

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

SHPO Inventory No.:

Local ID: 101

Historic Name: Barngrover House

Date of Construction: c. 1899

Common Name: Earl Sagert House
Address: 20130 SW 65th. Avenue
City: Tualatin

Orig. Use: Residence
Pres. Use: Residence
Architect: Unknown

Owner Name: Earl and Margaret Sagert
Address 1: 20130 SW 65th Avenue
Address 2:

Builder: Klingers
Theme: 20th Cent
Style1: Vernacular

City, ST, Zip: Tualatin, OR 97062
T/R/S: 2S/1E/30

Style2: Altered

Parcel: 21E30B 00600

Object: BLDG
Style Notes: (None)

Ranking: Primary

Addition: NA

Block: NA

Lot: NA

Quad: Canby

Plan Type/Shape: Irregular

No. of Stories: 1.5

Primary Foundation Material: Conc. brick

Basement: N

Second Foundation Material:

Roof Form: Gable

Roof Material: Comp shingle

Wall Construction: Wood

Structural Frame: Wood stud

Primary Window Type: Aluminum

Exterior Surfacing Material: Wood shakes

Decorative Features: (None)

Other Notes: (None)

Condition: GOOD

Moved Y/N: N Date:

Exterior Alterations/Additions (Date):

North wing (1961), re-roffed (1991), enclosed front porch (1960).

Noteworthy Landscape Features:

One fir tree, one black walnut, walnut trees along drive around house, and rhododendrons.

Associated Structures:

Four farm outbuildings, one of which is a barn constructed circa 1899.

Known Archaeological Features:

(None)

Setting: East of 65th Avenue, south of Borland Road and north of I-205. House and barn set in center of the property. Drive is tree lined. Area zoned single family residential.

Sources: Clackamas County Department of Assessment & Taxation; Interview with Earl Sagert 2/12/92 & 3/18/92; Tualatin Historical Society; Virginia E. Moore, Land of Tuality, Vol 2, 1976; City of Tualatin.

Statement of Significance:

ARCHITECTURAL: Example of early farmstead home which has seen extensive remodeling. Additions include the north wing rear extension and enclosed front porch. At the rear was a porch which has been enclosed. The massive gambrel roof barn located to the west of the house is constructed of board and batten siding with large interior timbers.

Recorded by: Douglas R. Rux

Date: 03/01/92

Designation:

Barngrover House

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

SHPO Inventory No.: 2091

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM - TWO

SHPO Inventory No.:

Local ID: 101

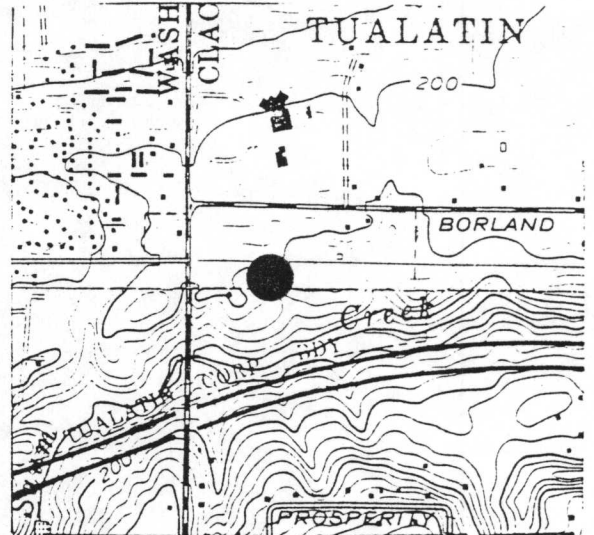
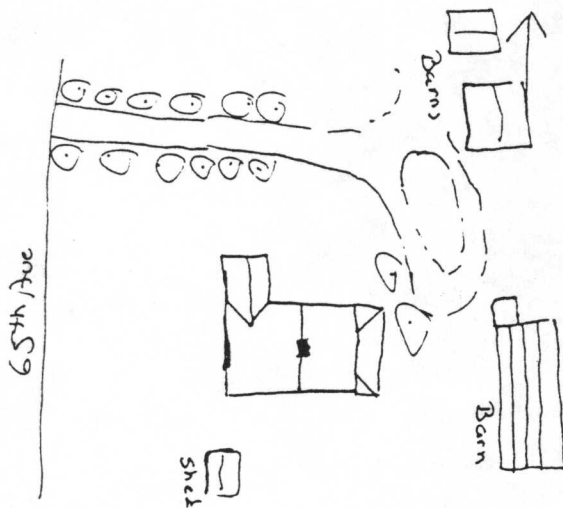
Historic Name: Barngrover House
Address: 20130 SW 65th. Avenue
Tualatin

T/R/S: 2S/1E/30
Parcel: 21E30B 00600
Quad: Canby



Negative No.: Roll #1-20

Slide No.: Roll #1-7



Graphic & Photo Sources: Douglas R. Rux

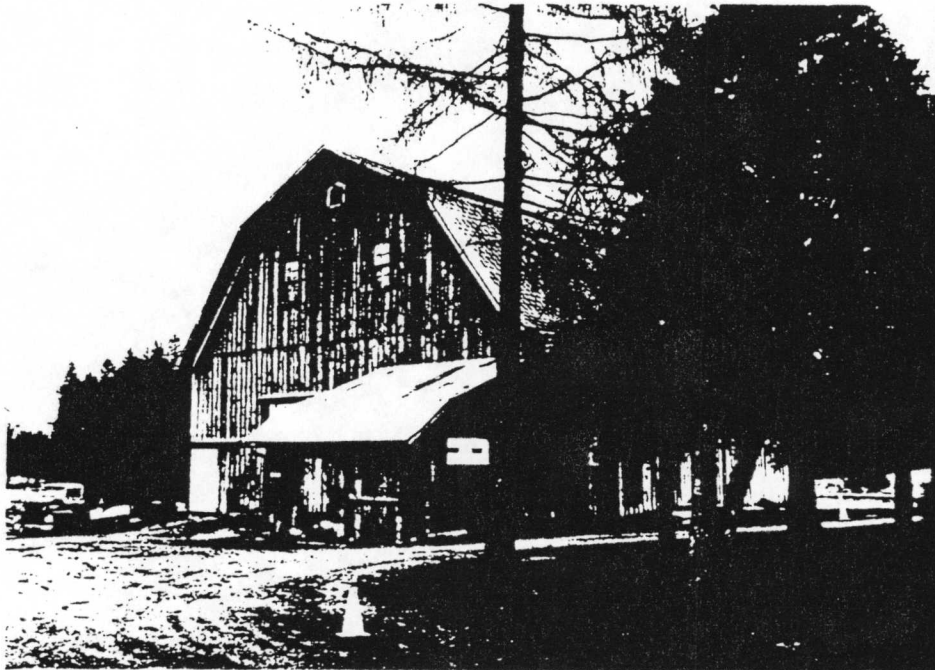
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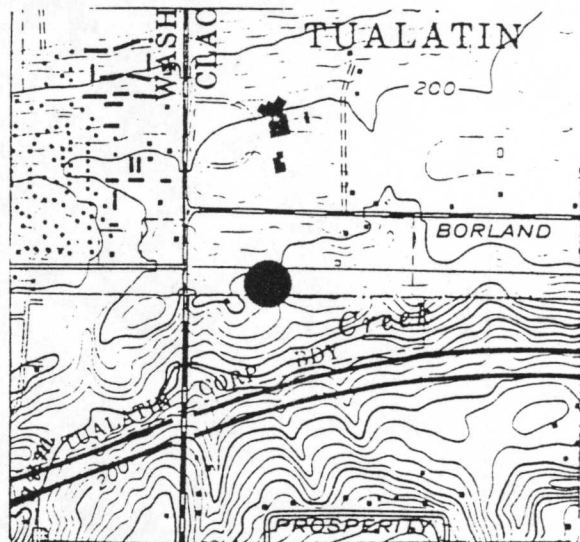
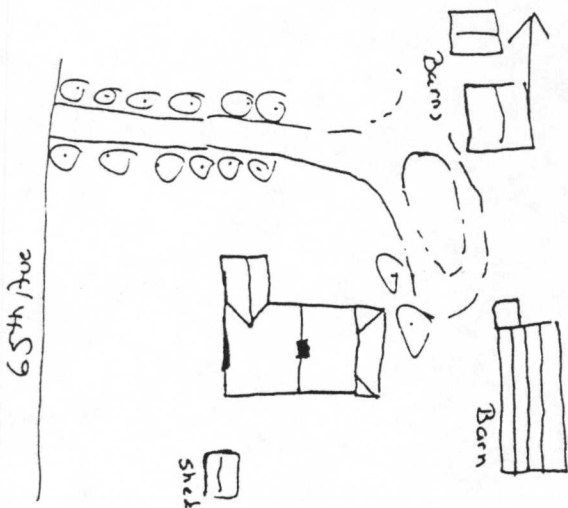
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Graphic & Photo Sources: Douglas R. Rux

Barngrover House
20130 SW 65th Avenue
Tualatin, OR 97062

ANALYSIS

- A. The site or structure shall have a primary or secondary ranking. A structure less than 50 years of age may be designated a landmark upon application by the owner; and

Findings: The structure has a primary ranking being constructed in circa 1899. The date of construction makes the structure approximately 93 years old. This is the 13th oldest structure in the City.

Conclusion: This criterion has been met.

- B. The site or structure shall meet one or more of the following:

(i) The resource is listed on the National Historic Register of Historic Places.

Findings: This structure is not listed on the National Register of Historic Places.

Conclusion: This criterion has not been met.

(ii) The site or structure is associated with the life of a person significant in local, state or national history.

Findings: The structure is thought to have been constructed by the Klinger family, but other sources indicate it may have been constructed by John and Cathrine Barngrover in the late 1890's. Not much information is available on John or Cathrine. Their children have had some significance at the local community level. Their daughter Ora married John Nyberg and began the long lineage of the Nyberg family in Tualatin. Their son William was born in the home and became active in local politics serving as an alderman from 1920 until 1931. In 1939 he was the local fire chief and was appointed the City Recorder. During this time it is believed he did not reside in the home. William's wife also served on the elections board in 1920. The present residents are Earl and Margaret Sagert who have a long family lineage in the local community.

Conclusion: This criterion has been met.

(iii) The site or structure is associated with events that have significantly affected past social or economic activities in the community, state or nation.

Findings: No information could be found indicating significant social or economic activities occurring at this location.

Conclusion: This criterion has not been met.

(iv) The structure is in its original setting and remains essentially as originally constructed.

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20130 SW 65th Avenue

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Findings: The structure is in its original setting and retains the massive three story barn located to the east of the house. The house has been altered over time. An interview with Jaurene Judy indicates that during her upbringing in the community the house was small and not of very good quality. An interview with Earl Sagert indicated that the north wing was a later addition and that the rear porch was enclosed and remodeled into a kitchen. The exterior has also been modified with the addition of shake siding.

The barn which is the most significant aspect of this site has not been changed over time.

Conclusion: The house does not meet this criterion, but the gambrel roof barn does meet this requirement.

(v) The structure embodies the distinctive characteristic of a type, period or method of construction that was used in the past.

Findings: The modifications to the house have masked the original characteristics. The barn has not been modified. It is one of only a few remaining barns from the turn of the century. The construction technique is said to have used only clear lumber from the Smith sawmill and wooden dowels were used instead of nails. Information from the Tualatin Historical Society indicates that the walls were constructed on the ground and raised into place.

Conclusion: The house does not meet this criterion, but the barn does meet this criterion.

(vi) The structure's original workmanship and material remain to show the construction technique and stylistic character of a given period.

Findings: The house modifications have caused the loss of the original workmanship. The barn retains the original workmanship and the style of barns dating from the turn of the century. The method of wall construction and the raising of the walls was typical of this time period. The use of wooden dowels instead of nails was also common.

Conclusion: The house does not meet this criterion, but the barn does meet this criterion.

(vii) The structure represents the work of a master, i.e., is a noteworthy example of the work of a craftsman, builder, architect or engineer significant in local, state or national history.

Findings: No information has been found that the builder was a master craftsman, builder, architect or engineer for the house or barn.

Conclusion: This criterion has not been met.

(viii) The structure possesses high artistic values in its workmanship and materials.

Findings: The present condition of the house and additions, along with exterior siding modifications, do not exhibit artistic characteristics. The barn with its board and batten exterior, scale, mass and height do have artistic values. It is one of the few remaining barns from this era and the method of construction reflects the style of the time.

Conclusion: The house does not meet this criterion, but the barn does meet this criterion.

(ix) The immediate setting of the site retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period.

Findings: The site's past use has been for agricultural crop production. That use continues to this day.

Conclusion: This criterion has been met.

(x) The site or structure yields or may be likely to yield information important in history or prehistory.

Findings: No information is available to support this criterion.

Conclusion: This criterion has not been met.

(xi) The site or structure is significant as a visual landmark.

Findings: The structure and associated barn are significant as a visual landmark. The site is one of the few intact farming operations in the community.

Conclusion: This criterion has been met.

CONCLUSION

Review of the Barngrover House/Barn against the 12 criteria indicates that the basic 50 year requirement along with criterion ii, v, vi, viii, ix and xi have been met. This is 7 of the 12 criteria. The most significant aspect of the site is the large gambrel roof barn which sets behind the house. This is the most unique barn in the area and appears to not have been altered over time.

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20130 SW 65th Avenue
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RECOMMENDATION

Based on the staff report and information in the case file, staff recommends that the Tualatin Historic Preservation Advisory Committee forward a recommendation to the City Council that the Barngrover Barn be designated a landmark.

Respectfully submitted,



Douglas R. Rux
Associate Planner

jb

file: 20130 SW 65th Avenue
20130.RPT