site area was virtually void of plant material and trees. The present setting has a large cedar tree on the east side of the house. A hedge has been planted to screen the house from Boones Ferry Road.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The structure is significant as a visual landmark.

Findings: The structure is located at the intersection of Boones Ferry Road and Arikara Street at the southern end of Tualatin. When compared to surrounding residential development in the immediate area, this structure clearly is identifiable as one of earlier construction. The association with one of Tualatin's first settlers also makes the structure visually significant.

Conclusion: This criterion has been met.


CONCLUSION

Review of the Byrom House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii and xi have been met. This is 3 of the 12 criteria. The primary significance is based on the association with Edward Byrom and his descendants as one of the first settlers in the Tualatin area.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Byrom House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 9385 SW Arikara Street
9385.RPT

William Jurgens House
17700 SW Shasta Trail
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed in 1880. The date of construction makes the structure approximately 112 years old. This is the 5th oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: William and Rosa Jurgens originally built this home. The Jurgens were farmers in the local area and lived in the home from 1880 to 1925. Subsequent owners had no significance on history.

Conclusion: This criterion has not been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at this location.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The house appears to be in its original setting. Extensive alterations have occurred to the home which include a second story addition on the north elevation, new exterior siding, windows and other elements. The remodeling which represent the current architecture occurred in the 1950s.

The barn which is associated with the house is also in its original setting. Information indicates that the barn is likely to have had an addition sometime in the past. The

majority of the exterior of the barn is in tact to include the siding (board and batten, shingles and lap siding), windows and roof shape.

Conclusion: This criterion has not been met for the house, but has been met for the barn.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The extensive exterior modifications to this structure have caused the loss of the original characteristics which reflect the time period of construction. The barn does exhibit unique characteristics. This includes the use of multiple exterior material, the gable roof design with partial dormers and the interesting u-shape. The barn retains the outbuilding appearance that was representative of the time period.

Conclusion: This criterion has not been met for the house, but the barn does meet this criterion.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The exterior modifications to the house have removed the original material and masked the type of construction. The barn does show the original workmanship and the style of architecture used for outbuildings reflective of Tualatin's early agricultural heritage.

Conclusion: This criterion has not been met for the house, but the barn does meet this criterion.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the builder was a master craftsman, builder, architect or engineer of the house or barn.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: Though the house has an interesting character it does not retain artistic values representative of the time period of construction. The barn does possess some interesting elements. The unique u-shape design is apparent in only this structure in the community. Additionally, the barn has two dormers which are used as second story access to the barn. These areas are likely hay lofts. The barn also has some

ornate features in the gable portions which are not apparent in other barns in the community.

Conclusion: This criterion has not been met for the house, but the barn does meet this criterion.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The original planting scheme for this house has been modified over time. There are several old cherry trees which are thought to date back to the 1880s.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The structure is significant as a visual landmark.

Findings: The position of the house on the site does not lend it to be significant visually. The barn which is located adjacent to Shasta Trail blocks the view.

Conclusion: This criterion has not been met.


CONCLUSION

Review of the Jurgens House and barn against the 12 criteria indicates that the basic 50 year requirement along with criterion iv, v, vi and viii have been met for the barn. This is 5 of the 12 criteria. The significance of this site is in the barn and not in the house. The barn is unique in design and materials and in its original setting.

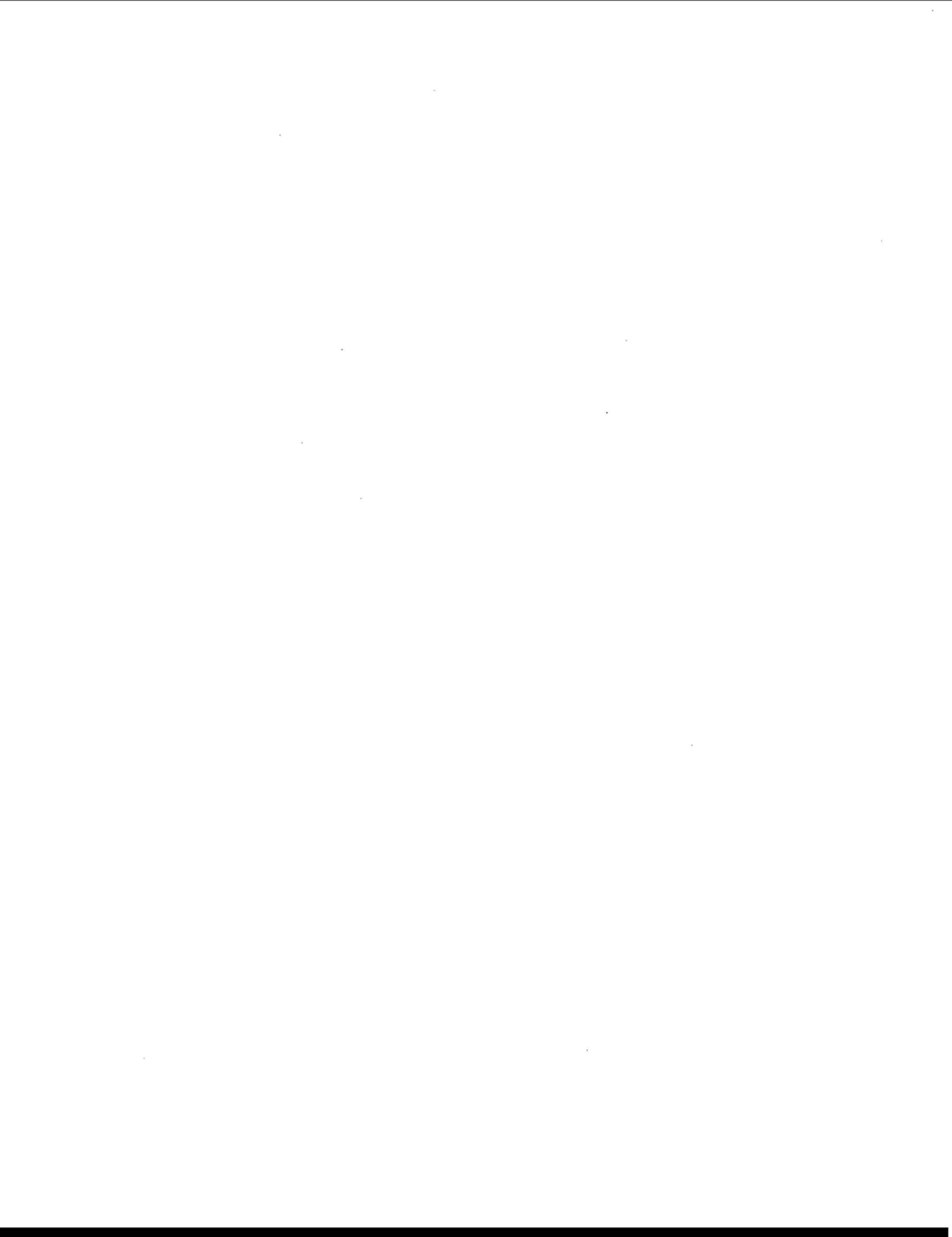
RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Jurgens barn be designated a landmark.

Respectfully submitted,


Douglas R. Rux
Associate Planner

jb
file: 17700 SW Shasta Trail
17700.RPT



Francis House
8430 SW Avery Street
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed in 1885-86. The date of construction makes the structure approximately 107 years old. This is the 6th oldest home in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: Research indicates the house was built by L.J. Francis and F.C. Francis on an original 40 acre parcel which was part of the original Oregon and California (O&C) Railroad holdings. Little else is known about the Francis family. In later years after selling the home members of the Francis family were active in local city activities. L.J. Francis was City Recorder in 1921 and served as an alderman from 1921 to 1941.

Subsequent owners of the structure were Charles Geiberger, George Avery, Gerald Avery and Arne Nyberg. Of these owners the Avery's and Arne Nyberg have some linkages to past activities in the community. George Avery was an early farmer in the area who raised the traditional farm animals, cultivated crops and other agricultural crops. At the time of his ownership, the parcel size had been reduced to approximately 15 acres. George's son Gerald, who took over ownership of the structure, was a well-known farmer in the area raising chickens. Information indicates he never lived in the house after receiving ownership. The most recent occupant is Arne Nyberg. Nyberg is the grandson of John Nyberg and son of Clayton Nyberg. The Nyberg family has a long lineage to the history of Tualatin. The family has been involved in the political and social scene of Tualatin and the Portland area. Arne has continued this family tradition with a seat on the Tualatin City Council and involvement with the Tualatin Historical Society.

Conclusion: Based on available information the structure has linkages to the past and is significant due to past ownership

and involvement of those people on the local level. This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: Available information indicates no significant social events have occurred in this structure or the site on which the structure is located. In regards to the economic activities, the closest significant linkage is from George Avery and his partnership with his son in the chicken hatchery operation. Though the actual hatchery operation was located across the street (north of the house) George's association and the economic impact it brought to the Tualatin area was significant.

Conclusion: This criterion has been met due to significance to the local economy.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The house has not been relocated since original construction in 1885-86. The acreage which made up part of the original setting has been sold off and is now developed with residential structures dating from the 1960's through 1980's. The exterior integrity of the house, as viewed from the public right-of-way, has been retained. Any exterior modifications have occurred to the rear of the house. These include a kitchen and bedroom in 1909 and improvements in the 1980's to the rear. The 1909 alterations are ones which are in keeping with modifications over time. The 1980's addition have been done in such a way as to lessen the visual impact on the original structure and yet identify it as a later addition. There have been no modifications to the exterior siding, windows, porch, doors or roof line of the house.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: With only minor modifications occurring to this house, the original characteristics have been retained. The roof line has a moderately steep gable pitch while the porch wraps around three sides of the house. The porch is supported by turned columns. Windows are elongated vertically and are narrow. The house reflects the simple architecture of the later part of the 19th century and the early beginnings of Oregon's history. The farm house style with some gothic elements was once common in Oregon but has been diminished over time due to demolitions.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The original exterior of the house which shows the workmanship and materials has been retained. Examples of the materials are the shiplap siding, wrap-around porch, doors and windows.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the builders of this house, L.J. Francis and F.C. Francis, were master craftsmen, builders, architects or engineers.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The Francis House is of simple construction with no ornate ornamentation to accent the exterior. The limited accent aspects are the corner boards, frieze board at the gable ends and the unique wrap around porch.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: Mature landscaping surrounds the Francis House. To the east are two large old cherry trees. These trees are the best example of the historic link to the past. The trees reflect the early planting of fruit bearing trees which provided food for early residents of the community. The root cellar also has been retained on the site. Other outbuildings have been demolished. No other aspects of the early planting scheme of the site remains.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(ix) The site or structure is significant as a visual landmark.

Findings: The structure is located on the south side of Avery Street elevated above the roadway and positioned between newer residential structures. The location of the house along the streetscape and style of architecture identify this house as unique.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Francis House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iii, iv, v, vi and ix have been met. This is seven of the 12 criteria. Significance is based on the association of early residents of the Tualatin area and the architecture of the home.

RECOMMENDATION

Based upon the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Francis House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 8430 SW Avery Street
8430.RPT

Zeke Eddy House
9005 SW Avery Street
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed circa 1880. The date of construction makes the structure approximately 112 years old. This is the 7th oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: Zeke Eddy was a local farmer raising hops and onions in addition to being an entrepreneur dealing in real estate and operating a pawn shop business. Mr. Eddy also served as a County Commissioner and was involved in numerous other activities within the community. Zeke also served on the City elections board of 1915, 1922 and 1925. In 1915 he was the chairman. He also served as an alderman from 1920 to 1939 and on the budget committee in 1935.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The house was moved in 1974 from its original location near Tualatin-Sherwood Road and Boones Ferry Road to the Avery Street site. Along with this relocation came significant changes to the structure including construction of a garage, addition of dormers on the second floor, new windows

and exterior siding. The perimeter footprint has also been changed when the structure was relocated along with the position of the bay windows.

Conclusion: This criterion has not been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The original structure was constructed in the Italianate style with shiplap siding, corner boards, bay windows, decorative purlins, rock foundation and other decorative elements. The subsequent remodeling have complete removed all visual elements of the original architecture.

Conclusion: This criterion has not been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The relocation and remodeling of the structure have eliminated the original workmanship and style that identified this structure as the only Italianate architecture in the community. Remodelings have gone as far as to reconfigure the structure's perimeter footprint.

Conclusion: This criterion has not been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the Zeke Eddy was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The relocation and remodeling of the structure has removed all of the important artistic aspects.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: This structure has been relocated from its original setting.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The structure was a visual landmark in its original setting. The present location and modifications leave an appearance of a structure built in the 1960's or 1970' and is compatible with other structures in the area.

Conclusion: This criterion has not been met.

CONCLUSION

Review of the Eddy House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii have been met. This is 2 of the 12 criteria. The limited historic value of this structure is tied to Mr. Eddy and his activities and involvement in the Tualatin area.


RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Eddy House not be designated a landmark.

HPAC RECOMMENDATION

HPAC altered staff's recommendation and proposed to recommend designation based on criteria ii and that aspects of the structure retain the Italianate architecture. Also the property owner requested that designation be given.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 9005 SW Avery Street
9005.RPT



Little White House
8570 SW Cherokee Street
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed circa 1890. The date of construction makes the structure approximately 102 years old. This is the 8th oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion is not met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: The original builder and occupant of this home is unknown. Information has been found that one tenant of the structure was the mother of the daughter who married John Wesch. Her name is unknown. Other owners have included John Wesch, Nellie Elwert (Wesch), John Richlick and Lloyd and Mary Van Osdol. The Van Osdol's have lived in the home since 1955.

Conclusion: This criterion has not been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: The structure was constructed shortly after the original platting of Tualatin by John Sweek. The location is reflective of the beginnings of Tualatin as a town in the late 1800s. The location is also close to the crossing of the two railroads which came through town. The site has frontage for both railroads. No other information could be found indicating significant social or economic activities occurring at this location.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The structure retains its original setting on Block 1 of the original plat of Tualatin. The structure has not seen

extensive remodeling or modifications as many of the other older structures in the community have. The one apparent exterior modification is the enclosure of the porch at the rear of the house. The original siding, foundation, windows, corner boards and fascia panels remain, as does the bay window.

Conclusion: This requirement has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The limited modifications to the structure has caused retention of the original characteristics. This is evident in the simple design, small building footprint, use of shiplap siding, front porch with turned support columns and 1/1 double hung sash windows. The original foundation has not been modified with a continuous concrete foundation but still uses the pier and post method of floor support.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The structure's original workmanship is retained. The exterior of the structure has not been modified or covered over as has occurred to many other structures. These elements include the siding, corner boards, roof design, porch and support posts and windows.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the builder was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: This structure does not exhibit high artistic values, but does indicate the simple and functional style of architecture which was common during the early development of the community. The simple accents of corner boards and full length front porch add character to the structure.

Conclusion: This criterion has been met.

HISTORIC DETERMINATION

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(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The site has many older trees which include pine and fir. The use of the site as a residence in a commercial planning district retains the original land use.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The structure is located in the original plat of Tualatin adjacent to the railroad lines which pass through the community. Though the structure is tucked away on a dead end street, the setting and orientation of the building to the public street reflect the early urban development of the area.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Little White House against the 12 criteria indicates that the basic 50 year requirement along with criterion iv, v, vi, viii and xi have been met. This is 6 of the 12 criteria. The significance is based on the architectural features and style of the building, the unaltered condition and the retention on an original setting.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Little White House be designated a landmark.

Respectfully submitted,


Douglas R. Rux
Associate Planner

jb

file: 8570 SW Cherokee Street
8570.RPT



**Wesch House
18400 SW 86th Avenue
Tualatin, OR 97062**

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and**

Findings: The structure has a primary ranking being constructed circa 1890. The date of construction makes the structure approximately 102 years old. This is the 9th oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:**

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: History of past ownership for this structure is somewhat clouded. To the best of knowledge the original builder and occupant was John Wesch. Fred Wesch owned the property in 1911. Nellie Elwert (Wesch) owned the Little White House next door. John and Fred Wesch operated one of the saloons in town and later a confectionery and pool hall.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: This structure was one of the first to be built in the original plat of Tualatin on the original Donation Land Claim of John Sweek. The construction of this structure, along with other structures in the area, began the development of Tualatin into a community. No economic significance is known.

Conclusion: This criterion has been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The house is in its original setting and is substantially as originally constructed. The original exterior of narrow lap siding remains as does the bell cast roof design with dormers, 1/1 double hung sash windows, covered partial front porch with surrounds.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The structure has elements of a the prairie style of architecture along with Queen Ann Cottage. The roof design and porch location are unique to only this structure in the community. The use of the bay window and dormers also are distinctive to the structure.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The original workmanship of this structure has been retained over time which include the exterior material, building footprint, windows and roof form.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the builder was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: This structure has several interesting artistic elements which are not present in other structures. They include the half porch with boxed eaves and solid railing. Other elements include the complicated roof design with dormers, hipped roof configuration and narrow siding. The bay window is also an interesting accent piece.

Conclusion: This criterion has been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: This site likely does not retain the original landscape scheme, but does retain some of the original land use aspects. The site is in the original plat of Tualatin in Block 1. This area is the first aspect of urban development to occur in the Tualatin area. Other structures were constructed in the vicinity. Adjacent to this site are two adjoining sites which

also have structures dating from the late 1800's which provide a link to Tualatin's past development.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The structure is located on the east side of 86th Avenue between the Little White House and Mack House. This location and association with the other two structures provides a striking visual representation of how the early development of Tualatin looked.

Conclusion: This criterion has been met.


CONCLUSION

Review of the Wesch House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iii, iv, v, vi, viii, ix and xi have been met. This is 9 of the 12 criteria. Significance for this structure is the unique architectural elements, location and visual appearance.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Wesch House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 18400 SW 86th Avenue
18400.RPT



Smith/Boone House
18815 SW Boones Ferry Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed circa 1895. The date of construction makes the structure approximately 97 years old. This is the 12th oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: The house was built by John L. Smith for his sister Malinda and her husband John Boone a descendent of Daniel Boone. The Boones worked at the local saw mill owned by John Smith. John Smith was an influential man in the early days of Tualatin. He arrived in the area in 1890 and began to build his empire. One of Smith's goals was to see the incorporation of the community into a town. This did not occur until after his death. Smith was involved in a number of business activities including the Tualatin Mill Company. Smith platted the Tualatin Grove Tract in 1908 which now makes up a significant portion of downtown. Smith's intent was to relocate the town from the area platted by John Sweek some 20 years earlier. Other business ventures include a brick yard where Clark Lumber is now located and a building contracting business. Smith also constructed the Robinson Store for his sister Elizabeth and her husband Newt Robinson.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at this location.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The house was moved from its original setting to the present location in 1984. The move was necessitated because of a proposed office building. The house has been in a state of needed repair for some time. The present owner is presently in the process of conducting research and restoring the building. The basic external aspects of the building have been retained over time which include the porch encircling the house and the exterior siding. Some windows have been lost and doors have been replaced over the years. The majority of the elements though are intact.

Conclusion: This criterion has not been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The house is representative of the vernacular style of construction which is common in the Tualatin area. The unique characteristic of this structure is the porch which at one time encircled the entire house. An addition has interrupted that unique feature.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The structure is in a state of restoration at this time. Presently some windows have been boarded up as have some doors. Overall the basic integrity of the structure remains which reveals the material and type of construction.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the builder was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The simple design of the structure and the lack of ornamentation do not detract from the artistic aspects. The use of the porch, support posts, railings, ribbon windows on the second floor, verge board in the exposed gable ends and limited eave overhang are what identify this structure. This

is the only structure in the community which has combined these various elements in this fashion.

Conclusion: This criterion has been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: With the relocation of the structure the original planting scheme has been lost.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The location of the house is across the street from its original setting. Though the present site adjacent to the Sweek House makes for a dramatic appearance, the original location was more striking. Even with the new location the structure offers an interesting visual appearance.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Smith/Boone House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii,v,vi,viii and xi have been met. This is 6 of the 12 criteria.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Smith/Boone be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb



Barngrover House
20130 SW 65th Avenue
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed in circa 1899. The date of construction makes the structure approximately 93 years old. This is the 13th oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: The structure is thought to have been constructed by the Klinger family, but other sources indicate it may have been constructed by John and Cathrine Barngrover in the late 1890's. Not much information is available on John or Cathrine. Their children have had some significance at the local community level. Their daughter Ora married John Nyberg and began the long lineage of the Nyberg family in Tualatin. Their son William was born in the home and became active in local politics serving as an alderman from 1920 until 1931. In 1939 he was the local fire chief and was appointed the City Recorder. During this time it is believed he did not reside in the home. William's wife also served on the elections board in 1920. The present residents are Earl and Margaret Sagert who have a long family lineage in the local community.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at this location.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The structure is in its original setting and retains the massive three story barn located to the east of the house. The house has been altered over time. An interview with Jaurene Judy indicates that during her upbringing in the community the house was small and not of very good quality. An interview with Earl Sagert indicated that the north wing was a later addition and that the rear porch was enclosed and remodeled into a kitchen. The exterior has also been modified with the addition of shake siding.

The barn which is the most significant aspect of this site has not been changed over time.

Conclusion: The house does not meet this criterion, but the gambrel roof barn does meet this requirement.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The modifications to the house have masked the original characteristics. The barn has not been modified. It is one of only a few remaining barns from the turn of the century. The construction technique is said to have used only clear lumber from the Smith sawmill and wooden dowels were used instead of nails. Information from the Tualatin Historical Society indicates that the walls were constructed on the ground and raised into place.

Conclusion: The house does not meet this criterion, but the barn does meet this criterion.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The house modifications have caused the loss of the original workmanship. The barn retains the original workmanship and the style of barns dating from the turn of the century. The method of wall construction and the raising of the walls was typical of this time period. The use of wooden dowels instead of nails was also common.

Conclusion: The house does not meet this criterion, but the barn does meet this criterion.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the builder was a master craftsman, builder, architect or engineer for the house or barn.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The present condition of the house and additions, along with exterior siding modifications, do not exhibit artistic characteristics. The barn with its board and batten exterior, scale, mass and height do have artistic values. It is one of the few remaining barns from this era and the method of construction reflects the style of the time.

Conclusion: The house does not meet this criterion, but the barn does meet this criterion.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The site's past use has been for agricultural crop production. That use continues to this day.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information is available to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The structure and associated barn are significant as a visual landmark. The site is one of the few intact farming operations in the community.

Conclusion: This criterion has been met.

CONCLUSION

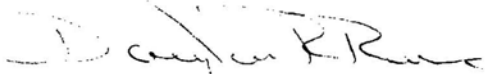
Review of the Barngrover House/Barn against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, v, vi, viii, ix and xi have been met. This is 7 of the 12 criteria. The most significant aspect of the site is the large gambrel roof barn which sets behind the house. This is the most unique barn in the area and appears to not have been altered over time.

HISTORIC DETERMINATION
20130 SW 65th Avenue
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RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Barngrover Barn be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 20130 SW 65th Avenue
20130.RPT

Winona Cemetery
9900 SW Tualatin Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The site has a secondary ranking being constructed in 1900. The date of construction makes the site approximately 92 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This site is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: This resource is not a structure, but rather a site. The Winona Cemetery was established in 1900 by the community residents. Founding members included W.R. Day, L.P. Spencer, S. Wickert, W. Sedlak and G. Galbreath. The cemetery is named for J.R.C. Thompson's daughter Winona who died as a young child. Her name was also used for the Winona Grange. This is Tualatin's first and only cemetery at which many of the early settlers have been interred. The first individual laid to rest at the cemetery was Louis F. Neirman in 1900. The headstone which identifies his grave site is shaped like a tree to reflect his occupation as a logger. Other families include Hedges, Martinazzi, Galbreath, Ball, Eddy and Nyberg to mention a few.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: The Winona Cemetery is the only cemetery within the community. Prior to its establishment families were interred in family plots next to homes. With the establishment of the cemetery, the community had its first community-wide interment location.

Conclusion: This criterion has been met.

HISTORIC DETERMINATION

Winona Cemetery at 9900 SW Tualatin Road

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(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: There is no structure to review under this criterion.

Conclusion: This criterion has not been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: There is no structure to review under this criterion.

Conclusion: This criterion has not been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: There is no structure to review under this criterion.

Conclusion: This criterion has not been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: There is no structure to review under this criterion.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: There is no structure to review under this criterion.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The setting for the Winona Cemetery has not changed since its inception. Trees have been retained on the site and the original land use as a cemetery continues.

Conclusion: This criterion has been met.

HISTORIC DETERMINATION

Winona Cemetery at 9900 SW Tualatin Road

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(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: This site is located in an area of residential development. Its location on Tualatin Road is extremely visible to the passing public and surrounding residential development.

Conclusion: This criterion has been met.

CONCLUSION

Review of the site of the Winona Cemetery against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iii, ix and xi have been met. This is 5 of the 12 criteria. The historical significance of the Cemetery is primarily on the social importance and long standing activity at this site and its contribution to the community.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Winona Cemetery be designated a landmark.

Respectfully submitted,


Douglas R. Rux
Associate Planner

jb

file: 9900 SW Tualatin Road
9900.RPT



Black House
11640 SW Myslony Street
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed circa 1900. The date of construction makes the structure approximately 92 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: Little is known about the occupants of the structure since original construction. Available information indicates the Black family resided here for a significant number of years. The location of the structure eventually became part of Tualatin Valley Acres as Lots 6 and 7 depicted on the 1928 and 1937 Metsker Maps. Information from the Tualatin Historical Society and Washington County indicates that the Walgraeve family, H.J. Aschwanden, and Robert and Correne Whipps' in later years occupied the house. The Walgraeves are a long standing family in the Tualatin area who raised onions and other crops. They still farm land to the east. No information has been found that occupants of this structure have been significant at the local, state or national level.

Conclusion: This criterion has not been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at this location. Past economic aspects focus on agricultural crop production which was common to Tualatin's early history.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The house appears to be in its original setting. A 1936 aerial photo indicates the building footprint is the same as the present configuration. The photo also indicates that there was a large barn to the southeast of the house and two smaller structures directly to the south. These three buildings have been demolished. Inspection of the structure indicates that the two story portion is likely the original with the one story extension to the south being added at a later date. This addition has a basement. The time of this probable addition is unknown. An interview with the current resident, Mr. Brown, indicated the one-story addition was enclosed at some point to provide additional living space. Prior to that time the addition had a symmetrical design. Other than these additions and alterations, the structure appears to retain its basic integrity. Staff concludes that the additions are a significant aspect of the development of the structure and are consistent with the original design of the structure. The structure essentially remains as originally constructed.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The structure is representative of the vernacular style of architecture. The roof form is moderately pitched, windows are 1/1 double hung sash, and siding is shiplap. There are two internal brick chimneys and a partial hip roof front porch. The support columns for the porch have likely been replaced over the years. Available information indicates the Black House is similar in design to the Hedges House which was dismantled in 1988 and is presently being stored for possible reconstruction. The elements which make up this house are unique in the community. In viewing this structure against others community wide, this is the only remaining structure of this particular design which has not been significantly altered.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The Black House has retained the basic aspects of its original workmanship and materials. Exterior elements have not been removed or covered over with new materials. Because of this, the stylistic character has been retained.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found on who originally built the structures or that the builder was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: Though the house has an interesting character, it does not have a high artistic value representation. There are no ornate elements which characterize this structure.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: Review of the 1936 aerial photo indicates that the structure was originally set in a grove of evergreen trees. Beyond this landscaping element were acres of cultivated farm fields. Presently the only remaining tree is a large fir tree to the north adjacent to Myslony Street. The remaining landscaping has been removed. Land use practices have changed significantly over time. Presently the area is developed with industrial complexes. Future growth is also targeted to be industrial.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The location of the Black House on the south side of Myslony Street does not lend it to be a significant visual landmark when compared to other structures in the community. The location is removed from major traffic patterns due to its location in an industrial planning district and on a dead end street. The structure does represent an important visual aspect based on the architecture and the link to past farming practices which are still conducted in the immediate area. The style of this structure identifies it as an early dwelling in the community and the primary economic aspect of farming which was prevalent in the early development of Tualatin. The architecture and land use practices do not make up for the removed locational aspects for this structure.

Conclusion: This criterion has not been met.

CONCLUSION

Review of the Black House against the 12 criteria indicates that the basic 50 year requirement along with criterion iv, v, vi and vii have been met. This is 5 of the 12 criteria. The importance of this structure is not based on a person, but on architectural merit. The Black House is the last standing vernacular western farm house style in the community which has not been significantly altered or lost to new development.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Black House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 11640 SW Myslony Street
11640.RPT

Nyberg House
7445 SW Nyberg Street
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed in 1905. The date of construction makes the structure approximately 87 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: John Nyberg was born on July 4, 1867, in Sweden and immigrated to the United States in April of 1893. He was sponsored by Mr. and Mrs. Hobart of Silverton, Oregon. His path to Oregon was through New York and then on to North Dakota for orientation. Upon completion of the orientation he came west and settled with the Hobart's in Silverton before coming to the Tualatin area. John Nyberg constructed his first home on the south side of Nyberg Street on 26 acres of land. This home was followed with the present structure. Nyberg met his future wife in 1893 and they were married in 1897. His bride was Ora Barngrover. The Barngrovers were early settlers in the Tualatin area. They subsequently had ten children.

Nyberg was a local farmer raising cattle and growing onions, grains and orchard trees. He would transport the agricultural crops to Portland to market. He and Jim Werth also operated the local blacksmith shop in his early days in the area. In 1912 Nyberg was elected a county commissioner serving a four-year term under Judge Reisner. Additional public commitments included extended service as a county commissioner, road commissioner, service on the local school board and committee on basin flood control. He held the office of Mayor from 1918 to 1941. Nyberg was the longest standing Mayor in Tualatin's history.

John Nyberg's son, Clayton, who was raised in the house, also was significant in his own right. Clayton served on the Metropolitan Planning Committee, Metro Transportation Committee, Washington County Board of Commissioners and Oregon

HISTORIC DETERMINATION

Nyberg House, 7445 SW Nyberg Street

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House of Representatives. He also helped found the local fire department in 1936.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: The Nyberg family and their farming operation affected the local agricultural economy of the area. Additionally, the former location of the structure was in the right-of-way of the I-5 freeway during its construction in the 1950's. To make way for this transportation system the house was relocated. Nyberg's long association in public activities helped shape the social fabric of Tualatin and Washington in the early 1900's.

Conclusion: This criterion has been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The house was relocated in approximately 1952 to make way for the Interstate 5 freeway. This roadway was part of President Eisenhower's defense program for the nation after WWII. With the relocation, a number of the original outbuildings were demolished, while the house and two outbuildings were relocated. The orientation of the house is as originally constructed while the secondary buildings have a new orientation. Few alterations have occurred to the exterior of the house and it retains essentially the same appearance as originally constructed. The alterations include a shed roof over a second story balcony, full concrete basement and enclosure of a porch for expanded kitchen. Remaining elements include barge and corner boards, siding, roof form, windows, doors and window light elements.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The structure is representative of the American Foursquare style of architecture. This style was common in early development of Washington County and rural farming areas. As stated under criterion iv, the majority of the original elements have been retained on the building. These elements include the hipped roof, windows, corner boards, boxed eaves, hipped roof dormers with shingles in gable ends, bay window and etched glass windows. Several elements have been modified. Modifications include porch support posts, enclosing porch areas for kitchen space and a sleeping porch.

Conclusion: This criterion has been met.

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Nyberg House, 7445 SW Nyberg Street

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(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The Nyberg House has retained the basic aspects of its original workmanship and materials. Exterior elements have not been removed or covered over with new materials, except for the porch support posts and enclosed portions of the porch.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that Clayton Nyberg was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The Nyberg House is one of the most interesting structures within the community. The American Foursquare design is not repeated in other locations of the community. The artistic aspects of the structure are the hipped roof design and dormers, use of two exterior surfacing materials, use of corner boards, the bay window and etched glass windows.

Conclusion: This criterion has been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The relocation of the structure in approximately 1952 caused the loss of the original landscape elements.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: A portion of the Nyberg farm was used as a rock quarry around 1912. Extracted material was used to gravel local roads. The location of the quarry is on a cone which was long thought to resemble a volcano. Recent geologic information indicates the site is part of a geologic uplift.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The location of the Nyberg House on the north side of Nyberg Street makes it a significant visual landmark when compared to other structures in the community. The location and style of architecture are unique to this area of town where few remaining structures of Tualatin's early development remain and where commercial development has occurred.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Nyberg House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iii, iv, v, vi, viii, and xi have been met. This is 8 of the 12 criteria. The importance of the Nyberg House to Tualatin is based both on the Nyberg family and the architecture of the structure. John Nyberg and his descendants have played an important function in the economic, social and political development of the community. Architecturally, the house is one of a kind in the community.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Nyberg House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 7445 SW Nyberg Street
7445.RPT

Smith Row House
8465 SW Nyberg Street
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed circa 1910. The date of construction makes the structure approximately 82 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: The Smith Row House was built by John L. Smith, a local businessman in the community. The structure was constructed to house workers for the Tualatin Mill Company located adjacent to the Tualatin River in the present Tualatin Community Park. John L. Smith was an influential man in the early days of Tualatin. He arrived in the area in 1890 and began to build his empire. One of Smith's goals was to see the incorporation of the community into a town. This did not occur until after his death. Smith was involved in a number of business activities including the Tualatin Mill Company. Smith platted the Tualatin Grove Tract which now makes up a significant portion of downtown in 1908. Smith's intent was to relocate the town from the area platted by John Sweek some 20 years earlier. Other business ventures include a brick yard where Clark Lumber is now located and a building contracting business. Smith also constructed the Robinson Store for his sister Elizabeth and her husband Newt Robinson and the Smith\Boone House for his sister Malinda and her husband John Boone, a descendant of Daniel Boone. Information from the property owner indicates one of Tualatin's mayors, Mr. Hanegan, also resided in the house. In total the Smith Row House is one of three remaining structures built by John L. Smith in the community. All others have been demolished.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

HISTORIC DETERMINATION

Smith Row House, 8465 SW Nyberg Street

Page 2

Findings: The Smith Row House is significant on both the social and economic levels. Socially the structure was associated with providing housing for residents of the community at a time when housing was a scarce commodity in the rural community. This particular house was used by workers of the Tualatin Mill Company. Economically, the structure is associated with the Tualatin Mill Company, one of the primary businesses supplying jobs to the local residents in the early 1900's.

Conclusion: This criterion has been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The Smith Row House, along with five duplicate structures, was originally located adjacent to present day Tualatin Road approximately where the present day Tualatin Park offices are located. The structure was subsequently relocated to the present location. The year in which the relocation occurred is unknown, but a 1936 aerial photo indicates the structure is in its present location. Regarding the issue of essentially as originally constructed, apparent modifications would include new front porch support posts and possible modifications to the porch (1970's) and a possible addition to the rear of the structure. Overall, the structure is essentially the same as originally constructed, but is in a new location.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The style of this structure is unique in that it is the last of five similar buildings which were constructed at the same time. The distinctive elements include the 1/1 double hung sash windows in a ribbon orientation on the first and second floors, corner boards, moderate roof pitch, front porch and internal chimney.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The Smith Row House retains the basic original workmanship and material which identify it with the time period of construction. Those elements are outlined in criterion v.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder,

HISTORIC DETERMINATION

Smith Row House, 8465 SW Nyberg Street

Page 3

architect or engineer significant in local, state or national history.

Findings: John L. Smith was active in the building trade during his time in the Tualatin area along with owning the local saw mill. His business dealings were significant as were the type and style of structures that he constructed. The Smith Row House is very different than the Smith/Boone House or the Robinson Store in style, shape, material and size.

Conclusion: This criterion has been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: No high artistic values can be found relating to this structure.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The relocation of the structure has caused the loss of the original landscape elements which assisted in defining the time period of construction.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The location of the Smith Row House on the north side of Nyberg Street and in the downtown area of Tualatin identifies this structure as one which identified the type of buildings which were constructed in the early years of Tualatin's development.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Smith Row House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iii, iv, v, vi, vii and xi have been met. This is 8 of the 12 criteria. The significance of this structure comes from both the builder and


HISTORIC DETERMINATION
Smith Row House, 8465 SW Nyberg Street
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the impacts on the social and economic history of the community in addition to the architectural style.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Smith Row House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 8465 SW Nyberg Street
8645.RPT

Richardson House
20195 SW Boones Ferry Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed in 1910. The date of construction makes the structure approximately 82 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

- (i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

- (ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: Little is known about the occupants of the structure since original construction. J. M. Richardson appears to have been a longtime owner of the property and is likely to have built the structure. Mr. Richardson farmed land in the area and also had a chicken hatchery operation. Subsequent owners were J.L. Buck and the present owner Ted Roskowyk. Roskowyk has owned the property since 1951. No information has been found that occupants of the structure have contributed significantly to local, state or national issues.

Conclusion: This criterion has not been met.

- (iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at this location. Past economic aspects indicate the land was used on an agricultural basis and to raise chickens. The farming aspect was common for most residents of Tualatin's early beginnings.

Conclusion: This criterion has not been met.

- (iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The house is in its original setting and essentially as originally constructed. There are no apparent modifications, but the front porch may have been enclosed. The structure has retained the hipped roof design with hip roof dormers and front porch. The eaves are boxed and the basement foundation has a

HISTORIC DETERMINATION

Richardson House - 20195 SW Boones Ferry Road

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slight angle instead of a vertical wall with multiple window lights. Exterior siding is narrow clapboard with corner boards. The 1/1 double hung sash windows with surrounds have been retained as have the front porch window panes and french doors. The farm outbuildings have been demolished with the development of single family residences in the immediate area.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The structure represents the vernacular style of architecture. The roof form is hipped as are the dormers and the front porch. There are no other structures of this style and with these particular elements within the community. One of the most distinctive features is the enclosed front porch and the exterior rear basement entrance.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The Richardson House has retained the basic aspects of its original workmanship and materials. Exterior elements have not been removed or covered over with new materials as identified under criterion iv. Because of this, the stylistic character has been retained.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that Mr. Richardson was a master craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The Richardson House is unique in its design and use of exterior elements. There are no ornate elements which identify this structure. The house is simple in design.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

HISTORIC DETERMINATION

Richardson House - 20195 SW Boones Ferry Road

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Findings: Review of the 1936 aerial photo indicates that the structure was originally set in a grove of trees with barns and other agricultural buildings oriented to the south. Residential development caused the loss of these trees and buildings. The site does retain apple trees, large cedar and mature walnuts. Hedges are well maintained.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The location of the Richardson House on the west side of Boones Ferry Road with the mature landscaping and unique architecture of the structure make it a significant visual landmark. The structure is architecturally different than any other structure in the immediate area.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Richardson House against the 12 criteria indicates that the basic 50 year requirement along with criterion iv, v, vi, ix, and xi have been met. This is 6 of the 12 criteria. The importance of the Richardson House is based on the architectural uniqueness which has not been replicated by other structures in the community.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Richardson House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 20195 SW Boones Ferry Road
20195.RPT



Robinson Store
18810 SW Boones Ferry Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed in 1912. The date of construction makes the structure approximately 80 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: The Robinson Store was constructed by John L. Smith for his sister Elizabeth and her husband I.N. (Newt) Robinson. John L. Smith was an influential man in the early days of Tualatin. He arrived in the area in 1890 and began to build his empire. One of Smith's goals was to see the incorporation of the community into a town. This did not occur until after his death in 1913. Smith was involved in a number of business activities including the Tualatin Mill Company, formerly Savage Saw Mill. Smith platted the Tualatin Grove Tract in 1908 which now makes up a significant portion of downtown and of which the Robinson Store sits on Block A. Smith's intent was to relocate the town from the area platted by John Sweek some 20 years earlier. Other business ventures included a brick yard where Clark Lumber is now located and a building contracting business. The brick for the Robinson Store was made in his brick yard.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: The Robinson Store has had significant influence on the social and economic fabric of the community. The first store operated by the Robinson's and also constructed by John L. Smith was in the present location of the brick building. When this building became too small it was moved to the east to make room for the new brick store. Historical accounts indicate the store was a magnet for social activity and often

referred to as "the spot". The store was a gathering place for people to play checkers, buy food and escape the summer heat. Due to the building's brick construction it was said to be the coolest place in town. Trainmen from the rail lines were housed in the upstairs sleeping rooms during their stop overs in the community. It is said questionable activities may have occurred in the upstairs quarters. On the main floor was located the local post office. In later years the building housed a plumbing store and most recently has been used as a restaurant. The bricks for the store were made in the Smith brick yard located approximately where Clark Lumber is now located.

Conclusion: This criterion has been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The Robinson Store has remained in its original setting since the time of construction. With the passage of time some minor modifications have occurred including the location of the main entrance. Presently the entrance is located on the north elevation. Previously it was located to face out onto the intersection of Tualatin Road and Boones Ferry Road. Other changes are only minor in nature. The building retains the brick exterior which is three bricks wide, flat roof with parapet, 1/1 double hung sash windows on the second floor and multipane and picture fixed windows on the main floor, balustrade and canopy over the sidewalk.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The Robinson Store is the only remaining brick commercial building in the community from this time period. The style of workmanship is apparent in the brick and placement of the windows and canopy over the sidewalk. There is also a stair-stepped parapet wall on the east elevation. The use of three bricks in width to make up the exterior walls is unique in the area, but was common at the time the structure was built.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The Robinson Store retains the original material and method of workmanship which were common at the time of construction. These elements are outlined in criterion iv and v above.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: The Robinson Store was constructed by John L. Smith who was very active in the local community in building structures. He constructed the Smith/Boone House and the Smith Row House which still stand in the community. History indicates he also built a number of homes for mill workers and others in the Tualatin area.

Conclusion: This criterion has been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The Robinson Store has several interesting features in the design. This includes the use of brick, arches over the windows, stair-stepped parapet on the east elevation, symmetrical orientation windows on the second story, brick soldier course window sills and the interlocking brick work at the cantilevered wall. The canopy which is oriented on the north and west elevations is partially constructed over public right-of-way.

Conclusion: This criterion has been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The setting for the Robinson Store has not changed significantly over the course of time. The original setting was at the crossroads and center of town. Today those aspects remain. Areas adjacent to the building have retained the commercial activities with newer structures.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The Robinson Store is one of the most significant visual structures within the community. The location at the intersection of Tualatin Road and Boones Ferry Road move many residents and visitors by its front door on a daily basis. The location is also significant to what can be termed the third life of the community. The first two being the early

settlement followed by the original Tualatin Plat and then the relocation of town to the Tualatin Grove Tract.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Robinson Store against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iii, iv, v, vi, vii, viii, ix and xi have been met. This is 10 of the 12 criteria. The importance of the Robinson Store includes the builder, social and economic activities and architecture. The structure is the last remaining brick commercial building from Tualatin's early beginnings and has significantly influenced the history of the community.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Robinson Store be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 18810 SW Boones Ferry Road
18810.RPT

Elmer House
11450 SW Elmer Court
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed in 1914. The date of construction makes the structure approximately 78 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: There is little information available on the occupants of this structure. County records indicate Pearl Hess sold to Carl Stonewall in 1934 and to Richard and Wilma Elmer in 1950. No information indicates these individuals were significant on a local, state or national level.

Conclusion: This criterion has not been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at the site or within the structure. Past activities centered on agricultural production of crops and livestock.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The Elmer house is in its original setting, but has seen alterations over time. These include the enclosure of the front porch, addition of shutters, addition off of the southeast corner of the structure, a second floor shed roof dormer and construction of a detached garage. Additionally, in 1990 two barns and a shed were demolished to make way for a residential subdivision. One barn had a gambrel roof and was likely used for livestock and hay storage while the second had a low pitched gable roof and was used for equipment storage and small farm animals.

HISTORIC DETERMINATION

Elmer House - 11450 SW Elmer Court

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Conclusion: This criterion has not been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The original elements of the Elmer House are unique in the Tualatin area. The north elevation has three steep gable pitched roofs which attach to a main structure hip roof. The gable roofs at the east and west ends are full length and extend the full width of the structure. On the south elevation originally there was no second floor extension. A shed roof dormer has been added. The design of the structure is very symmetrical as are the placement of windows. All windows are 1/1 double hung sash. Many of the windows are oriented in a ribbon fashion. Later addition windows are fixed picture windows. Exterior siding is square butt cut shingles. This material was also used on the later second story shed roof dormer. The enclosed front porch has used T-1-11 siding.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: Much of the original workmanship for this structure remains with modifications as noted under criterion v.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: Information on who actually constructed the structure has not been found.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The Elmer House does exhibit some very artistic features such as the siding, symmetrical design with gable roofs and hip roofs and placement of windows. There are no ornate features to this building.

Conclusion: This criterion has been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The original setting for this structure was rural and agricultural. Photos indicate that trees surrounded the

house. A number of these trees have been retained such as maples and firs. With the development of the subdivision around the house, many of the landscape features have been removed.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The Elmer House is a significant visual structure and site. The structure sits on a rise facing towards the Tualatin River. With the current residential development in the area the architectural style of the structure identifies it as an early building in the development of the Tualatin area.

Conclusion: This criterion has been met.

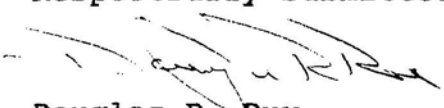
CONCLUSION

Review of the Elmer House against the 12 criteria indicates that the basic 50 year requirement along with criterion v, vi, viii, and xi have been met. This is 5 of the 12 criteria. The importance of the Elmer House focuses on the unique architectural style. This is the only structure within the community which displays symmetrical elements in the form of roof pitches and orientation.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Elmer House be designated a landmark.

Respectfully submitted,


Douglas R. Rux
Associate Planner

jb

file: 11450 SW Elmer Court
11450.RPT



Wager House
12075 SW Tualatin-Sherwood Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed in 1915. The date of construction makes the structure approximately 77 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: There is little information available on the occupants of this structure. County records and Metsker Maps from 1928 and 1937 indicate Frank Wager owned the property. Information from the current property owner indicates Frank Wager originally constructed the structure. No information indicates that Mr. Wager was significant at the local, state or national level.

Conclusion: This criterion has not been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at the site or within the structure. Past activities are likely to have centered on agricultural production of crops and livestock.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The Wager House is in its original setting but has seen minor alterations over time. According to the owner a bedroom was added in the mid 1960's and other interior alterations have occurred. The limited modifications have retained the essential integrity of the structure.

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Wager House - 12075 SW Tualatin-Sherwood Road

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Conclusion: This criterion has not been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The Wager House is representative of the vernacular architectural style. The structure has a gable roof with a shed type extension roof off of the rear. Windows are 1/1 double hung sash. There is a partially covered front porch entry supported by 4" x 4" columns. The structure is a modest architectural style in comparison to others in this time period of construction.

Conclusion: This criterion has not been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The basic elements which comprise this structure are original with few modifications.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: Information on Mr. Wager does not indicate he was a craftsman, builder, architect or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The Wager House does not possess high artistic values. There are no ornate features to the structure or complex construction elements.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The original setting for this structure was rural and agricultural. Photos indicate that trees surrounded the house. Many of these trees have been retained. The past practice of farming has been continued.

Conclusion: This criterion has not been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

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Wager House - 12075 SW Tualatin-Sherwood Road

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Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The Wager House is significant as a visual site. The structure sits well off of Tualatin-Sherwood Road surrounded by evergreen and deciduous trees. Outbuildings remain which assist in retaining the original context of the structure and site.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Wager House against the 12 criteria indicates that the basic 50 year requirement along with criterion vi, ix and xi have been met. This is 4 of the 12 criteria. The Wager House is marginal in regards to its historical significance. The architecture is modest with no important elements. There is no significant history involved.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Wager House not be designated a landmark.

HPAC RECOMMENDATION

HPAC discussed this structure and concluded there was adequate historic importance to recommend designation as a historic resource.

Respectfully submitted,


Douglas R. Rux
Associate Planner

jb

file: 12075 SW Tualatin-Sherwood Road
12075.RPT



Minnie Skog House
6001 SW Borland Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed in 1916. The date of construction makes the structure approximately 76 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: Information available on this structure from the Metsker maps indicates Fred Fredricks owned the site in 1928. County records indicate the property had the following ownership record: Hilda and Arnold Jacobs, Gladys and Harold May, Fred and Janette Fredricks, Pearl and Casper Abplanalp and George and Phyllis Grimmit. An interview with Gladys May indicates the house originally was located near Nyberg Street and was relocated to this location in approximately 1925. The estimated date of original construction is 1916. There is no information available on the background of Minnie Skog, after whom the house is named. Research on the subsequent owners indicates the owners had no significance on local, state or national history.

Conclusion: This criterion has not been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at this location.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: Information supplied by Gladys May indicates the structure was relocated from its original site near Nyberg Street. The exact location of the original setting has been unconfirmed. The new setting has seen little change. The

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Minnie Skog House, 6001 Borland Road

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structure is basically the same as originally constructed with modification being the enclosure of the rear porch. The structure is representative of the Craftsman style of architecture. The structure has a moderate pitch gable roof with eave overhang. Decorative purlin braces accent the gable ends of the structure. Siding is narrow clapboard with corner boards. On the south elevation a frieze board is located under the purlins. Above the frieze board the siding changes to shiplap. The front porch has a small gable roof extension with fascia board and is supported by two knee braces. Windows are 1/1 double hung sash. The windows have a wide trim. The foundation is concrete block. At the northeast corner of the structure is a root cellar. This structure is essentially as originally constructed.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The Minnie Skog House is one of the community's better examples of Craftsman architecture. The decorative material and siding are representative this type of architecture and method of construction.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The structure's original workmanship and materials remain which assist in identifying the stylistic character of this structure. There has been no exterior modification of siding, windows, roof form or shape or decorative features to change the character of this structure.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the builder of this structure was a master craftsman, builder, architect or engineer. The interview with Gladys May indicates that Fred Fredricks constructed the dwelling. This information is contradictory to the ownership of the site and the information pertaining to the original location along Nyberg Street.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: This structure has no significant artistic values. The design is simple and functional with no ornate features or elements.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The original planting scheme for this structure has been retained. The structure sits within a large grove of mature Douglas Fir trees and a wide variety of deciduous trees.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The location of this structure within a dense grove of evergreen trees does not provide a good visual corridor for viewing the structure. The structure is a visual landmark in regards to the architectural style within the community and more so for its location in the eastern portion of Tualatin in Clackamas County which has few remaining potentially historic structures.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Minnie Skog House against the 12 criteria indicates that the basic 50 year requirement along with criterion iv, v, vi, ix and xi have been met. This is 6 of the 12 criteria. The significance of the Skog House is the architectural style.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Minnie Skog House be designated a landmark.

Respectfully submitted,


Douglas R. Rux
Associate Planner



Logan House
19930 SW Boones Ferry Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed in 1917. The date of construction makes the structure approximately 75 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: Historic accounts indicate the Logan House was designed by an architect from San Francisco. The name of the gentleman is unknown. Mr. Logan worked for the Oregon Electric Railroad as the local station master. The massive size of the house was done to provide rooms for teachers at the high school located across the street on Boones Ferry Road. The school was known as Tualatin High School and was demolished in 1952. In 1948 Henry and Katerina Levoff purchased the home. They sold to Henry and Dorothy Miller in 1950. In 1972 their son and daughter-in-law, David and Linda, purchased the home. Ownership between Logan and Levoff is unclear.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: Mr. Logan's association with the Oregon Electric Railroad and boarding house operation were significant to the economic and social fabric of the community. The Oregon Electric Railroad provided a link for the community to Portland and areas to the south in the Willamette Valley. His role as the local station master ensured the proper functioning of the railroad in the local community area. The more significant aspect is the boarding room operation for teachers at the local school. The house was constructed just prior to U.S. involvement in WW I. Housing in the community was scarce, especially for teachers who were here only for the school year.

HISTORIC DETERMINATION

Logan House - 19930 SW Boones Ferry Road

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By providing a place of accommodation, Mr. Logan was assisting in providing an education for the children in the community, as well as providing a cost efficient way for teachers to reside in the area.

Conclusion: This criterion has been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: The Logan House has remained in its original setting since the time of construction. The original 5-acre parcel has been reduced to 2 acres over the years. One of the unique aspects of the structure is the orientation on the site. Instead of facing directly onto Boones Ferry Road the house is set at an angle. This orientation allowed Mr. Logan to view the railroad tracks to the northwest on which the Oregon Electric trains operated. The exterior of the structure has seen only minor modifications according to local knowledgeable individuals. The building has a recessed front porch under a steeply pitched roof structure with no eave overhang on the gable ends and eave returns. The siding is weather board with corner boards. The front porch is supported with four Tuscan columns. Windows are 4/1 and 3/1 double hung sash. There are two dormers, one each on the west and east elevations, with boxed eave returns. The basement has fixed light windows.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The Logan House is an interesting composite of vernacular architecture with craftsman influences. The use of Tuscan columns to support the main porch and the upstairs sun porch are unique in the community. The massive size of the house is also unique to the Tualatin area. The only structures which are similar in size are the Sweek House and Nyberg House. The architectural aspects of this structure are very distinctive to the community and represent the characteristic style of the time period of construction.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The Logan House has not seen significant modifications which detract from the original workmanship and material. There has been no covering of the exterior, replacement of porch columns, windows or doors.

Conclusion: This criterion has been met.

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Logan House - 19930 SW Boones Ferry Road

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(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: Historical accounts indicate that an architect from San Francisco designed the house, but his name is unknown. Due to the unavailable information and the fact that Mr. Logan was associated with the railroad, it does not appear that he was an architect, craftsman or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The Logan House has some very significant artistic elements which include the four large Tuscan columns supporting the main porch, two small Tuscan columns supporting the second floor sun porch, boxed eave returns, symmetrical window orientation and balustrade around the front porch.

Conclusion: This criterion has been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The setting for the Logan House has not changed significantly over the course of time. The building orientation has been retained as well as the landscaping which includes lawn and large Douglas Fir trees. The area around the structure has retained the residential character with new single family homes.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information can be found to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The Logan House is one of the most significant visual structures in the community. The location along Boones Ferry Road and the orientation to this street provide a striking view corridor to this large two story home.

Conclusion: This criterion has been met.

HISTORIC DETERMINATION

Logan House - 19930 SW Boones Ferry Road

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CONCLUSION

Review of the Logan House against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, iii, iv, v, vi, viii, ix and x have been met. This is 9 of the 12 criteria. The importance of the Logan House includes the social aspect of housing teachers to support the educational opportunity to Tualatin residents, Mr. Logan's association with the Oregon Electric Rail Road and the unique architectural style of the structure.

RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Logan House be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 19930 SW Boones Ferry Road

18810.RPT

11325 SW Tualatin-Sherwood Road
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a secondary ranking being constructed in 1918. The date of construction makes the structure approximately 74 years old.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: Little information is available on the ownership of this structure. 1928 and 1937 Metsker Maps indicate John E. Hedges owned the land in 1928 and Mary Hedges in 1937. Subsequent owners included Clyde Raymond Hedges and Lloyd and Helen Koch. The Hedges' family were early pioneers to the Tualatin area settling a 320-acre donation land claim. The original Hedges house was dismantled in 1988 and placed in storage for future reconstruction. It is unclear if a member of the Hedges family constructed this structure, but it is likely this occurred. Hedges Creek, which runs near the structure, is named after John Hedges.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information is available that significant social or economic events occurred at the location of this structure. The historic economic aspect has been centered around agricultural production and that function continues to this date.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

Findings: This structure has been retained in its original setting according to available information. The land use practices have also been retained. The structure has a simple design with a moderate pitched gable roof, lap siding with corner boards, eave overhang, 1/1 double hung sash windows, partial front porch with gable roof and internal brick chimney.

Conclusion: This criterion has been met.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: This house is representative of the craftsman style of architecture which was prevalent during the date of construction. It is one of the most intact examples of the small craftsman style in the community.

Conclusion: This criterion has been met.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The structure has not seen significant modifications which detract from the original workmanship and material. There has been no covering of the exterior, replacement of porch columns, windows or doors.

Conclusion: This criterion has been met.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information indicates the exact builder of this structure or that the person was a master architect, craftsman, builder or engineer.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: There are no significant artistic aspects represented in this building.

Conclusion: This criterion has not been met.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The setting for this house is in an agricultural area of the City. The agricultural aspects have been continued to the present.

APPENDIX D
HISTORIC RESOURCES ASSESSED
LAND VALUES AND USE - 1990

HISTORIC RESOURCES - ASSESSED VALUES 1990

ID#	Property ID	Parcel	Plan	Existuse	City	Acres	- - Assessed Value - -			Land /Acre (\$000)	Bldg. /Acre (\$000)	Total /Acre (\$000)
							Land (\$)	Bldg. (\$)	Total (\$)			
1	Lauretta Fahey	2S113AD00300	ML	MANUFACTUR	Y	1.00	135000	247500	382500	135.00	247.50	382.50
2	Frank B. Schmitz	2S124AA02400	RMH	RMF	Y	0.48	21130	157140	178270	44.02	327.38	371.40
3	Walt Eames House	2S124DC00100	RML	PARM	Y	14.75	33200	10500	49890	2.25	0.71	3.38
4	Hartley House	2S124DD01000	CO	RSP	Y	3.25	77350	131550	208900	23.80	40.48	64.28
5	Rife House	2S114B001100	RL	RSP	N	4.86	0	0	0	0.00	0.00	0.00
6	Harold & Eileen Walker, c/o	2S114B000900	RL	RSP	N	3.00	0	0	0	0.00	0.00	0.00
7	Jurgens/Bohien House	2S114BD04400	RL	RSP	N	11.50	33560	48710	86490	2.92	4.24	7.52
8	Gordon & Lois Pastor	2S115D001402	RL	RSP	N	3.86	41470	70030	111500	10.74	18.14	28.89
9	Louis Walnut House	2S115C001400	RL	RSP	N	1.82	35430	41310	76740	19.47	22.70	42.16
10	Elmer House	2S115DC01100	RL	RSP	Y	0.26	25000	73600	98600	96.15	283.08	379.23
11	William Jurgens House	2S114CD09700	RL	RSP	Y	1.81	39240	60460	99700	21.68	33.40	55.08
12	Jose and Nyla Dominguez	2S115DC02400	RML	RSP	Y	1.03	33240	83230	116470	32.27	80.81	113.08
13	Richard and Debra Hanegan	2S115DD04400	RL	RSP	Y	1.38	32820	62230	95050	23.78	45.09	68.88
14	Craig Pritz	2S115DD00800	RL	RSP	N	0.42	35000	30990	65990	83.33	73.79	157.12
15	Salzer/Jurgens House	2S114CD11200	RL	RSP	Y	0.27	26000	59660	85660	96.30	220.96	317.26
16	Likes House	2S123BB00700	ML	VACANT	Y	2.07	225400	15400	240800	108.89	7.44	116.33
17	John Sandvig	2S121A000200	RH	RSP	N	1.08	140	0	140	0.13	0.00	0.13
18	Lloyd & Darlene J. Galbertson	2S121A000300	RH	RSP	N	3.03	450	0	450	0.15	0.00	0.15
19	Christiansen House	2S122A000200	ML	OFFICE	Y	4.77	467500	22700	490200	98.01	4.76	102.77
20	Isaac Ball House	2S123BA03300	CO	RSP	Y	1.15	102620	3780	106400	89.23	3.29	92.52
21	Little White House	2S123AA01500	CC	RSP	Y	0.29	72900	3360	76260	251.38	11.59	262.97
22	Wesch House	2S123AA01601	CC	RSP	Y	0.11	35710	2520	38230	324.64	22.91	347.55
23	James & Anna Remillard	2S123BA03100	ML	RSP	Y	0.60	60100	4600	64700	100.17	7.67	107.83
24	Mack House	2S123AA01700	CC	SERV MISC	Y	0.24	67230	47160	114390	280.13	196.50	476.63
25	Brakebush House	2S123AA01200	CC	RSP	Y	0.12	32040	1680	33720	267.00	14.00	281.00
26	OOT, Inc.	2S122A000300	ML	EQPMT	Y	1.43	155700	25900	181600	108.88	18.11	126.99

HISTORIC RESOURCES - ASSESSED VALUES 1990

ID#	Property ID	Parcel	Plan	Existuse	City	Acres	- - Assessed Value - -			Land /Acre (\$000)	Bldg. /Acre (\$000)	Total /Acre
							Land (\$)	Bldg. (\$)	Total (\$)			
27	D.A. Markman House	2S122A000900	ML	PUBLIC	Y	3.57	311000	1000	312000	87.11	0.28	87.39
28	City of Tualatin	2S122A000400	ML	PUBLIC	Y	1.48	29600	0	29600	20.00	0.00	20.00
29	City of Tualatin	2S122A000501	ML	PUBLIC	Y	1.31	0	0	0	0.00	0.00	0.00
30	Albertson House	2S121A002101	MG	MANUFACTUR	Y	6.08	91200	67700	158900	15.00	11.13	26.13
31	Richard Baranzano	2S124BC01400	CC	RSP	Y	2.38	34440	45210	79650	14.47	19.00	33.47
32	Roy C. & Jean Lumber/Michael	2S122A001400	ML	EQPMT	Y	0.91	109000	27000	136000	119.78	29.67	149.45
33	City of Tualatin	2S122A000600	ML	PUBLIC	Y	1.08	0	0	0	0.00	0.00	0.00
34	Smith/Boone House	2S1230000300	RH/HR	RSP	Y	3.12	11800	8200	20000	3.78	2.63	6.41
35	William R. and Janice F.	2S122A001300	ML	MANUFACTUR	Y	1.88	184200	47700	231900	97.98	25.37	123.35
36	Willowbrook	2S1230000300	RH/HR	RSP	Y	3.12	11800	8200	20000	3.78	2.63	6.41
37	Robinson Store	2S124BC03001	CC	RESTAURANT	Y	0.04	25310	265330	290640	632.75	6633.25	7266.00
38	Lester Bowen House	2S122A001201	ML	EQPMT	Y	2.27	157500	12400	169900	69.38	5.46	74.85
39	Nyberg House	2S124A002502	CC	RSP	Y	1.51	352410	7250	359660	233.38	4.80	238.18
40	Winona Grange #271	2S124BC04700	CC	INST	Y	0.27	0	0	0	0.00	0.00	0.00
41	Chet Fischbuch House	2S121D000100	MG	MANUFACTUR	Y	21.97	448800	359000	807800	20.43	16.34	36.77
42	Smith Row House	2S124BC04100	CC	RSP	Y	0.13	46850	0	46850	360.38	0.00	360.38
43	Delmar Walgreave House	2S122C000200	MG	FARM	N	7.83	0	0	130	0.00	0.00	0.02
44	Methodist Church	2S124CB00900	CC	INST	Y	0.25	69740	54100	123840	278.96	216.40	495.36
45	Walgraevae Onion Barn	2S122D000500	MG	FARM	N	65.01	25000	21270	62190	0.38	0.33	0.96
46	Blank Barn	2S124CB01700	CG	SERV AUTO	Y	1.21	282350	24050	306400	233.35	19.88	253.22
47	Pacific West Construction,	2S123DB00600	ML	OFFICE	Y	0.39	31400	18800	50200	80.51	48.21	128.72
48	Cipole School	2S121D000200	MG	EQPMT	Y	6.75	162400	0	162400	24.06	0.00	24.06
49	Mellott House	2S123CC00200	MG	RSP	Y	0.37	29800	2500	32300	80.54	6.76	87.30
50	George Boyd	2S123DD00700	RL	RSP	Y	0.18	19500	43450	62950	108.33	241.39	349.72
51	Black House	2S122C001500	MG	RSP	Y	9.50	15000	0	15000	1.58	0.00	1.58
52	Don Galbreath House	2S121DC00900	MG	SERV MISC	N	1.37	83500	24100	107600	60.95	17.59	78.54
53	Sherburn House	2S123DD01400	RL	RSP	Y	0.55	29900	87930	117830	54.36	159.87	214.24

HISTORIC RESOURCES - ASSESSED VALUES 1990

ID#	Property ID	Parcel	Plan	Existuse	City	Acres	- - Assessed Value - -			Land /Acre (\$000)	Bldg. /Acre (\$000)	Total /Acre (\$000)
							Land (\$)	Bldg. (\$)	Total (\$)			
54	Tualatin Grade School	2S123DD00500	RL	SCHOOL	Y	12.75	0	0	0	0.00	0.00	0.00
55	Logan House	2S123DD01600	RL	RSF	Y	1.39	37060	104160	141220	26.66	74.94	101.60
55	Logan House	2S123DD01600	RL	INST	Y	0.00	37060	104160	141220	.1E+306	.1E+306	.1E+306
56	Arthur Pascuzzi, c/o	2S122D000300	MG	RSF	Y	1.18	95100	9000	104100	80.59	7.63	88.22
57	Luster House	2S126AB00102	RL	RSF	Y	0.19	26000	34860	60860	136.84	183.47	320.32
58	Davis House	2S125BB03101	RL	RSF	Y	0.70	51700	102730	154430	73.86	146.76	220.61
59	Richardson House	2S126AA02000	RL	RSF	Y	0.76	32500	79200	111700	42.76	104.21	146.97
60	Harry Cole House	2S128A000200	MG	RSF	N	1.34	41330	52650	93980	30.84	39.29	70.13
61	Cole House	2S128A000102	MG	RSF	N	0.50	31500	29093	60593	63.00	58.19	121.19
62	Lloyd and Helen Koch	2S127B000700	MG	FARM	Y	9.00	25000	20340	46440	2.78	2.26	5.16
63	Zeke Eddy House	2S126AA00700	RL	RSF	Y	0.46	29900	62510	92410	65.00	135.89	200.89
64	Avery Chicken Hatchery	2S125BB00601	RL	RSF	Y	0.18	26000	62050	88050	144.44	344.72	489.17
65	Gerald Avery	2S125BB00600	RL	RSF	Y	1.73	52460	75620	128080	30.32	43.71	74.03
66	William Hurt House	2S125BB00500	RL	RSF	Y	0.42	29900	47230	77130	71.19	112.45	183.64
67	Francis House	2S125BC05401	RL	RSF	Y	0.22	26000	74580	100580	118.18	339.00	457.18
68	Young House	2S126AC00200	RL	INST	Y	3.42	0	0	0	0.00	0.00	0.00
69	Wager House	2S127B000300	MG	FARM	Y	33.52	40000	7050	61180	1.19	0.21	1.83
70	Earl J. Itel	2S127B000400	MG	FARM	N	16.81	25000	62660	93840	1.49	3.73	5.58
71	Sunde House	2S126AC09700	RL	RSF	Y	0.44	28600	58740	87340	65.00	133.50	198.50
72	Earl J. and Loris Itel	2S127B000502	MG	FARM	N	24.98	25000	40170	74220	1.00	1.61	2.97
73	Stephen P. & Candace S. Piazza	2S127A000501	ML	RSF	Y	0.54	43500	9000	52500	80.56	16.67	97.22
74	Lloyd Koch House	2S127D000200	MG	FARM	Y	44.03	25000	74286	115136	0.57	1.69	2.61
75	Olin House	2S127C000100	MG	FARM	Y	10.40	750	0	3850	0.07	0.00	0.37
76	Helenius House	2S127D001400	ML	RSF	N	4.00	85950	42970	128920	21.49	10.74	32.23
76	Helenius House	2S127D001400	RL	VACANT	N	3.46	85950	42970	128920	24.84	12.42	37.26
77	Heleny Henrickson House	2S126DB03000	RL	RSF	Y	0.81	35100	43000	78100	43.33	53.09	96.42
78	M. & E. Ferris, c/o	2S127D000400	RL	RSF	Y	2.39	37500	49450	87350	15.69	20.69	36.55

HISTORIC RESOURCES - ASSESSED VALUES 1990

ID#	Property ID	Parcel	Plan	Existuse	City	Acres	- - Assessed Value - -			Land /Acre (\$000)	Bldg. /Acre (\$000)	Total /Acre
							Land (\$)	Bldg. (\$)	Total (\$)			
79	J.C. Reeves Corporation	2S127D000500	RL	RSP	Y	2.39	33750	22300	56650	14.12	9.33	23.70
80	Edward Byrom House	2S126CD05600	RL	RSP	Y	0.33	26000	83358	109358	78.79	252.60	331.39
81	Earl & Mary Anna Fewless	2S126CD12800	RL	RSP	Y	1.00	32000	152020	184020	32.00	152.02	184.02
82	Robert S. & Kyra Donovan	2S127D000902	RL	RSP	N	2.35	47630	56560	104190	20.27	24.07	44.34
83	Frank and Judy Ehlis	2S134A001402	RL	RSP	N	3.20	54000	56670	110670	16.88	17.71	34.58
84	Bither House	2S135BA00700	RL	RSP	N	2.32	68300	16570	84870	29.44	7.14	36.58
85	Henry and Darlene A. Weigel	2S134A000200	RL	RSP	N	5.62	75900	59740	135640	13.51	10.63	24.14
86	Keith M. and Judith J. Aden	2S134A001302	RL	RSP	N	1.26	39450	45180	84630	31.31	35.86	67.17
87	Kenneth and Carla Wray	2S134A001200	RL	RSP	N	1.00	43130	98390	141520	43.13	98.39	141.52
88	H. Willard & Nora F. Smith	2S135BA00400	RL	RSP	N	2.45	48380	46080	94460	19.75	18.81	38.56
89	Grace L. Sheckla	2S135B000900	RL	RSP	N	2.27	52660	52380	105040	23.20	23.07	46.27
90	Gary L. & Judith A. Kilgore	2S135BA00600	RL	RSP	N	0.40	30000	28210	58210	75.00	70.53	145.53
91	Merrill Pennington House	2S135A000600	RL	RSP	Y	0.50	33750	90000	123750	67.50	189.00	256.50
92	Gerald W. & Carol L. Crow	2S135A000500	RML	RSP	N	6.81	147570	16490	164060	21.67	2.42	24.09
93	Diana R. Wood	2S135B001204	RL	RSP	N	1.11	43960	42010	85970	39.60	37.85	77.45
94	Phyllis Marie Gordon	2S134A000800	RL	RSP	N	0.93	37500	61470	98970	40.32	66.10	106.42
95	Larry Evenden	2S135A000401	RML	RSP	N	0.63	33750	35180	68930	53.57	55.84	109.41
96	Gifford House	21E19C 02000	RL	FARM	Y	15.00	85160	40280	125440	5.68	2.69	8.36
97	Zelda McCorkle House	21E19C 02000	RL	FARM	Y	15.00	85160	40280	125440	5.68	2.69	8.36
98	Minnie Skog House	21E19C 01700	RL	FARM	Y	4.78	77890	36150	114040	16.29	7.56	23.86
99	Theobald House	21E19C 01900	RL	RSP	Y	0.92	38290	19290	57580	41.62	20.97	62.59
100	Raicy House	21E19 02000	RL	RSP	Y	0.73	36290	20170	56460	49.71	27.63	77.34
101	Barngrover House	21E30B 00600	RL	FARM	Y	18.25	44170	93760	137930	2.42	5.14	7.56
102	Tualatin Country Club	2S114D000200	RL	OPEN PRIV	Y	123.08	921610	11960	933570	7.49	0.10	7.59
102	Tualatin Country Club parcel 2	2S114D000201	RL	OPEN PRIV	Y	5.63	42210	1086640	1128850	7.50	193.01	200.51
103	Winona Cemetery	2S123BA02700	RML	OPEN PRIV	Y	4.32	0	0	0	0.00	0.00	0
104	Brosy House	2S115DA00800	RL	RSP	N	5.82	52310	94690	147000	8.99	16.27	25.26

HISTORIC RESOURCES - ASSESSED VALUES 1990

ID#	Property ID	Parcel	Plan	Existuse	City	Acres	- - Assessed Value - -			Land /Acre (\$000)	Bldg. /Acre (\$000)	Total /Acre (\$000)
							Land (\$)	Bldg. (\$)	Total (\$)			
105	Roamer's Rest Park	2S115C001800	CR	OPEN PRIV	Y	9.56	244320	34350	278670	25.56	3.59	29.15
105	Roamer's Rest Park parcel 2	2S115C002002	CR	OPEN PRIV	Y	0.01	0	0	0	0.00	0.00	0.00
106	W.Leveton, 1st. Interstate	2S1220000200	MG	RSP	Y	4.29	214900	0	214900	50.09	0.00	50.09
107	Spencer House	2S122D000101	MG	RSP	Y	2.81	244480	2750	247230	87.00	0.98	87.98
108	George Boyd	2S123DD00600	RL	RSP	Y	0.18	19500	32130	51630	108.33	178.50	286.83
109	Helgesson House	21E19C 00200	RMH	OPEN PASSV	Y	1.07	60290	67710	128000	56.35	63.28	119.63

NON-SIGNIFICANT RESOURCES

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 74

Historic Name:

Date of Construction: 1890

Common Name: Lloyd Koch House
Address: 11340 SW Tualatin-Sherwood
City: Tualatin
Owner Name: Lloyd & Helen Koch
Address 1: 11340 SW Tualatin-Sherwood
Address 2:
City, ST, Zip: Tualatin, OR 97062
T/R/S: 2S/1W/27
Parcel: 2S127D000200
Addition: NA
Block: NA

Orig. Use: Residence
Pres. Use: Residence
Architect: Unknown
Builder: Unknown
Theme: 19th Cent
Style1: Western Farm House
Style2: Altered
Object: BLDG
Style Notes: (None)
Ranking: Primary
Lot: NA
Quad: Sherwood

Plan Type/Shape: T-Shape
Primary Foundation Material: Masonry
Second Foundation Material:
Roof Form: Gable
Wall Construction: Wood
Primary Window Type: Aluminum sliders
Exterior Surfacing Material: Board and Batten
Decorative Features: (None)
Other Notes: (None)
Condition: GOOD
No. of Stories: 1.5
Basement: N
Roof Material: Shingle
Structural Frame: Wood stud
Moved Y/N: N
Date:

Exterior Alterations/Additions (Date):

New exterior siding, room additions to east and south elevations and installation of aluminum windows (unknown).

Noteworthy Landscape Features:

Large trees at rear of home, orchard trees.

Associated Structures:

Machine shed, general purpose building, loft barn, milking parlor, milk house, loft barn, free stall barn, bunker and silo.

Known Archaeological Features:

(None)

Setting: House is located in the center of a large farm complex. House is south of Tualatin-Sherwood Road near 120th Avenue. To the west is industrial development. Area zoned for industrial uses.

Sources: Washington County Department of Assessment & Taxation; Interview Helen Koch in 1990; Tualatin Historical Society; Metsker's Atlas 1928 and 1937.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: The original builder of the structure is unknown. Property ownership includes Robert Ille in 1928 and 1937; Hannah Schlosstien; Samuel and Ruby Koch in

Recorded by: Douglas R. Rux

Date: 03/01/92

Designation:

02/05/93 F1: F2: Sym: 0 Mkr: 45

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 74

Historic Name:

Date of Construction: 1890

1941; Lloyd and Helen Koch 1971. This is one of three remaining farm complexes in the Tualatin area which is still used for agricultural crop production.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #6-3

Slide No.: Roll #6-13

Recorded by: Douglas R. Rux

Date: 03/01/92

Designation:

02/05/93 F1: F2: Sym: 0 Mkr:45

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 74

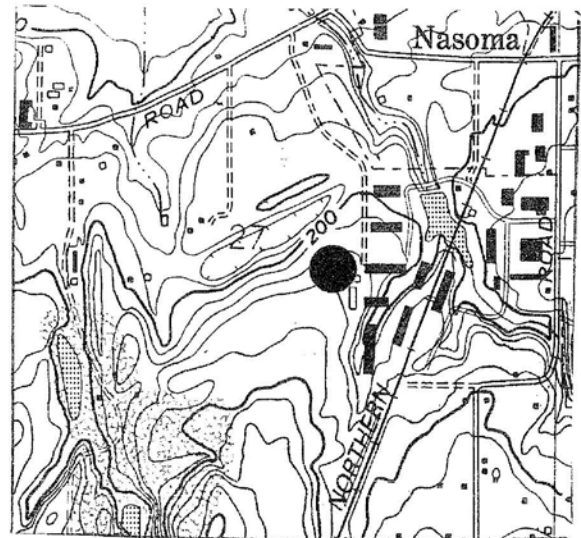
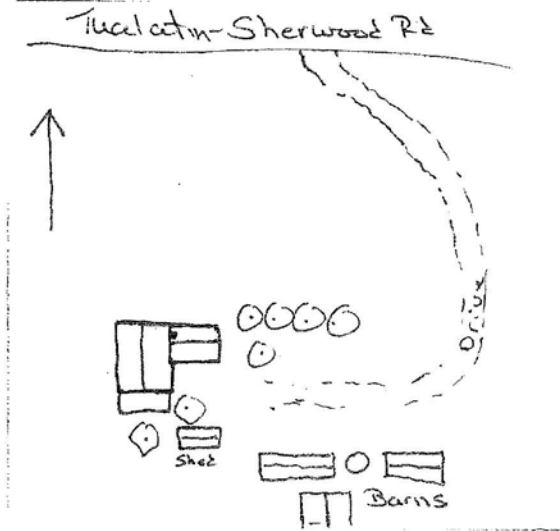
Historic Name:
Address: 11340 SW Tualatin-Sherwood
Tualatin

T/R/S: 2S/1W/27
Parcel: 2S127D000200
Quad: Sherwood



Negative No.: Roll #6-3

Slide No.: Roll #6-13



Graphic & Photo Sources: Douglas R. Rux

02/05/93 F1: F2: Sym: 0 Mkr:45

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 24

Historic Name: Mack House

Date of Construction: c. 1892

Common Name:

Address: 8575 SW Tualatin Road
City: Tualatin

Orig. Use: Residence
Pres. Use: Com.Vet.Cl
Architect: Unknown

Owner Name: Lynn & Maragee Bertelsen
Address 1: 8575 SW Tualatin Road

Builder: Erastus Mack
Theme: 19th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2: Altered

T/R/S: 2S/1W/23

Object: BLDG

Ranking: Primary

Parcel: 2S123AA01700

Style Notes: (None)

Addition: Tualatin Plat (1888)

Block: 1

Lot: NA

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 2.0

Primary Foundation Material: Concrete

Basement: Y

Second Foundation Material:

Roof Form: Gable

Roof Material: Composition

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 4/1 double hung sash

Exterior Surfacing Material: Shake

Decorative Features: Verge boards, dormers

Other Notes: (None)

Condition: GOOD

Moved Y/N: Y

Date: Circa 1930

Exterior Alterations/Additions (Date):

April 1985 - addition of 187.85 square feet to the north side of building and other modifications. Shake siding, porch entrance, demolished second story porch and removed second floor door to balcony (1930's).

Noteworthy Landscape Features:

(None)

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: Northeast corner of Tualatin Road and 80th Avenue in old town Tualatin. Zoned for commercial uses.

Sources: Washington County Department of Assessment and Taxation; Tualatin Historical Society 1989 Calendar; Virginia E. Moore, Land of Tuality, Vol. 2, 1976; Corps of Engineers Aerial Photo 1936 and 1940.

Statement of Significance:

ARCHITECTURAL: The house has been remodeled for the veterinary clinic which presently occupies the structure. This house was one of the first constructed in the original plat of Tualatin established by John Sweek in 1888. The original structure according to a 1935 photo had shiplap siding, 1/1 double hung sash windows, gorbled brick chimney,

Recorded by: Douglas R. Rux

Date: 03/01/92

Mack House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: WASHINGTON

SHPO Inventory No.:

Local ID: 24

Historic Name: Mack House

Date of Construction: c. 1892

decorative corner boards and a sleeping porch over the main entrance with square support posts. Several modifications have occurred to the site and structure over time. In the 1930's the building was repositioned to front Tualatin Road. The exterior has been covered with shake siding, windows replaced, repositioned and reconfigured. A covered front porch entrance was added and the gorbeted chimney cap removed. The integrity of this building has been significantly modified over the course of time with relocation and exterior modifications.

HISTORICAL: The significance as one the first structures to be built in the Tualatin Plat is important. The structure is also a prominent landmark due to its location and visibility. Erastus Mack and his wife Mary Cummins lived in the home after its construction. Their son Asa Mack was born in the house in 1894 during a flood. The building retains enough of its original form that active preservation could restore the building to its original exterior features.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-24

Slide No.: Roll #2-24

Recorded by: Douglas R. Rux
Date: 03/01/92
Designation:

Mack House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 24

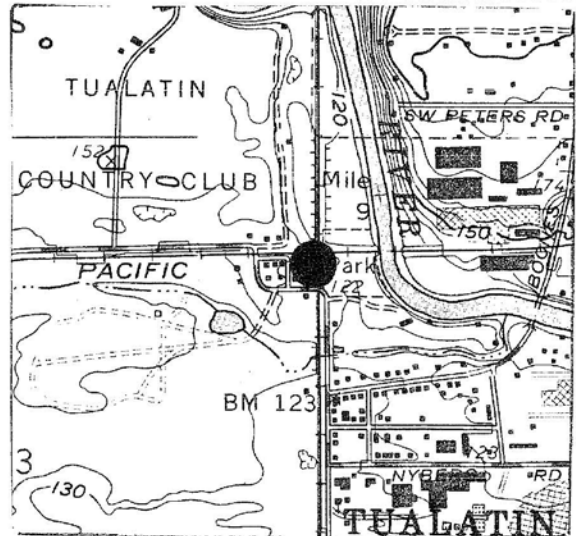
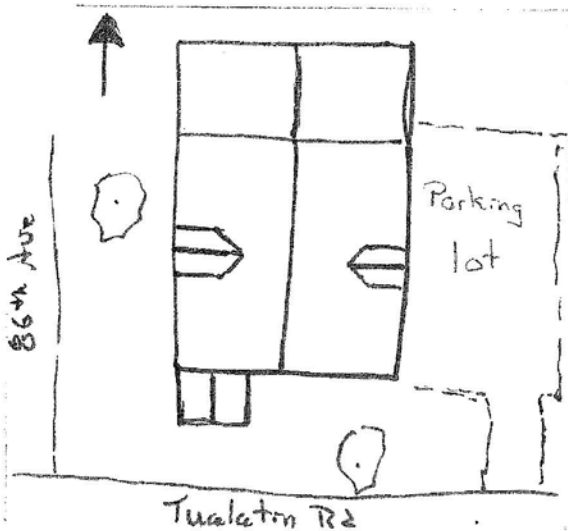
Historic Name: Mack House
Address: 8575 SW Tualatin Road
Tualatin

T/R/S: 2S/1W/23
Parcel: 2S123AA01700
Quad: Beaverton



Negative No.: Roll #3-24

Slide No.: Roll #2-24



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 75

Historic Name:

Date of Construction: 1910

Common Name: Olin House

Orig. Use: Residence

Address: 11520 SW Tualatin-Sherwood

Pres. Use: Vacant

City: Tualatin

Architect: Unknown

Owner Name: Hilda Sharp, S.E. Sharp &
Hadley Robbins

Builder: Unknown

Address 1: 7812 SE Reed College Place

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Portland, OR 97202

Style2:

T/R/S: 2S/1W/27

Object: BLDG

Ranking: Secondary

Parcel: 2S127C000100

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Sherwood

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Pier/post

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Composition

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Lap (narrow)

Decorative Features: Corner boards, verge boards, dormer front elevation, covered front porch with three large square support posts, window surrounds

Other Notes: (None)

Condition: POOR

Moved Y/N: N

Date:

Exterior Alterations/Additions (Date):

(None)

Noteworthy Landscape Features:

Apple and filbert trees.

Associated Structures:

Shed at rear of house.

Known Archaeological Features:

(None)

Setting: South side of Tualatin-Sherwood Road approximately 1/4 mile. Area zoned for industrial use, presently agricultural land.

Sources: Washington County Department of Assessment and Taxation; Metsker's Atlas 1928 and 1937; Tualatin Historical Society.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: The property was owned by Joseph Woodland in 1928 and by Joseph Olin in 1937. Mr. Woodland may have constructed the house, but this cannot be confirmed.

Recorded by: Douglas R. Rux

Date: 04/01/92

Designation:

02/05/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: WASHINGTON

SHPO Inventory No.:

Local ID: 75

Historic Name:

Date of Construction: 1910

Graphic Sources: Douglas R. Rux

Negative No.: Roll #7-19

Slide No.: Roll #4-16

Recorded by: Douglas R. Rux
Date: 04/01/92
Designation:

02/05/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 75

Historic Name:

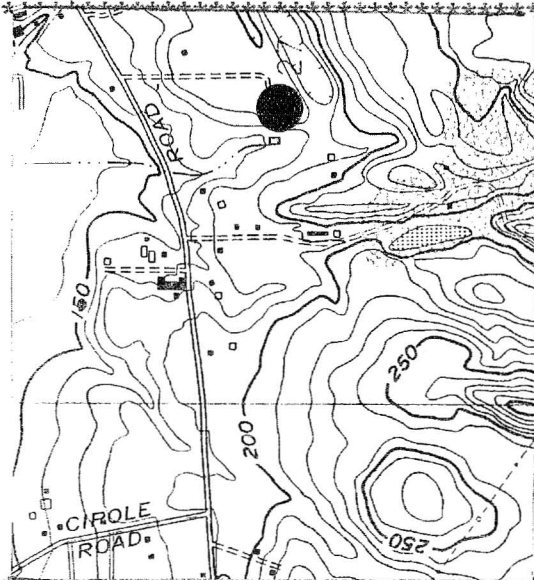
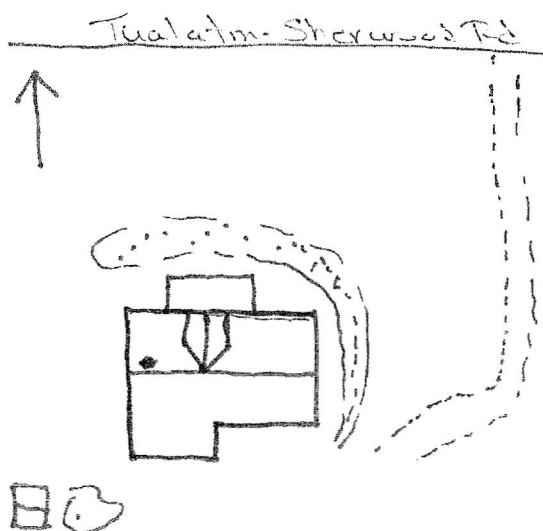
Address: 11520 SW Tualatin-Sherwood
Tualatin

T/R/S: 2S/1W/27
Parcel: 2S127C000100
Quad: Sherwood



Negative No.: Roll #7-19

Slide No.: Roll #4-16



Graphic & Photo Sources: Douglas R. Rux

02/05/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: WASHINGTON

SHPO Inventory No.:

Local ID: 71

Historic Name: Sunde House

Date of Construction: 1910

Common Name:

Orig. Use: Residence

Address: 20688 SW Sunde Court

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Gregory and Peggy Campbell

Builder: Unknown

Address 1: 20688 SW Sunde Court

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2: Altered

T/R/S: 2S/1W/26

Object: BLDG

Ranking: Secondary

Parcel: 2S126AC09700

Style Notes: (None)

Addition: Sunde Meadows (1985)

Block: NA

Lot: 10

Quad: Sherwood

Plan Type/Shape: Irregular

No. of Stories: 1.5

Primary Foundation Material: Concrete

Basement:

Second Foundation Material:

Roof Form: Gable

Roof Material: Shakes

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: Aluminum

Exterior Surfacing Material: T-1-11 and horizontal lap siding

Decorative Features: Front porch, half crescent window in gable, eave returns

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

House remodeled March 1988.

Noteworthy Landscape Features:

(None)

Associated Structures:

Wood shed

Known Archaeological Features:

(None)

Setting: Located in area of newer homes known as Sunde Meadows. Area zoned for single family residential use.

Sources: Washington County Department of Assessment and Taxation; City of Tualatin; Sunde Meadows Plat 1985.

Statement of Significance:

(None)

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-8

Slide No.: Roll #2-8

Recorded by: Douglas R. Rux

Date: 02/01/92

Sunde House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

7

SHPO Inventory No.:

Local ID: 71

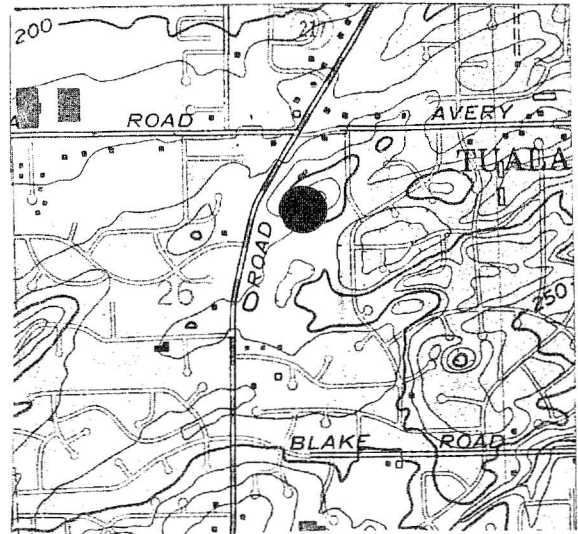
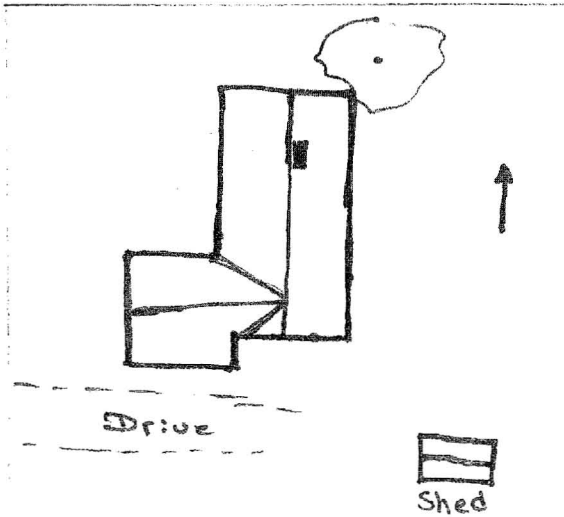
Historic Name: Sunde House
Address: 20688 SW Sunde Court
Tualatin

T/R/S: 2S/1W/26
Parcel: 2S126AC09700
Quad: Sherwood



Negative No.: Roll #3-8

Slide No.: Roll #2-8



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 49

Historic Name: Mellott House

Date of Construction: c. 1910

Common Name: Roy Mellott House

Orig. Use: Residence

Address: 9965 SW Tualatin-Sherwood Road

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Roy C. Mellott

Builder: Unknown

Address 1: 9965 SW Tualatin-Sherwood Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1W/23

Object: BLDG

Ranking: Secondary

Parcel: 2S123CC00200

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Wood shakes

Decorative Features: (None)

Other Notes: Internal brick chimney

Condition: POOR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Removal of porch and removal of second story (unknown).

Noteworthy Landscape Features:

(None)

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: North side of Tualatin-Sherwood Road, west of 90th Court in area of industrial development. Area zoned for industrial uses.

Sources: Washington County Department of Assessment and Taxation; Interview with Mrs. Lloyd Koch 1990; Metsker's Atlas 1928 and 1937.

Statement of Significance:

ARCHITECTURAL: Mrs. Lloyd Koch indicated this structure has been modified significantly over the years. The structure at one point had a front porch and second story which have been removed.

HISTORICAL: None

Graphic Sources: Douglas R. Rux

Recorded by: Douglas R. Rux

Date: 02/01/92

Mellott House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 49

Historic Name: Mellott House

Date of Construction: c. 1910

Negative No.: Roll #4-13

Slide No.: Roll #3-15

Recorded by: Douglas R. Rux
Date: 02/01/92
Designation:

Mellott House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 49

Historic Name:

Address: 9965 SW Tualatin-Sherwood Road
Tualatin

T/R/S: 2S/1W/23

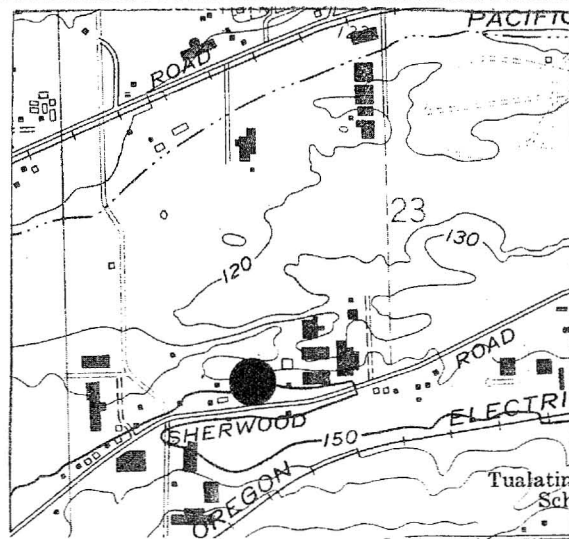
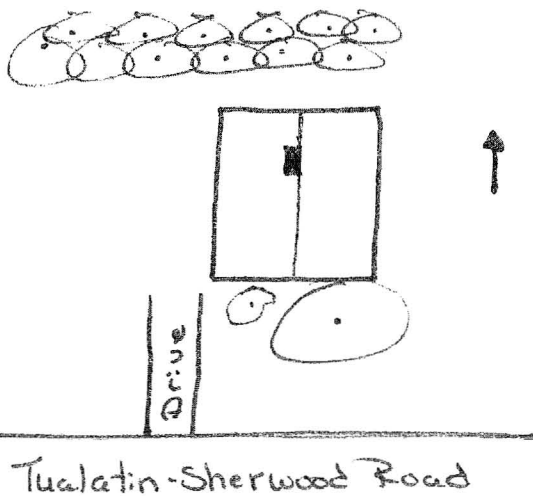
Parcel: 2S123CC00200

Quad: Beaverton



Negative No.: Roll #4-13

Slide No.: Roll #3-15



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 102

Historic Name: Tualatin Country Club

Date of Construction: 1912

Common Name:

Orig. Use: Club/golf

Address: 9145 SW Tualatin Road

Pres. Use: Club/golf

City: Tualatin

Architect: Payne & Settecase

Owner Name: Tualatin Country Club

Builder: C.A. Lantz Construction Co.

Address 1: PO Box 277

Theme: Social

Address 2:

Style1: NA

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1W/14

Object: SITE

Ranking: Secondary

Parcel: 2S114D000200

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Beaverton

Plan Type/Shape: NA

No. of Stories: 0.0

Primary Foundation Material: NA

Basement: N

Second Foundation Material: NA

Roof Form: NA

Roof Material: NA

Wall Construction: NA

Structural Frame: NA

Primary Window Type: NA

Exterior Surfacing Material: NA

Decorative Features: (None)

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

The original clubhouse and associated buildings have been demolished. The course has also seen a number of remodelings.

Noteworthy Landscape Features:

The course is heavily treed with Douglas Fir, Oaks, Cottonwoods and Birch.

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: North side of Tualatin Road, south of Tualatin River, adjacent to original plat of Tualatin by John Sweek. Site is zoned for single family residential use.

Sources: In The Beginning - Tualatin Country Club, The Women of Tualatin Country Club 1984-1985; Tualatin Historical Society; Corps of Engineers Aerial Photo 1936; Metsker's Atlas 1928.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: The Tualatin Country Club was founded by Rabbi Jonah B. Wise. Rabbi Wise was also a member of the Concordia Club #10688, an organization of the Portland Jewish community. On November 14, 1912 Rabbi Wise as a contingent of 7 members of the

Recorded by: Douglas R. Rux

Date: 06/15/92

Tualatin Country Club

Designation:

02/05/93 F1: F2: Sym: 0 Mkr:81

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 102

Historic Name: Tualatin Country Club

Date of Construction: 1912

Concordia Club applied for a charter to operate a country club with the State Corporation Department. The charter signers were: Cecil H. Bauer, M.S. Hirsch, I. Leing, Julius L. Meier, Henry J. Ottenheimer, M. Sichel, Isaac White and Jonah B. Wise. The Tualatin Country Club was the fourth such club in Oregon preceded only by Gerhart Golf Links, Waverly Country Club and Eugene Country Club. The elected board for the club included many prominent Portland businessmen. Julius L. Meier who was the General Manager of the Club later became the 28th Governor of Oregon serving from 1931-1935. When the Country Club began searching for property on the outskirts of Portland one of the primary concerns was access to a streetcar line. The Country Club Board eventually entered into a 10 year lease with the Sweek family, early donation land claim holders in Tualatin, for 69 acres of land with frontage on the Tualatin River in 1912. The site included meadows, hills and woodland. An option was granted for an additional 30 acres which was eventually exercised to make the Club 100 acres in size.

Funding of the course was difficult in the early years. To assist in raising funds three slot machines were installed at the Club. The machines were the first for the Tualatin area. The original course was designed by Whitehouse and Fouilhoux. The original course was located on the west side of the present course. Chandler Egan laid out the first nine holes. Mr. Egan was 1902 U.S. Amateur Champion who also designed the famed Pebble Beach Golf Course in California.

Access to the course by the Portland residents was by two electric car lines. The Oregon Electric Line operated the green line which brought members to the Club. The second line was the Southern Pacific "Red Electric." The location of the Clubhouse was dictated by the intersection of these two rail lines. This is the location of the current 12th green. The original clubhouse was torn down in 1975 and a new building erected along the Tualatin River.

The original clubhouse was a 1.5 story building with a basement. The exterior was rustinc with log supports for the porch and lap siding. The main floor contained servant quarters, kitchen, lounge, dining room and locker rooms. Upstairs were eight bedrooms for members. The basement was used for storage. French doors graced the exterior affording splendid views of the surrounding countryside.

Golf was not the only activity at the club. A dock on the Tualatin allowed members to boat upstream and downstream. Tennis courts were also provided for the members. Both of these amenities have been removed from the site.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #9-4

Slide No.: Roll #6-6

Recorded by: Douglas R. Rux

Date: 06/15/92

Designation:

Tualatin Country Club

02/05/93 F1: F2: Sym: 0 Mkr:81

SHPO Inventory No.:

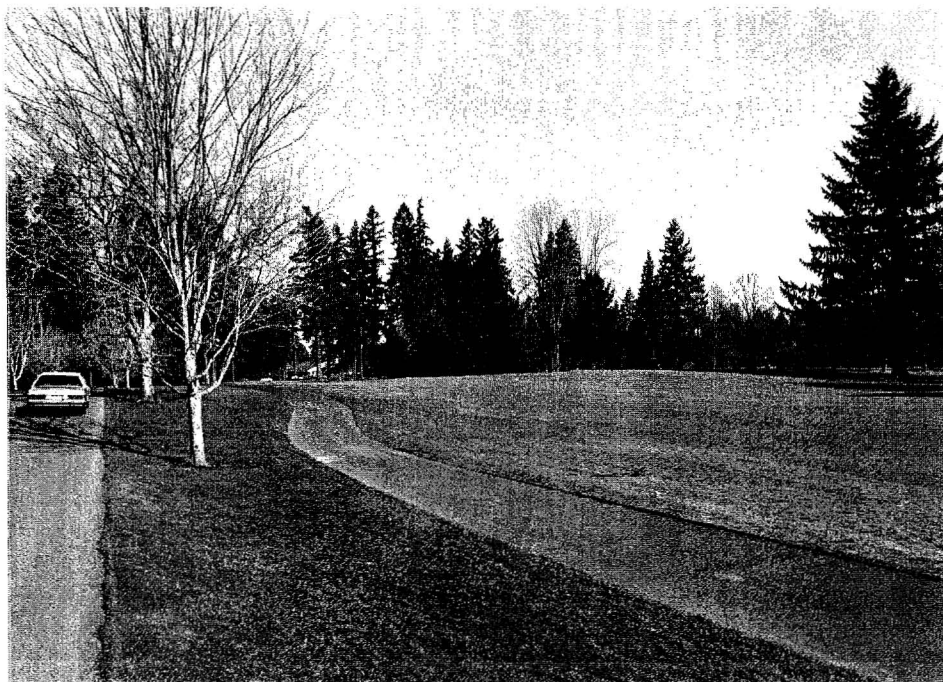
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 102

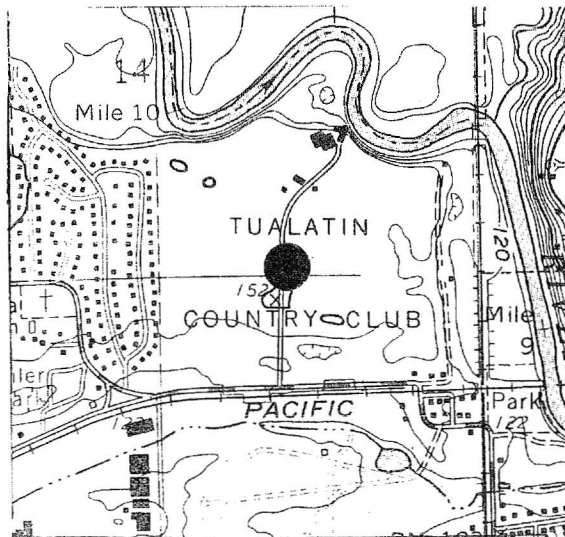
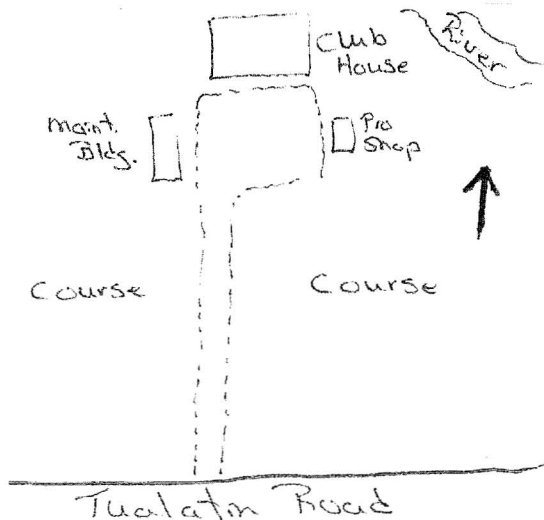
Historic Name: Tualatin Country Club
Address: 9145 SW Tualatin Road
Tualatin

T/R/S: 2S/1W/14
Parcel: 2S114D000200
Quad: Beaverton



Negative No.: Roll #9-4

Slide No.: Roll #6-6



Graphic & Photo Sources: Douglas R. Rux

02/05/93 F1: F2: Sym: 0 Mkr:81

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 58

Historic Name: Davis House

Date of Construction: 1918

Common Name:

Orig. Use: Residence

Address: 20055 SW Tillamook Court

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Robert W. and Catherine M.
Dexter

Builder: Unknown

Address 1: 20055 SW Tillamook Court

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1W/25

Object: BLDG

Ranking: Secondary

Parcel: 2S125BB03101

Style Notes: (None)

Addition: Santiam (1978)

Block: NA

Lot: 14

Quad: Beaverton

Plan Type/Shape: Irregular

No. of Stories: 2.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Hip

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Shiplap

Decorative Features: Shutters at windows, covered front porch, corbelled chimney

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Bay window (1980's), attachment of garage to house, shutter, extension of porch (unknown).

Noteworthy Landscape Features:

Black walnut, big leaf maple (planted approximately 1894) designated heritage trees in 1988.

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: Located west of Tillamook Court, south of Sagert Street in area of new residential construction. House is set back from road and mature trees shield house from public ROW. Site zoned for single family residential use.

Sources: Washington County Department of Assessment and Taxation; Metsker's Atlas 1928 and 1937; Interview with Jaurene Judy, 1991; Santiam Plat 1978.

Statement of Significance:

ARCHITECTURAL: The porch partially wraps around the house and is supported by 4"x4" posts with a shed roof design. Original 1/1 double hung sash windows have been retained. Information indicates a portion of the house may be original while a second

Recorded by: Douglas R. Rux

Date: 02/01/92

Davis House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 58

Historic Name: Davis House

Date of Construction: 1918

half may have been added or a home relocated and attached to the original building.

HISTORICAL: The actual date of building of this structure is unknown. The structure has seen a number of owners. Property owners include Ammas Riley, Enos Bettencourt (1926), Reconstruction Finance Corporation (1937), Vanhynius, Judy and Halverson (1978).

Graphic Sources: Douglas R. Rux

Negative No.: Roll #4-7

Slide No.: Roll #3-9

Recorded by: Douglas R. Rux

Date: 02/01/92

Davis House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 58

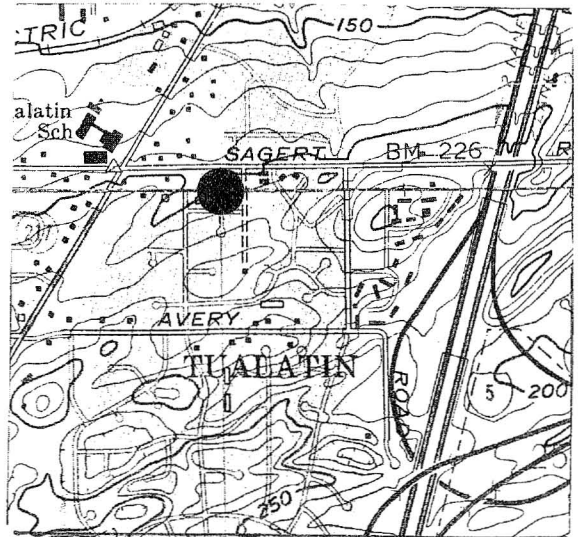
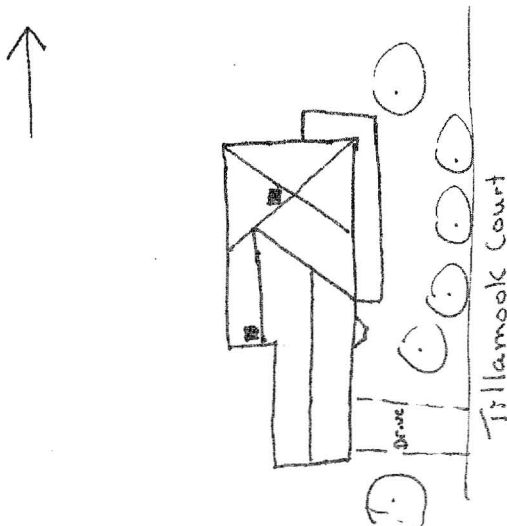
Historic Name: Davis House
Address: 20055 SW Tillamook Court
Tualatin

T/R/S: 2S/1W/25
Parcel: 2S125BB03101
Quad: Beaverton



Negative No.: Roll #4-7

Slide No.: Roll #3-9



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 15

Historic Name: Salzer/Jurgens House

Date of Construction: 1920

Common Name:

Address: 17940 SW Sioux Court

City: Tualatin

Owner Name: William G & Penny R. Evans

Address 1: 17940 SW Sioux Court

Address 2:

City, ST, Zip: Tualatin, OR 97062

T/R/S: 2S/1W/14

Parcel: 2S114CD11200

Addition: Apache Bluff No. 13

Block: NA

Lot: 206

Orig. Use: Residence

Pres. Use: Residence

Architect: Louis Jurgens

Builder: Louis Jurgens

Theme: 20th Cent

Style1: Vernacular

Style2:

Object: BLDG

Ranking: Secondary

Style Notes: (None)

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 1.5

Primary Foundation Material: Concrete

Basement: Y

Second Foundation Material:

Roof Form: Gable

Roof Material: Heavy shake

Wall Construction: Wood stud

Structural Frame: Wood stud

Primary Window Type: 4/1 double hung sash

Exterior Surfacing Material: Shake

Decorative Features: (None)

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Porch support columns, aluminum windows west elevation, carport, new wood deck east elevation.

Noteworthy Landscape Features:

Large Maple tree west elevation of building.

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: Lot is on east side of Sioux Court in an area of residential subdivision development. Area zoned for single family residential use.

Sources: Washington County Department of Assessment & Taxation; Interview with Loyce Lee, 1990; Metsker's Atlas 1928 and 1937; Virginia E. Moore, Land of Tuality, Vol. 2, 1976; Centennial History of Washington County; USGS Quadrangle 1936; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

ARCHITECTURAL: The Salzer/Jurgens House is a 1.5 story building with the upper level an attic. Windows on the west elevation are the original 4/1 double hung sash. Other windows have been replaced with newer aluminum frame. A covered porch extends 3/4 of the south elevation length which was once the front of the building. The porch has

Recorded by: Douglas R. Rux

Date: 02/01/92

Salzer/Jurgens House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 15

Historic Name: Salzer/Jurgens House

Date of Construction: 1920

been remodeled. There are two internal brick chimneys.

HISTORICAL: Louis Jurgens was part of the Jurgens family which farmed land in the area. Louis was the son of William and Rosa Jurgens, early settlers of 1869 in the Tualatin area. Louis lived in the home only a short time. Subsequent owners were Fred Wourms in 1928 and F.E. Yergen in 1937. Melvin Salzer owned the home in the 1940's.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-21

Slide No.: Roll #2-21

Recorded by: Douglas R. Rux

Date: 02/01/92

Designation:

Salzer/Jurgens House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 15

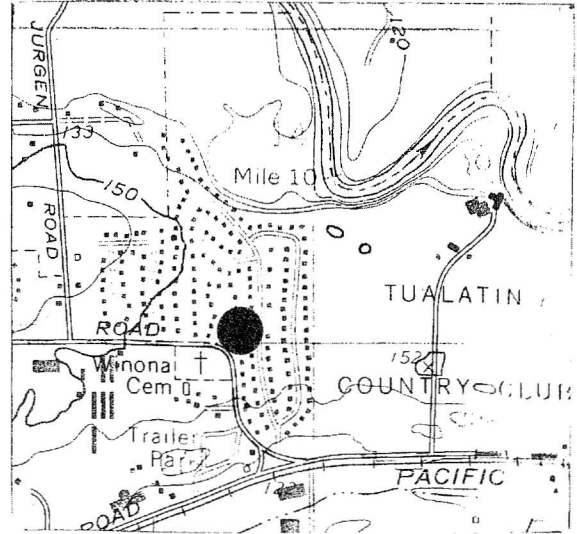
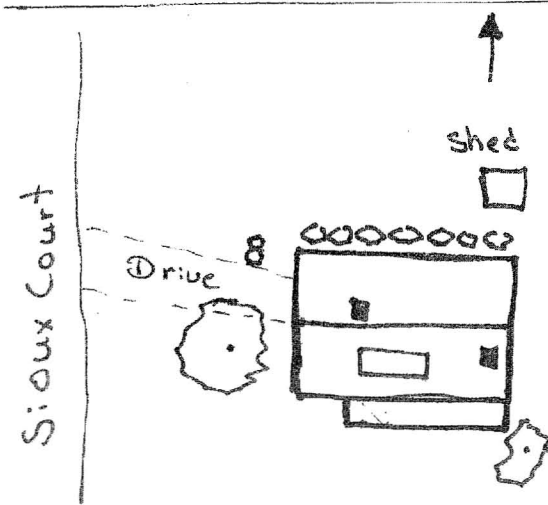
Historic Name: Salzer/Jurgens House
Address: 17940 SW Sioux Court
Tualatin

T/R/S: 2S/1W/14
Parcel: 2S114CD11200
Quad: Beaverton



Negative No.: Roll #3-21

Slide No.: Roll #2-21



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: CLACKAMAS

Local ID: 97

Historic Name: Zelda McCorkle House

Date of Construction: 1920

Common Name: Grimmit House

Orig. Use: Residence

Address: 6041 SW Borland Road

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Phyllis Grimmit

Builder: Unknown

Address 1: 6031 SW Borland Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1E/19

Object: BLDG

Ranking: Secondary

Parcel: 21E19C002000

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Lake Oswego

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Block mas.

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: Fixed pane

Exterior Surfacing Material: Shake

Decorative Features: (None)

Other Notes: (None)

Condition: FAIR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Carport and concrete block foundation (dates unknown).

Noteworthy Landscape Features:

Large fir trees at rear (north).

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: Located north of SW Borland Road, east of Meridian Park Hospital at the end of long drive situated in a grove of Douglas fir trees. Site zoned for single family residential use.

Sources: Loyce Lee interview of Gladys May, 1990; Clackamas County Department of Assessment and Taxation; Metsker's Atlas 1928 and 1937; USGS Quadrangle 1936; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

(None)

Graphic Sources: Douglas R. Rux

Negative No.: Roll #1-15

Slide No.: Roll #1-5

Recorded by: Douglas R. Rux

Date: 05/01/92

Zelda McCorkle House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

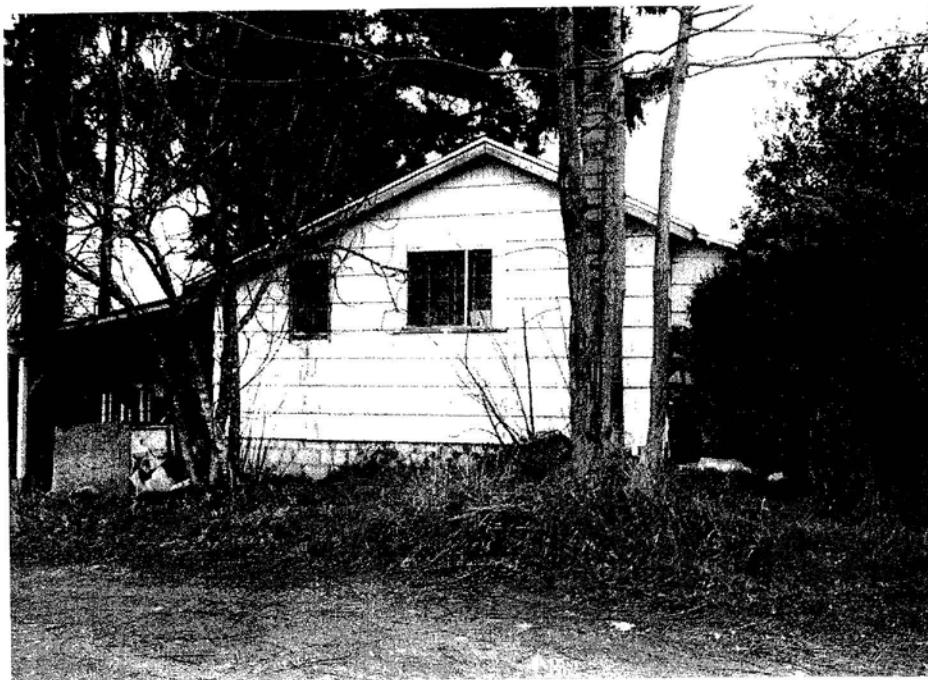
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 97

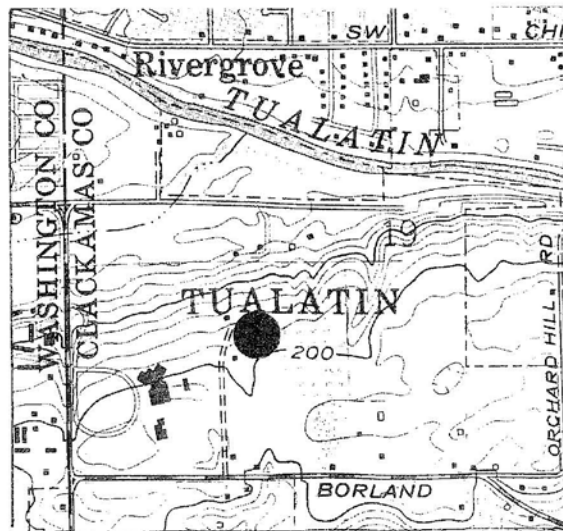
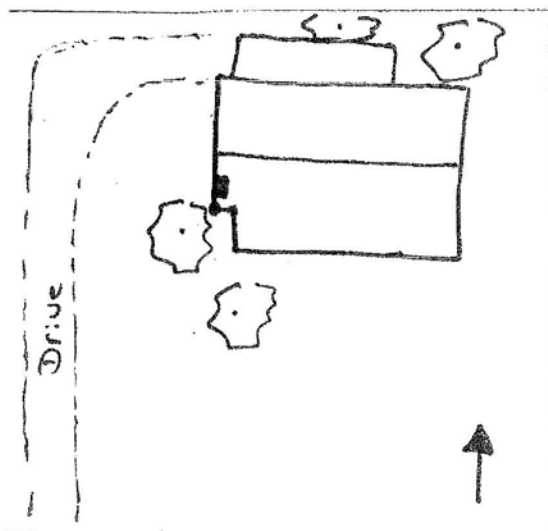
Historic Name: Zelda McCorkle House
Address: 6041 SW Borland Road
Tualatin

T/R/S: 2S/1E/19
Parcel: 21E19C 02000
Quad: Lake Oswego



Negative No.: Roll #1-15

Slide No.: Roll #1-5



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.: 7

COUNTY: WASHINGTON

Local ID: 47

Historic Name:

Date of Construction: 1920

Common Name:

Orig. Use: Residence

Address: 9360 SW Tualatin-Sherwood Road

Pres. Use: Office

City: Tualatin

Architect: Unknown

Owner Name: Pacific West Construction,
Inc.

Builder: Unknown

Address 1: PO Box#444

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Lake Oswego, OR 97034

Style2:

T/R/S: 2S/1W/23

Object: BLDG

Ranking: Secondary

Parcel: 2S123DB00600

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Shingles

Decorative Features: (None)

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Garage addition, storm windows, modified front porch (unknown).

Noteworthy Landscape Features:

(None)

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: South side of Tualatin-Sherwood Road in area of industrial development. Site zoned for industrial uses.

Sources: Washington County Department of Assessment & Taxation; Metsker's Atlas 1928 and 1937.

Statement of Significance:

(None)

Graphic Sources: Douglas R. Rux

Negative No.: Roll #4-14

Slide No.: Roll #3-16

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.: 7

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.: 7

Local ID: 47

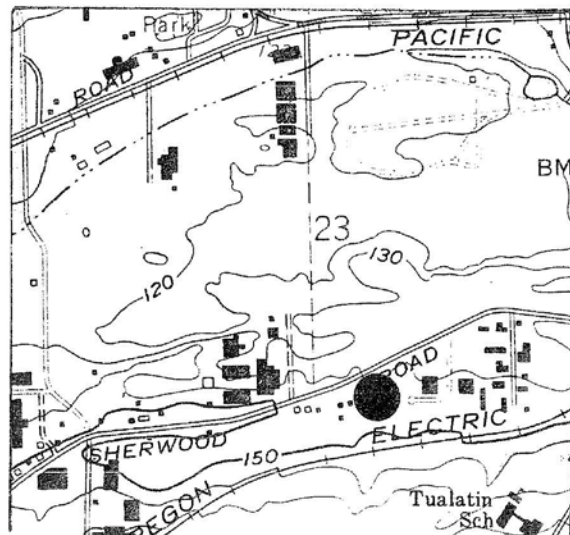
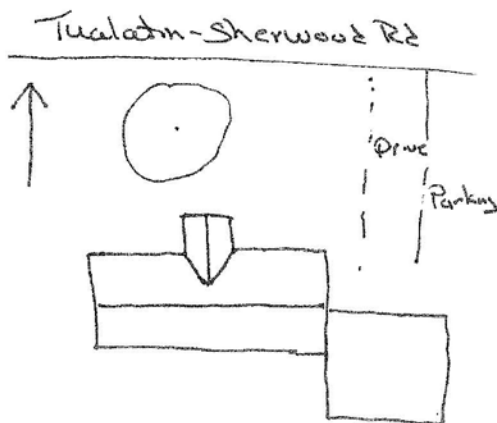
Historic Name:
Address: 9360 SW Tualatin-Sherwood Road
Tualatin

T/R/S: 2S/1W/23
Parcel: 2S123DB00600
Quad: Beaverton



Negative No.: Roll #4-14

Slide No.: Roll #3-16



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 79

Historic Name:

Date of Construction: 1920

Common Name:

Orig. Use: Residence

Address: 21595 SW 108th Avenue

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: J.C. Reeves Corporation

Builder: Unknown

Address 1: 4850 SW Scholls Ferry Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Portland, OR 97225

Style2:

T/R/S: 2S/1W/27

Object: BLDG

Ranking: Secondary

Parcel: 2S127D000500

Style Notes: (None)

Addition: Comte & Kohlmans Little Homes
No. 3

Block: NA

Lot: 24

Quad: Sherwood

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Pier/post

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Shake

Decorative Features: (None)

Other Notes: (None)

Condition: FAIR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Room addition to west elevation (unknown).

Noteworthy Landscape Features:

House is surrounded by birch, pines and a large holly tree.

Associated Structures:

Detached shed with siding matching main structure.

Known Archaeological Features:

(None)

Setting: West of 108th Avenue and east of the Tonquin Scablands in a upland area surrounded by large lot parcels. Area zoned for single family residential use.

Sources: Washington County Department of Assessment & Taxation; Comte & Kohlmans Little Homes No. 3 Plat (1928); Metsker's Atlas 1928 and 1937; USGS Quadrangle 1936; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

ARCHITECTURAL: Common design in the Tualatin area. This structure has a low pitched roof with eave overhangs and a gabled roof front porch entrance supported by 4" x 4" posts.

HISTORICAL: None

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 79

Historic Name:

Date of Construction: 1920

Graphic Sources: Douglas R. Rux

Negative No.: Roll #4-9

Slide No.: Roll #3-12

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 79

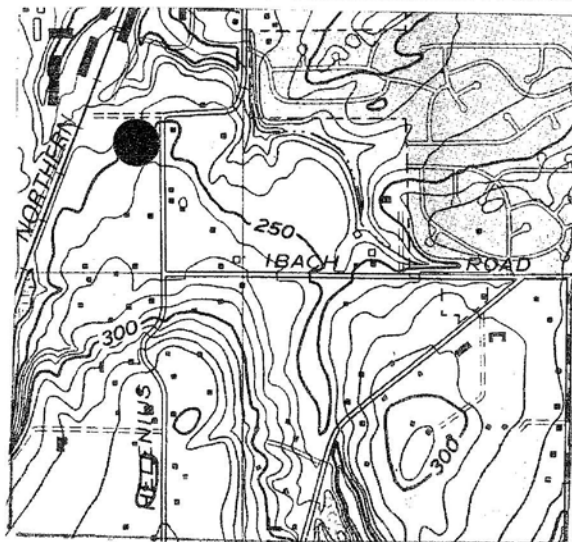
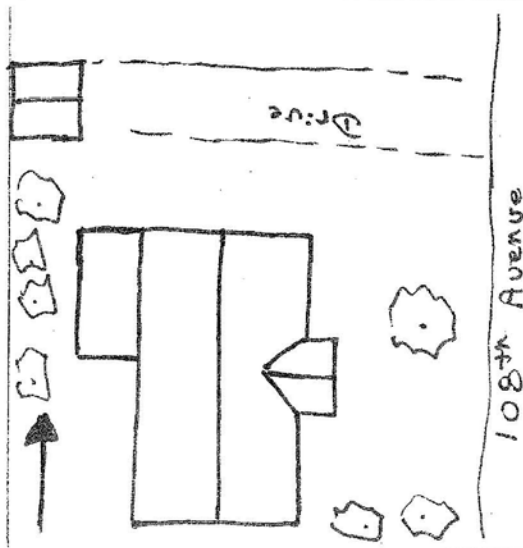
Historic Name:
Address: 21595 SW 108th. Avenue
Tualatin

T/R/S: 2S/1W/27
Parcel: 2S127D000500
Quad: Sherwood



Negative No.: Roll #4-9

Slide No.: Roll #3-12



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 30

Historic Name:

Date of Construction: c. 1920

Common Name: Albertson House

Orig. Use: Residence

Address: 18500 SW Pacific Highway

Pres. Use: Vacant

City: Tualatin

Architect: Unknown

Owner Name: Vernon E. & Jacqueline
Anderson

Builder: Unknown

Address 1: 18500 SW Pacific Highway

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2:

T/R/S: 2S/1W/21

Object: BLDG

Parcel: 2S121A002101

Style Notes: (None)

Ranking: Secondary

Addition: NA

Block: NA

Lot: NA

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Pier/post

Basement: N

Second Foundation Material:

Roof Form: Hip

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Ship lap

Decorative Features: (None)

Other Notes: (None)

Condition: FAIR

Moved Y/N: Y Date: Circa 1970

Exterior Alterations/Additions (Date):

Rear porch

Noteworthy Landscape Features:

Oak tree

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: South of Pacific Highway 99W in an area of industrial development. Site zoned for industrial uses.

Sources: Washington County Department of Assessment & Taxation; Metsker's Atlas 1928 and 1937; Interview Joane Schober, March 1992.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: Structure was possibly built by the Krause family who held large holdings of land in this area of Tualatin.

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

02/05/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: WASHINGTON

SHPO Inventory No.:

Local ID: 30

Historic Name:

Date of Construction: c. 1920

Graphic Sources: Douglas R. Rux

Negative No.: Roll #9-7

Slide No.: Roll #6-11

Recorded by: Douglas R. Rux
Date: 05/01/92
Designation:

02/05/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

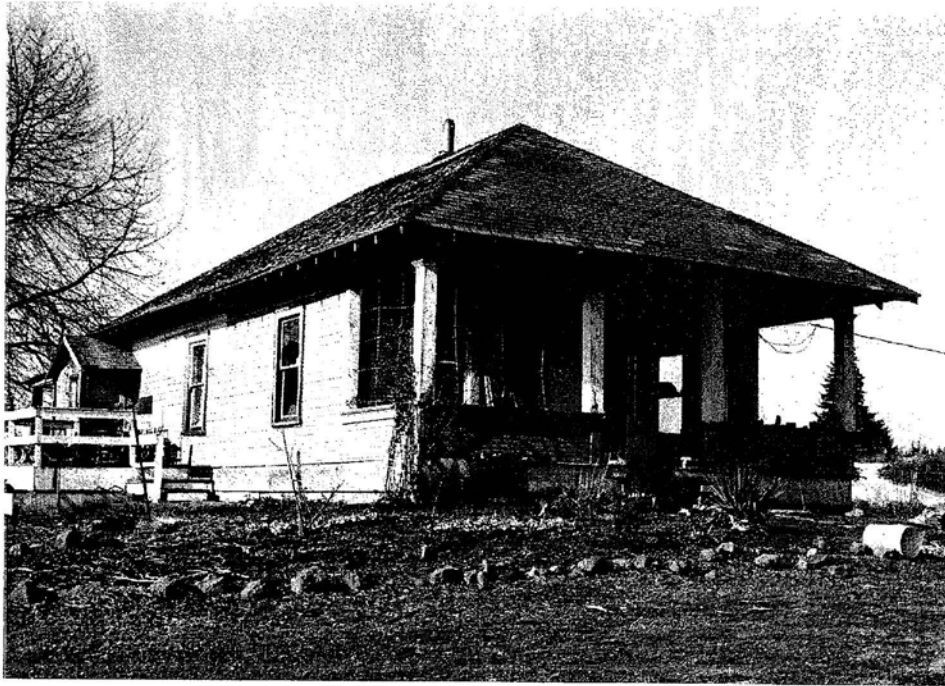
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 30

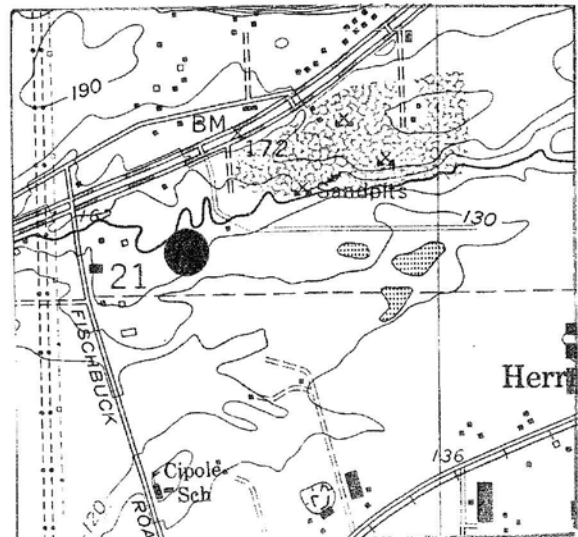
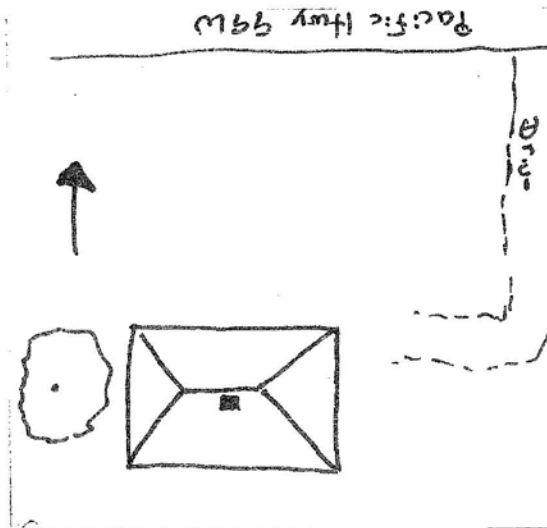
Historic Name:
Address: 18500 SW Pacific Highway
Tualatin

T/R/S: 2S/1W/21
Parcel: 2S121A002101
Quad: Beaverton



Negative No.: Roll #9-7

Slide No.: Roll #6-11



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: CLACKAMAS

Local ID: 100

Historic Name: Raicy House

Date of Construction: 1924

Common Name:

Orig. Use: Residence

Address: 5361 SW Borland Road

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Linda Joe Ewing

Builder: Robert Payne

Address 1: 1531 SE 11th

Theme: 20th Cent

Address 2:

Style1: Craftsman

City, ST, Zip: West Linn, OR 97068

Style2: Vernacular

T/R/S: 2S/1E/19

Object: BLDG

Ranking: Secondary

Parcel: 21E190002000

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Lake Oswego

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Metal

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Horizontal lap siding

Decorative Features: Gable/hip roof porch, internal brick chimney, purlins, window surrounds.

Other Notes: (None)

Condition: POOR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Metal roof (unknown).

Noteworthy Landscape Features:

Large Madrona tree in rear, older cherry trees around house.

Associated Structures:

Three small sheds. Barn on Bridgeport School site was once part of the property.

Known Archaeological Features:

(None)

Setting: Located on the north side of SW Borland Road adjacent to Bridgeport Elementary School and residential subdivisions. Site zoned for single family use.

Sources: Clackamas County Department of Assessment & Taxation; Interview Greg Mansholt 1992; Interview Vivian Payne, April 1992; Metsker's Atlas 1928 and 1937; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

ARCHITECTURAL: The Raicy House has craftsman features. The most interesting aspect of this structure is the roof line of the front porch which has a gable extension off of a hip configuration. The porch is partially enclosed with a short wall instead of a railing. The Raicy House is one of two craftsman style structures in the Clackamas County portion of Tualatin.

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

Raicy House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: CLACKAMAS

Local ID: 100

Historic Name: Raicy House

Date of Construction: 1924

HISTORICAL: The Raicy House was constructed by Robert Payne, a local area carpenter, in 1924 for John and Hazel Raicy. Mr. Raicy was Road Master for Clackamas County and in later years worked for the Portland Cement Company. Mrs. Raicy was part of the Bushbaum family who were early settlers to the Tualatin area. The Raicy's had a small farming operation along with leasing their land to the Schaber family who farm large tracts of land in Clackamas County just outside of the Tualatin area. The Schabers eventually obtained ownership of the structure and site. A large portion was sold to the Tigard School District for Bridgeport School. The barn on the Bridgeport School site was once part of the Raicy Farm.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #1-2

Slide No.: Roll #4-12

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

Raicy House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 100

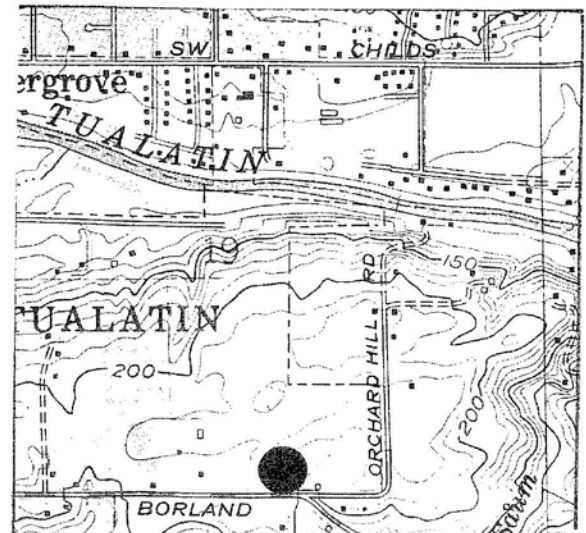
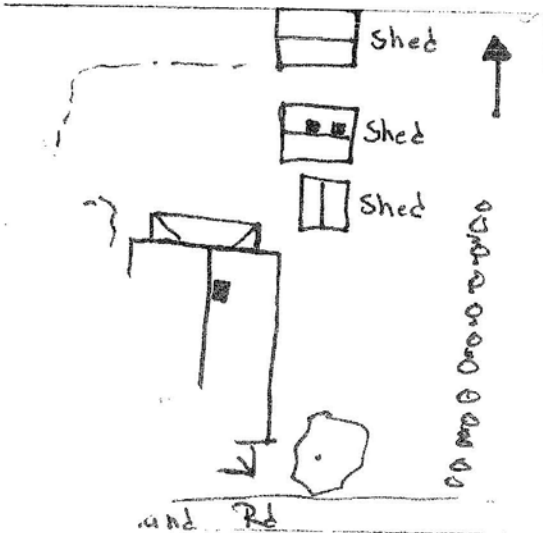
Historic Name: Raicy House
Address: 5361 SW Borland Road
Tualatin

T/R/S: 2S/1E/19
Parcel: 21E190002000
Quad: Lake Oswego



Negative No.: Roll #1-2

Slide No.: Roll #4-12



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 27

Historic Name: D.A. Markman House

Date of Construction: 1925

Common Name:

Address: 10585 SW Herman Road
City: Tualatin

Orig. Use: Residence

Pres. Use: Residence

Architect: Unknown

Owner Name: Arthur & Angie Easter

Builder: Unknown

Address 1: C/O R.&C. Belozor, PO BOX 150

Theme: 20th cent

Address 2:

Style1: Vernacular

City, ST, Zip: Oregon City, OR 97045

Style2:

T/R/S: 2S/1W/22

Object: BLDG

Ranking: Secondary

Parcel: 2S122A000900

Style Notes: (None)

Addition: Glenmorag Park (1910)

Block: NA

Lot: 12&15

Quad: Beaverton

Plan Type/Shape: L-shape

No. of Stories: 1.0

Primary Foundation Material: Pier/post

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash and fixed

Exterior Surfacing Material: Shiplap

Decorative Features: Window surrounds

Other Notes: (None)

Condition: POOR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Room addition at southwest, room addition north.

Noteworthy Landscape Features:

Oak trees and fir trees.

Associated Structures:

Barn located to the northeast and north. Garage adjacent to house.

Known Archaeological Features:

(None)

Setting: North side of Herman Road set back from the ROW in a grove of evergreen and deciduous trees. Site located in area of built up industrial development. Zoned for industrial uses.

Sources: Washington County Department of Assessment & Taxation; Metsker's Atlas 1928 and 1937; USGS Quadrangle 1936; Corps of Engineers Aerial Photo 1936; Glenmorag Plat 1910.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: D.A. Markman owned the property in 1928 and 1937. Mr. Markman may have been the individual who constructed the house and barn.

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

D.A. Markman House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 27

Historic Name: D.A. Markman House

Date of Construction: 1925

Graphic Sources: Douglas R. Rux

Negative No.: Roll #4-15

Slide No.: Roll #5-1

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

D.A. Markman House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 27

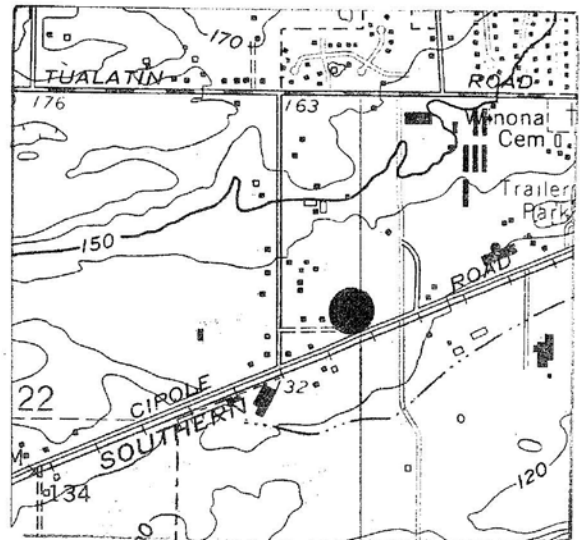
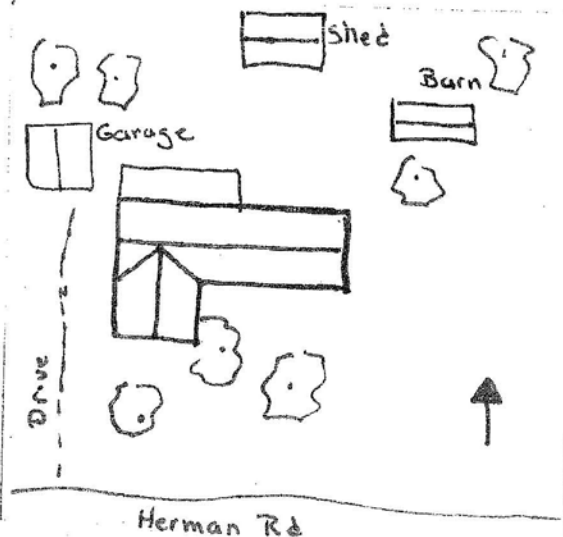
Historic Name: D.A. Markman House
Address: 10585 SW Herman Road
Tualatin

T/R/S: 2S/1W/22
Parcel: 2S122A000900
Quad: Beaverton



Negative No.: Roll #4-15

Slide No.: Roll #5-1



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: CLACKAMAS

Local ID: 96

Historic Name: Gifford House

Date of Construction: c. 1925

Common Name: Grimmit House

Orig. Use: Residence

Address: 6031 SW Borland Road

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Phyllis Grimmit

Builder: Unknown

Address 1: 6031 SW Borland Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2: Altered

T/R/S: 2S/1E/19

Object: BLDG

Parcel: 21E19C 02000

Style Notes: (None) Ranking: Secondary

Addition: NA

Block: NA

Lot: NA

Quad: Lake Oswego

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Composition shingles

Decorative Features: (None)

Other Notes: (None)

Condition: FAIR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

North wing addition (unknown).

Noteworthy Landscape Features:

Set in a grove of large Douglas fir trees.

Associated Structures:

Three detached sheds.

Known Archaeological Features:

(None)

Setting: North of SW Borland Road, east of Meridian Park Hospital and down a long drive situated in a grove of Douglas Fir trees. Site zoned for single family residential use.

Sources: Clackamas County Department of Assessment & Taxation; Metsker's Atlas 1928 and 1937; USGS Quadrangle 1936; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

(None)

Graphic Sources: Douglas R. Rux

Negative No.: Roll #1-13

Slide No.: Roll #1-4

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

Gifford House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

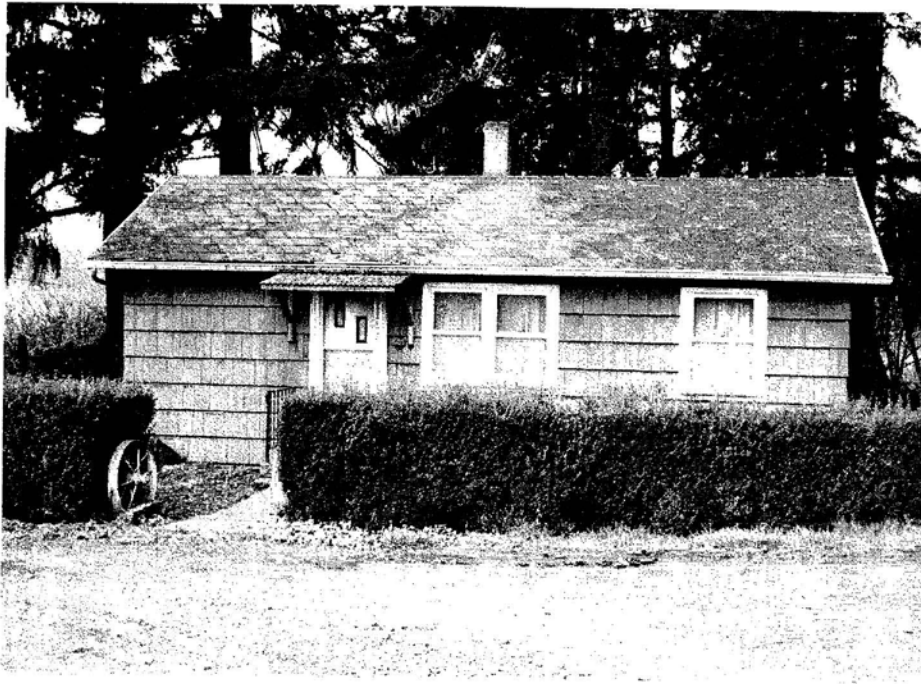
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 96

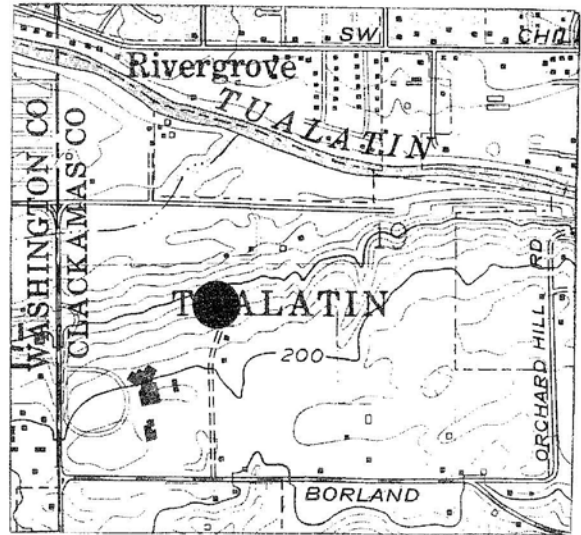
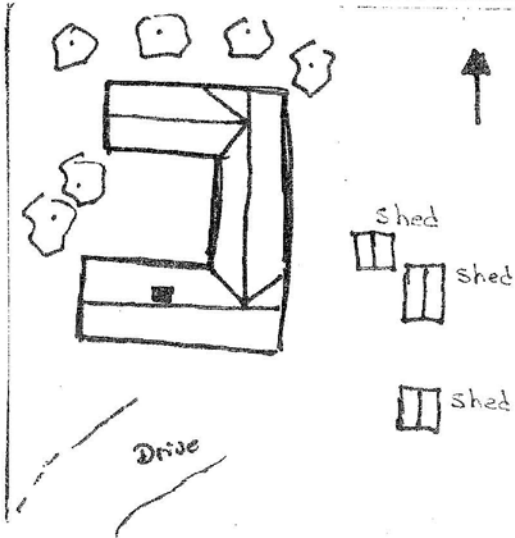
Historic Name: Gifford House
Address: 6031 SW Borland Road
Tualatin

T/R/S: 2S/1E/19
Parcel: 21E19C 02000
Quad: Lake Oswego



Negative No.: Roll #1-13

Slide No.: Roll #1-4



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 46

Historic Name: Blank Barn

Date of Construction: c. 1928

Common Name:

Address: 8250 SW Tonka Street

City: Tualatin

Owner Name: Gary & Paula Bisaccio

Address 1: 12435 SW Cheltenham

Address 2:

City, ST, Zip: Portland, OR 97201

T/R/S: 2S/1W/24

Parcel: 2S124CB01700

Addition: NA

Block: NA

Lot: NA

Orig. Use: Barn

Pres. Use: Commercial

Architect: Unknown

Builder: Unknown

Theme: Agriculture

Style1: Gambrel Barn

Style2: Altered

Object: BLDG

Style Notes: (None)

Ranking: Secondary

Quad: Beaverton

Plan Type/Shape: Rectangle

No. of Stories: 3.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Dutch

Roof Material: Metal

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: Aluminum sliders

Exterior Surfacing Material: Metal siding, stucco and plywood

Decorative Features: Boxed eaves and eave returns

Other Notes: (None)

Condition: FAIR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Extension added to east end of main structure, new exterior plywood siding and stucco, new metal roof, and new aluminum windows and overhead door.

Noteworthy Landscape Features:

(None)

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: Near city center on Tonka Street with frontage on Tualatin-Sherwood Road.

Building located in area of commercial development. Zoned for commercial uses.

Sources: Tualatin Historical Society; Washington County Department of Assessment and Taxation; Corps of Engineers Aerial Photo 1936; Metsker's Atlas 1928.

Statement of Significance:

ARCHITECTURAL: This is one of two remaining barns of this particular style in the Tualatin area. The Gambrel roof design has been retained along with the boxed eaves.

HISTORICAL: The Blank Barn was once part of the Blank Dairy operated by Ed Blank. Mr. Blank was part of the Winona Grange and a prominent farmer in the community. There is some thought that E.A. Eddy constructed the barn when he owned the land and was active

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

Blank Barn

01/29/93 F1: F2: Sym: 0 Mkr:37

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 46

Historic Name: Blank Barn

Date of Construction: c. 1928

in farming. Mr. Eddy was very active in local politics and real estate adventures. He was linked by marriage to the Byrom Family by his marriage to Glady's Byrom the granddaughter of Edward Byrom. Ed Blank (1894-1977) was the son of August Blank who farmed in the Tualatin area.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #4-6

Slide No.: Roll #3-6

Recorded by: Douglas R. Rux
Date: 05/01/92
Designation:

Blank Barn

01/29/93 F1: F2: Sym: 0 Mkr:37

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 46

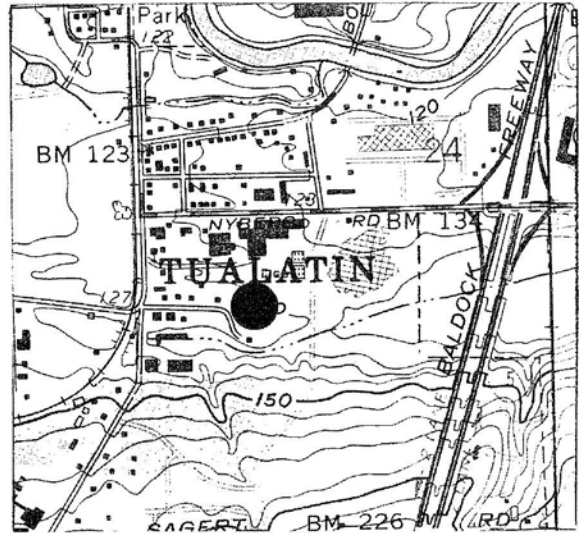
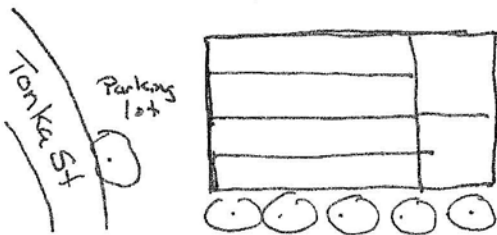
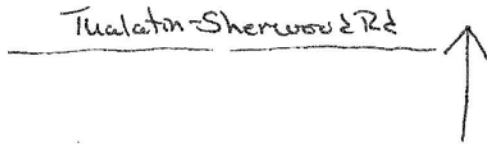
Historic Name: Blank Barn
Address: 8250 SW Tonka Street
Tualatin

T/R/S: 2S/1W/24
Parcel: 2S124CB01700
Quad: Beaverton



Negative No.: Roll #4-6

Slide No.: Roll #3-6



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 77

Historic Name: Henry Henrickson House

Date of Construction: 1930

Common Name:

Orig. Use: Residence

Address: 21280 SW Boones Ferry Road

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Bruce A. Henrickson

Builder: Tom Barnes

Address 1: 21280 SW Boones Ferry Road

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062

Style2: Altered

T/R/S: 2S/1W/26

Object: BLDG

Ranking: Secondary

Parcel: 2S126DB03000

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Sherwood

Plan Type/Shape: Rectangle

No. of Stories: 1.5

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 6/1 double hung sash

Exterior Surfacing Material: Shingle

Decorative Features: (None)

Other Notes: Internal brick chimney

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Enclosed rear porch and enclosed front porch (1975).

Noteworthy Landscape Features:

Large pine trees, fruit orchard trees.

Associated Structures:

Detached garage and work shop with fireplace (brick).

Known Archaeological Features:

(None)

Setting: East side of Boones Ferry Road and south of Arapaho Road. The site is surrounded by new residential subdivisions and zoned for single family residential use.

Sources: Washington County Department of Assessment & Taxation; Interview with Henry Henrickson 4/16/91; Interview with Mrs. Helen Henrickson, March 1992; Metsker's Atlas 1928 and 1937; Corps of Engineers Aerial Photo 1936; Winona Grange #271.

Statement of Significance:

ARCHITECTURAL: The house retains the majority of its original construction techniques. The present kitchen at the rear was originally a porch which was enclosed and remodeled three times. The front gable roof extension was also a porch which was enclosed to expand the living room in approximately 1975. The brick chimney and the windows on the south side are not original. These elements were added by the Henricksons.

Recorded by: Douglas R. Rux

Date: 05/01/92

Henry Henrickson House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 77

Historic Name: Henry Henrickson House

Date of Construction: 1930

HISTORICAL: The Henricksons purchased the home and original 10 acres on April Fool's Day in 1939. At that time the building was an unfinished shell. The Henricksons bought the building from Tom F. Barnes who has started the construction. Mr. Barnes was a local logger who was also known to be involved in bootlegging activities. The home has a hand dug 30' deep brick well at the rear of the building adjacent to the present kitchen. Mr. Henrickson was born in Portland in 1909. His father operated a boat house at the Sellwood Bridge. Mr. Henrickson attended Benson Tech and the American School of Engineering. His life was spent working as an electrician. Henrickson was very active in both the local and state grange programs. He worked for 10 years for the Oregon State Grange and was a member of the local Winona Grange for 52 years. All of the trees on the site were planted by Mr. Henrickson. The site is part of the original Byrom DLC.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-9

Slide No.: Roll #2-9

Recorded by: Douglas R. Rux

Date: 05/01/92

Henry Henrickson House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 77

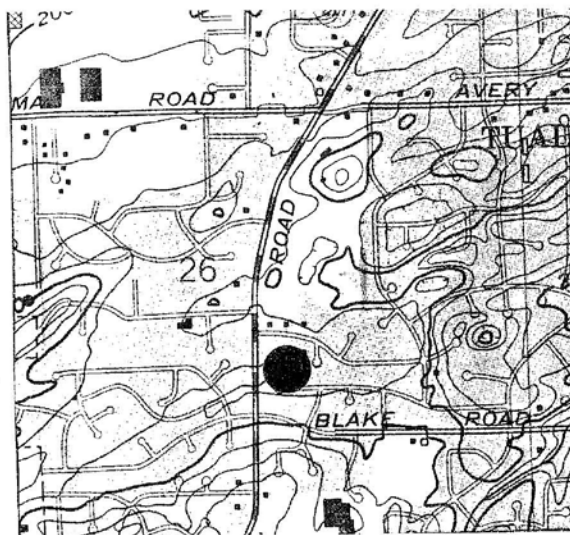
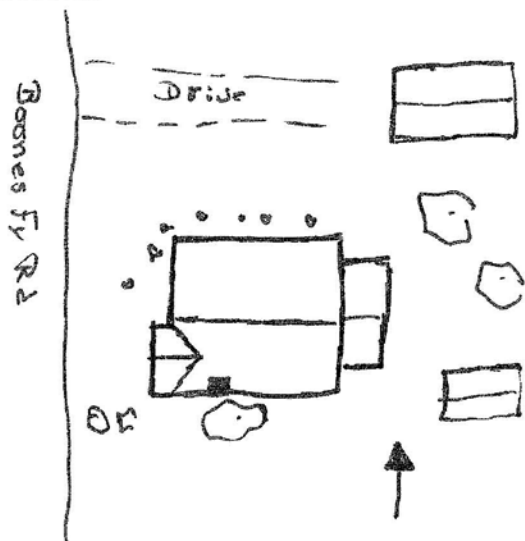
Historic Name: Henry Henrickson House
Address: 21280 SW Boones Ferry Road
Tualatin

T/R/S: 2S/1W/26
Parcel: 2S126DB03000
Quad: Sherwood



Negative No.: Roll #3-9

Slide No.: Roll #2-9



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 35

Historic Name:

Date of Construction: 1930

Common Name:

Orig. Use: Residence

Address: 18805 SW 108th Avenue

Pres. Use: Office

City: Tualatin

Architect: Unknown

Owner Name: William R. and Janice F.
Morgan

Builder: Unknown

Address 1: 6720 SW Frogpond Lane

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Wilsonville, OR 97070

Style2: Altered

T/R/S: 2S/1W/22

Object: BLDG

Ranking: Secondary

Parcel: 2S122A001300

Style Notes: (None)

Addition: Glenmorag Park (1910)

Block: NA

Lot: 14

Quad: Beaverton

Plan Type/Shape: Irregular

No. of Stories: 0.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Mansard

Roof Material: Composition

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: Aluminum sliders

Exterior Surfacing Material: T-1-11

Decorative Features: (None)

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

New mansard roof, aluminum slider windows and exterior siding in 1989.

Noteworthy Landscape Features:

Cedar and fir trees south of structure.

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: West side of 108th. Avenue at intersection with Herman Road. Area is built-up industrial. Site zoned for industrial uses.

Sources: Washington County Department of Assessment & Taxation; Glenmorag Plat 1910; City of Tualatin; USGS Quadrangle 1936; Corps of Engineers Aerial Photo 1936.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: Glenmorag Park was platted on June 6, 1910 by Walter V. Smith and Edith J. Smith. The subdivision was surveyed by John A. McQuinn.

Recorded by: Douglas R. Rux

Date: 05/01/92

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

RESOURCES REVIEWED UNDER
INTERIM STANDARDS

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 107

Historic Name: Spencer House

Date of Construction: c. 1905

Common Name: Red House

Orig. Use: Residence

Address: 10540 SW Tualatin-Sherwood

Pres. Use: Residence

City: Tualatin

Architect: Unknown

Owner Name: Carolla E. Fritzler

Builder: N. & L. Spencer (Barngrover)

Address 1: 10540 SW Tualatin-Sherwood

Theme: 20th Cent

Address 2:

Style1: Classical Revival

City, ST, Zip: Tualatin, OR 97062

Style2: Altered

T/R/S: 2S/1W/23

Object: BLDG

Ranking: Secondary

Parcel: 2S122D000101

Style Notes: (None)

Addition: NA

Block: NA

Lot: NA

Quad: Beaverton

Plan Type/Shape: L-shape

No. of Stories: 1.5

Primary Foundation Material: Log

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/1 double hung sash

Exterior Surfacing Material: Shiplap

Decorative Features: Verge boards in gable ends, covered front porch, corner boards,
window surrounds

Other Notes: (None)

Condition: FAIR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

Interior remodeling, new wood double sash windows, removed chimney, removal of
outbuildings, excavated basement, carport, sewing room and bathroom.

Noteworthy Landscape Features:

Large stand of deciduous trees south and west of structure.

Associated Structures:

Small barn across Tualatin-Sherwood Road was once part of the land holdings.

Known Archaeological Features:

(None)

Setting: South side of Tualatin-Sherwood Road between developed industrial properties.

Site zoned for industrial uses.

Sources: Tualatin Historical Society; Washington County Department of Assessment and
Taxation; Interview with Mrs. Fritzler 8/8/91; A Cultural Resource Survey of The
Tualatin-Sherwood Eddy Road Project, 4/87.

Statement of Significance:

ARCHITECTURAL: This is a 1.5 story Classical Revival style house with shiplap siding,
boxed eaves, cross gable roof, verge boards on gable ends, covered front porch
supported by three 4'x4' posts. The exterior and interior have been significantly
altered since purchased by the Fritzler family in 1956.

Recorded by: Douglas R. Rux

Date: 06/01/92

Designation:

Spencer House

02/05/93 F1: F2: Sym: 0 Mkr:13

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 107

Historic Name: Spencer House

Date of Construction: c. 1905

HISTORICAL: The structure sets in the original J.E. Hedges Donation Land Claim of 1873. J. Spencer owned the site in 1900. Mr. Spencer may have been the original builder and first occupant. Mrs. Spencer was a member of the Barngrover family who settled land on the east side of Tualatin. Lena was the sister of John Nyberg's wife. The Fritzler family purchased the site in 1956.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #9-12

Slide No.: Roll #6-12

Recorded by: Douglas R. Rux
Date: 06/01/92
Designation:

Spencer House

02/05/93 F1: F2: Sym: 0 Mkr:13

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 107

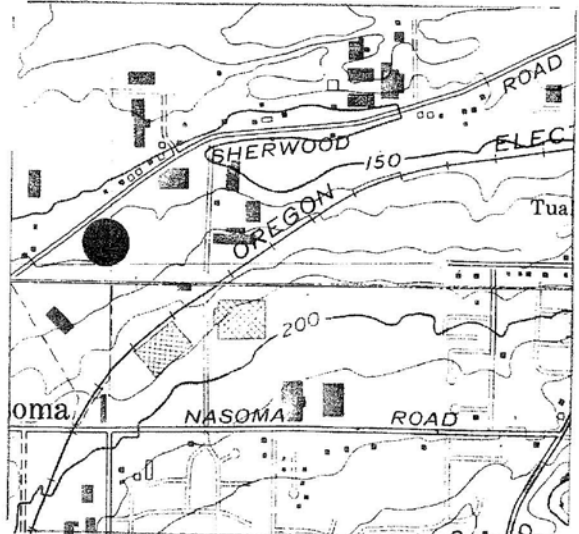
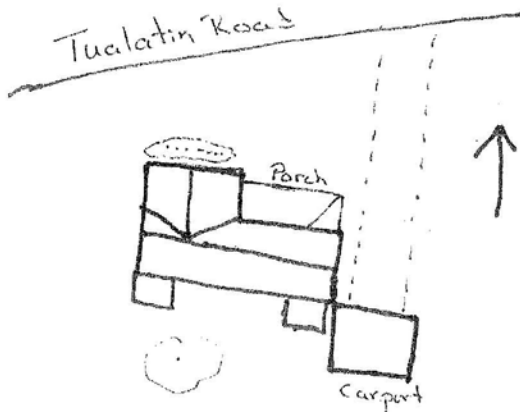
Historic Name: Spencer House
Address: 10540 SW Tualatin-Sherwood
Tualatin

T/R/S: 2S/1W/23
Parcel: 2S122D000101
Quad: Beaverton



Negative No.: Roll #9-12

Slide No.: Roll #6-12



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 16

Historic Name:

Date of Construction: c. 1915

Common Name: Likes House
Address: 10370 SW Tualatin Road
City: Tualatin
Owner Name: Joseph Chamberlain
Address 1: 15770 NE Eilers Road
Address 2:
City, ST, Zip: Aurora, OR 97002
T/R/S: 2S/1W/23
Parcel: 2S123BB00700
Addition: NA
Block: NA

Orig. Use: Residence
Pres. Use: Residence
Architect: Unknown
Builder: Unknown
Theme: 20th Cent
Style1: Vernacular
Style2: Altered
Object: BLDG
Style Notes: (None)
Ranking: Secondary
Lot: NA
Quad: Beaverton

Plan Type/Shape: Irregular
Primary Foundation Material: Concrete
Second Foundation Material:
Roof Form: Gable
Wall Construction: Wood
Primary Window Type: 1/1 double hung sash
Exterior Surfacing Material: Wood shakes
Decorative Features: (None)
Other Notes: (None)
Condition: FAIR
No. of Stories: 1.5
Basement: N
Roof Material: Comp shingle
Structural Frame: Wood stud

Exterior Alterations/Additions (Date):
Carport, west wing, windows and siding.

Noteworthy Landscape Features:
Holly tree, fruit trees

Associated Structures:
Two barns located to the southwest of main house.

Known Archaeological Features:
(None)

Setting: Corner of Tualatin Road and Teton Avenue in area of industrial development.
Across Tualatin Road are single family residences. Site zoned for industrial uses.

Sources: Washington County Department of Assessment and Taxation; Metsker's Atlas 1928 and 1937; Corps of Engineers Aerial Photo 1936.

Statement of Significance:
(None)

Graphic Sources: Douglas R. Rux

Negative No.: Roll #3-20

Slide No.: Roll #2-20

Recorded by: Douglas R. Rux
Date: 02/01/92
Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 16

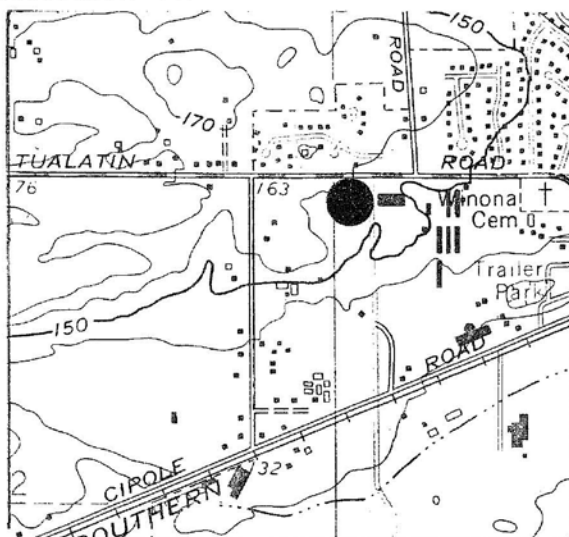
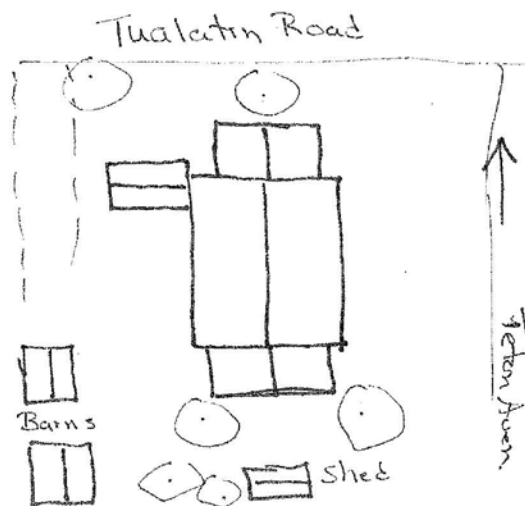
Historic Name:
Address: 10370 SW Tualatin Road
Tualatin

T/R/S: 2S/1W/23
Parcel: 2S123BB00700
Quad: Beaverton



Negative No.: Roll #3-20

Slide No.: Roll #2-20



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 3

Historic Name: Walt Eames House

Date of Construction: 1921

Common Name:

Address: 7105 SW Sagert Street

City: Tualatin

Owner Name: Nyberg Limited Partnership

Address 1: 7055 SW Nyberg Road

Address 2:

City, ST, Zip: Tualatin, OR 97062

T/R/S: 2S/1W/24

Parcel: 2S124DC00100

Addition: Tualatin Gardens (1892)

Block: NA

Lot: 10

Orig. Use: Residence

Pres. Use: Residence

Architect: Unknown

Builder: Walt Eames

Theme: 20th Cent

Style1: Vernacular

Style2: Altered

Object: BLDG

Style Notes: (None)

Ranking: Secondary

Quad: Lake Oswego

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Masonry

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 5/1 double hung sash

Exterior Surfacing Material: Wood shake

Decorative Features: Purlins at gable ends, pitched roof covered porch and main entrance, wide window surrounds

Other Notes: Internal brick chimney

Condition: FAIR

Moved Y/N: N

Date:

Exterior Alterations/Additions (Date):

Addition of a small room in 1945 and garage and living space in 1957.

Noteworthy Landscape Features:

Hazelnut orchard to the west and north of the house.

Associated Structures:

(None)

Known Archaeological Features:

(None)

Setting: North of Sagert Street located in southeast corner of filbert orchard, adjacent to multi-family and single-family development. Site zoned for multi-family development.

Sources: Washington County Department of Assessment and Taxation; Report from David Hunt 2/24/92; Corps of Engineers Aerial Photo 1936; Metsker's Atlas 1928; Tualatin Gardens Plat 1892.

Statement of Significance:

ARCHITECTURAL: None

HISTORICAL: The house was originally built for one of John Nyberg's daughters and her husband, Walt Eames. They lived in the house for a short time and then moved near the

Recorded by: Douglas R. Rux

Date: 03/01/92

Designation:

Walt Eames House

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 3

Historic Name: Walt Eames House

Date of Construction: 1921

Tualatin Country Club where he worked as a grounds keeper for many years. Clayton Nyberg purchased the property in 1964 and has retained ownership since that time. In 1932 Mr. Eames was elected to his first term as Alderman for Tualatin. He was re-elected in 1934 and served until 1939. Mrs. Eames' mother is the daughter of John and Katharine Barngrover who were early settlers to the Tualatin area. Her mother is also the sister to William Barngrover who served as an alderman from 1920-1931. He was also the first fire chief for Tualatin. The association with the Nyberg family is lengthy. Mrs. Eames' grandfather was John Nyberg, an early settler to Tualatin. His association with the community is well known. He served as mayor from 1915 to 1941, County Commissioner and County Road Commissioner and on the local school board. Mrs. Eames' brother, Clayton Nyberg, served on the Metropolitan Planning Committee and Transportation Committee, Washington County Board of Commissioners and in the Oregon House of Representatives.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #1-22

Slide No.: Roll #1-9

Recorded by: Douglas R. Rux

Date: 03/01/92

Walt Eames House

Designation:

01/29/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

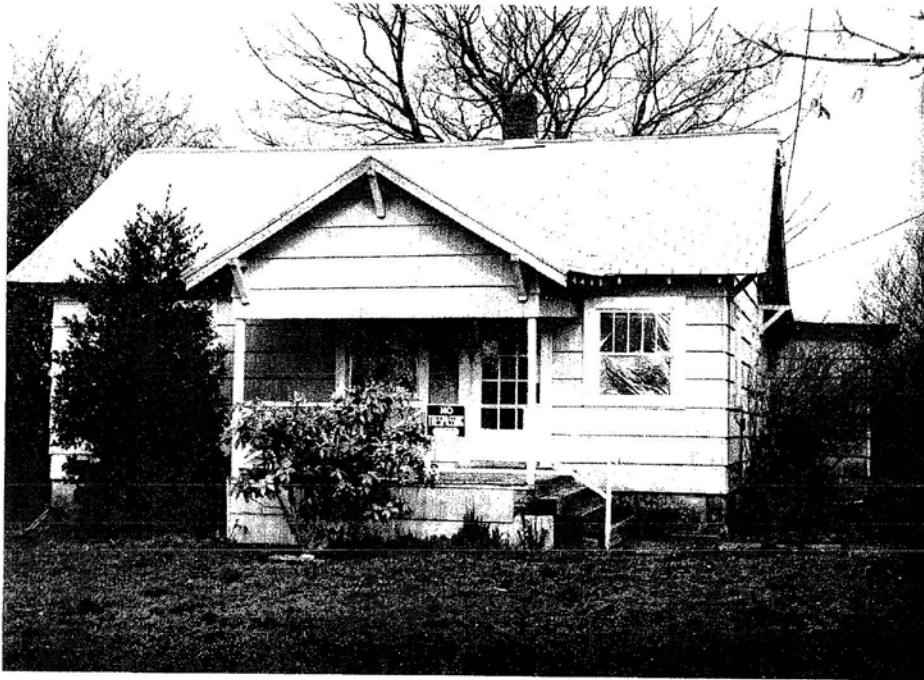
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 3

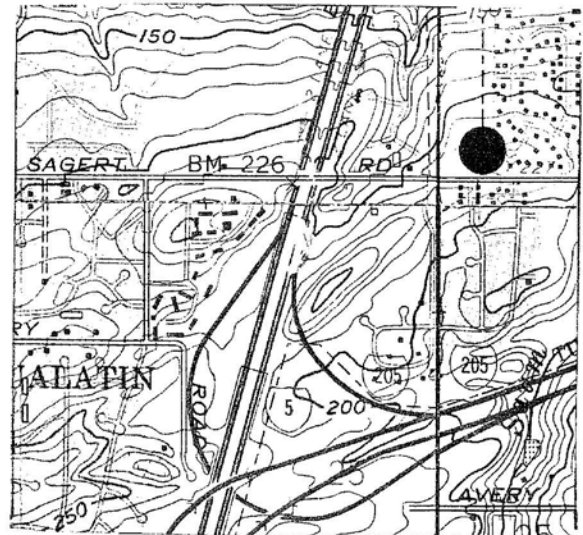
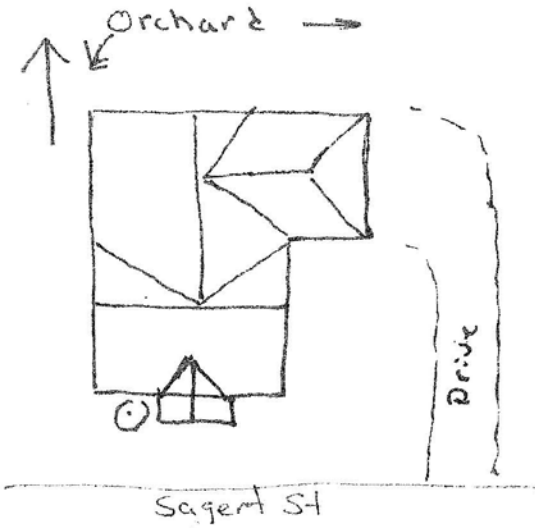
Historic Name: Walt Eames House
Address: 7105 SW Sagert Street
Tualatin

T/R/S: 2S/1W/24
Parcel: 2S124DC00100
Quad: Lake Oswego



Negative No.: Roll #1-22

Slide No.: Roll #1-9



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: CLACKAMAS

Local ID: 109

Historic Name: Helgesson House

Date of Construction: 1930

Common Name:

Address: 6191 SW Nyberg Lane

City: Tualatin

Owner Name: City of Tualatin

Address 1: P.O. Box 369

Address 2:

City, ST, Zip: Tualatin, OR 97062

T/R/S: 2S/1E/19

Parcel: 21E19C 00200

Addition: NA

Block: NA

Lot: NA

Orig. Use: Residence

Pres. Use: Residence

Architect: Unknown

Builder: Unknown

Theme: 20th Cent

Style1: Vernacular

Style2: Altered

Object: BLDG

Style Notes: (None)

Ranking: Secondary

Quad: Lake Oswego

Plan Type/Shape: Rectangle

No. of Stories: 1.0

Primary Foundation Material: Conc/brick

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 1/4 double hung sash

Exterior Surfacing Material: Wood shake

Decorative Features: Corner boards and window surrounds

Other Notes: (None)

Condition: GOOD

Moved Y/N: N

Date:

Exterior Alterations/Additions (Date):

Kitchen, bath and dining area (1951-1953).

Noteworthy Landscape Features:

Firs, fruit, oak and maple trees.

Associated Structures:

Second residential structure. Shop (T-1-11 siding), two small sheds and two story gambrel roof barn with horizontal siding.

Known Archaeological Features:

Indian arrowheads have been found in the general location of this property.

Setting: North of Nyberg Lane and east of 65th Avenue in area of open fields adjacent to Tualatin River and Nyberg Creek. Site zoned for multi-family development.

Currently a City park site.

Sources: Clackamas County Department of Assessment and Taxation; Further Cultural Resource Investigations for the Tualatin River Channel Improvement Project, 1983; J.F.Young Appraisal Report 8/15/88, Corps of Engineers Aerial Photo 1936, Metsker's Atlas 1937.

Statement of Significance:

ARCHITECTURAL: The structure was built in 1930 and added onto in 1951-1953 to the north.

Recorded by: Douglas R. Rux

Date: 06/01/92

Designation:

Helgesson House

02/05/93 F1: F2: Sym: 0 Mkr:21

SHPO Inventory No.:

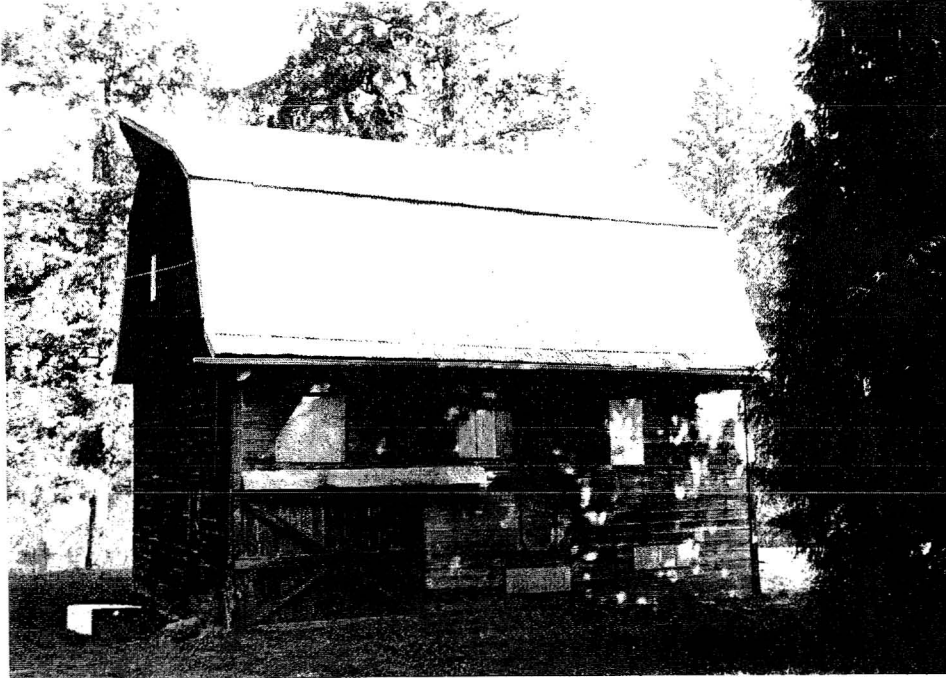
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 109

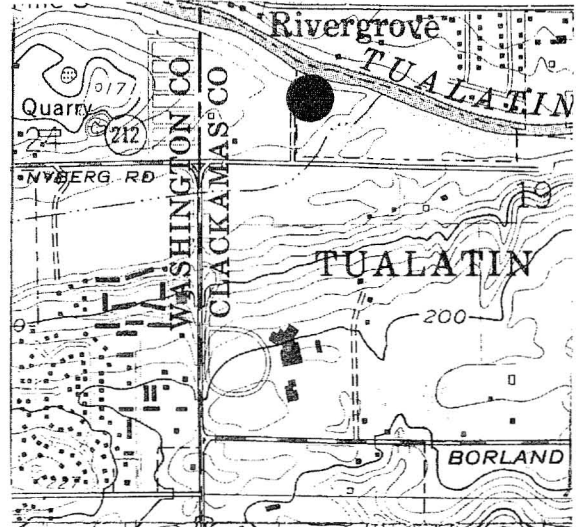
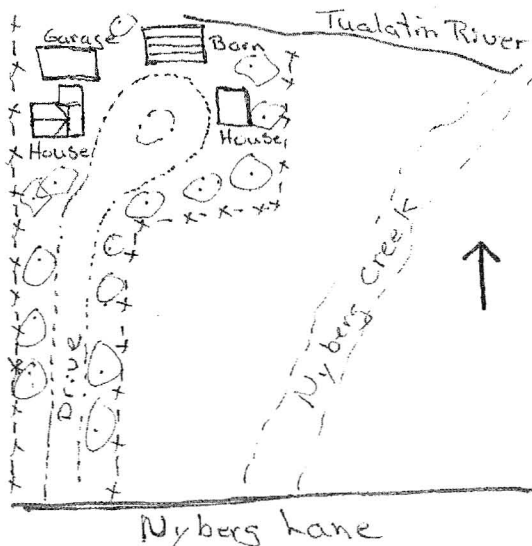
Historic Name: Helgesson House
Address: 6191 SW Nyberg Lane
Tualatin

T/R/S: 2S/1E/19
Parcel: 21E19C 00200
Quad: Lake Oswego



Negative No.: Roll #9-3

Slide No.: Roll #6-3



Graphic & Photo Sources: Douglas R. Rux

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 105

Historic Name: Roamer's Rest Park

Date of Construction: c. 1930

Common Name: Roamer's Rest Park

Orig. Use: Rec. Park

Address: 17585 SW Pacific Highway

Pres. Use: Vacant

City: Tualatin

Architect: Jossy family

Owner Name: Chris D'Angelo

Builder: Jossy family

Address 1: 19541 SW Alderwood Court

Theme: 20th Cent

Address 2:

Style1: Vernacular

City, ST, Zip: Aloha, OR 97006

Style2:

T/R/S: 2S/1W/15

Object: BLDG

Ranking: Secondary

Parcel: 2S115C001800

Style Notes: (None)

Addition: Hazelbrook Meadows (1908)

Block: NA Lot: 41

Quad: Beaverton

Plan Type/Shape: Irregular

No. of Stories: 1.0

Primary Foundation Material: Concrete

Basement: N

Second Foundation Material:

Roof Form: Hip

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: 8/1 double hung sash

Exterior Surfacing Material: Shake

Decorative Features: (None)

Other Notes: (None)

Condition: POOR

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

(None)

Noteworthy Landscape Features:

Mature fir, poplar, cotton wood and oaks occupy the site.

Associated Structures:

Two well houses, snack bar building and two bath houses.

Known Archaeological Features:

(None)

Setting: Located on the south side of the Tualatin River and west of Pacific Highway 99W. The property is largely undeveloped and within the Tualatin River flood plain and flood way. The site is zoned for recretaional commercial uses.

Sources: Interview Loyce Lee, 1991; Washington County Department of Assessment and Taxation; Corps of Engineers Aerial Photo 1936 and 1940; Tualatin Historical Society.

Statement of Significance:

ARCHITECTURAL: The main building has no distinctive architectural features. One of the secondary buildings have some interesting features. The snake bar is a hexagon shape with low pitched roof.

HISTORICAL: Roamer's Rest was a destination location for residents of the Portland

Recorded by: Douglas R. Rux

Date: 06/15/92

Roamer's Rest Park

Designation:

02/05/93 F1: F2: Sym: 0 Mkr: 0

SHPO Inventory No.:

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

SHPO Inventory No.:

COUNTY: WASHINGTON

Local ID: 105

Historic Name: Roamer's Rest Park

Date of Construction: c. 1930

area. The park was established about the time Pacific Highway came into existence. Portland residents would travel to the park and spend the day picnicing on the grassy fields and renting boats for excursions on the Tualatin River. Patrons could also refresh themselves at the restaurant and tavern located at the parks entrance. The parks location is adjacent to the old Taylor's Ferry Bridge and Webfoot Inn. The park had a number of amenities which included two bath houses, snake bar, boat dock and barn. The boat dock was removed a number of yaers ago and in 1990 the barn was removed. Before the barn demolition it was used as a dance hall.

Graphic Sources: Douglas R. Rux

Negative No.: Roll #9-6

Slide No.: Roll #6-10

Recorded by: Douglas R. Rux

Date: 06/15/92

Roamer's Rest Park

Designation:

02/05/93 F1: F2: Sym: 0 Mkr: 0

SHPO Inventory No.:

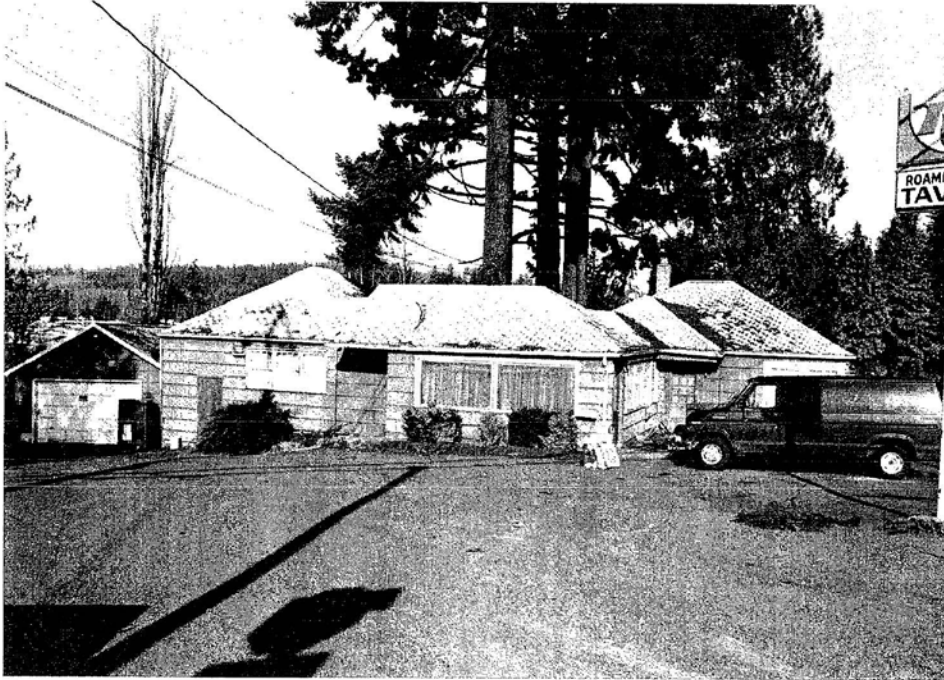
OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 105

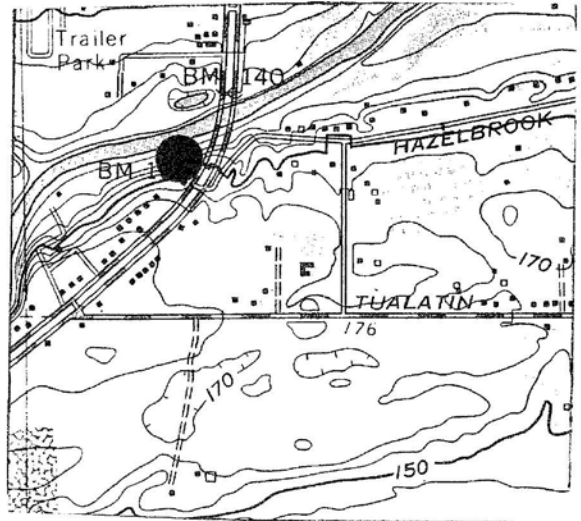
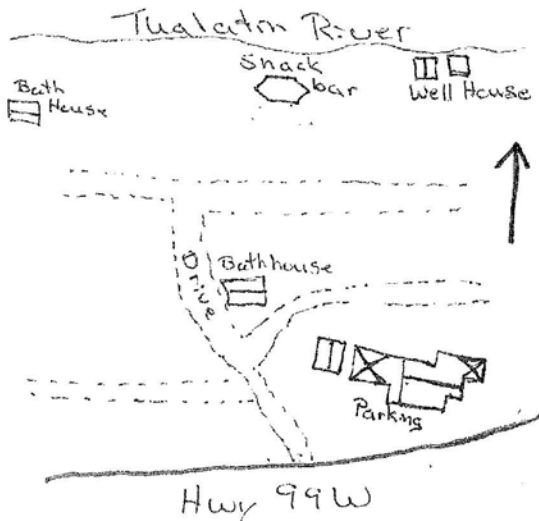
Historic Name: Roamer's Rest Park
Address: 17585 SW Pacific Highway
Tualatin

T/R/S: 2S/1W/15
Parcel: 2S115C001800
Quad: Beaverton



Negative No.: Roll #9-6

Slide No.: Roll #6-10



Graphic & Photo Sources: Douglas R. Rux

02/05/93 F1: F2: Sym: 0 Mkr: 0

SHPO Inventory No.: