

**CITY OF LAKE OSWEGO
CULTURAL RESOURCES INVENTORY
FIELD FORM 1988-1989**

HIST. NAME: Bickner, Joseph, Building
DATE OF CONSTRUCTION: 1897
COMMON NAME:
ORIGINAL USE: Hotel
ADDRESS: 468 N. State Street
OWNER: Tate, Nadeen L., Same
PRESENT USE: Store
ARCH./BLDR.: Unknown
T/R/S: 2S 1E 3DD
TAX LOT: 6300

STYLE: Commercial
RESOURCE TYPE:
Building
THEME: Commerce,
Architecture
ADDITION: First
Addition
BLOCK: 49
LOT: 3
QUAD: Lake Oswego
LOT SIZE:
ZONE: EC

PLAN TYPE/SHAPE: Rectangular
NO. OF STORIES: Two
FOUNDATION MATERIAL:
BASEMENT: Unknown
ROOF FORM & MATERIALS: Truncated hip w/brick parapet; composition shingles

WALL CONSTRUCTION: Wood/masonry
STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: Double-hung sash; display
EXTERIOR SURFACING MATERIALS: Shiplap; brick
DECORATIVE FEATURES: None

OTHER: Masonry facade; exterior brick chimney
CONDITION: Good
EXTERIOR ALTERATIONS/ADDITIONS: Facade added, (n.d.); chateau-esque full-gabled ell on rear elevation, (n.d.)
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None

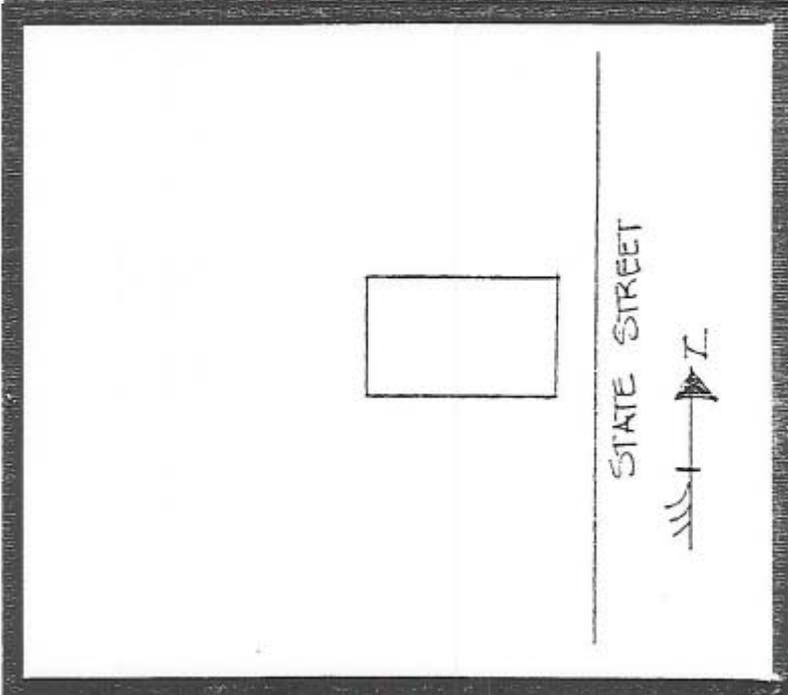
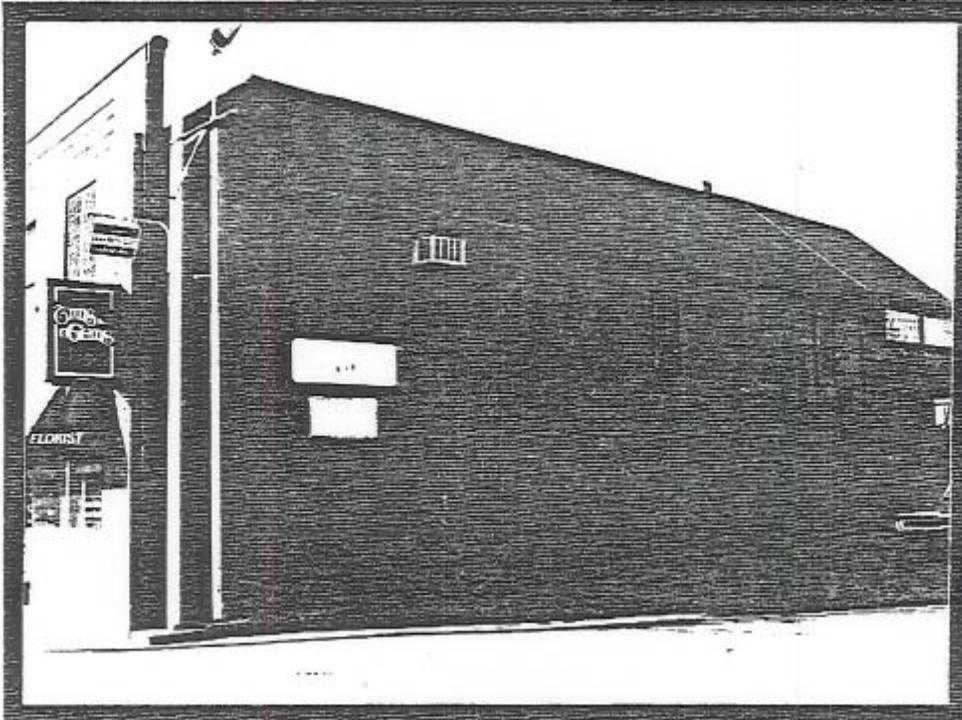
SETTING: Located on w. side of heavily trafficked State Street in heart of City's commercial core
NOTES:

RECORDER(S): Morrison
SHPO #: 311

DATE: January 1989
FIELD #: 39

CITY OF LAKE OSWEGO CULTURAL RESOURCES INVENTORY

ADDRESS 468 N. STATE STREET
TAXMAP/LOT 2S 1E 3DD/6300
SHPO# _____ ROLL/FRAME# _____



STATEMENT OF SIGNIFICANCE

Address: 468 North State Street
Historic Name: Bickner & Sons Store

The subject property is located on the southwest corner of B Avenue and State Street. It is composed of a commercial building and an adjoining residential building; the primary elevations of both buildings are covered with a brick facade.

The wood frame residential building is the only dwelling on State Street remaining from the historic period. Generally described as a Vernacular style building, it has an intersecting gable roof and horizontal lap siding that is finished with rake and corner boards. Alterations include the addition of mill-finish aluminum doors to the rear elevation and the attachment of the brick facade. Prior to 1927 the house occupied the entire lot on the south side of "B"; the commercial building was located on the north side of the intersection. It is possible that the Bickner family occupied the dwelling and operated the business in the commercial building which was for most of the historic period located on the north side of "B".

The commercial building, which now occupies the northern half of the property, is also of wood frame construction. It is a two story, rectangular volume that is covered by a truncated hip roof and clad with horizontal lap siding. The long windows have been covered, however, the openings appear to be intact. All these features are common to turn-of-the-century, and earlier, commercial buildings. In addition to the changes to the facade, a two story addition has also been made to the rear of the building.

Margarette Schroeder purchased this property from Oregon Iron and Steel in 1888. In 1896 a dispute between property owners resulted in loss of the property to the county. Joseph Bickner purchased this property from the Sheriff, in 1897. The Bickner family owned the property through much of the historic period. This Vernacular style commercial building housed the Bickner Store for many years in the early 1900s. In later years the store was the location of the Rogers Brothers business. The subject building was originally believed to house a hotel. Mrs. Joseph Bickner led her family west in 1887 in order to visit her sister, Clara Gans (Mrs. Henry). The Bickners went back to South Dakota but returned to Oswego to live permanently in 1894. The original Bickner store opened on the corner of McVey and Erickson Streets. Joseph had purchased the business from Henry Gans who had been running a small grocery in "South Town" for several years. The Bickners operated the south town business until about 1914. The original store was torn down to make way for a new house in 1928.

The Bickners second store on State Street, which opened in 1903, six years after Bickner had purchased the building, sold food, footwear and other goods to farmers in the area. A Bickner family history prepared by Edith Bickner Brown, states that this building originally housed "an old hotel, one of several in Oswego at the time."

The Bickners circulated around the community each morning taking grocery orders as it was the only grocery store in that part of town when it opened. Joseph and his wife, Victoria, had five sons and two daughters. Joseph B. and his sons Charles, John and William are all listed in the 1916-17 Clackamas County Directory as working at Joseph Bickner and Son's General Merchandise Store.

- Bibliography:
- Brown, Edith Bickner: Bickner Family History, 2/74.
 - Clackamas County Cultural Resource Inventory, Department of Transportation and Development, 1984.
 - Kyle, Nellie, Recorded Interview for "In Their Own Words" oral history project for Lake Oswego Library, 1974.
 - Sanborn Insurance Company maps, 1927.
 - Ticor Title Company, Oregon City, OR
 - "Oswego Structures Offer Peek at Past," Hank Schouten, Oregonian, 12/11/84.
 - Perspective, "From House to Shopping Center," by B. Jamsgard, Lake Oswego Review, Feb 29 -Mar 1, 1984.