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**CITY OF TUALATIN
HISTORIC RESOURCE TECHNICAL SHPO
STUDY AND INVENTORY**

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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.

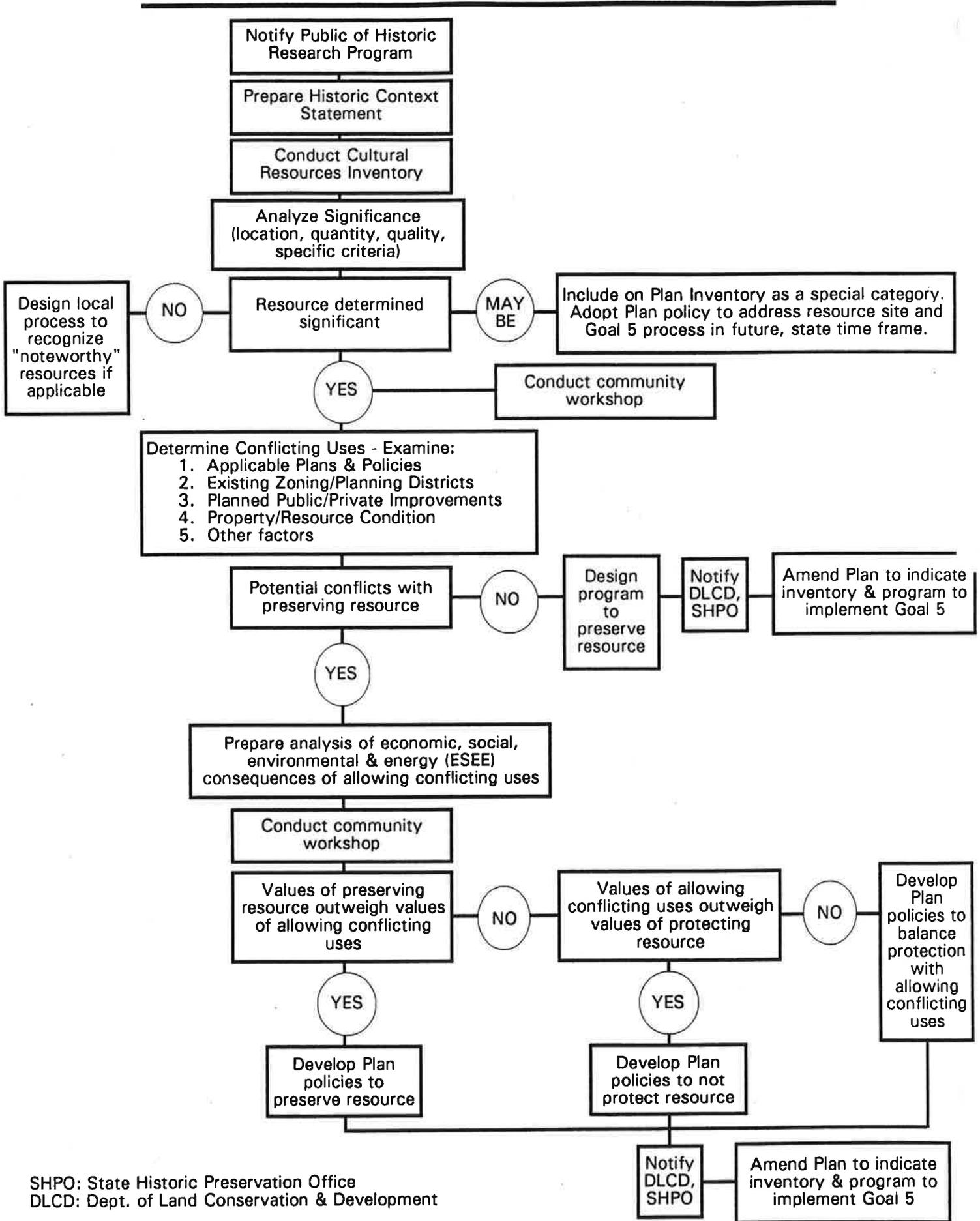
The study begins with a historic context of the development of the community from Native American occupation in the 1700's up to 1940. This history will detail the importance of transportation corridors from establishment of the community in the early 1850's to the importance played by the automobile. 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.

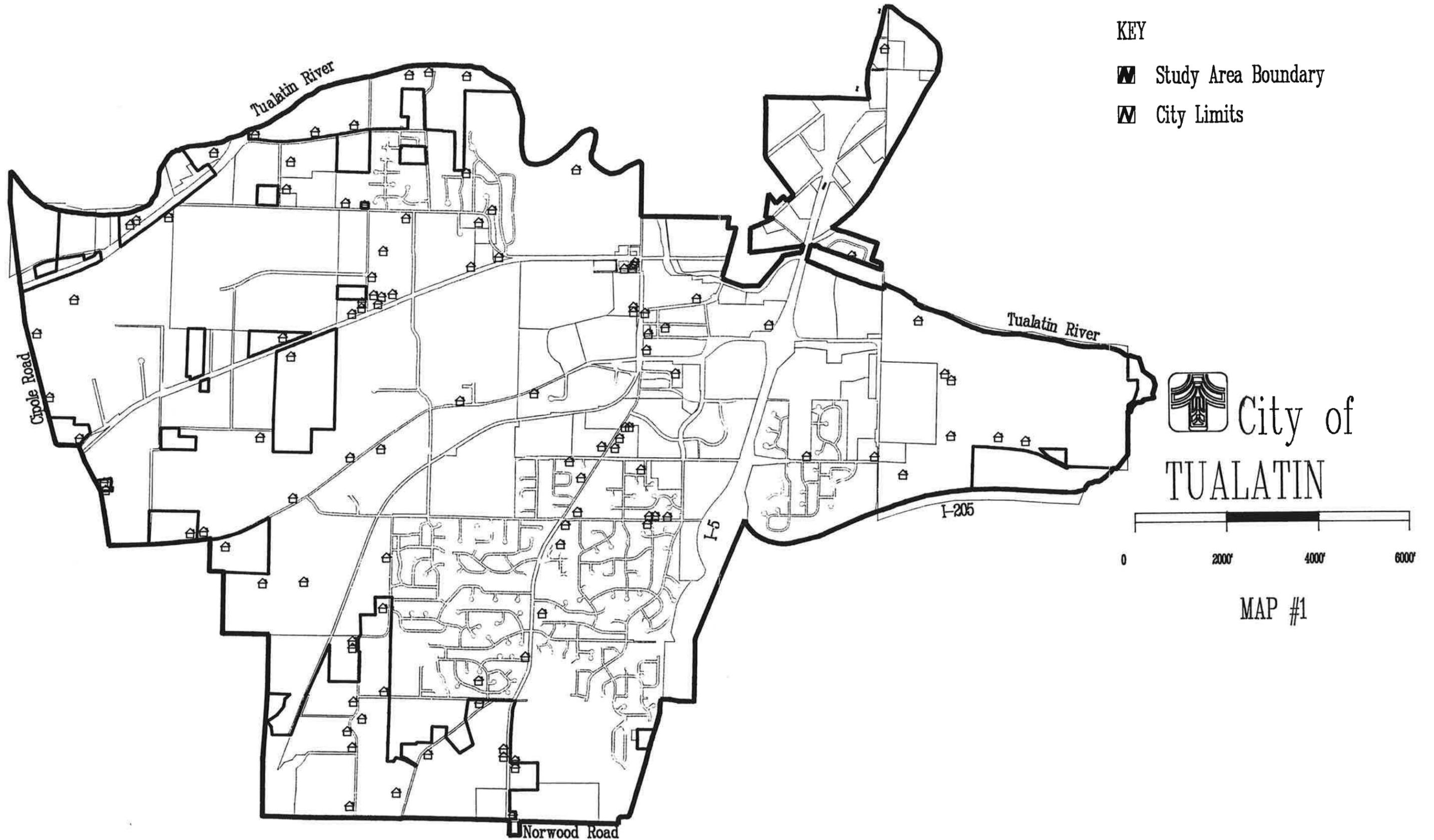
The demise of the Tualatins has been attributed to their contact with Euro-Americans. Between 1782 and 1783 a smallpox epidemic decimated the Indian population by 50% (Mackey 1974:21) from an estimated population of 3,000 in 1780 (Benson 1976). This was followed in 1830-1833 by a malaria or viral influenza 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

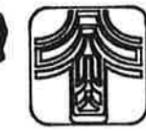
HISTORIC PROGRAM STUDY AREA: 1992

KEY

▣ Study Area Boundary

▣ City Limits



 City of
TUALATIN

MAP #1

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

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, Cummins, 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 onions 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).

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.

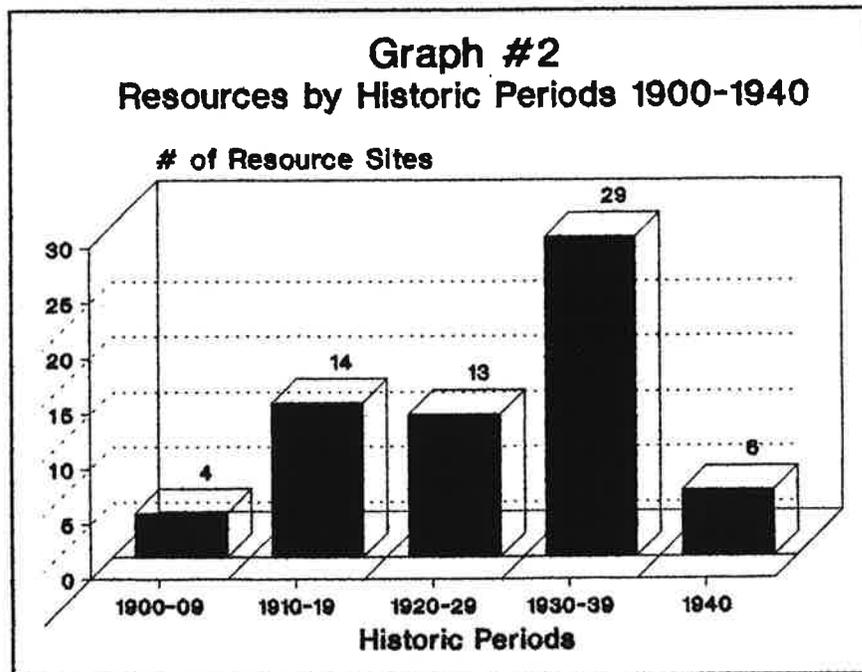
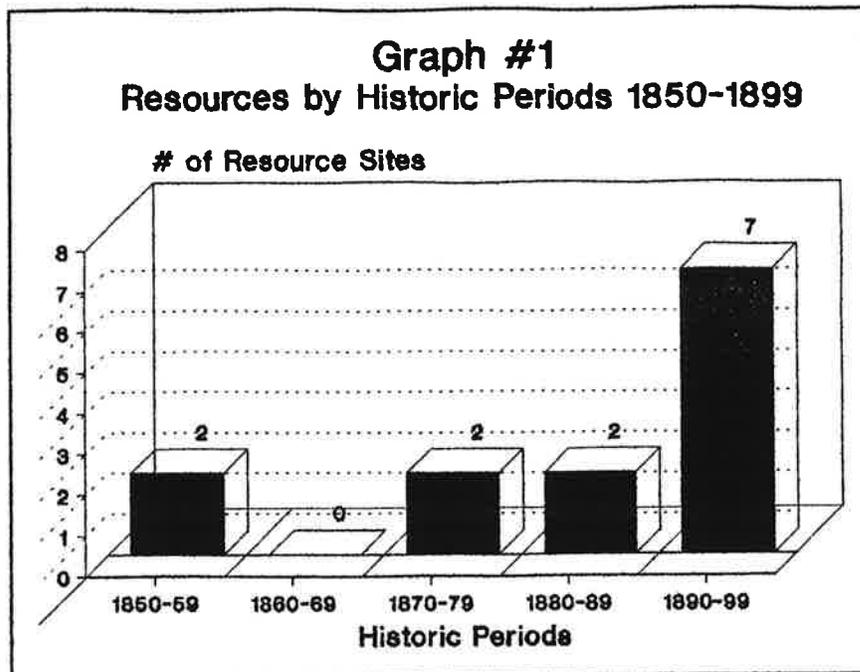
Potential resources located outside of the City, but within the urban growth boundary, were eliminated from the review process after initial identification and inventory due to the City's authority terminating at the City limits. The planning agreements with Washington and Clackamas Counties allow the 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

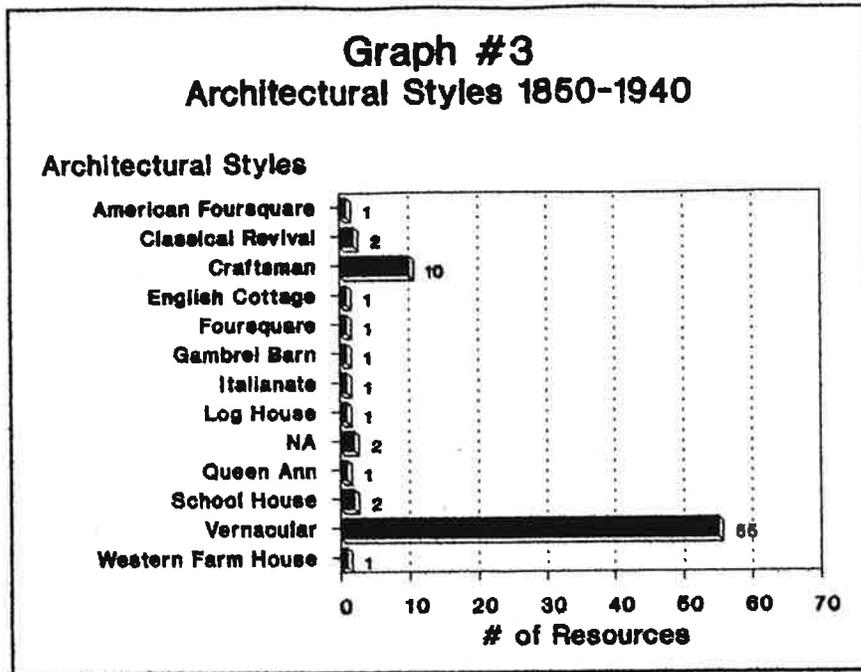
For potential resources located within the City limits, age categories were established using categories of pre-1900 and post-1900. Potential resources developed before 1900 were classified as primary with a ranking of "1" and post-1900 as secondary with a ranking of "2". The pre-1900 time period included 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.

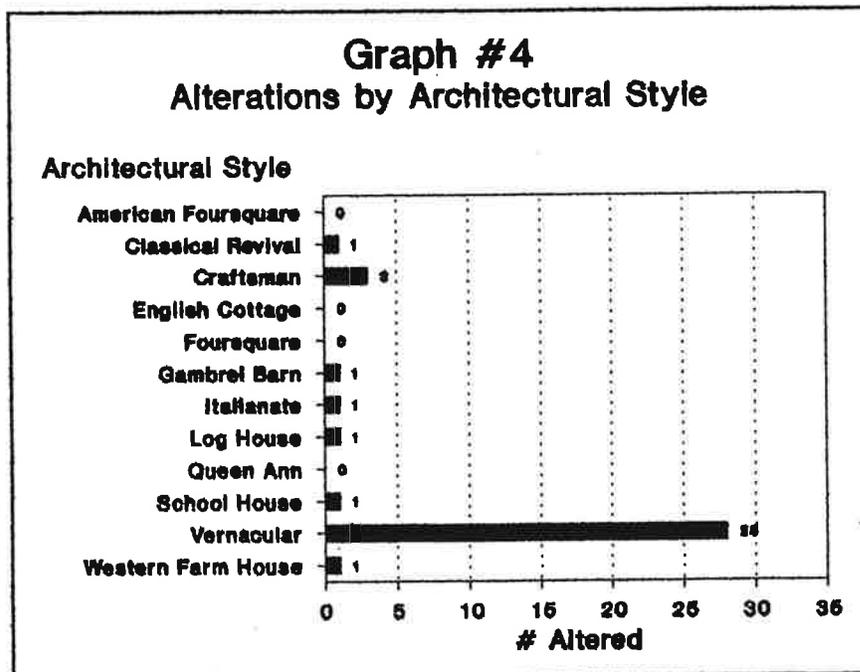
Sixty-six sites built from 1900 to 1940 were identified. Using the same ten year increment system, the number of potential resources can be determined. Graph #2 identifies the number of resources by ten year time periods. The largest style category is for Vernacular followed by Craftsman and then an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

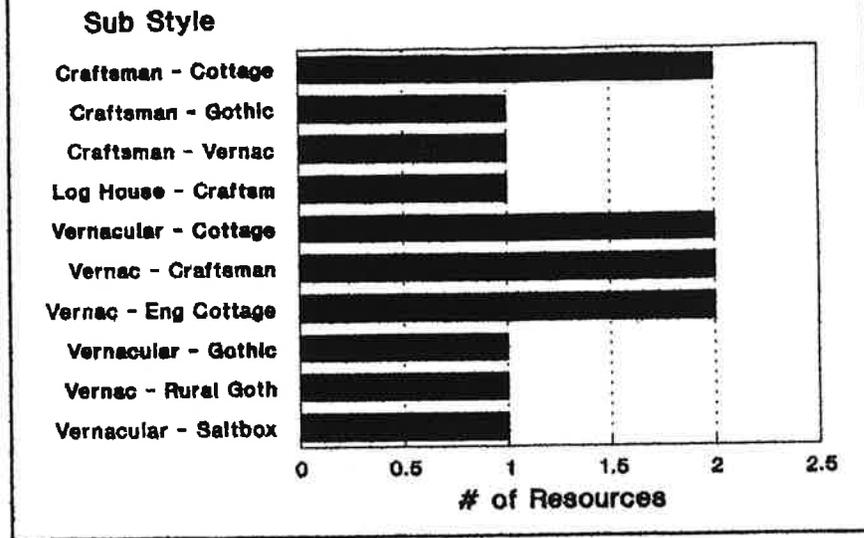


Many of the identified architectural styles have been altered over time. This is representative of the changing tastes of the residents of the community and the need to expand living spaces to accommodate growing families. In total thirty-seven of the potential resources have been altered which is 46.8% 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.

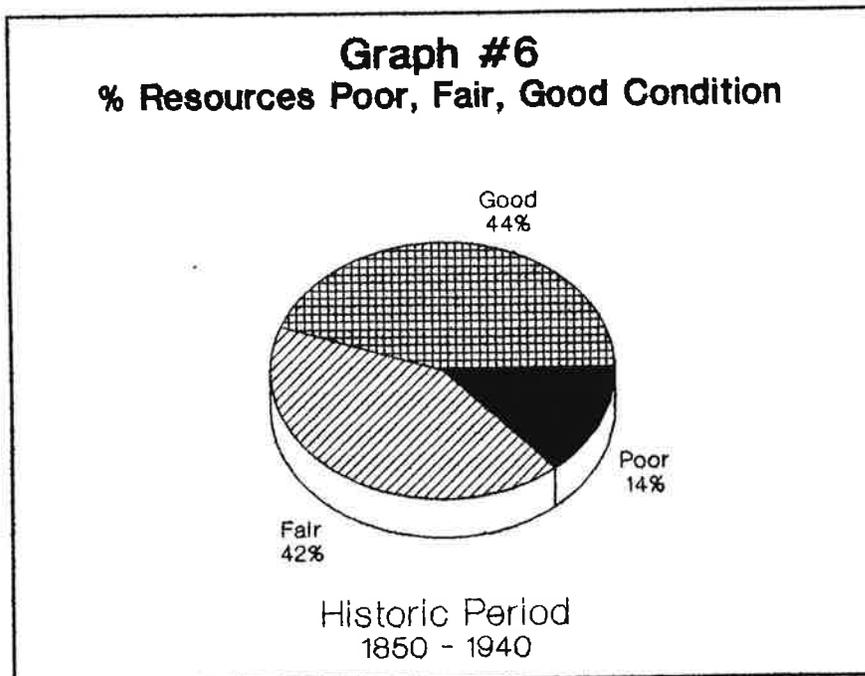
**Graph #5
Secondary Styles**

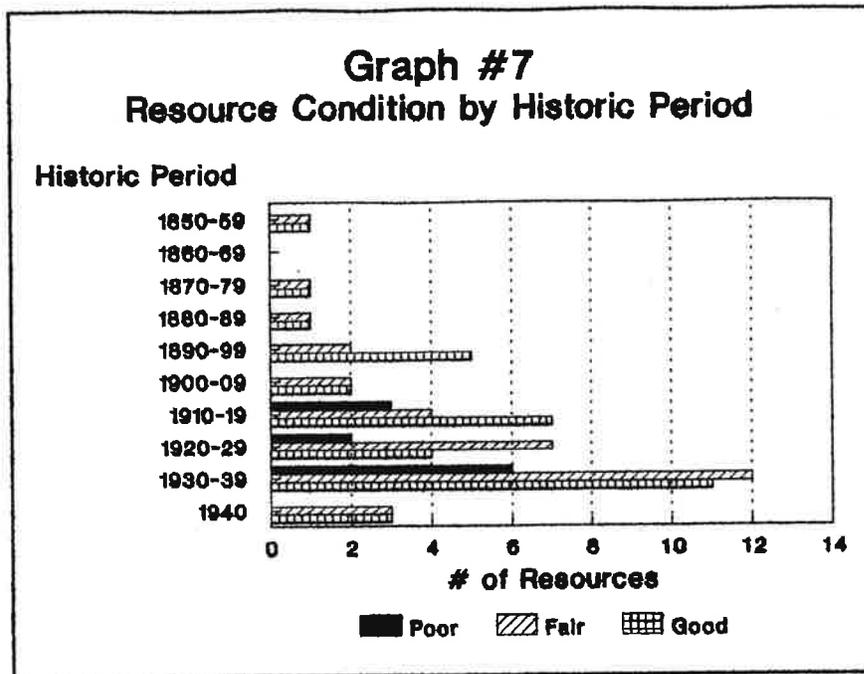


Quality

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.

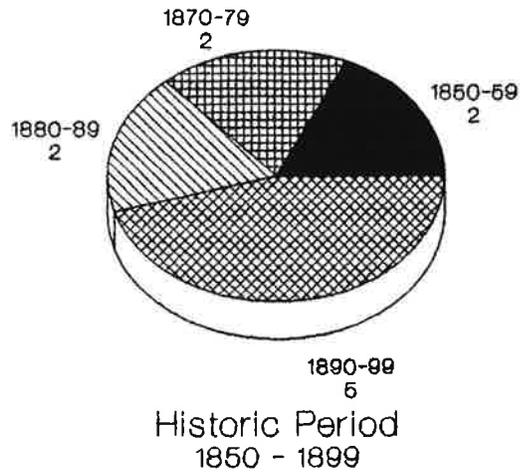
Appendix C contains reports for each of the resources determined to have significance.

Significant Historic Resources

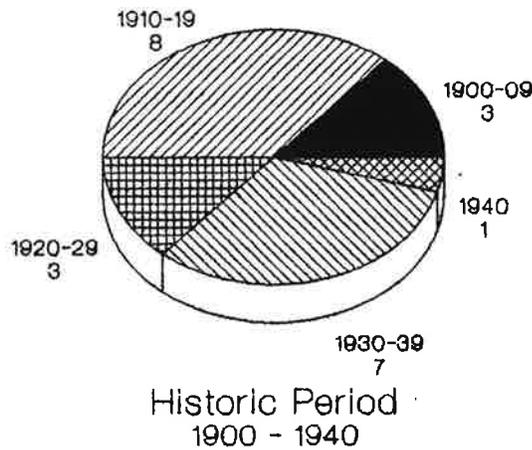
After reviewing seventy-nine sites, thirty-three (41.7%) were determined to have historic significance. The sites include the Luster House, Sweek House, Ball House, Byrom House, Jurgens Barn, Francis House, Zeke Eddy House, Little White House, Wesch House, Smith/Boone House, Barngrover Barn, Winona Cemetery, 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

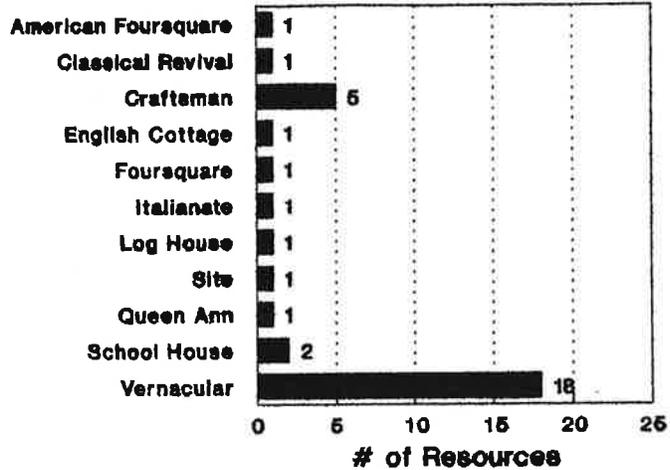


The architectural styles are also diverse, but heavily represented by the Vernacular style. Graph #10 identifies the significant resources by architectural style.

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

Graph #10 Significant Resources by Architectural Style

Significant Resource Style

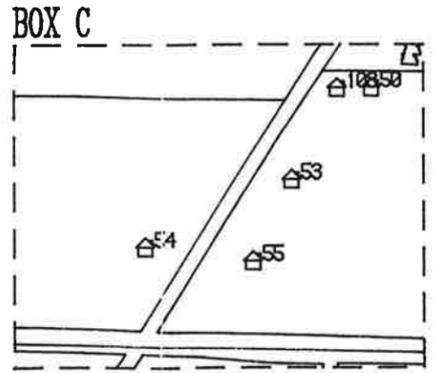
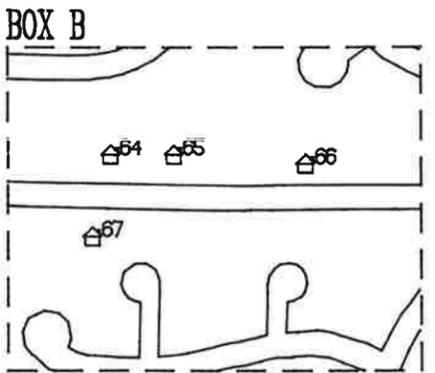
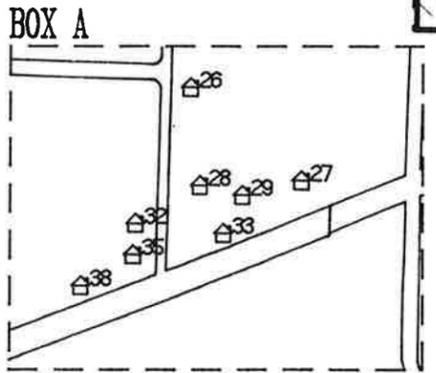
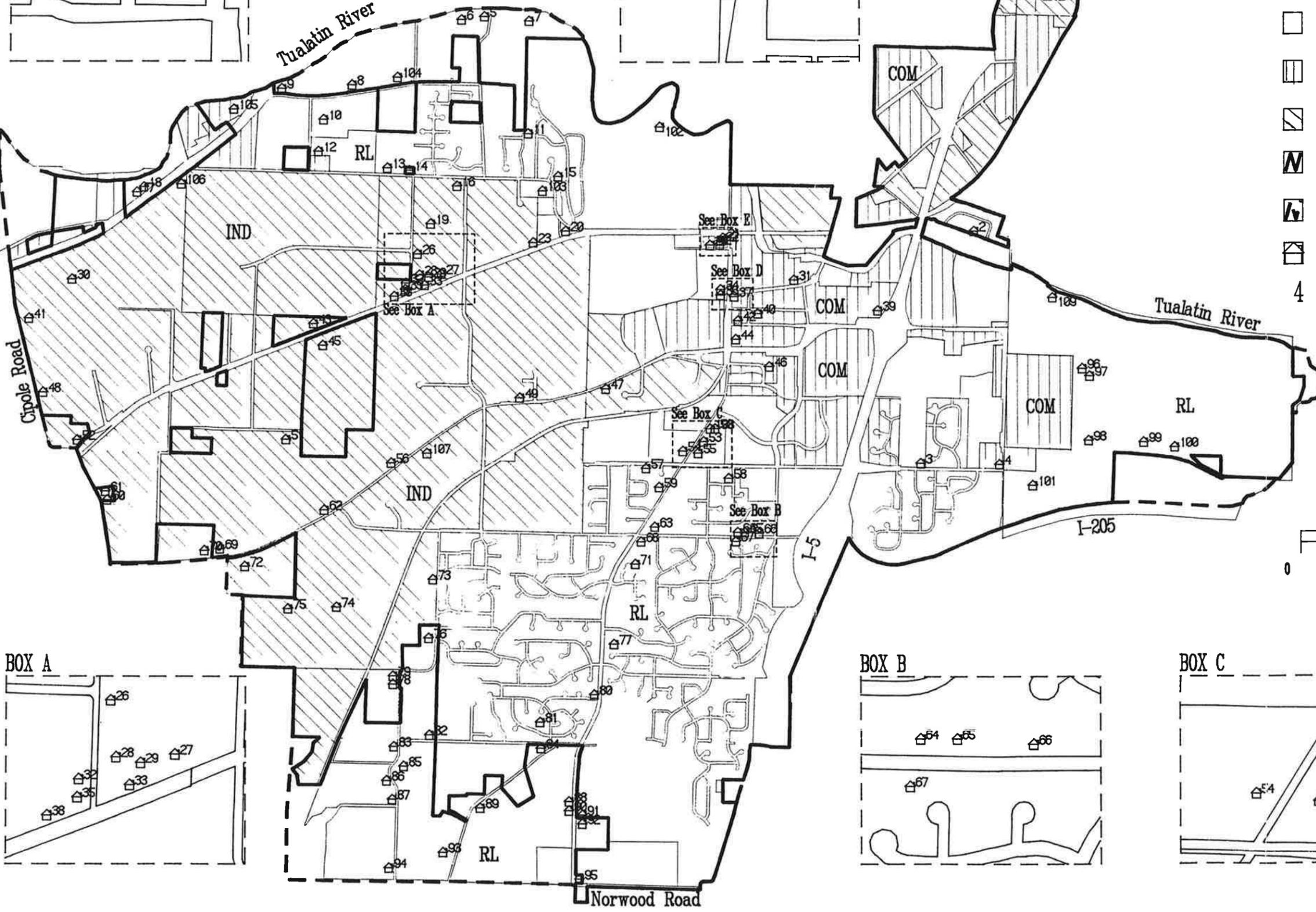
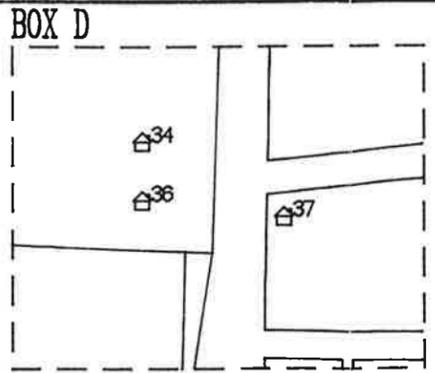
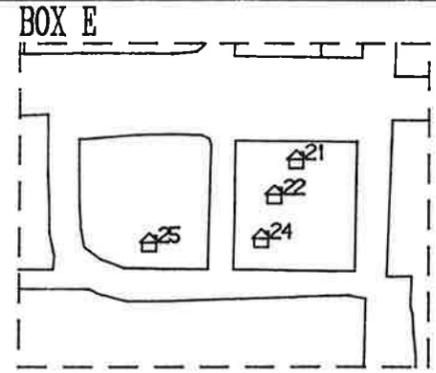


Proposed Plan Policies to Guide Preservation of Resources Outside of the City

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.

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



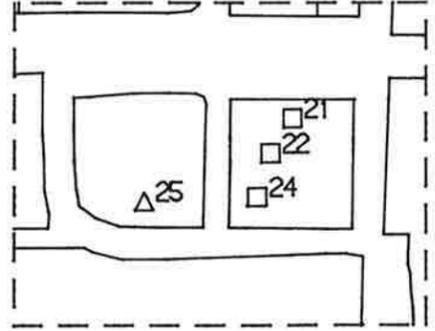
 **City of TUALATIN**



MAP #2



BOX E



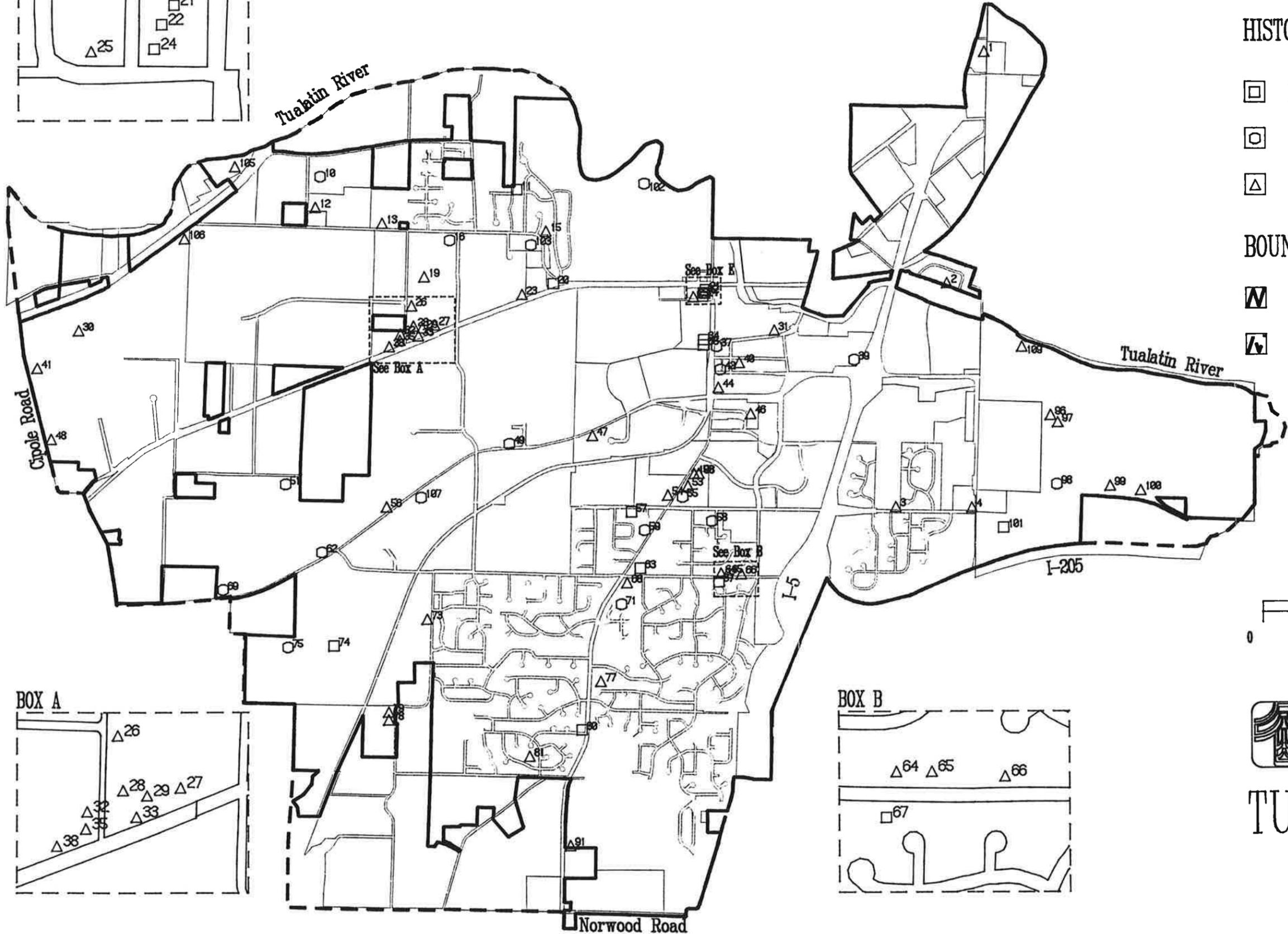
HISTORIC PROPERTY INVENTORY BY AGE: 1992

HISTORICAL PERIODS

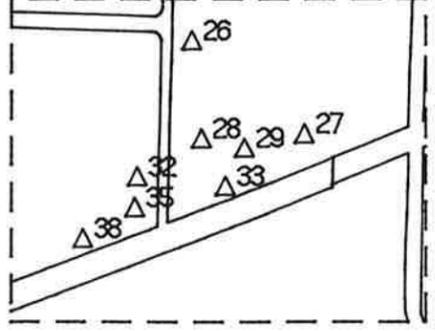
- 1850-1899
- 1900-1919
- △ 1920-1940

BOUNDARY LINES

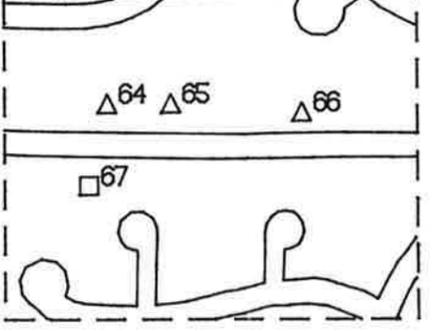
- ▭ City Limits
- ▭ Urban Growth Boundary



BOX A



BOX B



City of
TUALATIN
MAP #3



BOX E

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

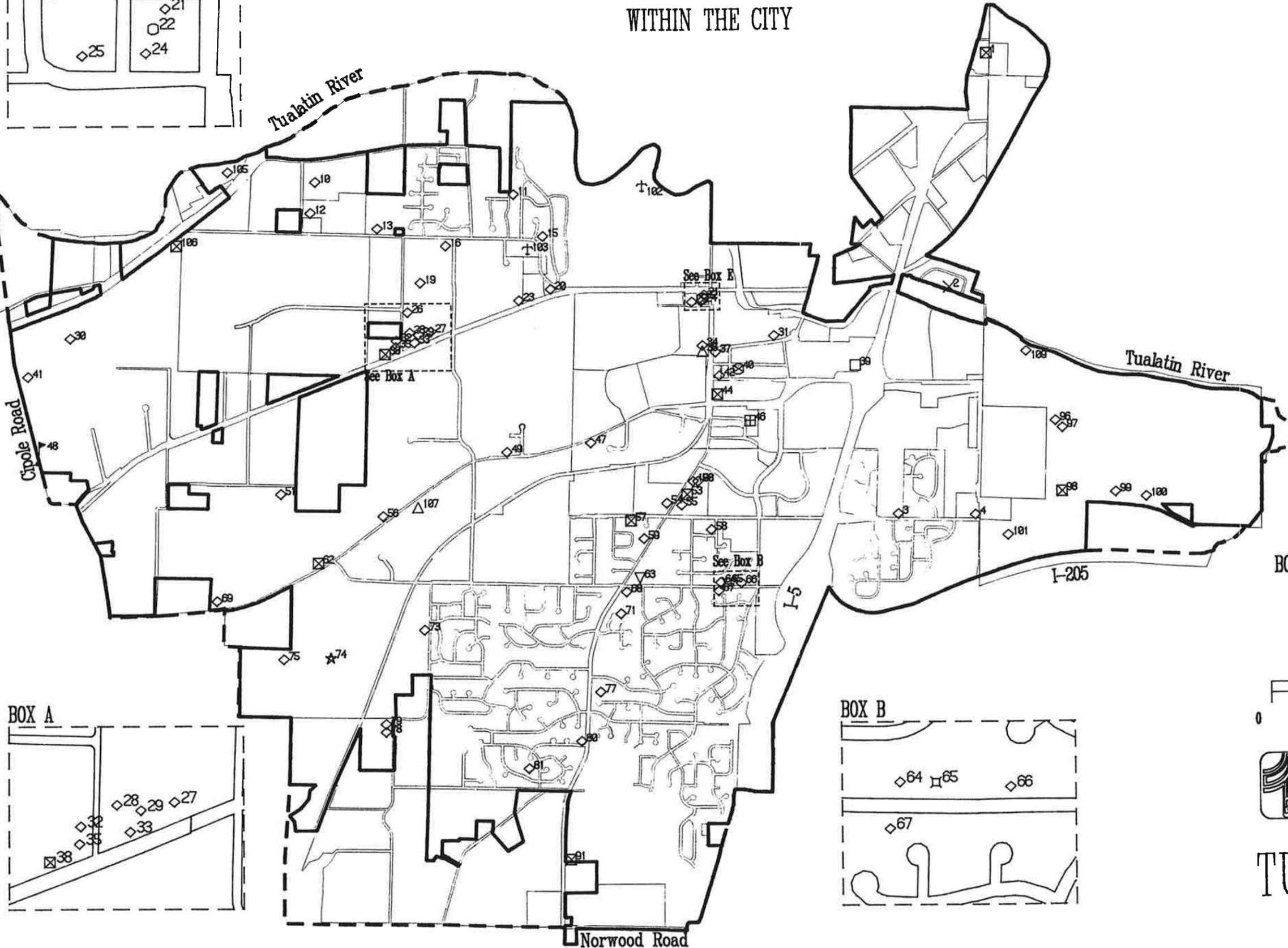
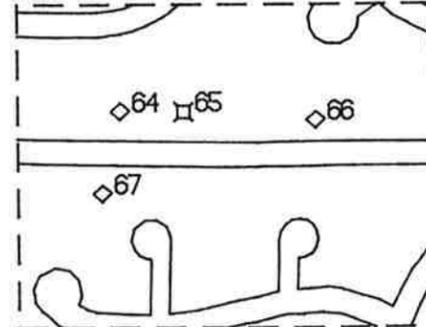
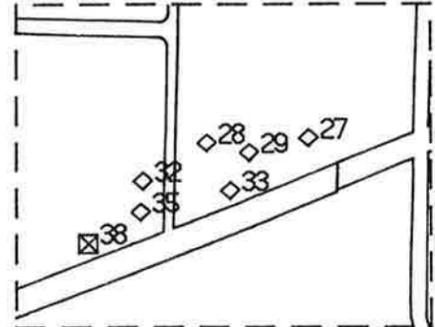


City of
TUALATIN
MAP #4



BOX A

BOX B



HISTORIC PROPERTY INVENTORY 1992: SIGNIFICANT SITES BY AGE

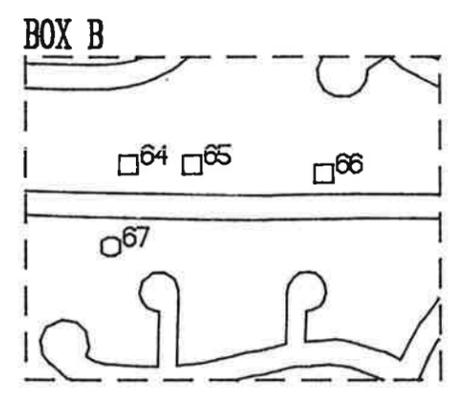
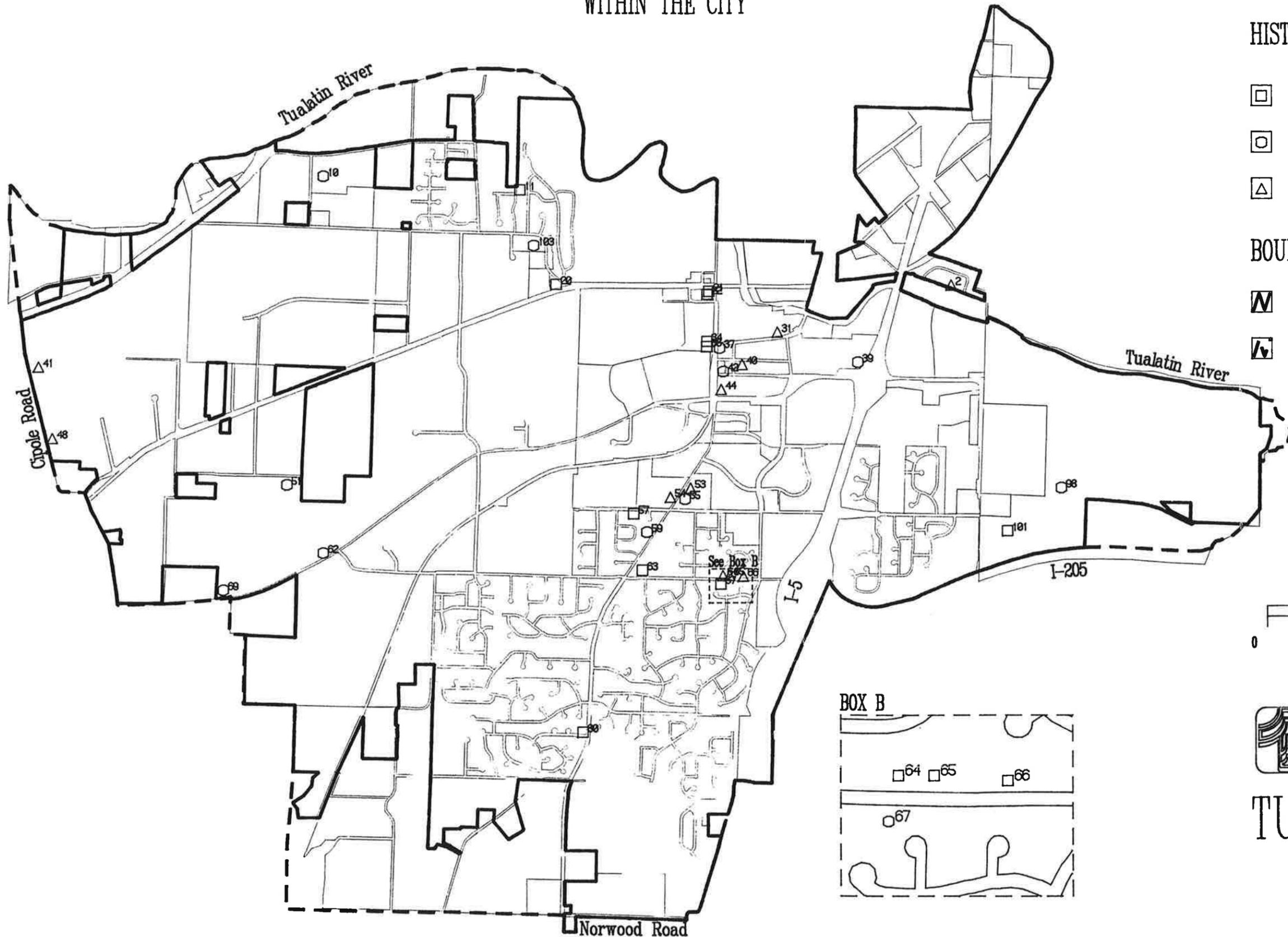
WITHIN THE CITY

HISTORICAL PERIODS

- 1850-1899
- 1900-1919
- △ 1920-1940

BOUNDARY LINES

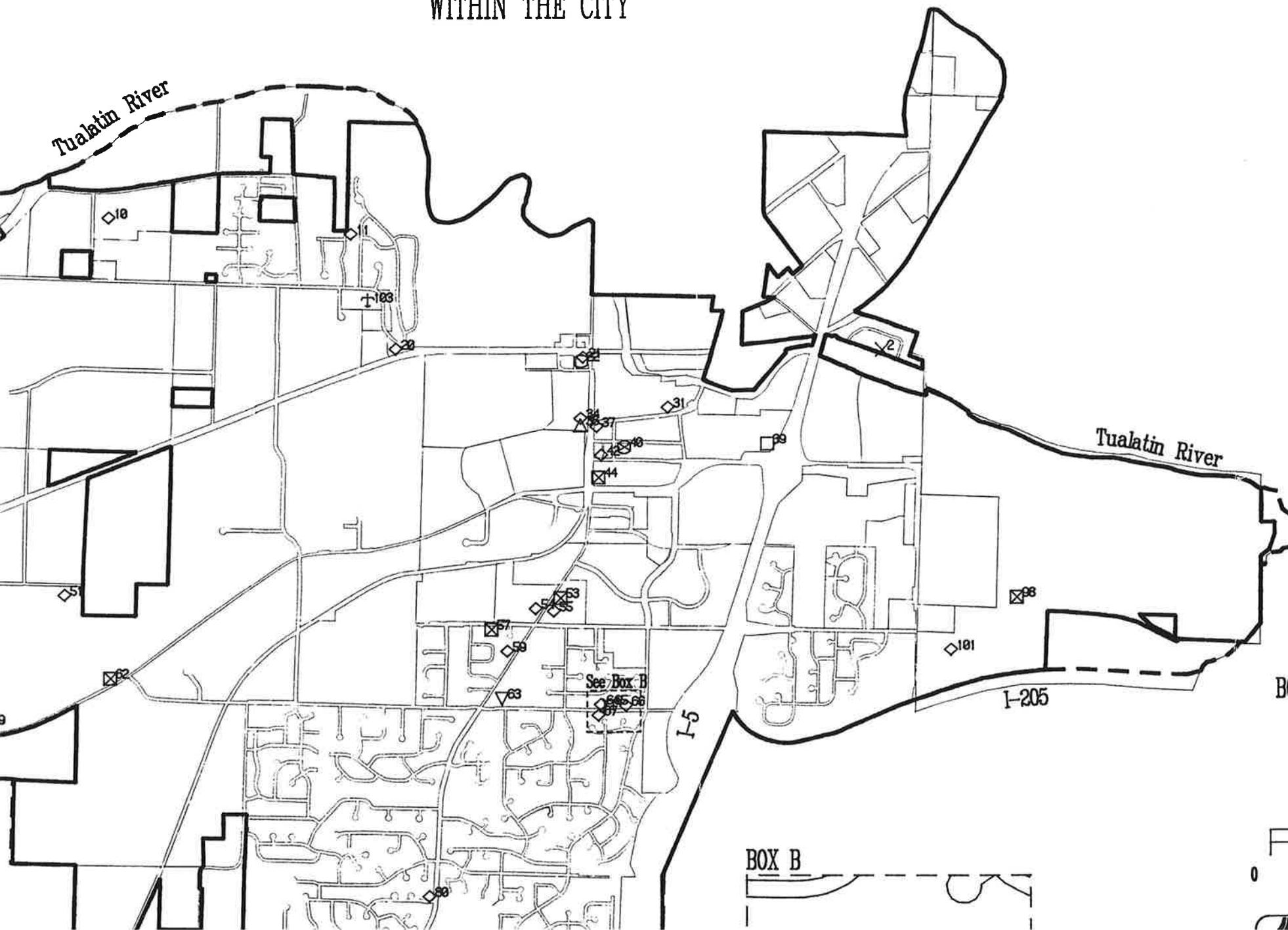
- ▭ City Limits
- ▭ Urban Growth Boundary




City of
TUALATIN
 MAP #5



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



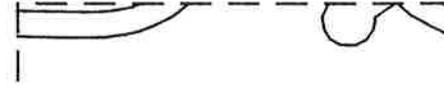
STYLES

- 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

BOX B



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.

Chapter 11 also 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.

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.

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 Grande #271	1940	Good

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 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.

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

Significant resources on parcels which cannot be partitioned or subdivided should be preserved and not demolished or relocated.

Where significant resources are located on parcels which can be partitioned or subdivided, property owners and developers shall integrate 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 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. Include the impacts of historic resources when developing public improvement projects.
15. Significant resources in the Low Density Residential (RL) Planning District on parcels which cannot be partitioned or subdivided should be preserved and not demolished or relocated.
16. Where significant resources are located on parcels which can be partitioned or subdivided in the Low Density Residential (RL) Planning District, property owners and developers shall integrate 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