

Request to Alter the 1874 Jacob Zimmerman House Historic Registry

Address: 17111 NE Sandy Blvd, Gresham, OR 97230

The East County Historical Organization (ECHO), formerly the Fairview Rockwood Wilkes Historical Society (FRWHS) is requesting the Buttery be removed from both the City of Gresham’s Historic and Cultural Landmarks List and the National Register. We are making this request because the Buttery no longer exists as a structure.

The Zimmerman House Buttery was built in the 1890's east of the Zimmerman farmhouse. The structure was described as approximately 350 sq. ft. and built with a wood-framed door, a pitched roof covered with wood shingles, and the exterior of the walls were covered with a brick veneer. The Buttery also had one internal chimney with a corbel cap, two rooms on the main level, a small crawl-space below, and two windows with six-over-six, double-hung sash.

A photo taken by Juanita Graff in 1985 as part of the original application to have the Buttery listed on the National Register of Historic Places shows how overgrown the vegetation was on the Buttery building (see below). The narrative of the application states “Boston Ivy has overtaken the building and has damaged the brick veneer facing.”



South, vine-covered Buttery and 1920's non-contributing garage



Brick dairy building (Buttery) north rear

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In December 1999, the City of Gresham published the Zimmerman Heritage Farm Master Plan. This was to be a restoration-rehabilitation accessibility master plan and it states regarding the Buttery, "The structure is in a seriously deteriorating condition throughout".

In late 2013, FRWHS applied for a demolition permit to tear down both the garage (non-contributing building on the property) and the Buttery as stated in the HRS 12/4/13 meeting minutes. FRWHS' preservation architect had evaluated and determined the Buttery was not salvageable. David Lindstrom, HRS Committee member, requested FRWHS hire a structural engineer to evaluate the Buttery.

In early 2014, FRWHS did hire KPFF Consulting Engineers to perform a structural assessment of the Buttery. KPFF's report was sent to FRWHS on 4/3/14 (see attached). The conclusion states "The building appears unsafe and on the verge of collapse. There is not enough left to assess structurally. We suggest the building be demolished before it collapses." KPFF was so concerned about the stability of the Buttery, they themselves did not enter the Buttery.

KPFF however, on an earlier occasion, did inspect the Buttery's interior and attached are some photos that were taken.

In April 2016, the Buttery collapsed and all that remained standing was the chimney. December 2016, a large Oak tree in the backyard fell and demolished the chimney and the Buttery remnants.

In March of this year, the garage next to the Buttery collapsed. ECHO took action getting permission and the permit to have the garage materials removed from the property. Circled below in what the area where the Buttery once stood look likes.



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The City of Gresham Parks Division fenced the remains of the Buttery for safety purposes as well as to preserve the area until ECHO receives approval to alter the Buttery site.



Once permission is granted, ECHO has partnered with Archaeological Investigations Northwest, Inc. (AINW) who has offered to help clear the blackberries, ivy and debris from the remnants of the Buttery. They will take photographs of the collapsed brick walls and work with ECHO on ideas for stabilizing a portion of the ruins for interpreting the former structure. In the future, it may be possible to conduct some archaeological excavations for further interpretation of the Buttery.

Attachments:

- Site Plan – Buttery Building Highlighted
- 2015 City of Gresham/FRWHS Joint Use Agreement
- 2013-12-04 Signed HRS Minutes
- 2014-01-15 Signed HRS Minutes
- 2014-04-03 KPFF Buttery Assessment Letter
- KPFF Buttery Photos