

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

					*County: Clackamas	
*Street Address: 468 N State Street				*City Lake Oswego		
USGS Quad Name: Lake Oswego				GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 45.42019 -122.66315		
Township: 2S	Range: 1E	Section: 3	Block/Lot: 49/3	Tax Lot #: 6300		
Historic Name: Bickner Building				Grouping or Cluster Name: N/A		
*Date of Construction: c1875		Other Name: Joseph Bickner Building				
Historic Use or Function: Hotel		*Current Use: COMMERCIAL: General		Associated Archaeological Site: Unknown		
Architectural Classification(s): Commercial Style		Plan Type/Shape: Compound Plan/L-Shape		Number of stories: 2		
Foundation Material: Unknown		Structural Framing: Wood		Moved? No		
Roof Type/Material: Front-Gabled with Brick Commercial Storefront/Asphalt Shingles			Window Type/Material: One-Over-One/Wood; Two-light Horizontal and Vertical Sliding/Aluminum; Single-Light/Aluminum			
Exterior Surface Materials Primary: Brick		Secondary: Wood Cove-Style Drop Siding		Decorative: N/A		
Exterior Alterations or Additions, Approximate Date: One-story garage demolished; Rear wing, second-level, addition after 1966; Brick storefront c1984-1900.						
Number and Type of Associated Resources: N/A						
Integrity: Fair		Condition: Good		Local Eligibility: Eligible/Contributing		National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Preliminary National Register Findings:						
Potentially Eligible: <input type="checkbox"/> Individually or <input checked="" type="checkbox"/> As a contributing resource in a District						
Not Eligible: <input type="checkbox"/> Intact but lacks distinction or <input type="checkbox"/> Not 50 years old or <input type="checkbox"/> Altered - Choose one:						
<input type="checkbox"/> Reversible/ potentially eligible individually or in a District <input type="checkbox"/> Reversible/ ineligible, lacks distinction <input type="checkbox"/> Irrecoverable lack of integrity						
*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC					Date Recorded: 1/8/2016	
					SHPO #: 31036	

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Description of Physical and or Landscape Features:

The Bickner Building is located along N State Street two lots south of B Avenue on a .14-acre, rectangular parcel in the First Addition – Forest Hills neighborhood of Lake Oswego. The site is flat and includes minimal landscape features, such as deciduous vegetation along its north façade. Asphalt parking lots are located to the north and west of the building and a two-story commercial building abuts the property to the south. A below-grade concrete patio with retaining wall and steps is located to the southwest of the site and to the east of the rear parking lot and alley. Located directly east of the property, along N State Street, is a sidewalk with a metal, knee-high fence and planter.

The Bickner Building faces east toward N State Street. It is a two-story, L-shaped form with front-gabled roofs and brick commercial storefront. The building consists of two units: the primary two-story, front-gable with hip unit to the north and a one-story, front-gabled unit to the south. The building's collective foundation is undetermined. The north, south, and west façades are faced with wood cove-style drop siding and feature narrow one-over-one single-hung wood windows with wood casing. Other siding styles used on the north, south, and west façades are vertical lap siding and wood paneling. Two-light aluminum horizontal and vertical sliding windows and fixed single-light aluminum windows are found on the south façade. The secondary unit features a single one-over-one wood window on its west-facing gable end. The east façade is a two-story brick commercial storefront with storefront glazing at the ground level and one-over-one wood windows and vents at the second level. The parapeted building front is constructed of brick in a running bond pattern and flanked by two brick pilasters with a stepped, masonry buttress wall to the north. Soldier, stretcher, and header brick belt courses create the façade's decorative frieze which is capped with a soldier tile and ceramic reel course. The hipped gable end of the primary building unit is visible above and behind the brick parapet. The main entrance is located on the east façade and consists of a recessed double-door opening with glass doors and flanking large storefront glazing under a full-width canvas awning on the east façade. The north- and south-facing roof planes protrude slightly from the building and include boxed eaves and aluminum gutters. The primary building unit's west-facing gable features a Modern Contemporary-style prow overhang with exposed rafters and a fixed multi-light glass gable end. The roof is finished with asphalt shingles. Two brick chimneys are located within and along the eave wall of the primary unit to the south. A third chimney is located along the eave wall of the second unit abutting the commercial building to the south.

The 1927 Sanborn fire insurance map shows the Bickner Building as its existing two-volume form. At this time, the site also included a one-story garage along the alley to the west of the property and a one-story shed roof wing on the west façade. The garage has since been demolished and the wing has been altered with the addition of the existing second story after 1966. Because the brick commercial storefront spans the full width of both volumes, it was added after the construction of the second warehouse volume. The brick front addition therefore likely dates from the period 1894 to around 1900.

Since the last survey was recorded in 1989, the building's footprint has not changed. However, horizontal board and wood slated vents, which once enclosed window openings along the north and east façade have since been removed. Other changes since 1989 include a new canvas awning, the removal of signage, and the addition of the metal, knee-high fence and planter at the street frontage.

The Bickner Building displays many of the features used to define Commercial style buildings that were common during its time of construction. These features include the prominent brick commercial storefront with large, fixed glazing, and decorative brickwork and belt courses. Evidence also remains of an earlier use, consistent with its reported initial use as a hotel.

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Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)

The Bickner Building is located at 468 N State Street in Lake Oswego, Oregon. Originally built c1875 in the First Addition neighborhood, this building has been altered to the point of unrecognizability from its beginnings. However, as many of the early changes have historical significance as an architectural record of the building's function within the community, the integrity of the building is at least fair.

The Bickner Building sits on land originally owned by Albert Alonzo Durham as part of his 640-acre Donation Land Claim (DLC). After arriving in Oregon in 1847, Albert and Miranda Durham platted a town site and named it Oswego three years later in 1850 (McArthur 273). Early development of Oswego revolved around the Old Town neighborhood, where the Durhams built their home. In 1855, the Durhams started to sell off their DLC for the sum of \$20,900 (Lake Oswego Preservation Society "1850 Oswego"). By 1888, a segment of this land claim was purchased by the Oregon Iron and Steel Company "who cleared the land and put it on the market" (Goodall 71). In 1888, the site was platted and named First Addition. After selling lots at the average price of \$50, "the residential and business center shifted to this new neighborhood and First Addition became known as "New Town" (Lake Oswego Preservation Society "1888 First Addition"). In 1909, the "residents of First Addition voted to incorporate the City of Oswego. The City Charter was adopted in 1910 and this signaled the end of Oswego as a company town" (Lake Oswego Preservation Society "1888 First Addition").

Prior to becoming part of the City of Oswego, the Bickner Building was constructed c1875 as a hotel. Joseph, John, William, and Charles Bickner "bought the old hotel and remodeled it into a general merchandise store," (Brown 4) named J. Bickner and Sons. This was reportedly in about 1900, but in 1894 the store was connected to a warehouse, which was built by A.S. Clinefelter and son J. P. (Oregon City Enterprise, 1894). Therefore, it is likely that the Bickners purchased the building by 1894. According to the last survey conducted on this property in 1989, the Bickner building opened for business in 1903, six years after Bickner had purchased the old building. At one time, Cecelia Bickner, sister of local architect, Charles Ertz and her husband, William Mason Bickner ran the Bickner grocery store (Lake Oswego Preservation Society "Charles Walter Ertz").

According to the 1900 Census the Bickner family included Joseph, his wife Victoria, and four children. At this time they resided in the South Oswego area. Joseph and Victoria were both from Bohemia, and immigrated to the United States in 1842. The family ran a store in South Oswego, which they had purchased from Joseph's brother-in-law Henry Gans. There were ultimately seven Bickner children, five boys and two girls, Mary and Lily. All of the boys played instruments, with Lillian accompanying on piano. John Bickner was the second of Joseph and Victoria Bickner's children. John Bickner was born in 1879 in Minnesota, and moved to Oswego in 1892 with his family. John helped in the family store in the South Oswego area with his parents and later at the Bickner store in "New Town" Oswego. John Bickner was the second Mayor of Lake Oswego and President of the Oswego State Bank. He was involved in many local organizations as well, including Waluga Lodge No. 181 (Lake Oswego Public Library).

Today, the building continues to reflect many of the character-defining features associated with Commercial style buildings used in the early development of Lake Oswego. These features include the prominent brick commercial storefront with large fixed glazing, and decorative brickwork and belt courses. Currently, the Bickner Building retains fair historic integrity, but continues to embody many of the Commercial style characteristics used during its time of construction. In addition to its retention of period-style characteristics, the Bickner Building also plays a role in Lake Oswego's community development as it has served the community through various functions since its time of construction.

Overall, based on the information gathered for this survey and further research, it is more than likely that the Bickner Building can be found significant in the area of community planning and development for its contributions to the community as a commercial building. Given its retention of historic integrity in the areas of Location, Materials, Workmanship, and Association, and its contributions to Oswego's early neighborhood development, the Bickner Building could also be a contributing resource in a potential historic district.

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East Façade (Viewing Southwest)



North Façade (Viewing Southeast)

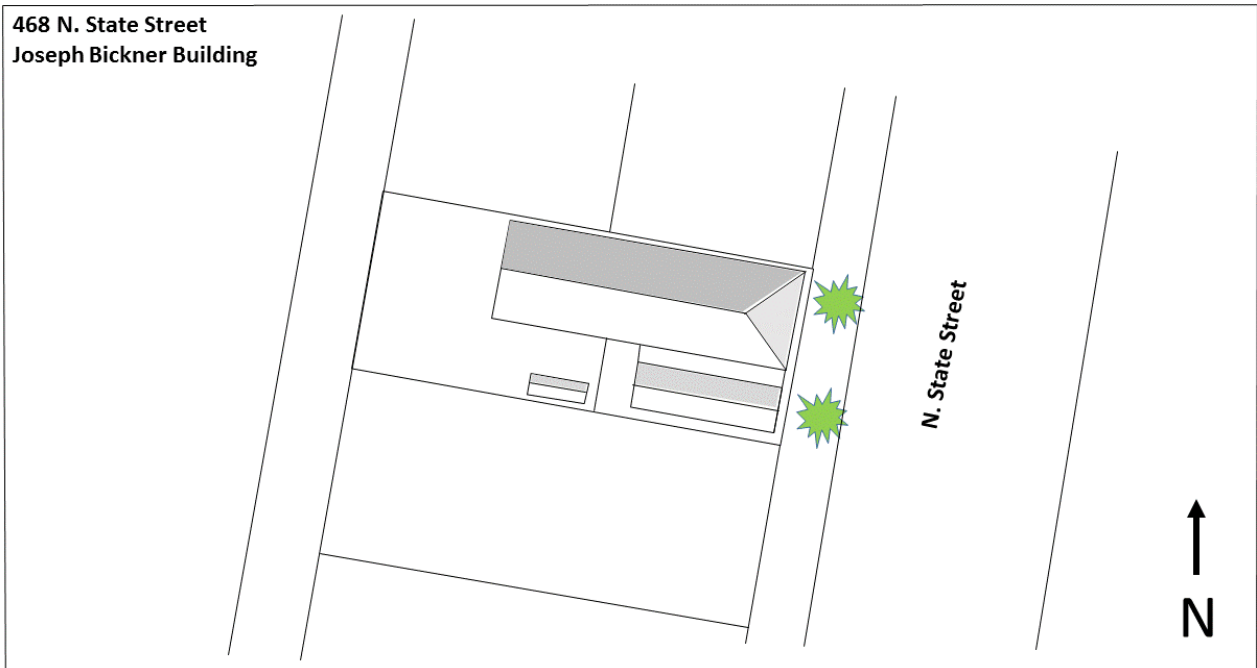
*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC		Date Recorded: 1/8/2016	
*Photo Roll #:	*Frame #(s):	Local Designation #:	SHPO #: 31036

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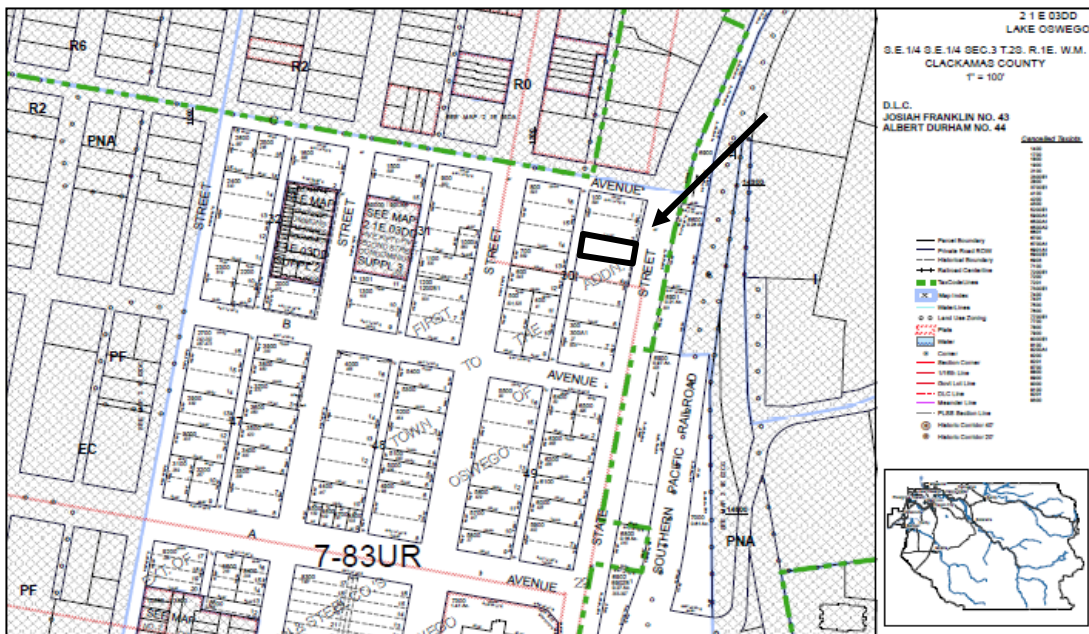
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Bickner Building Site Plan



Assessor Map

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Note: This page of the survey form is required only for Intensive Level Survey

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Architect and / or Builder(s): Unknown Warehouse; A.S. Clinefelter and son J. P.		Owner Type: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Mixed Owner Name(s):	
Addition or Subdivision Name: First Addition		Address: City, State, Zip: Phone Number(s):	
Area(s) of Significance: Architecture and Community Planning and Development			
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District			
Documentation			
Research Sources: <input type="checkbox"/> Title/ Deed Records <input checked="" type="checkbox"/> Sanborn Maps <input type="checkbox"/> Obituary Index <input checked="" type="checkbox"/> City Directories <input type="checkbox"/> Census Records <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Newspapers		<input type="checkbox"/> Building Permits <input checked="" type="checkbox"/> Tax Records <input checked="" type="checkbox"/> SHPO Files <input type="checkbox"/> State Archives <input type="checkbox"/> State Library <input checked="" type="checkbox"/> Local Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Historic Photographs	
		Local Library (specify): Lake Oswego Public Library Multnomah County Library University Library (specify): Historical Society (specify): Other (specify):	
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Bibliographic References (Books, articles, interviews, etc.)

Brown, Edith Bickner. "Clarification Offered on Historical Points." Lake Oswego Review, January 13, 1981, sec. A.

Goodall, Mary. Oregon's Iron Dream: A Story of Old Oswego and the proposed Iron Empire of the West. Portland: Binford & Mort, 1958.

Lake Oswego Preservation Society. "Neighborhood Histories: 1888 First Addition." <http://lakeoswegopreservationsociety.org/nh-1888-first-addition/>.

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Lake Oswego Preservation Society. "Architects: Charles Walter Ertz." <http://lakeoswegopreservationsociety.org/architects-charles-walter-ertz/>.

Lake Oswego Public Library. History Files, "Bickner."

McArthur, Lewis L. Oregon Geographic Names. Portland: Oregon Historical Society Press, 1992.

Oregon City Enterprise, September 28, 1894.

U.S. Federal Census, 1910, Oswego Precinct, Oregon, Clackamas County.

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