



CLACKAMAS COUNTY BOARD OF COMMISSIONERS

LAND USE HEARING February 9, 2022 10:00 AM

This public hearing will be conducted virtually using the Zoom platform.

The Zoom link to the public hearing and details on how to observe and testify online or by telephone are available on our website: <https://www.clackamas.us/meetings/bcc/landuse>.

All interested parties are invited to attend the hearing in online or by telephone and will be provided with an opportunity to testify orally, if they so choose. The staff report and drafts of the proposed amendments are available on our website at <https://www.clackamas.us/meetings/bcc/landuse>. Please direct all calls and correspondence to the staff member listed below.

LAND USE HEARING

File No.: Z0529-21-Z

Applicants: Sara Bailey

Proposal: A zoning map amendment adding the Historic Landmark Overlay Zone to the subject site, creating a new Clackamas County Historic Landmark.

Staff Contact: Anthony Riederer, Senior Planner, 503-742-4528, ARiederer@clackamas.us

File No.: Z0439-21-Z

Applicants: AKS Engineering, representing the property owners Enoch and Danielle Man

Proposal: A proposal to remove the Historic Landmark (HL) overlay on the property located at 20750 Beavercreek Road.

Staff Contact: Anthony Riederer, Senior Planner, 503-742-4528, ARiederer@clackamas.us

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or email Drenhard@clackamas.us.

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



Planning & Zoning

Development Services Building
150 Beaver Creek Road | Oregon City, OR | 97045
Phone: (503) 742-4500 | Fax: (503) 742-4550
E-mail: zoninginfo@co.clackamas.or.us
Web: <http://www.clackamas.us/transportation/planning/>

Land Use Hearing Item Staff Summary to the Board of County Commissioners

File Number: Z0529-21-Z; Kinsman House

Staff Contact: Anthony Riederer, Planning and Zoning Division, 503-742-4528

Board of County Commissioners Hearing Date: February 9, 2022; 10:00 AM

PROPOSAL:

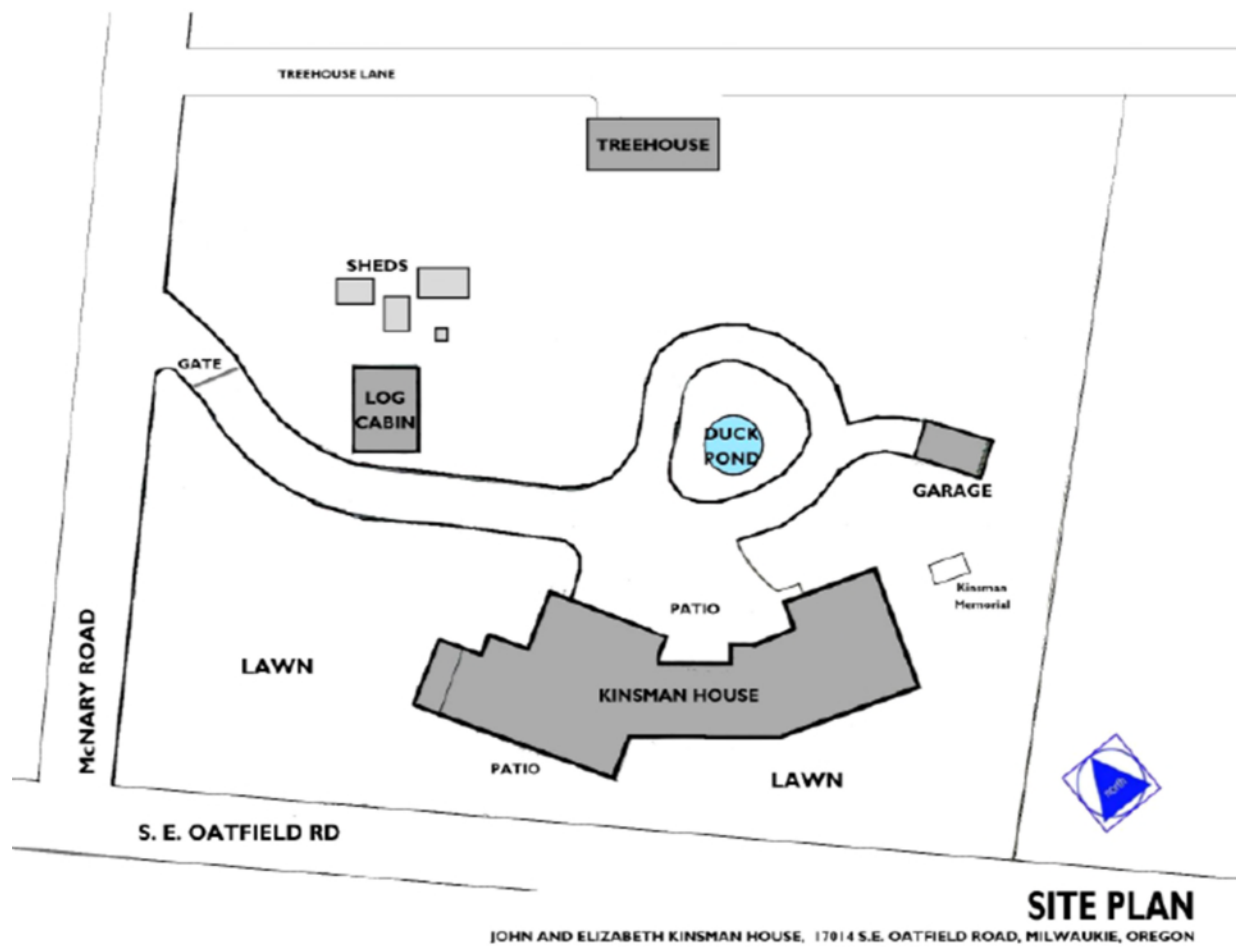
Z0529-21-Z is a proposal to apply the Historic Landmark (HL) overlay on the property located at 17014 SE Oatfield Road. The property has successfully been nominated to the National Register of Historic Places.

Borrowing the language from the National Register Nomination summary statement: “The John and Elizabeth Kinsman House is a multi-level, irregularly-shaped, wood-framed dwelling located on a large landscaped lot in Clackamas County, Oregon. The house was designed and built by John Kinsman for his own occupancy in 1963 and exemplifies the contemporary residential style that was popular during the late-1950s and early 1960s.

The house is located within a designed and amazingly intact landscaped setting. The original design was slightly modified by compatible additions; the breakfast nook, swim room addition and the expanded dressing room, all designed by John Kinsman and completed within in the Period of Significance. The Treehouse, designed by Kinsman and local architect Stuart Mockford, was completed in 1969. The John and Elizabeth Kinsman House remains almost entirely as built and demonstrates exceptionally high integrity, accurately reflecting its significant design as an exemplar of the Contemporary Style.”

The design and development history of the site was extensively captured in the successful National Register nomination materials which present a compelling case for the significance of the property on the basis of both architectural/site design interest and association with a locally significant family.

The image below shows the site plan created as part of the National Register nomination. Shown is the existing collection of buildings, determined to be significant through that process.



The images which follow show views of the most notable buildings on the site, the landscape, and the well-preserved interior of each of the buildings.



HOUSE (front)



HOUSE (rear)



HOUSE (side view)



HOUSE (interior)



HOUSE (interior)



HOUSE (interior)



SITE/LANDSCAPE



“TREEHOUSE”

There are two pathways by which a site can qualify to be designated a Clackamas County Historic Landmark, and thus be protected by the Historic Landmark (HL) overlay zone:

- 1) A site can be evaluated and scored against the specific architectural, environmental and historic association criteria found in Section 707.02(B) of the Zoning & Development Ordinance (ZDO). The maximum number of points available is 106.
- 2) A site can be listed on the National Register of Historic Places.

As noted in the applicant's materials and the related staff recommendation to the Historic Review Board, this site was successfully nominated to the National Register of Historic Places. On this basis alone, the site qualifies for protection as a Clackamas County Historic Landmark.

Because the addition of the HL overlay zone is a change to the zoning map, this application is processed as a Type III land use application, in which the Board of County Commissioners (BCC) is the designated decision-making body, after Historic Review Board review and recommendation to the BCC on the matter.

RELATED PRIOR BCC ACTION:

There has been no prior BCC action which is relevant to the proposal.

HISTORIC REVIEW COMMITTEE ACTION:

On December 16, 2021, a public meeting was held before the Historic Review Board (HRB) to consider file Z0529-21-Z. At this meeting, the HRB voted to 5-1, with one member absent, to recommend approval of Z0529-21-Z, which would apply the HL overlay to the subject site and establish the property as a Clackamas County Historic Landmark.

CPO AND HAMLET RECOMMENDATIONS:

The subject site is within the boundaries of the Oak Grove Community Council Community Planning Organization (CPO). The item was discussed at their December 1st meeting. Per the submitted comments from OGCC, the discussion of the proposal was favorable and a motion to recommended approval of the proposal passed unanimously. Their comments to the Historic Review Board are included as Exhibit 1.

SIGNIFICANT ISSUES:

One HRB member expressed concern that establishing the property as a Clackamas County Historic Landmark would 'open the doors' to the nomination of additional properties that are home to this specific style of architecture which the board member considered 'too contemporary' to be historic. Other board members expressed enthusiasm for the proposal, noting that if not preserved, these more modern styles of architecture could be lost to demolition or modification.

This site qualifies to be named a local Historic Landmark on the basis of a successful nomination to the National Register of Historic Places. This review process is significantly more rigorous than the process established through the Zoning and Development Ordinance. Staff does not believe that the proposal will have a significant impact on the number of properties pursuing local landmark status, as there are few property owners interested in the lengthy process of pursuing a National Register nomination, or additional restrictions that come with a Clackamas County Historic Landmark designation.

STAFF RECOMMENDATION:

Planning Staff and the Historic Review Board (HRB) both found that the proposal in Z0529-21-Z meets the applicable criteria for a zone change to apply the HL zoning overlay and recommend the Board of County Commissioners approve Z0529-21-Z.

Z0529-21-Z

KINSMAN HOUSE



Board of County Commissioners Public Hearing
February 9, 2022 10:00AM

PROPOSAL

- Zone change to apply the Historic Landmark (HL) overlay on the property known as the Kinsman House.

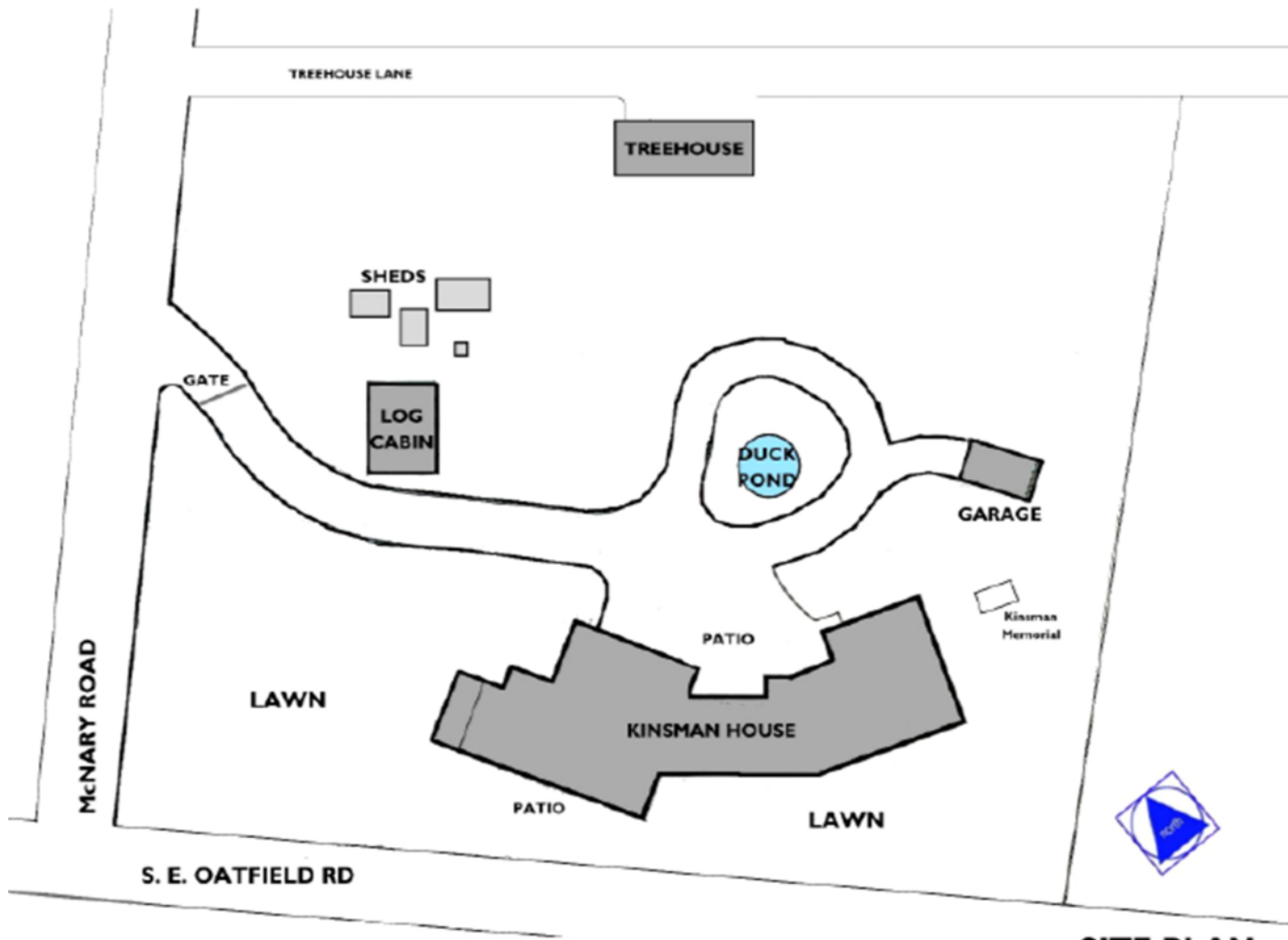
SITE LOCATION

- 17014 SE Oatfield Rd.
- 2.40 Acres



BACKGROUND

- Property currently zoned R – 8.5 (Urban Low Density Residential)
 - ▣ Development began in 1963 with main house.
 - ▣ Contributing “treehouse” building was completed in 1969.
 - ▣ The site features significantly intact facades, interiors, and landscape.
 - ▣ The site was successfully nominated to the National Register of Historic Places in early 2021.



SITE PLAN

JOHN AND ELIZABETH KINSMAN HOUSE, 17014 S.E. OATFIELD ROAD, MILWAUKIE, OREGON

Z0529-21-Z [8]



Z0529-21-Z [5]





HL DESIGNATION CRITERIA, SECTION 707.02(B)

...a site, structure, or object may be zoned Historic Landmark [HL] if it is listed on the National Register of Historic Places or is rated as significant under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria...

- The site was listed to the National Register of Historic Places in early 2021.

ZONE CHANGE CRITERIA, SECTION 1202.03(A)

- (1) *The proposed zone change is consistent with the applicable goals and policies of the Comprehensive Plan.*
- Ch. 9 (Open Space, Parks and Historic Sites)
 - Policy 4 - Zone properties Historic Landmark (HL), Historic Districts (HD), or Historic Corridor (HC) which are determined significant by the evaluation criteria.
 - The zone change is consistent with the Comprehensive Plan on the basis of the site's successful listing to the National Register of Historic Places.

ZONE CHANGE CRITERIA, SECTION 1202.03(B-D)

Remaining zone change criteria in 1202 relate to service provision and impacts to the transportation system.

- Not relevant because proposed zone change will not authorize any development or outright allowed uses that are not already allowed under the existing R-8.5 zoning.

HISTORIC REVIEW BOARD (HRB) RECOMMENDATION

- Historic Review Board (HRB) held public meeting on 12/16/2021.
- HRB voted (5-1, with one absence) to recommend approval of Z529-21-Z.

STAFF RECOMMENDATION

- Staff finds that, given the listing on the site to the National Register of Historic Places, as well as on the basis of the site architecture and association with a notable local family, the HL overlay zone is appropriate for the subject site.
- Staff recommends approval of Z0529-21-Z, to apply the HL overlay.



THANK YOU





STAFF RECOMMENDATION to HISTORIC REVIEW BOARD

This document represents the Staff Recommendation on a Land Use Application requesting the addition of the Historic Preservation Overlay to the property known as the John and Elizabeth Kinsman House.

SECTION 1 – SUMMARY

DATE: December 16, 2020

CASE FILE NO.: Z0529-21-Z

STAFF CONTACT: Anthony Riederer, (503) 742-4528

LOCATION: 17014 SE Oatfield Road

APPLICANT: Sara Bailey, President of the Kinsman Foundation

OWNER: The Kinsman Foundation

TOTAL AREA: Approximately 2.45 acres

ZONING: R8.5 (Single Family Residential)

CITIZENS PLANNING ORGANIZATION: Oak Grove Community Council

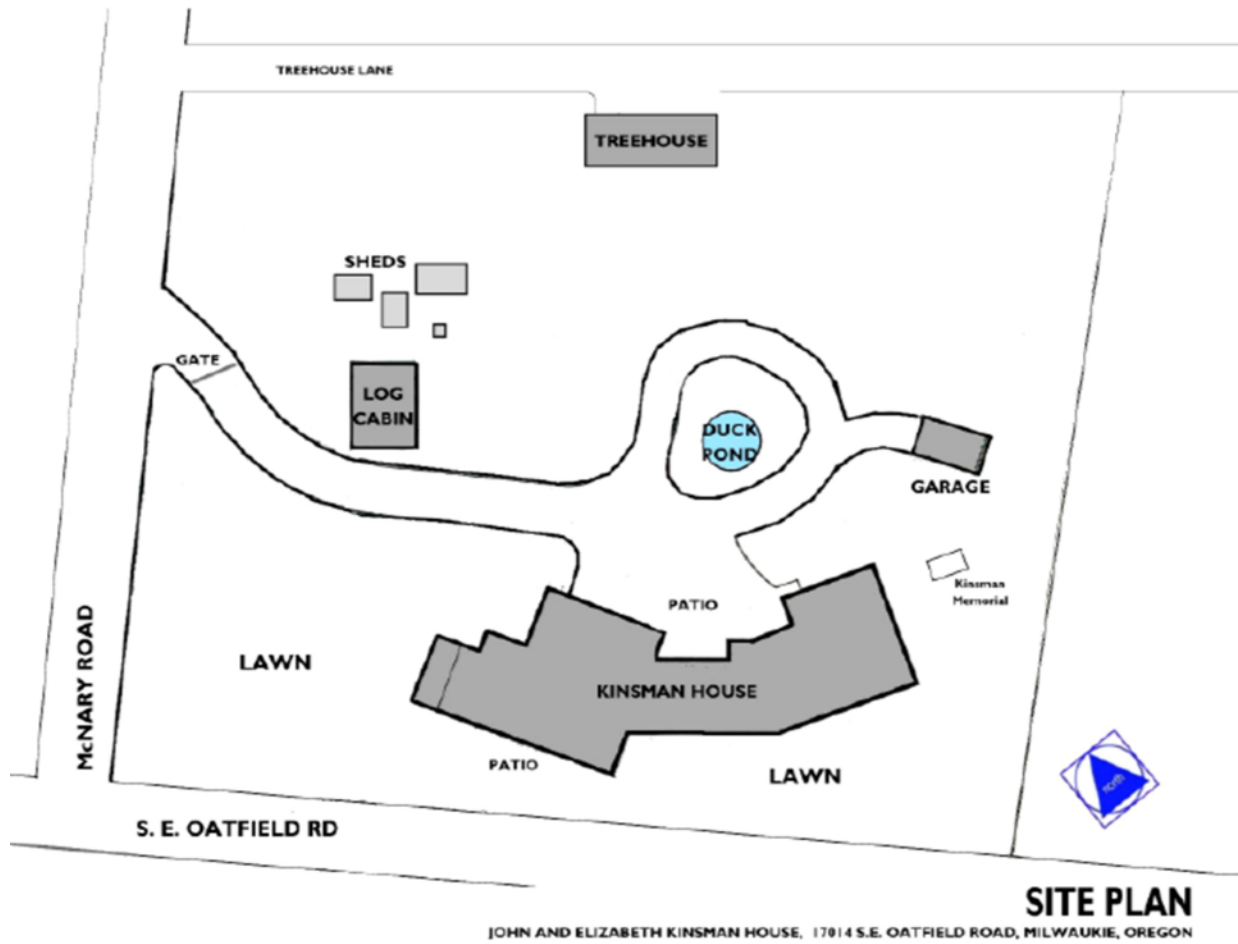
PROPOSAL: Proposed addition of Historic Preservation overlay zoning from the site, establishing the property as a Clackamas County Historic Landmark.

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Sections(s) 707.06(A)(1), 706.02(B), and 1307.

Location Map



Site Plan



Site Photographs



HOUSE (front)



HOUSE (rear)



HOUSE (side view)



HOUSE (interior)



HOUSE (interior)



HOUSE (side view)



SITE/LANDSCAPE



“TREEHOUSE”

BACKGROUND:

Borrowing the language from the National Register Nomination summary statement: "The John and Elizabeth Kinsman House is a multi-level, irregularly-shaped, wood-framed dwelling located on a large landscaped lot in Clackamas County, Oregon. The house was designed and built by John Kinsman for his own occupancy in 1963 and exemplifies the contemporary residential style that was popular during the late-1950s and early 1960s. The house is located within a designed and amazingly intact landscaped setting. The original design was slightly modified by compatible additions; the breakfast nook, swim room addition and the expanded dressing room, all designed by John Kinsman and completed within in the Period of Significance. The Treehouse, , designed by Kinsman and local architect Stuart Mockford, was completed in 1969. The John and Elizabeth Kinsman House remains almost entirely as built and demonstrates exceptionally high integrity, accurately reflecting its significant design as an exemplar of the Contemporary Style."

DISCUSSION AND RECOMMENDATION:

The design and development history of the site was extensively captured in the successful National Register nomination materials which present a compelling case for the significance of the property on the basis of both architectural/site design interest and association with a locally significant family.

The Planning and Zoning Staff finds that, based on the findings below, the subject site is eligible for nomination as a Clackamas County Historic Site and thus protection with the County's Historic Preservation Overlay zoning. Based on analysis of the ordinance standards, staff recommends application of the overlay zoning to the subject site.

Applicable Criteria And Findings: Sections 707.06(A)(1), 706.02(B) provide the criteria used to determine which properties in the county should have the Historic Preservation Overlay zone applied to them. Section 1307 provides the process by which the zoning map is amended.

Section 707.06(A)(1) – Designation and Zoning:

Comprehensive Plan designation and zoning of a Historic Landmark, Historic District, or Historic Corridor shall be subject to the procedures identified in Section 1307 for Comprehensive Plan amendments and zone changes, respectively.

In addition, The Historic Review Board shall evaluate proposed designation and zoning of a Historic Landmark, Historic District, or Historic Corridor and shall make a recommendation to the Board of County Commissioners.

Finding: The standards for designation as a Historic Landmark are analyzed in the following section, for consideration by the Historic Review Board, as they make a recommendation to the Board of County Commissioners.

Section 707.02(B) – Historic Landmark

A site, structure, or object may be zoned Historic Landmark if it is listed on the National Register of Historic Places, or if it is rated as significant under the County's procedure for evaluating historic resources under the specific architectural, environmental, and historic association criteria.

Finding: The property is listed to the National Register of Historic Places, automatically establishing it's eligibility to be a Clackamas County Historic Landmark. This standard is met.

SUMMARY OF FINDINGS AND DECISION

The Planning and Zoning Staff finds that the site meets the standards of eligibility for protection by as a Clackamas County Historic Landmark.

Based on the above analysis of the ordinance standards, staff recommends addition of the HL (Historic Landmark) zoning to this property.



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 11/30/2021

Permit Number: Z0529-21

Application: Zone Change

From: Clackamas County Planning and Zoning

Notice Mailed To: Property owners within 300 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Application Proposal:

ZONE CHANGE - A proposal to establish a new Clackamas County Historic Landmark at the John and Elizabeth Kinsman House. This project will be presented to the Historic Review Board at 7 pm on December 16th, 2021. For more information and to access the online meeting, please visit the HRB website at <https://www.clackamas.us/planning/reviewboard.html>

Property Owner: KINSMAN FOUNDATION

Applicant: BAILEY, SARA

Address: 17014 SE OATFIELD RD
MILWAUKIE, OR 97267

Legal Description: 22E18AA01900

Acres: 2.45

Zone: R8.5 - URBAN LOW DENSITY RESIDENTIAL

Staff: Anthony Riederer 503-742-4528 **E-mail:** ariederer@co.clackamas.or.us,

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

Permit Number: Z0529-21

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beaver Creek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement Office at (503) 655-8552.

OAK GROVE COM COUNCIL
JOSEPH EDGE (503) 974-6422
CONTACT@OAKGROVECPO.ORG

Decision Process: In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

202, 315, 707, 1307

The Ordinance criteria for evaluating this application can be viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, <https://accela.clackamas.us/citizenaccess/>.

A decision on this proposal will be made and a copy will be mailed to you. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a \$250 appeal fee.

Comments:

Your Name/Organization

Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



**Clackamas County Planning and Zoning Division
Department of Transportation and Development**

Development Services Building
150 Beaver Creek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 11/15/21

FILE NUMBER: Z0529-21-Z

APPLICATION TYPE: ZONE CHANGE

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 11/29/2021

Anthony Riederer

Staff Name

Senior Planner

Title

Comments:

Check one:



The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is: 3/29/2022



The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:



Planning and Zoning
Department of Transportation and Development
Development Services Building
150 Beavercreek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

STAFF USE ONLY

RECEIVED

11/15/21

Clackamas County
Planning & Zoning Division

Z0529-21-Z

Staff Initials:

File Number:

GENERAL LAND USE APPLICATION

Application Fee: \$ 0

APPLICANT INFORMATION

Applicant name: The Kinsman Foundation	Applicant email: sara@kinsmanfoundation.org	Applicant phone: 503-654-1668	
Applicant mailing address: 3727 SE Spaulding Ave	City: Milwaukie	State: OR	ZIP: 97267
Contact person name (if other than applicant): Keith Kinsman	Contact person email: keith@kinsmanfoundation.org	Contact person phone: 503-654-1668	
Contact person mailing address: 3727 SE Spaulding Ave	City: Milwaukie	State: OR	ZIP: 97267

PROPOSAL

Brief description of proposal:
Request Historic Landmark Designation for property listed on the National Register of Historic Places

SITE INFORMATION

Site address: 17014 SE Oatfield Rd, Milwaukie OR 97267	Comprehensive Plan designation: Low Density Residential	Zoning district: R-8.5
Map and tax lot #: Township: <u>2S</u> Range: <u>2E</u> Section: <u>18AA</u> Tax Lot: <u>1900</u> Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____	Land area: 2.40 A.	
Adjacent properties under same ownership: Township: _____ Range: _____ Section: _____ Tax Lot: _____ Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: The Kinsman Foundation	Signatures of all property owners: The Kinsman Foundation by: Keith Kinsman, President	Date(s): 11/15/2021
I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.		
Applicant signature: The Kinsman Foundation by: Keith Kinsman, President	Date: 11/15/2021	

A. Contact Planning and Zoning

This General Land Use Application form may be used to request County land use approval when Planning and Zoning has no other application form for the type of request.

To determine if you should use this form, and to know what to include with it, contact Planning and Zoning at 503-742-4500 or zoninginfo@clackamas.us. You can also find information online at the Planning and Zoning website: www.clackamas.us/planning.

B. Turn in all of the following:

- ☒ **Complete application:** Respond to all approval criteria relevant to your proposal and include it with this completed application form. Make sure all owners of the subject property sign the first page of this application. Applications without the signatures of *all* property owners are incomplete.
- ☒ **Application fee:** Contact Planning and Zoning for the cost of this application. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the *Credit Card Authorization Form* available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the adopted Fee Schedule for refund policies.
- ☒ **Site plan:** Provide a site plan (also called a plot plan) if relevant to your proposal. A Site Plan Sample is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
 - Lot lines, lot/parcel numbers, and acreage/square footage of lots;
 - Contiguous properties under the same ownership;
 - All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
 - Setbacks of all structures from lot lines and easements;
 - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
 - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).

- ☒ **Any additional information relevant to the application type**

Sara Bailey, CEO The Kinsman Foundation sara@kinsmanfoundation.org
Attached:
National Register of Historic Places Registration Form dated August 2020
Letter Christine Curran to Sara Bailey dated March 1, 2021

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or drenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?

翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name John and Elizabeth Kinsman House

other names/site number N/A

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 17014 SE Oatfield Road

☐ not for publication

city or town Milwaukie

☒ vicinity

state Oregon

code OR

county Clackamas

code 005

zip code 97267

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide X local

Applicable National Register Criteria: ___ A ___ B X C ___ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer

Date

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |

Category of Property

(Check only **one** box.)

- | | |
|-------------------------------------|-------------|
| <input checked="" type="checkbox"/> | building(s) |
| <input type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	2	buildings
1		site
		structure
		object
3	2	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

Current Functions

(Enter categories from instructions.)

Domestic: Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

Modern Period: Contemporary

Materials

(Enter categories from instructions.)

foundation: **Concrete**

walls: **Wood: Vertical Board**

Wood: Horizontal Board

roof: **Wood: Shingle**

other:

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The John and Elizabeth Kinsman House is a multi-level, irregularly-shaped wood frame dwelling located on a large landscaped lot in Clackamas County, Oregon. Almost entirely as built and retaining exceptionally high integrity, the house was designed and built by John Kinsman for his own occupancy in 1963-1964. The Kinsman House is a local exemplar of the contemporary residential style that was popular during the late-1950s and early 1960s. The large intact landscaped setting, retaining original trees and designed garden spaces, also includes several small outbuildings and the contributing Treehouse, completed in 1969.

LOCATION

The Kinsman House is located on a 2.40 acre parcel at the SE corner of the intersection of McNary and SE Oatfield roads, in an unincorporated area of Clackamas County between the cities of Gladstone and Milwaukie known locally as "Jennings Lodge." The heavily-treed site rises above Oatfield Road behind a concrete retaining wall that appears as stone. The property consists of a lower portion containing the house, gardens, caretaker's cottage, other small buildings and, above a steep cliff at the east, the Treehouse. The parcel is designated as Tax Lot 1900, on Clackamas County Assessor Plat 2S-2E-18AA.

The general character of the neighborhood is of single family residential development on the east side of Oatfield, most dating from prior to World War Two, with more recent 1960s-1970s and later construction along McNary and the smaller residential lots on SE Fircrest Court and SE Knoll Court, east of the nominated property. Development on the west side of Oatfield, also single-family residential, includes houses that date from the mid-1920s to the 21st Century.

JOHN AND ELIZABETH KINSMAN HOUSE (1964)

Exterior Description

The Kinsman House is a sprawling, 3,998 sq. ft., wood frame structure with three floor levels. The daylight basement level, is of concrete, at the south, while garage occupies the lower, basement, level on the north. The main floor includes the Swim Room, at the NW and the Studio, above the garage, constitutes the partial, upper, third level.

The exterior siding of the house is mixed, with sand-finished exposed concrete for the basement level and original vertical lapped, painted-wood, clapboard on the main floor level, below a broad projecting eave. Gable ends are sided with horizontal painted wood clapboard. The roof is of wood shake, with multiple ridge lines to cover the irregular plan, punctuated by a large brick chimney with projecting terra-cotta flue pipes as well as two hipped-roof cupolas.

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

The exterior siding is carefully spaced so as to avoid the need for corner boards (the siding is mitered and wraps the corners without interruption). There aren't any trim divisions, at the water table, the eaves, or at plate level, yielding a clean and simple, modern, look. Windows are all original painted wood sash, most set in banks of two or three 1/1 windows framed by simple painted wood trim.

The overall footprint of the Kinsman House is a gentle "v" shape, with the northern portion consisting, at grade, of a garage facing east. Two large multi-panel wood doors provide access to the car bays while hinge doors, made of vertical siding to match the exterior, provide individual entry. The upper floor of this volume is identified in the original plans as "Studio." The exterior here is lined with a narrow cantilevered wooden deck. The clear finished wood railing has an outward cant of approximately 15-degrees beyond plumb. A scalloped panel "skirt" is located below the continuous top rail, with the entire design broken into five equal "panels" divided by 2x6" paired posts mounted on projecting beams or joists that support the floor. Delicate square section wood balusters terminate in a elongated carved tenon (crafted by John Kinsman) that sets into the bottom rail.

The north facing elevation, being the side of the garage and the studio, is clad in vertical clapboard with some windows on the upper, studio, level. Continuing to west, an elongated gable roof extends outward, covering the pool room addition, visually matches the original exterior treatments (see addition discussion on the addition, below).

The west facing gable, behind the garage, covers the indoor pool, described below. This exterior is of the same siding as the rest of the dwelling with two large barn-type sliding doors (clad in matching vertical lap siding) that open the majority of the wall area to the backyard. As originally designed the west-facing (rear) elevation continued from the pool gable in a long standard façade punctuated by window openings, to a bow-section that illuminates the western end of the living room, transition to the master bedroom, at the SW corner. As built, however, a projecting multi-angled bay extends from the Family Room. The portion of this elevation at the kitchen was modified by the construction of the breakfast nook addition, as described below.

The south-facing elevation, along the master and guest bedrooms, is highlighted by two semi-circular, projecting wooden decks. Canted outward and similar to the deck at the studio, these designs also use wood balusters with shaved upper and lower tenons that support the continuous, curved, top cap.

The east-facing gable, at the building's SE corner, continues to the main entryway, recessed under the main roof. Two original stained solid-panel wood doors are flanked by three full-size relights (one south of the double entry doors, two to the north) forming another five-bay design. The re-lites are of modernistic leaded and colored glass in an interlocking ring pattern, assumed to have been designed by John Kinsman.¹

¹ Available plans show the doors with a two-panel design and a simplistic diamond pattern for the re-lites, however this is assumed to largely relate to drawing limitations. The existing doors and glazing are all original.

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Interior Description

The Kinsman House has three interior levels: basement, main floor, and the studio level, located above the garage. The daylight basement occupies the southern two-thirds of the plan only, as the pool and garage are on the same floor level. The Studio, above the garage, constitutes the third floor level.

The main entry doors, accessed from the east, open onto a foyer that provides access to both public and private areas of the main floor. To the south, past a small laundry room, a hall leads directly to a guest bedroom. The master suite, occupies the SW corner. This space has painted wood panel walls, simple painted wood trim, wall-to-wall carpeting, and plaster ceilings. Indirect valance-type lighting is located around much of the perimeter with all work (and most furnishings) remaining original to the space. The large bathroom retains original painted wood cabinetry and countertops.

To the north and west of the entry foyer, past a stairwell the leads to the basement level, are the living room, family room, and kitchen areas, all essentially occupying the full width of the plan. Large windows connect these spaces to the backyard. The living and family rooms are almost entirely as built. The living room has a plaster ceiling, with wallpapered walls, and a parquet tile floor, all original. Indirect soffit lighting rims three elevation of the room, which is also lit by the elegant bowed window on the west. A painted brick fireplace, with a projecting hearth, dominates the north wall.

The family room has paneled wood walls and offered ceiling, with cork panel flooring, all original. and a coffered ceiling in the family room. Some indirect lighting is augmented by original wood and rattan pendent lights, near the projecting bay at the west end of the space. A large fireplace, made of salvaged red brick, dominates the south wall.

The kitchen is dominated by a large, original, island in the middle of the space with original natural finish base and upper cabinets. Indirect lighting on top of the island provides lighting. The breakfast nook, an addition to the original design, was built in 1966 after John and Betty Kinsman purchased a warming stove from the Rosenthal Pottery Company during a European vacation and had it shipped home.² The stove is built into the fixed ceramic tile table that is the focal point of this space. To accommodate the Rosenthal stove, the west exterior was pushed outward at an angle to create a breakfast nook, and the siding and window detail was matched to the original. Walls here are of painted paneling, with cork flooring and coffered ceiling. Indirect soffit lighting augments daylight from the rear windows.

At the NE corner of the kitchen a small circulation space leads to stairs up from the garage level. A separate longer flight leads to the upper, "Studio" space, above the garage. This is a finely detailed wood stairwell with hand turned balusters and newel post of Douglas Fir, 3.5" in

² The Rosenthal company was founded in Germany in 1879 and has a long tradition of fine design in association with famed modernists such as Walter Gropius, Raymond Lowey, Tapio Wirkkala and Sebastian Herkner, among others (<https://www.rosenthal.de/en/info/company/the-rosenthal-company/company-history/>, visited 6-March-2020).

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

diameter with square top and bottom elements, all hand-crafted by John Kinsman. Clear-finished with a carpet runner, the upper balustrade is of mixed turned posts and decorated cut and carved boards that mimic the turning pattern. Painted decorations, designed and painted by Elizabeth Kinsman highlight the balustrade.

The studio, above the garage, functions as a den and office area. Flooring is of milled narrow oak boards with dark pegs at the joints. Walls are of clear vertical Douglas Fir below an open beam ceiling with v-grooved, clear-finished, natural wood. Scalloped wood valances over the windows mimic details found elsewhere in the house.

The lower, basement, level is accessed via the stairwell in the entry foyer, with a turned wooden screen divider, which descends to a short hallway. Storage and two small bedrooms and bathroom are located to the south, with a larger space, designated as a "party room" located along the rear, western, wall. This latter space includes a fireplace. Finishes in the hall are of plaster or wallpaper with natural wood doors and oak parquet tile flooring. The bedroom and party room spaces are of plaster walls with simple detailing. The northern portion of the basement plan is largely given over to the elaborate heating and cooling plant, designed by J. Donald Kroeker, that was considered highly innovative for its time.³ At end of the hallway a flight of stairs provides a connection to the pool, labeled on the original plans as the "Swim Room."

The Swim Room, at the same grade as the garage (and so three steps below the main floor) was originally built as a large 16-foot wide space that is 40-feet long, to house a 14'-6" x 32'-0" indoor heated swimming pool. Walls are of narrow fir boards mounted vertically over a non-original wainscot panel above a stained concrete deck.⁴ The ceiling is of mixed plaster and acoustic tile. A small dressing room/restroom is located at the NE corner of the original Swim Room. The south end of the swimming pool, the deep end, boasts the original fiberglass "New Leaper" model springboard, manufactured by Bullfrog Ltd., a Kinsman-owned company located in Wilsonville.

As noted, the west wall of the swim room has large sliding doors that open to an exterior patio area, a design that also is present at the SW corner (see Historic Photo 17). As originally built the northern end of the Swim Room included a large sliding window that could be opened to provide visual connection to the yard. John Kinsman later designed and built (c1969) a 12-foot addition to the north end of the Swim Room that expanded the space to accommodate an in-ground spa and, at the same time, enlarged the dressing room, creating small shed-roofed addition that extends to the north. All original treatments in both the expanded swim and dressing rooms are consistent with the original designs, below sloped ceilings that follow the roof rafters, vertical fir walls and trim. The Swim room Addition allowed for the installation of an in-ground circular spa. A built-in corner wet bar and some additional storage is located at the NE corner of the addition, custom built by Kinsman.

³ J. Donald Kroeker (1900-1985) is notable the co-designer of the first heat pump in the western hemisphere, at the Commonwealth (now Equitable) Building in downtown Portland, designed by Pietro Belluschi. The installation is recognized as National Mechanical Engineering Landmark (see www.asme.org, visited 5-May-2020).

⁴ The current water resistant wainscot panel was logically applied over the lower portion of the Fir wall treatment to reduce water damage and maintenance (see historic photos 16-18, for the original treatment).

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

GROUNDS AND OUTBUILDINGS

Landscape & Grounds (1964-)

At purchase in 1963, the nominated property was covered with a dense grove of trees, some of which were removed to allow construction of the house. Dozens more remained, providing a thick, almost forest-like, character, within which John Kinsman designed an elaborate setting for the house. A curvilinear drive, terminating in a turning circle, provides access off McNary Road. The grounds, include what Kinsman's plans identified as a "wild duck pond," located in the center of the turning circle. Lush plantings, and lawns surround the main house and were designed and originally maintained by Kinsman, who described himself as an "avid gardener." Mature trees of multiple shelter the edges of the property and cover the hillside leading to the Treehouse, interspersed with ferns and other plantings. Small garden features include several red-enameled metal Asian gates, a brick smoking oven, and other small objects d'art.

South of the house, a small garden and covered shelter houses John Kinsman's headstone and ashes. In Mr. Kinsman's self-written obituary in 2001 he noted that he and Elizabeth had "...developed his Jennings Lodge home and gardens...into a place of rare beauty." The grounds remain almost entirely as they did during John Kinsman's life. The landscape creates a beautiful and entirely compatible setting for the Kinsman House, adding considerably to its design quality and integrity. The landscape and grounds, designed by John Kinsman and almost entirely intact, are counted as a contributing site in Section 5.

Log Cabin (c1930)

North of the center circle, a log cabin with a shingled hip roof and multiple shed dormers pre-dates construction of the Kinsman House. The log cabin is of uncertain history but was probably built for Lillian and Arthur Renn, following their purchase of the property in 1930. John Kinsman's site plans for the construction of the main house refer to the building as the "existing cabin" or "log cottage." While it is possible the cabin pre-dates the Renn ownership no information has been located to confirm that.

The Log Cabin is a one and one-half story building with bearing log first floor and a wood-framed hipped roof upper story, lighted by multiple shed dormers, all clad in wood shingle. Simple painted wood trim surrounds what appear to be original multi-light wood casement windows. The roof is somewhat overgrown with vegetation, blending into the surrounding landscape and creating a picturesque appearance.

Subsequent to their purchase of the property, the Kinsmans rehabilitated the cabin for use by the family's housekeeper, including the construction of a small shed-roof addition at the NE corner, although the other details of that work are not clear. The building is currently vacant. While of some architectural interest, the Log Cabin, in fair condition with little connection to the underlying significance of the Kinsman property, is counted as non-contributing building in Section 5.

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Treehouse (1969)

Located at the eastern edge of the property, on a ridge overlooking the main house, the Treehouse, built by John Kinsman was designed by architect Stuart Mockford, with input from John and Betty. The Treehouse was completed in 1969 and used as an art studio/guest house, to support Elizabeth Kinsman's hobbies and interests. An article on the building was published in the *Oregonian*, under the headline "It's Not Really a Treehouse." Betty Kinsman, in describing the building, commented "I said to Stu I want a convoluted tower...[and] it took the bricklayer six months to construct."⁵

Rectangular in plan, the Treehouse is perched on the edge of a steep grade at the eastern property line. The main volume is clad with 4x8 smooth sheet-goods with narrow 2" vertical battens at the seams. Fixed, single-pane, windows and painted wood solid core doors are generally on-layout, within that pattern. A cantilevered deck lines the west-facing elevation, overlooking the main house site below. A flat central roof is rimmed by a mansard or pent roof, clad in wood fish-scale pattern shingle. A square shingle roof covers the front porch and continues to form a gable over a single-story volume at the north. The overall size of the Treehouse is 2,114 square feet. A concrete patio lines the east-facing elevation, along Treehouse Lane, a private roadway that forms the eastern boundary of the nominated tax lot.

At the southeast corner of the Treehouse a full-height brick tower or "turret" surrounds an interior stairwell, built of exposed red brick, all laid in running bond, with an angled parapet that follows the wrap of the stairs, leading to a framed interior core, also of running bond. A two-part edge detail lines the parapet while at the base three brick rows project from the main surface, creating a decorative pattern. Punched leaded and stained glass windows, in a sort of crazy-quilt type pattern that are original to the structure, follow the stairs around the stair tower perimeter. The stained glass was built by Brice Anderson, of Oak Grove, from rough sketches provided by Kinsman and Mockford.

The main interior space of the Treehouse is a full-height living area, with exposed structure supporting the mansard roof portion above the first floor plate level. Large painted beams and posts form the roof and walls, which are clad in a fibrous "beaverboard" type cellulose panel. A large brick fireplace, designed by John Kinsman, dominates the south portion of the space, with the chimney rising through the upper floor loft area, a mezzanine-like area at the south. The loft is defined by a wrought iron railing, overlooking the main floor (see Current Photo #20). Flooring on the main floor is idiosyncratic, of woven rattan. "The floor, for example, is caning in 2 x 4 foot panels, with hemlock stripping between."⁶ The kitchen, which occupies the SW portion of the main floor, retains all its original cabinetry and worksurfaces and detailing, including a custom designed rotating shelf and counter, as designed and built by John Kinsman.

The bedroom, south of the main space, is highlighted by a corner brick fireplace, designed by John Kinsman with a cantilevered hearth and fluted chimney. Wall surfaces here are of painted rough sawn panels. An exposed, stained, beam ceiling is divided into green-painted ceiling panels which

⁵ *Oregonian*, 31-Dec-1970, 2M:1-8

⁶ "It's Not Really a Tree House," *Oregonian*, 31-December-1970, 2M, 1:1-8.

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

are highlighted by brightly painted free-form 3-D wooden flowers. "When it came to the ceiling... [Betty] wanted psychedelic flowers (see Current Photo 22). That's when Kinsman started his wife using a band saw."⁷

The west-facing elevation of the house, overlooking the main house and grounds below, is lined with a trapezoidal shaped wooden deck. The railing along perimeter is canted outward is a pattern reminiscent of the balustrade treatment of the main house, although here simple boards are used, without the spindle/tenon treatment.

The Treehouse, was built by John Kinsman and designed by John and Betty Kinsman, along with architect Stuart Mockford. In excellent condition, the Treehouse retains significant original detail and finish, has a strong connection to the underlying architectural significance of the property. The Treehouse is counted as contributing building in Section 5.

Garage (c1980)

The original plans for the Kinsman House show a small single-car carport in this location, at the southern end of the turning circle. The current garage is a wood-frame gable structure with a low-pitched, asphalt-shingled, gable roof and board and batten siding. Sidewalls are slightly battered, tapering inward from plumb, to create flared sides, with a single car garage door facing north. Is not clear if the garage was built instead of the proposed carport, is an undated modification and enclosure of that structure, or is entirely new construction on the same basic site with the same basic footprint. The Garage is counted as a non-contributing structure in Section 5.

Sheds (Mixed)

A group of small outbuildings for storage, garden shops and similar, is located NE of the pond, near the log cabin. Uniformly of wood frame construction with simple detailing and limited architectural character, the sheds are used to store garden equipment and supplies. Considered minor structures, the sheds are not counted in Section 5.

SUMMARY

The John and Elizabeth Kinsman House is a multi-level, irregularly-shaped, wood-framed dwelling located on a large landscaped lot in Clackamas County, Oregon. The house was designed and built by John Kinsman for his own occupancy in 1963 and exemplifies the contemporary residential style that was popular during the late-1950s and early 1960s. The house is located within a designed and amazingly intact landscaped setting. The original design was slightly modified by compatible additions; the breakfast nook, swim room addition and the expanded dressing room, all designed by John Kinsman and completed within in the Period of Significance. The Treehouse, , designed by Kinsman and local architect Stuart Mockford, was completed in 1969. The John and Elizabeth Kinsman House remains almost entirely as built and demonstrates exceptionally high integrity, accurately reflecting its significant design as an exemplar of the Contemporary Style.

⁷ Ibid.

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE: 20th Century Architecture

Period of Significance

1963-1969

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Kinsman, John (Main House)

Mockford, Stuart (Treehouse)

Period of Significance (justification)

The John and Elizabeth Kinsman House was designed and completed between 1963 and 1964, with compatible upgrades and additions under the direction of the Kinsmans continuing through the completion of the Treehouse. The Period of Significance is 1963-1969, reflecting the period of original design through the completion of the Treehouse and the addition to the "swim room" of the main house, all under John Kinsman's direction.

Criteria Considerations (explanation, if necessary)

N/A

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The John and Elizabeth Kinsman house, designed and built in 1963-1964, is locally significant under Criterion C for its architecture as an exemplar of the Contemporary Style. The house was designed and built by the owner, John Kinsman, for his own occupancy. Virtually unchanged and retaining extremely high integrity, the Kinsman House successfully relates its original design. Its setting, within a highly compatible and contributing landscape reinforces its character and strongly supports an ability to accurately convey the original design.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The John and Elizabeth Kinsman House is located in an unincorporated area of Clackamas County between Milwaukie and Gladstone that is, in general, termed "Jennings Lodge" but is also known as "Oatfield Ridge," or even just the Oatfield Road neighborhood, to differentiate it from Jennings Lodge, which is usually thought of as being centered on Oregon Highway 99 East, at the bottom of the hill. The Oatfield Road neighborhood is generally understood to refer to the area of larger housing on Oatfield Road south of the large hill, south of Milwaukie. Much of Oatfield Road has a dense tree canopy and mature landscape, creating, despite its proximity to the dense commercial uses along Highway 99, a semi-rural quality for much of its length. As originally developed, the area was characterized by larger parcels than were typical of other areas of Jennings Lodge.

OWNERSHIP:

This area of Clackamas County was first settled by Euro-Americans in the 1850s and the nominated lot is part of the James and Nancy McNary Donation Land Claim, a 638.78 acre parcel granted under Claim No. 38 in October 1858.⁸ The land was sold first to James Packer, in 1859, and eventually came into the possession of Benjamin Franklin Linn (1846-1918). Linn came to Clackamas County in 1864 and established a saw mill at "Linn's Mill," that also became a popular dance hall of some sort.⁹ Linn's estate divided his substantial holdings along Oatfield Road between his children. T.W. Linn, one of his Benjamin's five sons and likely executor, transferred the subject parcel as part of "Tract No. 3," a 24.45 acre parcel that included the subject property to his sister-in-law, Jennie Elizabeth Linn on June 9, 1925).¹⁰ Jennie (1875-1958) was married to T. W. Linn's brother, another of Benjamin's sons, Alfred Benjamin (1871-1944).

In October 1930 Jennie and Alfred Linn sold the property to Lillian Renn for \$2500, described at the time as "3.485 acres, more or less, saving and exempting a 30-foot wide strip of land along the entire northeasterly side and strip of land 20-feet of land along the entire northwesterly side, "...to be used

⁸ James McNary (1790-1871) was an Oregon pioneer, having served as captain of a wagon train that arrived here via the Meek Cutoff in 1845. Nancy (1801-1875) was McNary's second wife and came over the trail with him, settling first on this property and then relocating to Keizer, in Marion County, prior to 1870 (see www.oaklodgethehistory.org and www.findagrave.com, visited 11-March-2020). James McNary is probably best remembered today as the grandfather of Charles Linza McNary (1874-1944), who represented Oregon in the United States senate (1917-1944) and was the Republican vice-presidential candidate in 1940, on the Willkie-McNary ticket that lost to Franklin D. Roosevelt and Henry Wallace.

⁹ "Ben F. Linn is Dead," *Oregonian*, 29-March-1918, 9:6. See also *Oregon Courier*, 31-January-1896, 1:4.

¹⁰ Clackamas County Deed, Volume 464:190-191. Other properties facing Oatfield Road were transferred to other Linn children, including

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

for road purposes.”¹¹ Lillian (1886-1981)¹² and her husband Albert Garfield Renn (1882-1949) apparently built the log house (the caretaker’s house) that still stands on the property for use as their home. Lillian Renn, who listed her occupation as “homemaker” in the 1930 census but may have been a teacher, was active in veteran’s affairs later in her life, rising to serve as President of the Oregon Chapter of United Spanish War Veterans Auxiliary. Lillian retained the property after Alfred’s death and continued to live there until 1962, when she sold it to John and Elizabeth Kinsman.¹³

JOHN AND ELIZABETH KINSMAN

John Wilson Kinsman was born on August 22, 1918 in Darmody, near Moose Jaw, Saskatchewan, to Grace and Alexander Kinsman, who had emigrated to Canada from England. In 1923 Alex, Grace and their two children relocated to Oregon, settling in the Jennings Lodge area. Alex worked as a housepainter. John Kinsman was educated at public schools in Milwaukie through junior high, and then worked for time on a farm in near Service Creek, in central Oregon and attended high school there. According to the Kinsman family, John apparently left school before graduation and joined the Civilian Conservation Corps. With the CCC he work worked on the Dee Wright Observatory in the Willamette National Forest, before enlisting in the US Navy.¹⁴ John served in the Seabees, during World War Two, learning construction skills. John married Lonetta Cheeley (1910-2001) about 1940 and the couple had two children.

After the war, John Kinsman returned to Clackamas County, where he found employment with a local builder, Wade Pattee, and continued to learn the construction business, finish carpentry, and design. By 1951, if not earlier, he had established himself as John Kinsman, General Contractor, and began his own business. Kinsman almost immediately made began building residential projects in Clackamas County. His work brought him important connections, as he was the general contractor for the Arthur and Lacy Griffith House, in Lake Oswego, designed by nationally prominent Portland architect Pietro Belluschi.¹⁵ “[Kinsman’s] creativity and strong work ethic led him to design homes and small commercial businesses,” establishing a successful practice building custom homes and other projects for a wide clientele.¹⁶

John and Lonetta Kinsman divorced in 1958 and in 1962 he married Elizabeth “Betty” Thompson Kinsman (1908-1989). Shortly thereafter John and Betty purchased the subject property on Oatfield Road with the intent of building the house. Betty Kinsman died in 1989. John married Mary Mitchell Kinsman in 1998. John Wilson Kinsman died, at age 82, in May 2001.¹⁷

¹¹ Clackamas County Deed, Volume 237, Page 199, filed on October 18, 1930.

¹² *Oregonian*, 30-December-191, D6:4.

¹³ Clackamas County Deed, Volume 619, Page 4, filed on November 27, 1962.

¹⁴ The Wright Observatory, built of stacked lava rock, was completed in 1935 (www.fs.usda.gov, visited 1-March-2020). John Kinsman would have been just seventeen years old, indicating the CCC may not have been entirely diligent about checking recruit’s records.

¹⁵ “Architectural Gem Shines Again,” *Oregonian*, 26-April-2015 (online at https://www.oregonlive.com/hg/2015/04/belluschi_pavilion_marylhurst.html, visited 11-March-2020).

¹⁶ Kinsman, John. *John Kinsman Biographical Notes* (on file at the Kinsman Foundation), 2001.

¹⁷ *Oregonian*, 14-May-2001.

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

Betty Kinsman was the heir to a substantial part of the Thomas & Betts Corporation of Elizabeth, New Jersey.¹⁸ As a result, in addition to John's construction business, the Kinsmans became involved in other business ventures and various philanthropic endeavors. An avid swimmer, John and Betty founded Bullfrog Ltd., based in Wilsonville, which pioneered the development of high quality reinforced molded fiberglass diving boards.¹⁹ John was also a founder of the Oregon Health Sciences University Center for Ethics in Health Care and helped establish and endow the Center's Kinsman Conference Series, now the Kinsman Bioethics Conference.²⁰ He served as a director of the First State Bank, Pacific Western Bank, and, after merger, Key Bank. In 1982 the Kinsmans provided key funding to allow the restoration of "The Old Church," in downtown Portland, where the main space was designated "Kinsman Hall," in honor of Betty Kinsman.²¹

In 1983 John and Betty established a private family foundation, the Kinsman Foundation, which continues to support a wide variety of historic preservation, wildlife rehabilitation, arts, and other activities throughout Oregon and southwestern Washington. The foundation offices are located in the former office of John Kinsman's contracting firm, a building he designed and built in 1951.²² In 2001, after John's death, ownership of the John and Elizabeth Kinsman House was transferred to the Foundation. Mary Kinsman lived in the house until 2003. The Kinsman Foundation continues to own and maintain the property.

JOHN KINSMAN DESIGN

Built for his own occupancy and buoyed by the financial capacity available following his marriage to Betty, the Kinsman House on Oatfield Road is something of the pinnacle of John Kinsman's experience as a residential designer. Based on his own surviving business records and plans, "A Residence for Mr. and Mrs. John Kinsman," was identified as Job No. 251 from "The Office of John Kinsman Co." on the design drawings.

John Kinsman learned the construction trade, first working with the CCC, as a Seabee during World War Two and then, after returning to Clackamas County, from working with Wade Pattee (1894-1986), who was a longtime contractor based first in Estacada and then Oak Grove.²³ With Pattee Kinsman learned the construction business, including how to design buildings and draw blueprints. In the late-1940s or early 1950s, Kinsman left Pattee and established his own construction company, both building projects and functioning as a designer/builder, specializing in contemporary residential construction.

¹⁸ <https://kinsmanfoundation.org/our-history/>, "Our History," visited 2-March-2020.

¹⁹ Kinsman installed a Bullfrog diving board in the pool at his own house, images of which were used in Bullfrog promotional literature.

²⁰ <https://www.ohsu.edu/center-for-ethics/kinsman-bioethics-conference>, visited 2-March-2020.

²¹ *Oregonian*, 6-September-1982, D1:1-8.

²² <https://kinsmanfoundation.org/> visited 2-March-2020. Thomas & Betts was founded in 1898 and began selling conduit for electrical distribution. In 1958 the company invented "cable ties," for the use in airplane wiring harnesses. Still in operation and leader in low-voltage products, the company was purchased by ABB, of Sweden, in 2012 for \$3.9 billion dollars (https://en.wikipedia.org/wiki/Thomas_%26_Betts, visited 5-March-2020).

²³ "Wade Henry Pattee," *Oregonian*, 2-September-1986, D14:3.

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

A master inventory of Kinsman's designs (assumed to be separate from his construction projects),²⁴ lists a total of 114 projects, identified by numbers from 100 to 264. Almost all projects are identified by owner, most without any address or specific location.

Even casual perusal of the elevations and floorplans for Kinsman's residential designs reveals a strong tendency toward design elements found at his own house. The Merle Brown Residence, designed in 1966, has as similar v-shaped floorplan. Other projects, such as the Mrs. L. H. McMurtrie Residence (Project #208, n.d.)²⁵ or the Mr. and Mrs. G. Inskeep House (Project #222, 1957) share the same canted porch details, are clad with vertical clapboard siding or share other design elements with the Kinsman House.

JENNINGS LODGE

Temporally ranch house inspired residential architecture arrived in Oregon at a time when the state, and Clackamas County, were undergoing a huge influx of growth in the years immediately following World War Two. Oregon population between 1940 and 1960 grew significantly, from 1.08 million to 1.76 million residents. Growth in Clackamas County was particularly high during the same period, from 57,000 in 1940 to 112,500 in 1960.²⁶ And, while the nominated area is located in the unincorporated Jennings Lodge, population in nearby Milwaukie grew from 1,871 in 1940 to 9,071 in 1960, an increase of 384%, giving some indication of the area's postwar growth.²⁷

THE RANCH HOUSE - CONTEMPORARY STYLE

Residential architectural design on the west coast in the post-World War II era enjoyed an unprecedented period of creativity. There were several forces at play in the industry, which created a setting in which innovative design found expression. International style influences from southern California and regional influences in the San Francisco Bay Area in the 1920s, and design explorations in the Pacific Northwest in the 1930s, influenced an emerging Modernism on the west coast that led to a period of unparalleled innovation. The lean years of the Great Depression and the war years, when construction was curtailed for the war effort, buoyed by years of wartime wages that lacked an available outlet, created a pent-up demand for new housing once the war ended. Simultaneously, returning soldiers eager to start families and take advantage of government-subsidized loans, spurred new housing development.²⁸ Improved transportation, both in road construction and newer, more powerful automobiles, made areas outside cities accessible for development, supported new suburban development. Architects newly graduated from college on the GI Bill, as well as the older generation, were eager to take up the challenges of a new era. All these forces initially coalesced around an array of residential designs that are lumped together under

²⁴ The John Kinsman Company built projects that were designed by others but is assumed to have been responsible for the construction of all the designs prepared by Kinsman himself.

²⁵ The McMurtrie House is one of the few other Kinsman designs with a known location. Still standing at 17025 SE Oatfield Road, the house is located on a flag lot elevated above SE Colony Circle, to the west. The cantilevered deck railing is near identical to those of the Kinsman House.

²⁶ Appling, Howell Jr. *Oregon Bluebook 1961-1962*. Salem, OR: State Printing Office, 1960, 305.

²⁷ Ibid, 327.

²⁸ Note that most of the post-war housing was provided by the ubiquitous Ranch style house, but a significant number of architects were commissioned to provide residences like the Contemporary style Lippincott house. See for example Alan Hess, *The Ranch House* (New York: Harry N. Abrams, 2004).

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

the term “Ranch House,” promoted by “The Magazine of Western Living,” *Sunset*, which promoted the new residential style.

“The Ranch House is a twentieth-century invention,” says architectural historian Alan Hess.²⁹ A mixture of historic precedents, yet thoroughly modern, the ranch house type of residential architecture is among the most popular, enduring, prolific and widespread architectural forms in American history. Ranch house design, popularized by mass-circulation magazines, lumber products companies and building material suppliers, was not generally seen as “high style,” architect-designed works (though certainly many Ranch houses were, in fact, designed by licensed architects). Instead ranch houses were seen as more accessible, available to the masses, and became a staple of builders and contractors. “[The Ranch House] was not the product of the establishment channels of the architecture profession.”³⁰

“Ranch” house residential architecture from the 1950s and 1960s takes many forms and in some ways lacks any specific, clearly agreed upon definition. One leading guide to American residential architecture identifies the key features of *Ranch Houses* (c1935-1970) as being broad, single story, low-pitched roof structures without dormers, commonly with a moderate-to-wide eave and a entrant (under the main roof) entry that is typically off-center. Other key features include an attached garage and large picture windows.³¹

In the mid-20th century, architects and historians were speaking of current architecture or architecture of the time when using the term “contemporary architecture.”³² Not “naming” a style was consistent with their view that modern residential design should respond to the character of a place, often meaning the specifics of a site, and their clients’ needs, and not strive for the creation of a new style. As explained by architectural historian Lesley Jackson, “Modernism was not intended to be yet another style in an ever-changing historical sequence; it was a rejection of the very concept of change and style.”³³ Famed Oregon architect Pietro Belluschi, writing in 1953, noted that, “This concept of modern...will not lead us to expect it to be just another style...It should not even be called modern, because it goes back to fundamentals.”³⁴

The Kinsman House is most appropriately said to be in the *Contemporary Style*, a term coined relatively recently to refer to high-style, often architect-designed, residential architecture of the mid-

²⁹ Hess, Alan. *The Ranch House*. New York, NY: Harry Abrams, Inc. Publishing, 2004, 11.

³⁰ Ibid., 15.

³¹ McAlester, Virginia Savage. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2013, 597.

³² For example, architectural historian Siegfried Giedion, first writing in 1941, said, “There is a word we should refrain from using to describe contemporary architecture – “style.” The moment we fence architecture within a notion of “style,” we open the door to a formalistic approach. The contemporary movement is not a “style” in the nineteenth-century meaning of form characterization. . . Contemporary architecture worthy of the name sees its main task as the interpretation of a way of life valid for our period.” S. Giedion, *Space, Time and Architecture, The Growth of a New Tradition*. (Cambridge, MA: Harvard University Press, 1982 (Fifth Edition), xxxiii.

³³ Lesley Jackson, Lesley. *Contemporary: Architecture and Interiors of the 1950s* (London, England: Phaidon Press Ltd., 1994).

³⁴ Pietro Belluschi, “House,” in *The Northwest Architecture of Pietro Belluschi*, ed. Jo Stubblebine (New York: F. W. Dodge Corporation, 1953), 28-29.

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

20th century.³⁵ Architectural historian Virginia Savage McAlester adopted the term “Contemporary style,” in the 2013 edition of her classic *A Field Guide to American Houses*, a reference that is widely used throughout the United States. McAlester identifies the key features of Contemporary houses (c1945-1990) as low-pitched gable roofs with widely overhanging eaves, commonly exposed roof beams, natural materials (wood, stone, brick, occasionally concrete block) and broad expanses of uninterrupted wall surface, especially on the front façade, noting the entry door may be recessed, obscured, or asymmetrical.³⁶

COMPARATIVE ANALYSIS

Evaluation of comparable examples of the Contemporary Style is complicated by the fairly recent adoption of that term in survey and inventory projects. The Oregon Historic Sites Database, a compilation of all available survey, inventory, compliance and National Register evaluations in Oregon lists a total of fifty-nine (59) single family residential resources in Clackamas County that were built between 1945 and 1980 and are considered Contemporary. The vast majority of these are in either Lake Oswego or Oregon City, with most dating from the mid-1950s.³⁷ Of those fifteen (15) were evaluated as “Eligible Contributing,” ranging in date of construction from 1945 to 1962. Two (2) resources were evaluated as “Eligible Significant,” both in Lake Oswego. These are an unnamed house 110 3rd Street, built in 1957 and the Percival House, located 13081 Knaus Road, built circa 1963. 110 3rd Street is a single story house with a butterfly roof, located on the lake front and designed by Richard Sundeleaf, a significant Portland-based architect. “The building retains a modern degree of historical integrity but has been compromised due to materials,” with replacement vinyl windows.³⁸ The Percival House has a contemporary plan but is considered to reflect the Googie or Populuxe style. The survey describes the house as “...an excellent example of highly stylized, modern residential architecture,” and concludes that the “The Percival House is significant because of its unique architectural elements and its association to John Randal McDonald, an internationally known architect.”³⁹

Although other examples of Contemporary Style residential dwellings certainly exist in the local Clackamas County area, logically including some that were designed and built by John Kinsman, as recorded in his surviving design files, none are formally identified or designated as historically or architecturally significant. Kinsman’s own files, as noted, document houses by the name of the owner who commissioned the building, but do not generally include site address or locations. Based on the surviving drawings, and identified examples in the area, the Kinsman House is considered the best example of the Contemporary Style in Clackamas County, Oregon.

³⁵ Ibid, 529. Architectural historian Cyril M. Harris defines Contemporary style as follows: “A loose term applied to any of a number of types of domestic architecture popular in American from the 1940s through the 1970a and beyond; sometimes included under the term *modern architecture*.” He contrasts Contemporary style with the International style and includes regional variations within the definition of the Contemporary style. Cyril M. Harris. *American Architecture An Illustrated Encyclopedia* (New York: W. W. Norton & Company, 1998), 74.

³⁶ Ibid, 629.

³⁷ Much of this data comes from the Lake Oswego Modern Period Survey, a Reconnaissance Level selective survey completed in 2012.

³⁸ Oregon Historic Site Record “110 3rd Street, Lake Oswego,” (<http://heritagedata.prd.st.or.us/historic>, accessed 14-April-2020).

³⁹ Oregon Historic Site Record, “Percival House, Lake Oswego,” (<http://heritagedata.prd.st.or.us/historic>, accessed 14-April-2020).

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

SUMMARY

The John and Elizabeth Kinsman house, built in 1964, is locally significant under Criterion C for its architecture as an exemplar of the Contemporary Style. The house was designed and built by the owner, John Kinsman, for his and his wife's occupancy. Beautifully set in a Kinsman-designed landscaped setting that compliments the building's architecture reinforces its character, the Kinsman House is virtually unchanged from its appearance during the Period of Significance on both the exterior and interior, modified only by several minor additions designed and built by John Kinsman. Retaining very high integrity in all aspects and accurately conveying its original design. The John and Elizabeth Kinsman House is one of the best examples of its style in the local area and successfully relates the associations that make it significant.

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Abbott, Carl. *Portland: Planning, Politics and Growth in at Twentieth-Century City*. Lincoln, NE: University of Nebraska Press, 1983.

Frank, Ann Wall. *Northwest Style: Interior Design and Architecture in the Pacific Northwest*. San Francisco, CA: Chronicle Books, 1999.

Hess, Alan. *The Ranch House*. New York, NY: Harry N. Abrams Inc., 2004.

Kinsman Foundation. "Our History," found at <https://kinsmanfoundation.org/our-history/>, visited 2-March-2020.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf, 2013.

Morgan, William. *The Abrams Guide to American House Styles*. Harry N. Abrams, Inc., 2004.

Oregonian. Misc. articles as cited in text by date:page.

State of Oregon. *Oregon Bluebook*. Misc. issues as cited in text by date:page.

Van Leeuwen, Thomas A. P. *The Springboard in the Pond: An Intimate History of the Swimming Pool*. Cambridge, MA: The MIT Press, 1999.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67 has been requested)
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
 - ☐ Other State agency
 - ☐ Federal agency
 - ☒ Local government
 - ☐ University
 - ☒ Other
- Name of repository: Kinsman Foundation Offices

Historic Resources Survey Number (if assigned): N/A

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

10. Geographical Data

Acreage of Property 2.40 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1 45.400273

Latitude

-122.604953

Longitude

3

Latitude

Longitude

2

Latitude

Longitude

4

Latitude

Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area the entirety of Tax Lot 1900, as shown on Clackamas County Assessor's Plat 22E-18AA, a 2.40 acre parcel at 17014 SE Oatfield Road, at the SE corner of the intersection of Oatfield and McNary roads in an unincorporated area of Clackamas County, south of the city of Milwaukie.

Boundary Justification (Explain why the boundaries were selected.)

The nominated area consists of the entire site purchased by John and Elizabeth Kinsman in 1962 and associated with the house, gardens and related structures since.

11. Form Prepared By

name/title George Kramer, M.S, HP

date June 2020

organization Kramer & Co., for the Kinsman Foundation

telephone 541-482-9504

street & number 386 North Laurel

email george@preserveoregon.com

city or town Ashland

state OR zip code 97520

John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	John and Elizabeth Kinsman House		
City or Vicinity:	v. Milwaukie		
County:	Clackamas	State:	OR
Photographers:	George Kramer, M.S., HP, or Sara Bailey, Kinsman Foundation		
Date Photographed:	October/November 2019 or April 2020, as noted		

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_001)
Main, East-facing elevation, looking SE from driveway (Kramer 2019)
- Photo 2 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_002)
Main, East-facing elevation, looking SE from driveway (Kramer 2019)
- Photo 3 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_003)
North- and West (rear) facing elevation, looking SE (pool door open) (Kramer 2019)
- Photo 4 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_004)
West-facing elevation, looking South, showing siding, kitchen nook & Family Rm (Kramer 2019)
- Photo 5 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_005)
West-facing elevation, looking North, showing Living room bow window (Kramer 2019)
- Photo 6 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_006)
West-facing elevation, looking North, from rear yard. (Kramer 2019)
- Photo 7 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_007)
West-facing elevation, looking East, to South-facing deck, Kinsman memorial & garage (Kramer 2019)
- Photo 8 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_008)
South-facing elevation, looking NW, toward entry (Kramer 2019)
- Photo 9 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_009)
Main, East facing elevation, looking West, from Duck Pond (Kramer 2019)
- Photo 10 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_010)
Main, East facing elevation, looking SW, from turning circle towards garage (Kramer 2019)
- Photo 11 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_011)
Main Entry Doors, Looking west, (Bailey 2020)
- Photo 12 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_012)
Living Room, looking west (Bailey 2020)
- Photo 13 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_013)
Living Room, looking NE (Bailey, 2020)
- Photo 14 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_014)
Family Room, looking west (Bailey 2020)
- Photo 15 of 15: (OR_Clackamas_Milwaukie_KinsmanHouse_015)
Family Room, looking east, (Bailey 2020)
- Photo 16 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_016)
Kitchen, looking north (Bailey 2020)

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

- Photo 17 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_017)
Breakfast Nook Addition, Looking NW (Bailey 2020)
- Photo 18 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_018)
Studio, looking south, toward stairwell (Bailey 2020)
- Photo 19 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_019)
Stairs to Basement level, from Entry Foyer (Bailey 2020)
- Photo 20 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_020)
"Party Room," Looking West (Bailey 2020)
- Photo 21 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_021)
Swim Room, Looking North (Kramer 2019)
- Photo 22 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_022)
Duck Pond, Looking SE, Garage at right (Kramer 2019)
- Photo 23 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_023)
South Lawn Area, looking NE toward Log Cabin (Kramer 2019)
- Photo 24 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_024)
Log Cabin, looking South (Kramer 2019)
- Photo 25 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_025)
Treehouse, Main Façade, looking NW (Kramer 2019)
- Photo 26 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_026)
Treehouse, Main Room, looking NW from Loft/Mezzanine level (Bailey, 2019)
- Photo 27 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_027)
Treehouse, Kitchen, looking W (Bailey 2019)
- Photo 28 of 28: (OR_Clackamas_Milwaukie_KinsmanHouse_028)
Treehouse, Bedroom, looking NW (Bailey 2019)

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO LOCATION MAP: Exterior Images

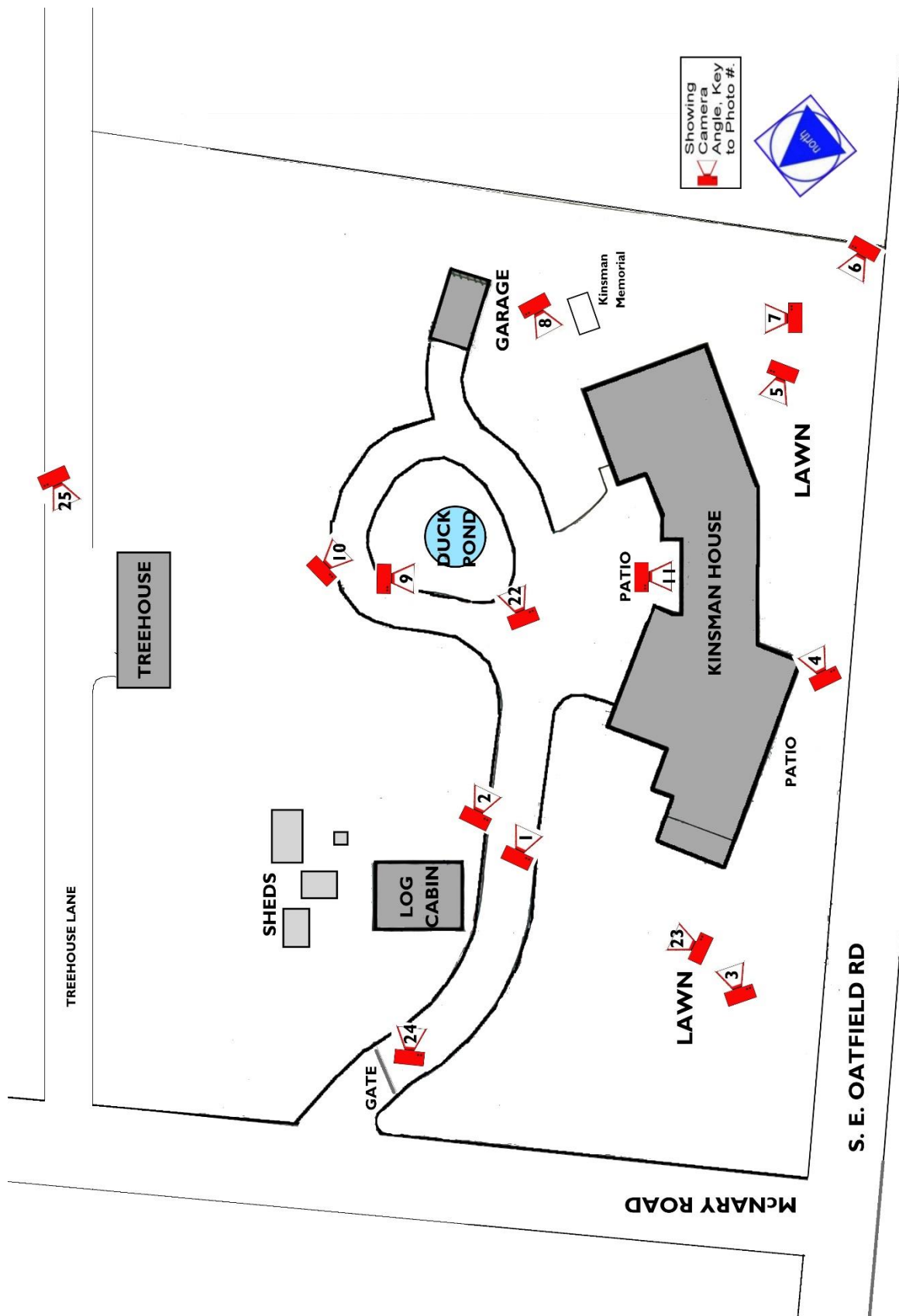


PHOTO KEY - EXTERIORS
JOHN AND ELIZABETH KINSMAN HOUSE, 17014 S.E. OATFIELD ROAD, MILWAUKIE, OREGON

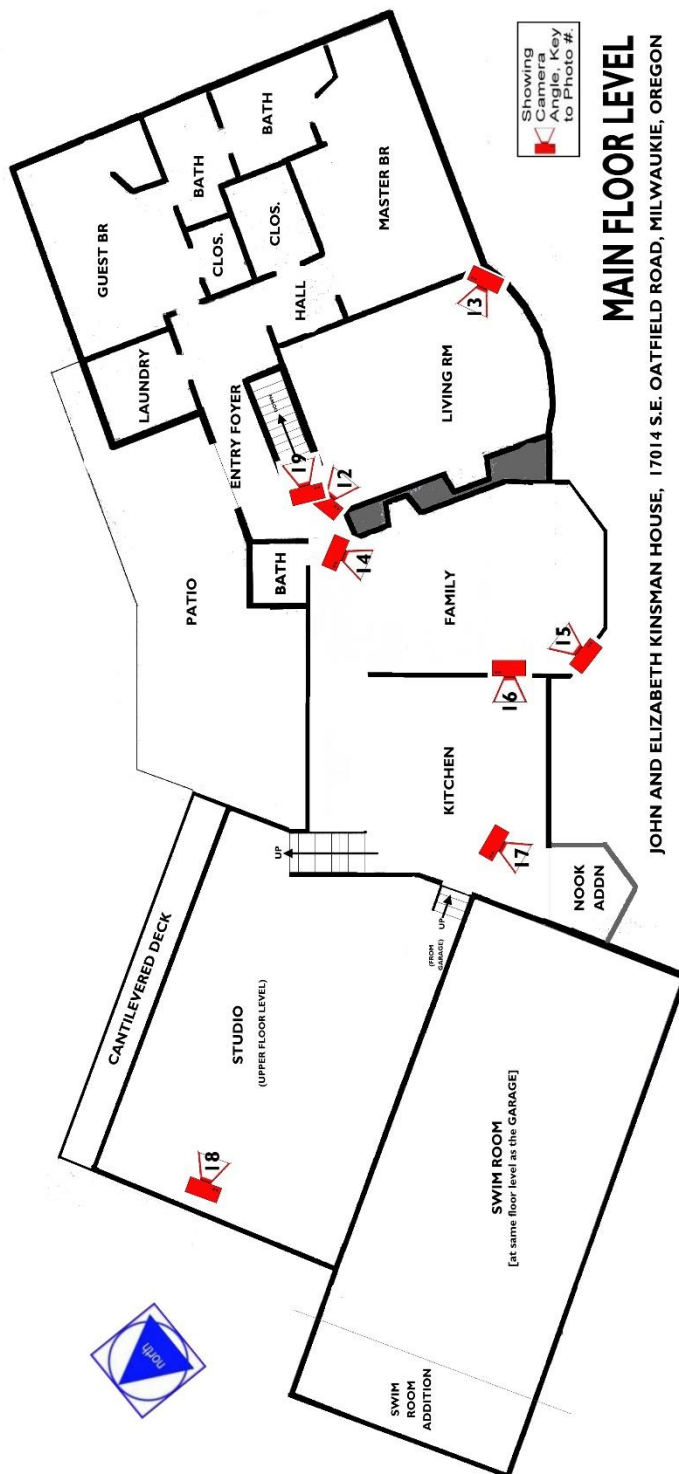
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO LOCATION MAP: MAIN FLOOR



JOHN AND ELIZABETH KINSMAN HOUSE, 1701 1/4 S.E. OATFIELD ROAD, MILWAUKIE, OREGON

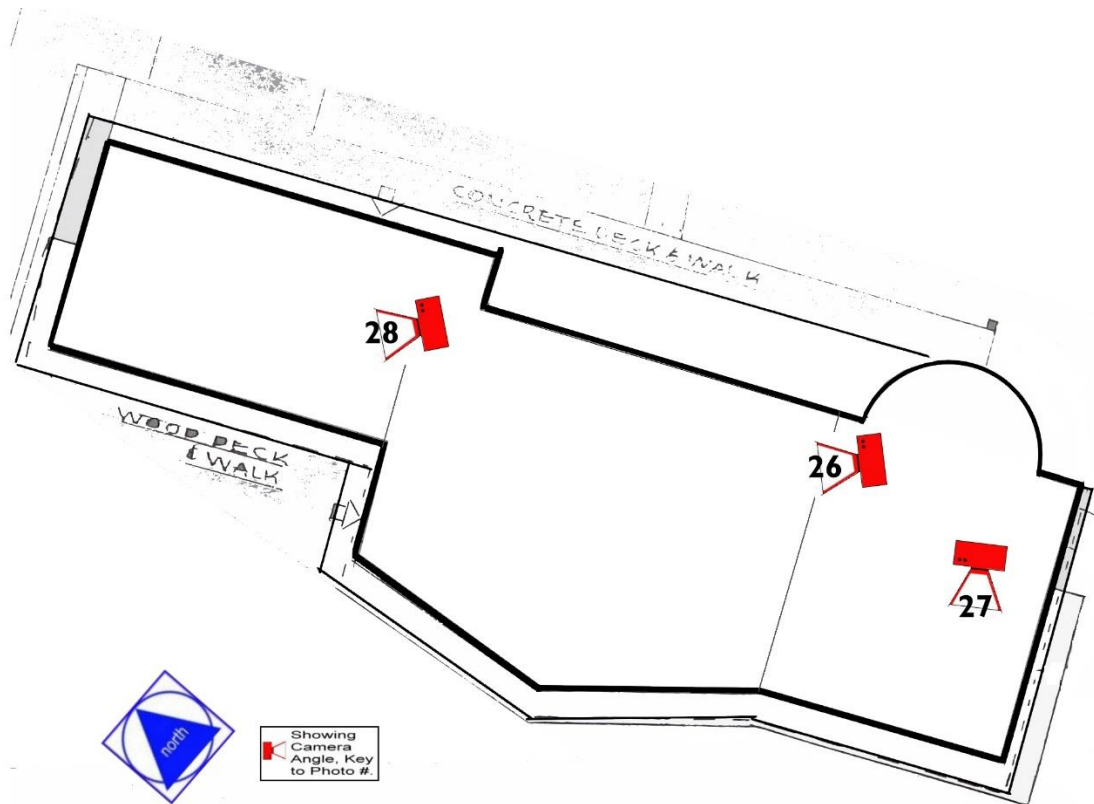
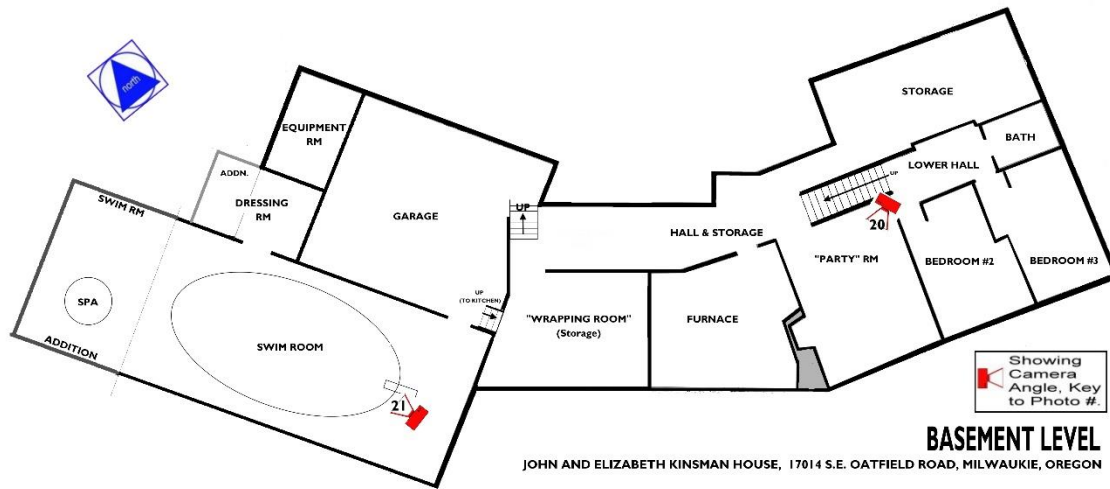
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO LOCATION MAP: BASEMENT AND TREEHOUSE



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1: General Location Map (ODOT Clackamas County, Annotated)
- Figure 2: USGS Topographic Map, "Gladstone" 7.5 Quadrangle, Annotated, 2017
- Figure 3: Clackamas County Assessors Map 22E18A, Shown Tax Lot 1900 (2.4ac)
- Figure 4: Kinsman House, SITE PLAN (Approximate Dimensions- No-Scale), 2020
- Figure 5: Kinsman House, BASEMENT FLOOR Plan (Approximate Dimensions- No-Scale), 2020
- Figure 6: Kinsman House, MAIN FLOOR Plan (Approximate Dimensions- No-Scale), 2020
- Figure 7: HISTORIC, Kinsman House, Site Plan (J. Kinsman, 1963)
- Figure 8: HISTORIC, Kinsman House, East & West Elevations (J. Kinsman, 1963)
- Figure 9: HISTORIC, Kinsman House, Main Floor Plan (J. Kinsman, 1963)
- Figure 10: HISTORIC, Kinsman House, Main Floor Plan (J. Kinsman, 1963)
- Figure 11: HISTORIC, Kinsman House, Front Elevation, Looking SW (J. Kinsman Image), c1965
- Figure 12: HISTORIC, Kinsman House, Front Elevation, Looking NW (J. Kinsman Image), c1965
- Figure 13: HISTORIC, Kinsman House, South Elevation, Looking East (J. Kinsman Image), c1965
- Figure 14: HISTORIC, Kinsman House, Rear (West) Elevation, Looking N (J. Kinsman Image), c1965
- Figure 15: HISTORIC, Kinsman House, Swim Room, Looking North (J. Kinsman Image), c1965
- Figure 16: HISTORIC, Kinsman House, Swim Room, Looking NW (J. Kinsman Image), c1965
- Figure 17: HISTORIC, Kinsman House, Swim Room, Looking SW (J. Kinsman Image), c1965
- Figure 18: HISTORIC, Kinsman House, Swim Room, Looking South (Bulldog Ltd Image), January 1968

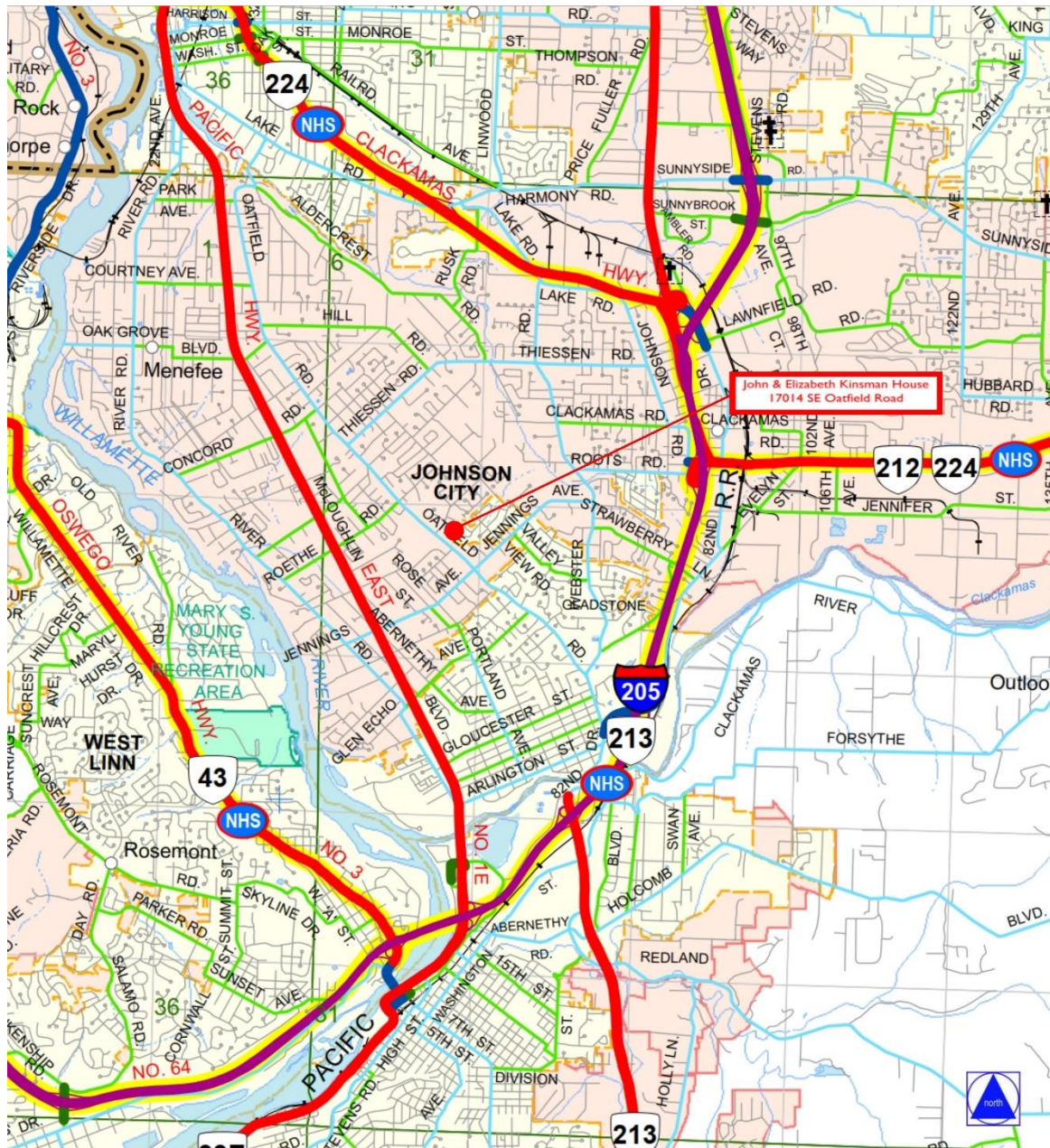
John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

Figure 1. General Location Map (ODOT Clackamas County Map, Annotated)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 2. Topographic Map (USGS "Gladstone," 7.5 Quadrangle, annotated, 2017)



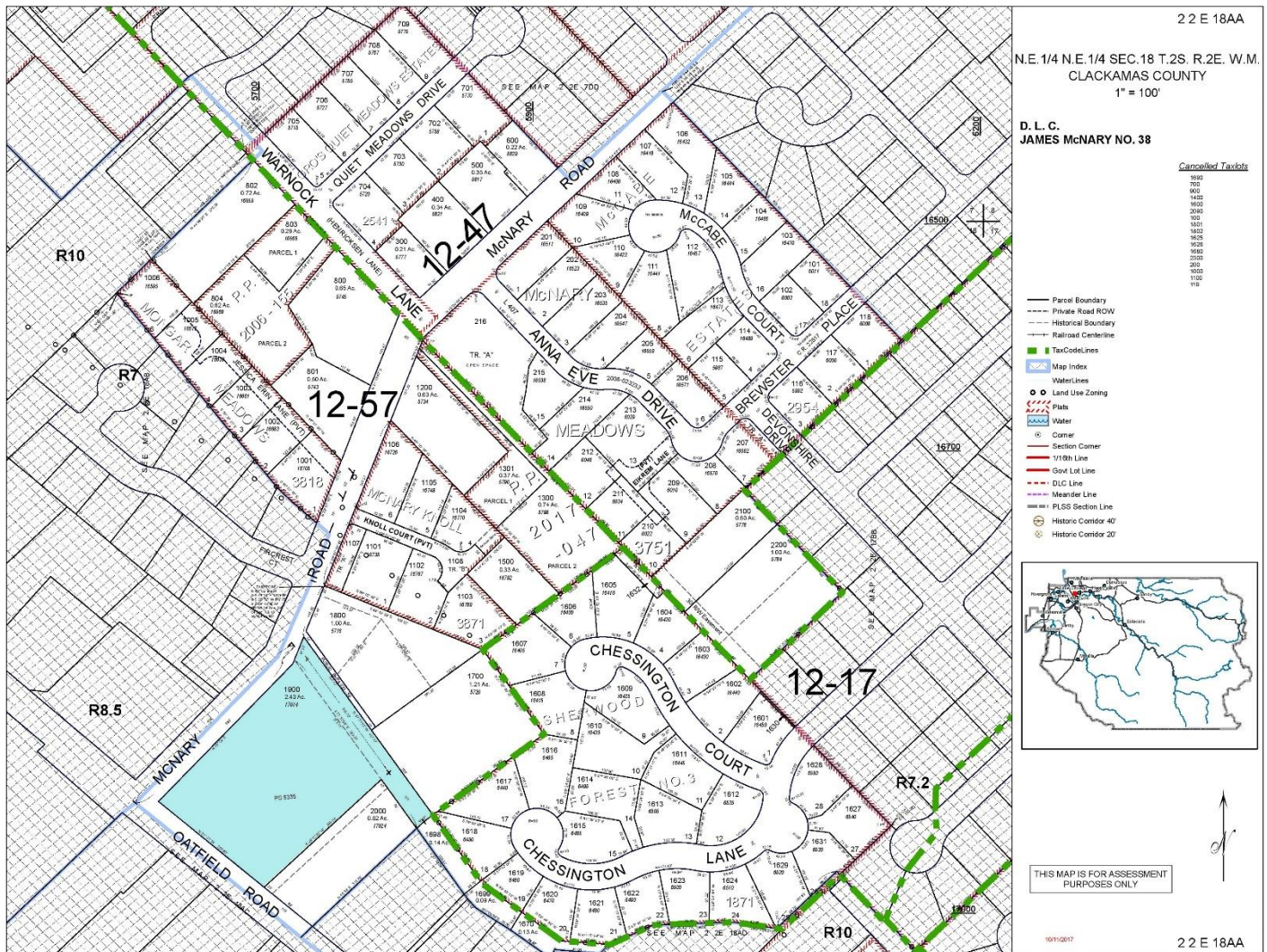
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 3. Clackamas County Assessors Map 22E18A, Shown Tax Lot 1900 (2.4ac), Nominated Area



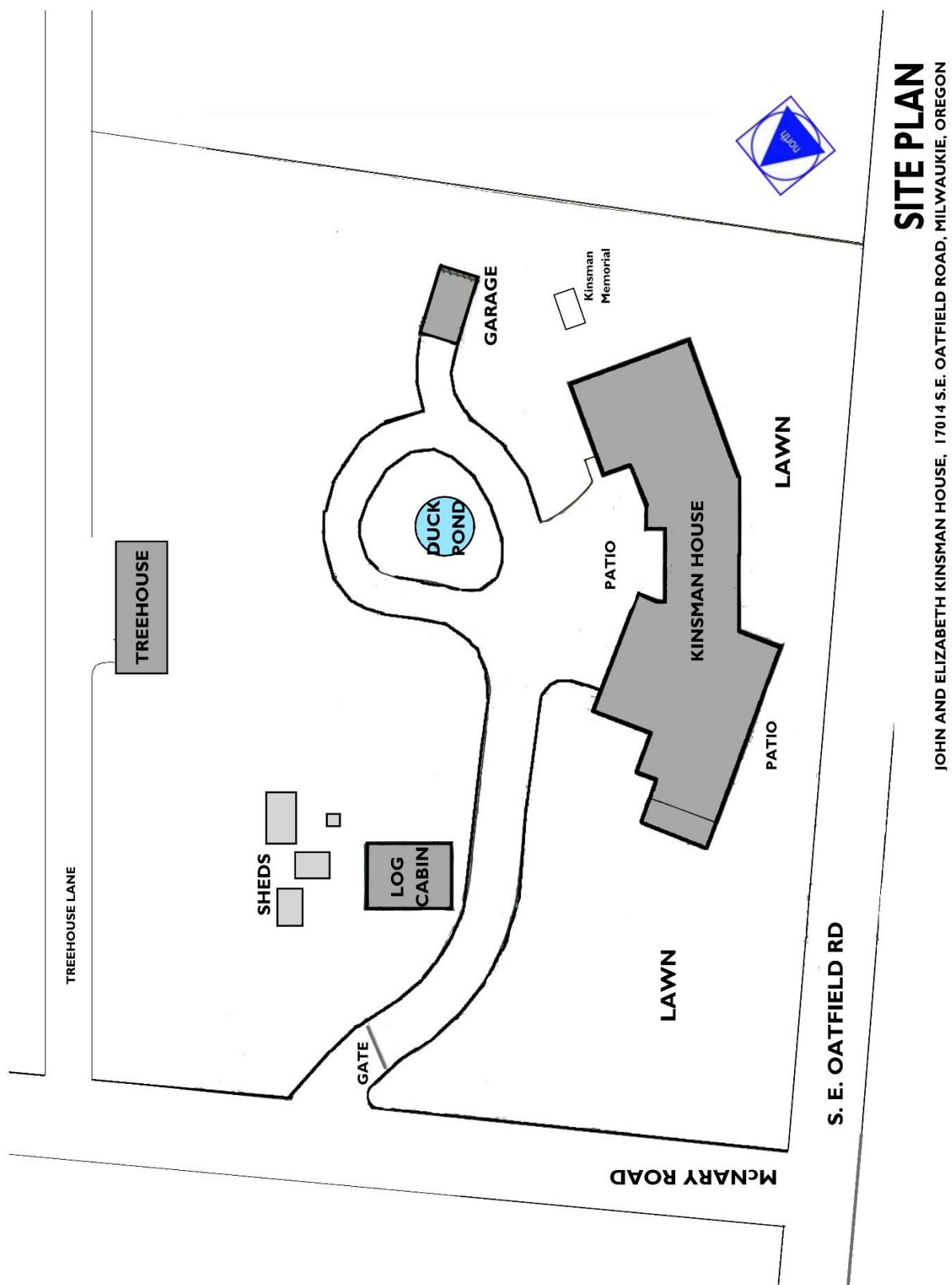
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 4. Kinsman House, SITE FLOOR Plan (Approximate Dimensions- No-Scale), 2020



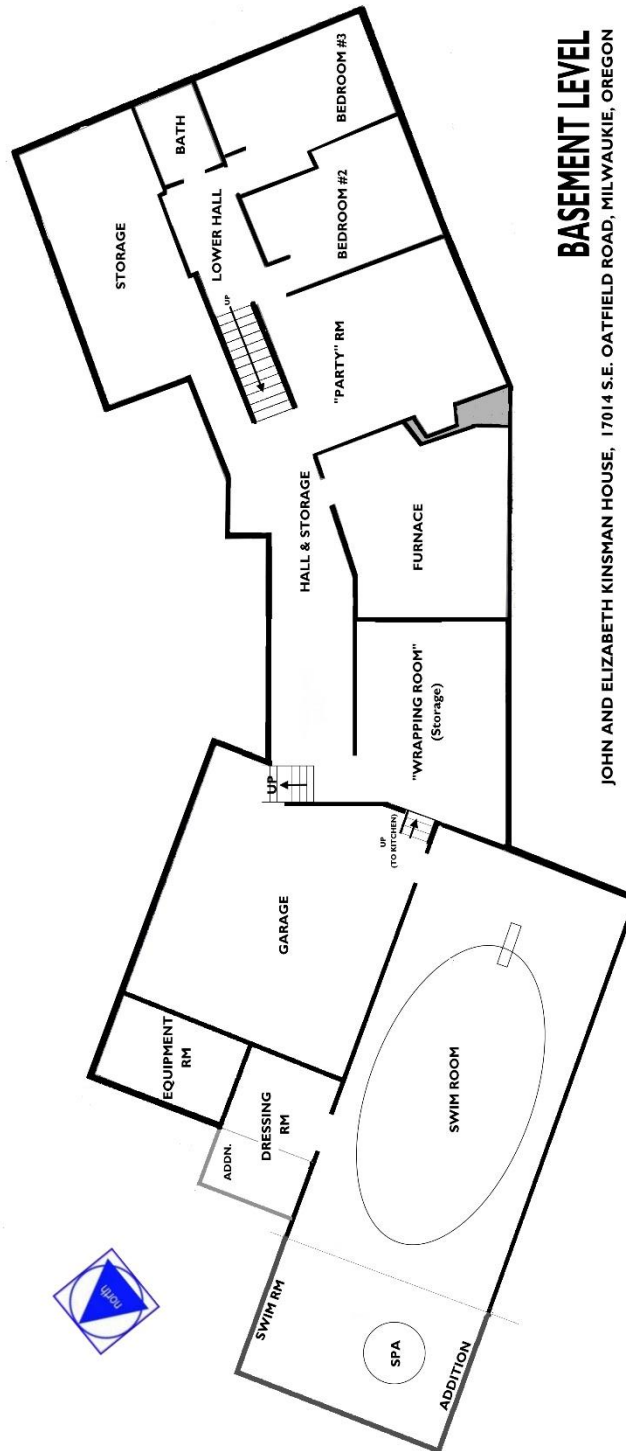
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 5. Kinsman House, BASEMENT FLOOR Plan (Approximate Dimensions- No-Scale), 2020



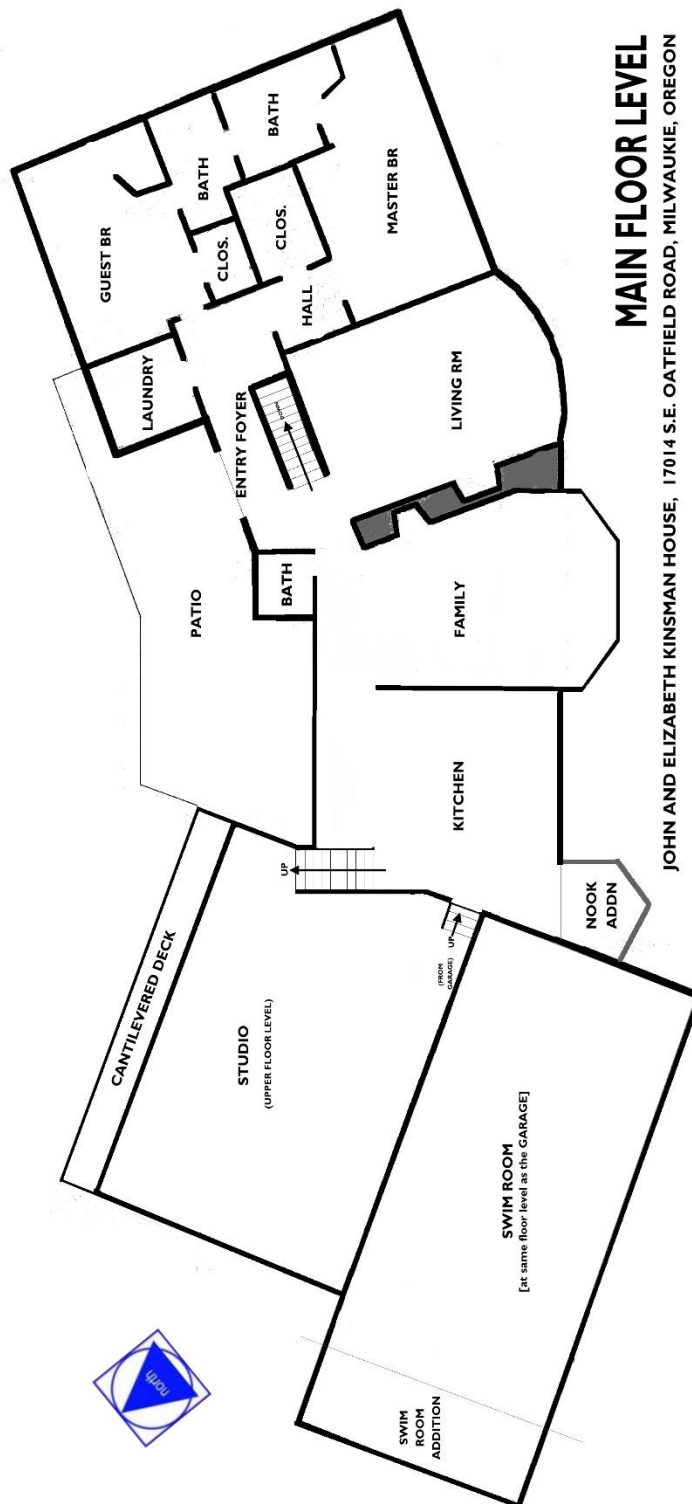
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 6. Kinsman House, MAIN FLOOR Plan (Approximate Dimensions- No-Scale), 2020



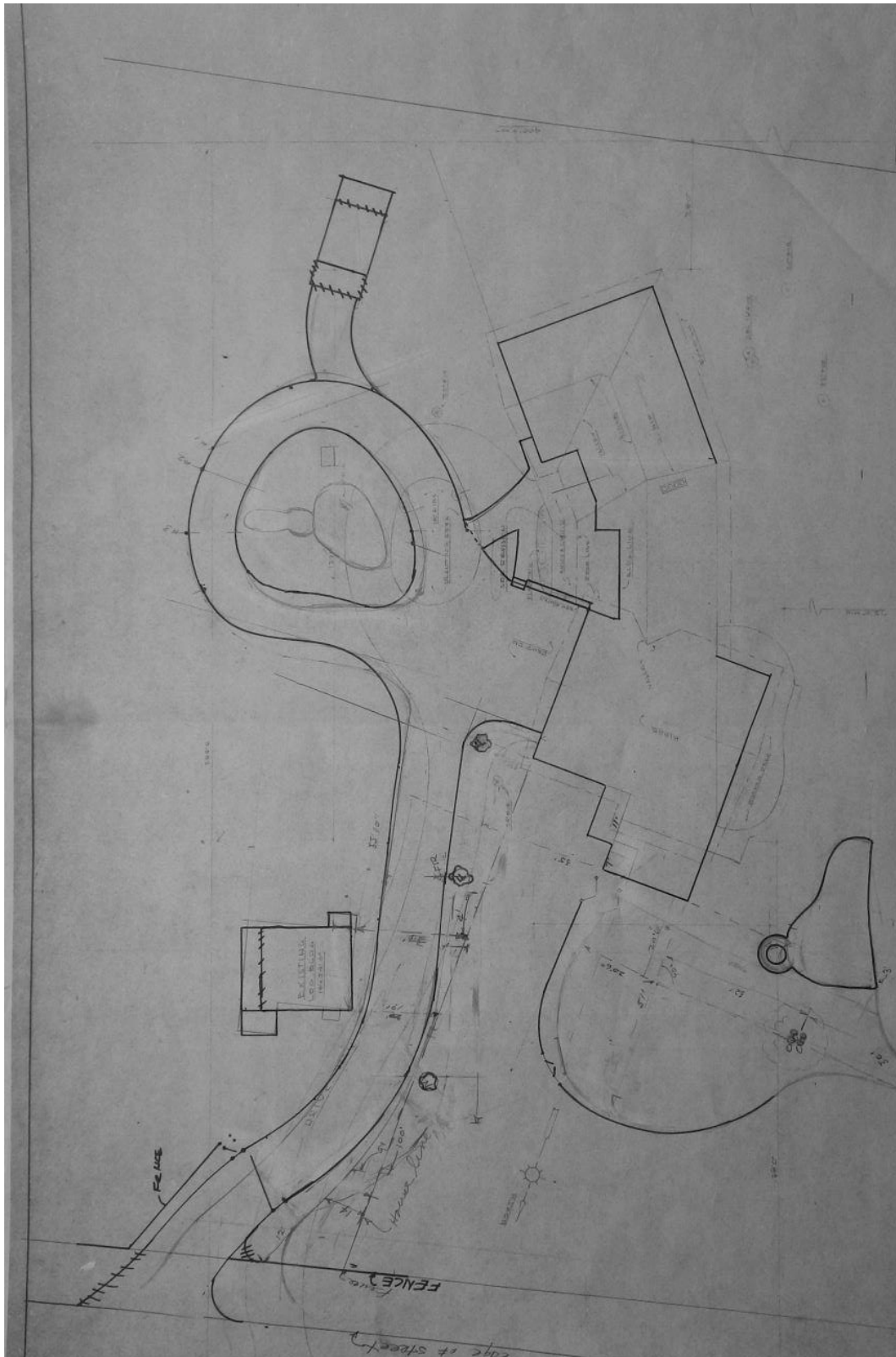
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 7. HISTORIC, Kinsman House, Site Plan (J. Kinsman, 1963)



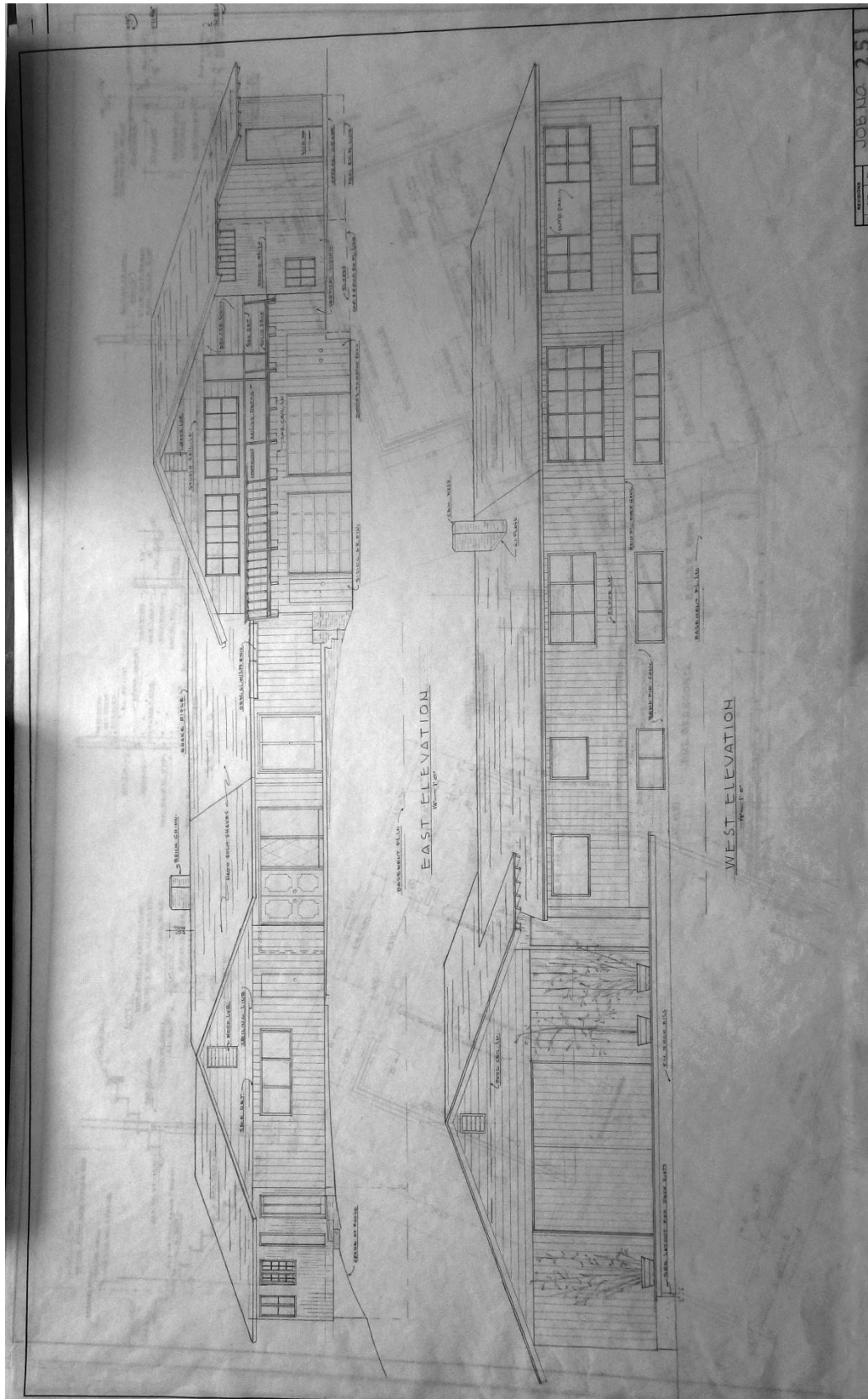
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 8. HISTORIC, Kinsman House, East & West Elevations (J. Kinsman, 1963)



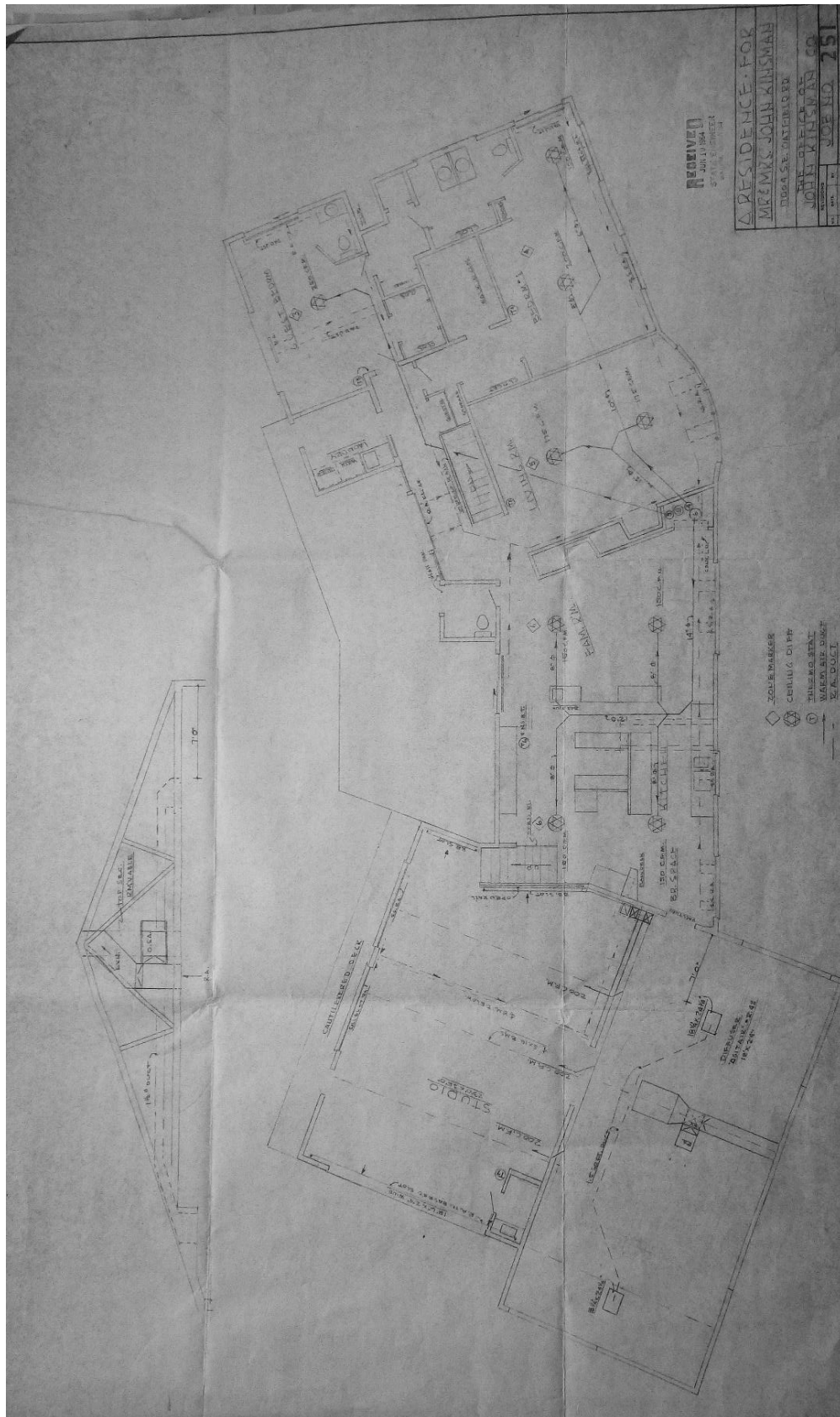
John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 9. HISTORIC, Kinsman House, Main Floor Plan (J. Kinsman, 1963)



John and Elizabeth Kinsman House

Clackamas, OR

Name of Property

County and State

Figure 10. HISTORIC, Kinsman House, Basement Floor Plan (J. Kinsman, 1963)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 11. HISTORIC, Kinsman House, Front Elevation, Looking SW (J. Kinsman Image), c1965



Figure 12. HISTORIC, Kinsman House, Front Elevation, Looking NW (J. Kinsman Image), c1965



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 13. HISTORIC, Kinsman House, South Elevation, Looking East (J. Kinsman Image), c1965



Figure 14. HISTORIC, Kinsman House, Rear (West) Elevation, Looking N (J. Kinsman Image), c1965



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Figure 15. HISTORIC, Kinsman House, Swim Room, Looking North (J. Kinsman Image), c1965



Figure 16. HISTORIC, Kinsman House, Swim Room, Looking NW (J. Kinsman Image), c1965



John and Elizabeth Kinsman House

Name of Property

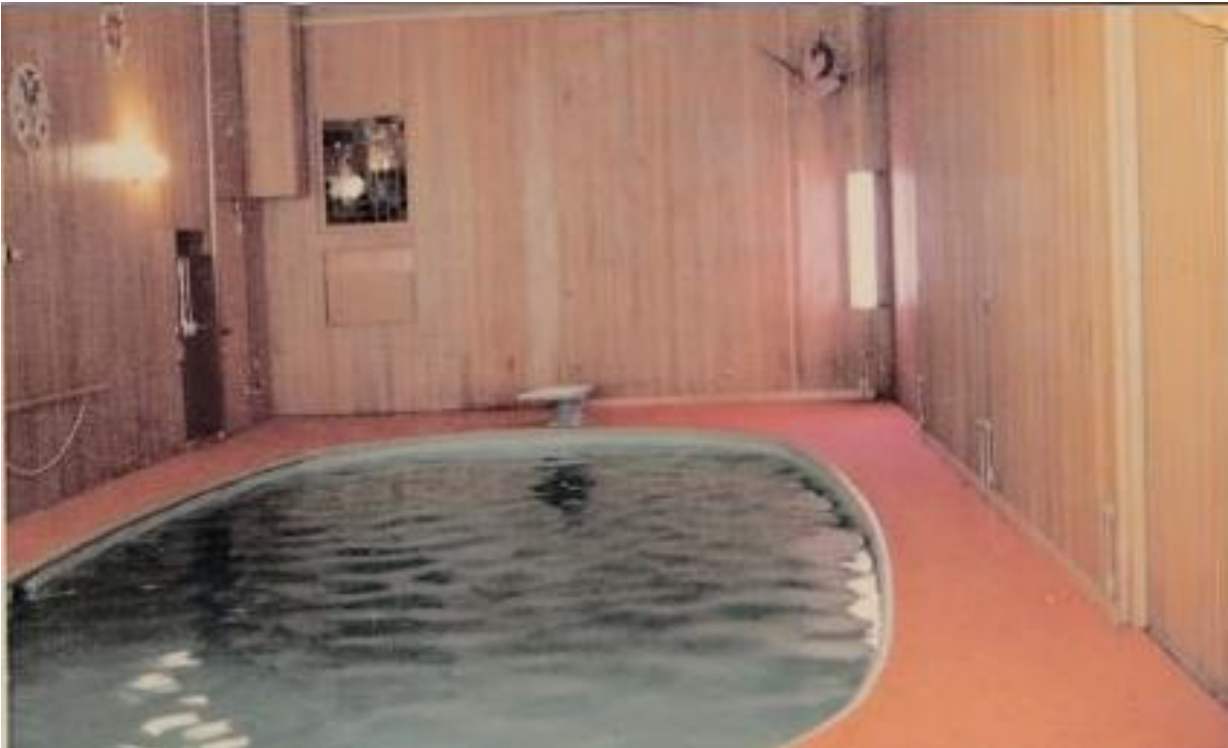
Clackamas, OR

County and State

Figure 17. HISTORIC, Kinsman House, Swim Room, Looking SW (J. Kinsman Image), c1965



Figure 18. HISTORIC, Kinsman House, Swim Room, Looking South (Bulldog Ltd Image), January 1968



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

Current Photos

John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 1 of 28: John and Elizabeth Kinsman House, (Kramer, 2019)



PHOTO 2 of 28: John and Elizabeth Kinsman House, (Kramer, 2019)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 3 of 28: John & Elizabeth Kinsman House, (Kramer, 2019)



PHOTO 4 of 28: John & Elizabeth Kinsman House, (Kramer, 2019)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 5 of 28: John & Elizabeth Kinsman House (Kramer, 2019)



PHOTO 6 of 28: John & Elizabeth Kinsman House (Kramer, 2019)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 7 of 28: John & Elizabeth Kinsman House (Kramer, 2019)



PHOTO 8 of 28: John & Elizabeth Kinsman House (Kramer, 2019)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 9 of 28: John & Elizabeth Kinsman House (Kramer 2019)



PHOTO 10 of 28: John & Elizabeth Kinsman House (Kramer 2019)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 11 of 28: John & Elizabeth Kinsman House (Bailey 2020)



PHOTO 12 of 28: John & Elizabeth Kinsman House (Bailey 2020)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 13 of 28: John & Elizabeth Kinsman House (Bailey 2020)



PHOTO 14 of 28: John & Elizabeth Kinsman House (Bailey 2020)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 15 of 28: John & Elizabeth Kinsman House (Bailey 2020)



PHOTO 16 of 28: John & Elizabeth Kinsman House (Bailey 2020)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 17 of 28: John & Elizabeth Kinsman House (Bailey 2020)



PHOTO 18 of 28: John & Elizabeth Kinsman House (Bailey 2020)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 19 of 28: John & Elizabeth Kinsman House (Bailey 2020)

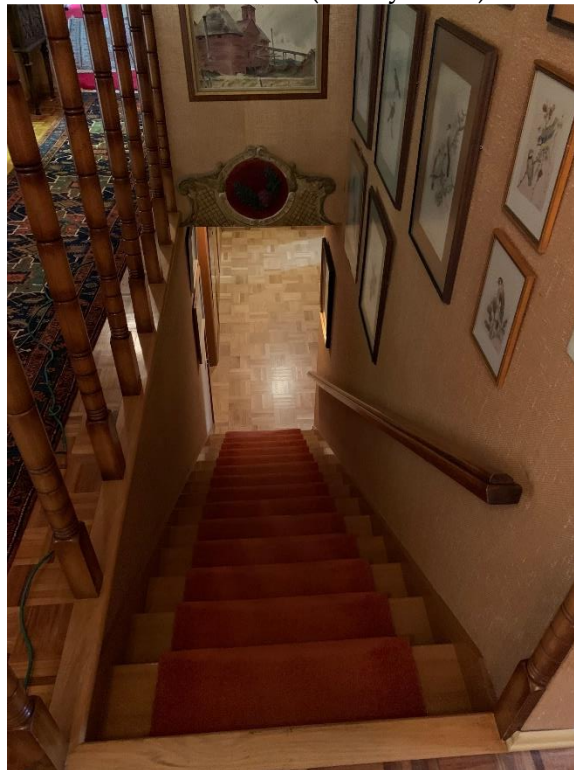


PHOTO 20 of 28: John & Elizabeth Kinsman House (Bailey 2020)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 21 of 28: John & Elizabeth Kinsman House (Kramer 2019)



PHOTO 22 of 28: John & Elizabeth Kinsman House (Kramer 2019)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO23 of 28: John & Elizabeth Kinsman House NR (Kramer 2019)



PHOTO 24 of 28: John & Elizabeth Kinsman House (Kramer 2019)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 25 of 28: John & Elizabeth Kinsman House (Kramer 2019)



PHOTO 26 of 28: John & Elizabeth Kinsman House (Bailey 2019)



John and Elizabeth Kinsman House

Name of Property

Clackamas, OR

County and State

PHOTO 27 of 28: John & Elizabeth Kinsman House (Bailey 2019)



PHOTO 28 of 28: John & Elizabeth Kinsman House (Bailey 2019)





Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



March 1, 2021

Ms. Sara Bailey
Kinsman Foundation
3727 SE Spaulding Avenue
Milwaukie OR 97267

Dear Ms. Bailey:

It is my distinct pleasure to inform you that the property listed below, nominated by the Oregon State Advisory Committee on Historic Preservation and the Oregon State Historic Preservation Officer, was officially listed in the National Register of Historic Places on 2/22/2021.

KINSMAN, JOHN & ELIZABETH, HOUSE
17014 SE OATFIELD RD
MILWAUKIE
NRIS # SG100006185

Listing in the National Register is intended to provide recognition of a property's significance as well as encourage its preservation. A benefit of listing in the National Register is the availability of tax incentives for qualified restoration work (see attached fact sheet). We would be pleased to assist you with the application process should you wish to apply. Please see the enclosure which explains in greater detail the results of listing in the National Register.

If you have further questions about the National Register designation of your property, please contact Robert Olguin, Tax and National Register Programs Coordinator, at Robert.Olguin@Oregon.gov.

Sincerely,

Christine Curran
Deputy State Historic Preservation Officer

Encl.

cc: Mayor Mark Gamba
Mr. Anthony Riederer
Mr. George Kramer

Exhibit List
In The Matter Of File No. Z0439-21-Z

<i>Ex. No.</i>	<i>Date Received</i>	<i>Author or source</i>	<i>Subject & Date of document</i>
1	12/15/21	Joseph Edge	Oak Grove Community Council Comments
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			



December 15, 2021

Clackamas County Historic Review Board

and

Anthony Riederer
Planning and Zoning Division
Clackamas County Department of Transportation and Development

Re: Land Use Application Z0529-21 (Kinsman House)

Dear Historic Review Board,

The Oak Grove Community Council (OGCC) is a Community Planning Organization (CPO) officially recognized by Clackamas County as part of its program to comply with State Land Use Goal 1 for community involvement in land use planning. In its role providing opportunities for community involvement, the OGCC's *Land Use Application Review Team* reviewed land use application Z0529-21 and subsequently provided analysis to OGCC members at our publicly advertised regular meeting held December 1, 2021.

The discussion about this application by our attendees was favorable, without any noted opposition to the proposal. Members expressed appreciation to the applicant for taking affirmative measures to preserve significant resources helping to document the history of our community. Our members approved a motion to recommend approval of this application by unanimous vote.

Thank you,

Joseph P Edge
Chair, Oak Grove Community Council

Cc: Valerie Chapman, Vice Chair, Oak Grove Community Council