

THE TIGARD – ROGERS HOUSE (C. 1855)

Preliminary Preservation Planning Proposal

BACKGROUND

The Tigard-Rogers House is located on a three-acre site at 4504 SW Shattuck Road in the Bridlemile neighborhood of Portland, Oregon. The site consists of four taxlots in the same ownership and includes, in addition to the Tigard-Rogers House, outbuildings and two other, non-historic residences. The site includes a number of trees and a small creek.

The house was built in 1855 by pioneer Andrew Tigard, whose brother, Wilson, founded the town of Tigard. It was constructed in the vernacular style common to modest frontier-era homes. It is a small, gabled-roofed structure with an attached shed roof and one-over-one, double-hung windows. Its hand-hewn, notched log underpinnings were covered with red aluminum siding in the 1970s.



The house is currently owned by Roger Hancock, great-grandson of Edward and Esther Rogers, who purchased it from Andrew Tigard in 1872. Although there have been a number of alterations over the years, it is believed to be the oldest extant building on its original site in Portland—one of only five buildings in the city that date from the territorial period. It is listed in the Portland Historic Resources Inventory and was listed as a local Historic Landmark in 1989, but has not yet been listed on the National Register of Historic Places.

GOAL

Preserve for future generations Portland's oldest house and its grounds, through such means as public or non-profit acquisition, preservation easements, or other approaches.

OBJECTIVES

1. Protect the home and its grounds from demolition and redevelopment.
2. Renovate or rehabilitate the building and consider converting it into a museum or other public facility, potentially including protected open space for the citizens of Bridlemile and Portland.
3. Enhance the character and environment of the Bridlemile neighborhood.
4. Educate citizens about Portland's history.
5. Honor the Tigard and Rogers families and their descendents.
6. Honor the desire of Roger Hancock to protect and preserve his home while allowing him to live there until such time as he desires to leave.

OPPORTUNITIES

- The historical and architectural significance of the property provide opportunities to enhance and increase cultural values in Bridlemile and the city.
- The relatively large site and low building coverage provide an opportunity for public open space.
- The site's relatively high environmental values, including vegetation, trees and a small creek, provide opportunities to enhance the protection of the Fanno Creek and Tualatin River watersheds.
- The state's upcoming sesquicentennial commemoration in 2009 will increase public awareness of cultural resources and projects. Oregon 150, the non-profit corporation charged by the Governor with planning the commemoration, will coordinate and support various projects and programs related to historic preservation, public history and cultural values over the next three years.
- The Roger Hancock farm machinery and artifact collection potentially adds value to a preservation project, for instance as part of educational exhibits associated with a museum or park on the site.

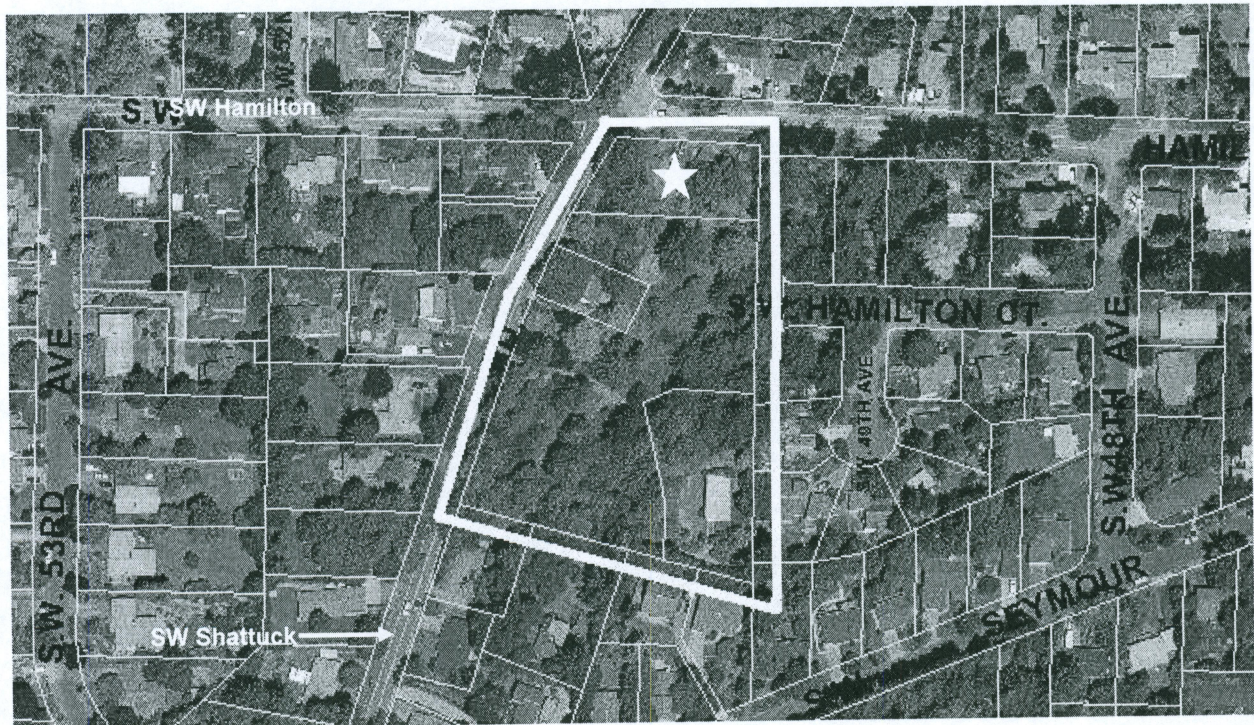
ISSUES / OBSTACLES

- The modest nature of the structure, the size of the overall site, and current zoning make the property vulnerable to redevelopment.
- Preserving the property will require securing significant resources: advocacy and leadership, organizational skills, technical expertise and financial support.
- A specific new public use and potential owners or tenants have not been identified.
- The house's condition and historic integrity require additional evaluation.
- Existing and future public planning, regulation and development activities, such as land use and building code restrictions and sidewalk construction, may constrain preservation options or impact the property.

POTENTIAL STRATEGIES AND TASKS

1. Form a core group of interested citizens to organize and lead a preservation effort—a "Friends of the Tigard-Rogers House." Seek the assistance of the Bridlemile Neighborhood Association and the SWNI and ONI offices to assist in this task.
2. Promote interest in this project in Bridlemile and the City to help build momentum and energy. Increase citizen awareness of the house's significance and the potential for public benefits from its preservation (e.g. improve the area's appearance, provide open space and cultural amenities, etc.). Potential tools include an educational handout, press releases and tours of the property.
3. Document the site's integrity, architectural characteristics, history, and significance.
4. List the home on the National Register of Historic Places.
5. Identify possible new uses and potential future public and non-profit owners or tenants for the structure and/or site. Initially, consider approaching:

- City of Portland Bureau of Parks and Recreation and Bureau of Environmental Services;
 - Metro Open Spaces Acquisition Program (property is in Fanno Creek acquisition target area);
 - Oregon Parks and Recreation Department; and
 - Non-profit organizations (e.g. Architectural Heritage Center, Oregon Historical Society, land trusts, cultural organizations, museums, garden societies, clubs, etc.).
6. Investigate other preservation approaches that do not require full acquisition of the site, such as preservation easements with the Historic Preservation League of Oregon , Preservation Agreements with the City of Portland, and environmental easements with public or non-profit organizations.
 7. Identify and secure funding to further the objectives of this project, including more detailed planning, National Register listing, and ultimately, acquisition and/or renovation and rehabilitation work. Investigate grant opportunities from groups such as the State Historic Preservation Office, the Oregon Heritage Commission, the Oregon Cultural Trust, the National Trust for Historic Preservation, the National Park Service and other federal agencies, and various private foundations.
 8. Identify potential partners and seek the assistance of public and nonprofit organizations to further the objectives of this project. As a first step, schedule briefings in the near future to present this preliminary planning document and seek advice from the Portland Historic Landmarks Commission and the AIA Historic Resources Committee. Potential partners include:
 - Portland Historic Landmarks Commission
 - American Institute of Architects, Portland Chapter, Historic Resources Committee
 - State Historic Preservation Office
 - Architectural Heritage Center/Bosco-Milligan Foundation
 - Historic Preservation League of Oregon
 - Oregon Preservation Alliance
 - Oregon 150 (sesquicentennial organization)
 - National Trust for Historic Preservation
 - Tualatin River Watershed Council and Fans of Fanno Creek
 - Portland Bureau of Planning, Bureau of Parks and Recreation and other City bureaus



Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



0-812-04504

4504 S.W. Shattuck Road

Section 18, 1S, 1E, Tax Lot 6
QUARTER SECTION MAP #: 3524
Bridlemile-Robert Gray

ORIGINAL FUNCTION: Residence

DATE BUILT: ca. 1855

STYLE: Rural Vernacular

ORIGINAL OWNER: Tigard
OTHER OWNERS: Rogers

TAX ASSESSOR'S ACCOUNT #: R-99118-0060
ZONING: R7

Rank I

SPECIAL FEATURES AND MATERIALS:

Gable roof with shed roofed. Weatherboarding. One-over-one, double-hung windows. Under pinnings of hand hewn log set into notched logs.

SPECIAL F/M - SIGNIFICANT ALTERATION:

Basement added, new fixed windows. Original roof replaced by composition roof. *New concrete porch slab.*

AREAS OF SIGNIFICANCE: Development, Agriculture

0-812-04504

Development, Agriculture: This is the oldest house in the Bridlemile-Robert Gray neighborhood and was frequently used by travelers as a "way station." Pear trees on the property are said to have been planted by the first owner, over 100 years ago.

BIBLIOGRAPHY:

Hawkins, Kenneth, "Villa Eichenhof and Her People. Containing also a Brief History," June, 1978, OHS Collection.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Lewis and Dryden Atlas of Portland and Vicinity Oct. 1892

Hancock, Roger, unrecorded interview by Gerel Blauer, 1982.

Township Plat of Multnomah County, Survey general of Oregon 1860, Ticor Title Co.

Present owner as of May 1981: Chauncey H. and Betty McCormick

MAILING ADDRESS: Roger C. Hancock and Eck, 4610 S.W. Shattuck Road, Portland 97221

No Preservation Funding

Negative: 1101-12

Score - Design/Construction: 14
Score - Historical: 5
Score - Rarity: 5
Score - Environment: 6
Score - Integrity: 8
Score - Intrinsic: 19
Score - Contextual: 19
Score - Total: 85.5

394

1467