

DORRIS RANCH LIVING HISTORY FARM

MASTER PLAN REVISION

December 2019

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PROJECT BACKGROUND

Dorris Ranch Living History Farm (Dorris Ranch) is one of the most beloved parks in the Willamalane Park and Recreation District (Willamalane). Most visitors come to this park to walk, bike, take family photos, and observe wildlife. For decades, people have continued to return because of its historic charm and diverse landscapes. There have been many studies and plans focusing on this park since being acquired by Willamalane in the 1970's. The most recent planning efforts were conducted in 2008 by a private consultant. This Master Plan update included broad public outreach and research efforts. While many of the recommendations from those efforts are still relevant today, Dorris Ranch has changed a lot over the last 11 years, which warrants revisiting that proposal.

PROJECT GOALS

The following is a list of goals for this plan revision that were developed based on the meetings and outreach efforts held during the planning process:

- 1. Integrate newly acquired property into the park's Master Plan.**
By documenting what is known about the property, we will propose uses and improvements for this space that complement future plans for the rest of the park.
- 2. Propose design recommendations for the front entrance area of the park.**
This plan considers new opportunities presented with the recent property acquisitions.
- 3. Develop a separate trail and wayfinding plan for the park.**
- 4. Provide guidance for future restoration efforts.**
These efforts will respond to current site conditions and build upon recommendations established in the 2008 Master Plan.

PROCESS

This Master Plan revision was created using previous studies and reports, staff interviews, site visits, a topographic survey of the northern part of the park, meetings with advisory groups, and focused public outreach. After an initial round of research and analysis, it was determined that there were two main areas of the Master Plan that needed refinement. These areas include:

1. The new property, acquired in 2016.
2. The front entrance of the park.

Three design concepts for each of these areas were generated for consideration by staff and the general public. Findings from these outreach efforts resulted in refining the concepts down to one general concept for the front entrance and a phased proposal for development for the new property. These concepts are included in the "Recommendation" section of this document.

Research

Planning for the design, management, and programming of Dorris Ranch has been extensive since Willamalane acquired the property in the early 1970's. Below is a summary of the research and analysis efforts that have been conducted for the property:

1. **Dorris Ranch Land Use Plan (1979):** Established a vision for the property that included historic preservation and recreational use of the property.
2. **Dorris Ranch Development Plan (1986):** Created a phased approach toward capital improvements on the property. This plan proposed preservation of historic resources on the property.
3. **National Register (1988):** 109 acres of the Dorris Ranch property were listed on the National Register of Historic Places in 1988. This included 76 acres of filbert orchards, the Dorris House, Freezer House, garage building, roads, barns, diversion dam and the swimming pool.
4. **Dorris Ranch Management Plan (2005):** The management plan provides a summary of known conditions of the park and identifies goals and objectives for the property.
5. **Dorris Ranch Facility Condition Observation Report (2008):** This report provides assessments and recommendations for each of the structures located within Dorris Ranch.
6. **Dorris Ranch Master Plan Update (2008):** The plan was a complete update to the 1986 Dorris Ranch Development Plan.

In addition to existing documentation, two new reports/studies have been conducted in recent years that present new information and provide additional context to the park. These reports include:

1. **Phase 1 Environmental Site Assessment for Allen Property (2017)**
2. **Reynold & Eva Briggs House Report (2017)**

Willamalane Advisory Group

The advisory group was made up of 8-12 staff members with knowledge and insight on the operations, maintenance, programming, design, and/or restoration efforts that take place in the park. The advisory group provided recommendations regarding design decisions and the Master Plan revision.

Briggs Advisory Group

Upon completion of the 2017 Reynold and Eva Briggs House Report, Willamalane formed an advisory group consisting of district staff and local historic preservation experts. These professionals had the opportunity to review results from the report and provide feedback. Outcomes from a meeting with this group were documented and are included in Appendix 2.

Public Outreach

Three concepts were created for the front entrance design and were presented to the public with a request for feedback. The public had the chance to review these concepts at an open house event held at the Tomseth House in May of 2019. Approximately 50 people attended this event.

In addition to the open house, a public survey was conducted that gathered feedback on the concepts. This survey was available at the public open house, park kiosks, via email, and on Willamalane's social media channels. Approximately 132 people completed the survey.



More information about each of these efforts, including a summary of findings, is included in Appendix 3. The findings were summarized for the Willamalane Advisory Group and the Willamalane Board of Directors.



An open house and tour of the new property provided opportunities for the public to review concepts considered during the planning process.

DORRIS RANCH SINCE 2008

While there has not been a great deal of site development, there have been some significant changes at Dorris Ranch since 2008 (when the last update to the Master Plan was published). The most significant changes are summarized in this section and are shown on Figures 1 and 2.

CAPITAL IMPROVEMENTS

In 2010, Willamalane constructed a new parking lot, restroom structure and kiosk to mark the westernmost trailhead for the Middle Fork Path. The trailhead is located just north of the Living History Village (under the power lines). From the trailhead, the Middle Fork Path construction included approximately $\frac{3}{4}$ mile of paved multi-use path through the upland prairie portions of the park that lead to the Willamette Valley where it leaves Dorris Ranch's property and continues east to Clearwater Park. In addition to these improvements, a gate was added at the entrance of the park along with some lighting improvements.

In 2019, a large timber structure marking the front entrance of the park and a new restroom, patio and site improvements adjacent to the barn were constructed. These improvements were funded through a combination of funds from the 2012 Bond Measure and System Development Charge fees.

ACQUISITIONS

In 2016, Willamalane acquired 42 acres of land on the east side of the park from the Allen family. The property included two houses, a large metal workshop, a remnant pond from historic rock mining activity, a domestic pond and excellent views of the Willamette Valley. Ten acres at the northeastern corner of this parcel were sold to Knife River which provided an additional buffer for their rock quarry. This sale also helped offset the cost of property acquisition, leaving 32 acres of Willamalane owned property. In 2017, Willamalane demolished one of the houses that was in very poor condition. The second house, a mobile home, was removed and sold in the same period. Currently, the large metal workshop is the only structure remaining onsite. The Site Assessment section provides additional information on this property.

PROGRAMS AND EVENTS

Dorris Ranch is regularly used for recreation programs and special events, but primary uses of the park have shifted over time. Historically, Dorris Ranch was heavily programmed and had a much larger focus on the Living History features of the park. There was a museum/gift store near the park and a full-time staff member who managed all events, programs, caretakers, the orchard, and wrote grants specifically for Dorris Ranch.

When the 2008 Master Plan was published, the full time staff member, gift store, and museum were no longer in place. However, programming at the Living History Village continued. In addition, the park still hosted summer camps, events, weddings, a garden program, cross country meets, and guided trail talks. Since 2008, programming at the park has decreased while private rentals and events have increased. The Living History program and summer camps remain, but more private user groups are requesting use of the property and the demand for the barn as a rental space has expanded year round.

Currently, Willamalane has no plan for expanding or modifying the programming or event-based use of the property from its current level of use. One of the biggest challenges for public use of Dorris Ranch is coordinating around the schedule for orchard maintenance, which can be a moving target due to seasonal weather. This plan revision starts to explore how the newly acquired property may be able to alleviate some of the inherent tensions between active recreational and educational programming, private rentals, and the logistics of operating a commercial orchard.

TRAIL AND NATURAL RESOURCE EFFORTS

In the last four years, Willamalane has ramped up natural resource restoration efforts at Dorris Ranch. Willamalane partnered with the Middle Fork Willamette Watershed Council and in partnership, received a grant from the Oregon Watershed Enhancement Board. Through this partnership, encroaching fir and other hardwood trees were thinned to reduce competition in the oak woodland area adjacent to the Middle Fork Path. Additionally, Willamalane increased management of invasive species and modified maintenance schedules in prairie areas to benefit these habitats in the park. For example: Willamalane started mowing prairie areas at different times of the year (typically after August 15th) which has allowed native plants to complete their lifecycle and increase seed production. Other restoration efforts have included:

- Herbicide treatments on encroaching woody vegetation in the prairie (primarily rose, teasel, blackberry, knapweed, and scotch broom)
- Mastication and removal of ash trees from some wet portions of the prairie
- Removal of small diameter ash, maple and cherry in the oak woodland
- Treatment of false brome patches throughout oak woodland
- Planting and seeding native species into the restoration project area
- Removal of fencing that was installed around the oak woodland

The Oak Trail was extended approximately 1/4 mile in a coordinated effort with some of the restoration work happening in the oak woodland. This trail extension included construction of two small timber bridges and created a unique opportunity for interpretation and education about restoration efforts at Dorris Ranch.

Updated vegetation and trail maps are included in the Site Assessment section.

ORCHARD MANAGEMENT: FIGHT THE BLIGHT

Willamalane has created an orchard replacement plan to remove filbert trees of the Barcelona variety that have been infected with Eastern Filbert Blight. These trees will be replaced with blight resistant varieties.

The Eastern Filbert Blight is caused by a fungus that infects the buds of the tree and spreads through the bark. The bark darkens, the foliage withers, and the tree dies within eight years of infection. Willamalane's contracted orchard manager has used preventive applications of copper fungicide to fight the blight, but tree replacement is the only long term solution.

In the process of developing this plan, Willamalane entered into a Memorandum of Agreement (MOA) with the State Historic Preservation Office (SHPO). This agreement ensures the preservation of the historical value of the orchards at Dorris Ranch. The MOA includes the following stipulations:

- One orchard of the existing Barcelona variety hazelnut trees will be preserved
- Orchard borders will remain the same
- Willamalane will install interpretive signage relating to the historic nature of the orchards and the orchard replacement (installed in 2017)
- Willamalane will conduct an annual report on progress of orchard replacement

Currently Willamalane is in its fifth year of implementing this plan. To date 14 acres of trees have been removed with the next round of removals scheduled for 2020. Future orchards will be removed in a phased approach with work limited to available funding. Willamalane plans to have all trees replaced within the next 40 years and is actively seeking additional funding opportunities in order to expedite this process.

Upon completion of the tree replacement, Willamalane is anticipating increased yields in crop production. This increased yield provides potential for increased revenue from fall harvests. Additionally, the need to apply fungicide to the orchards will be significantly reduced.

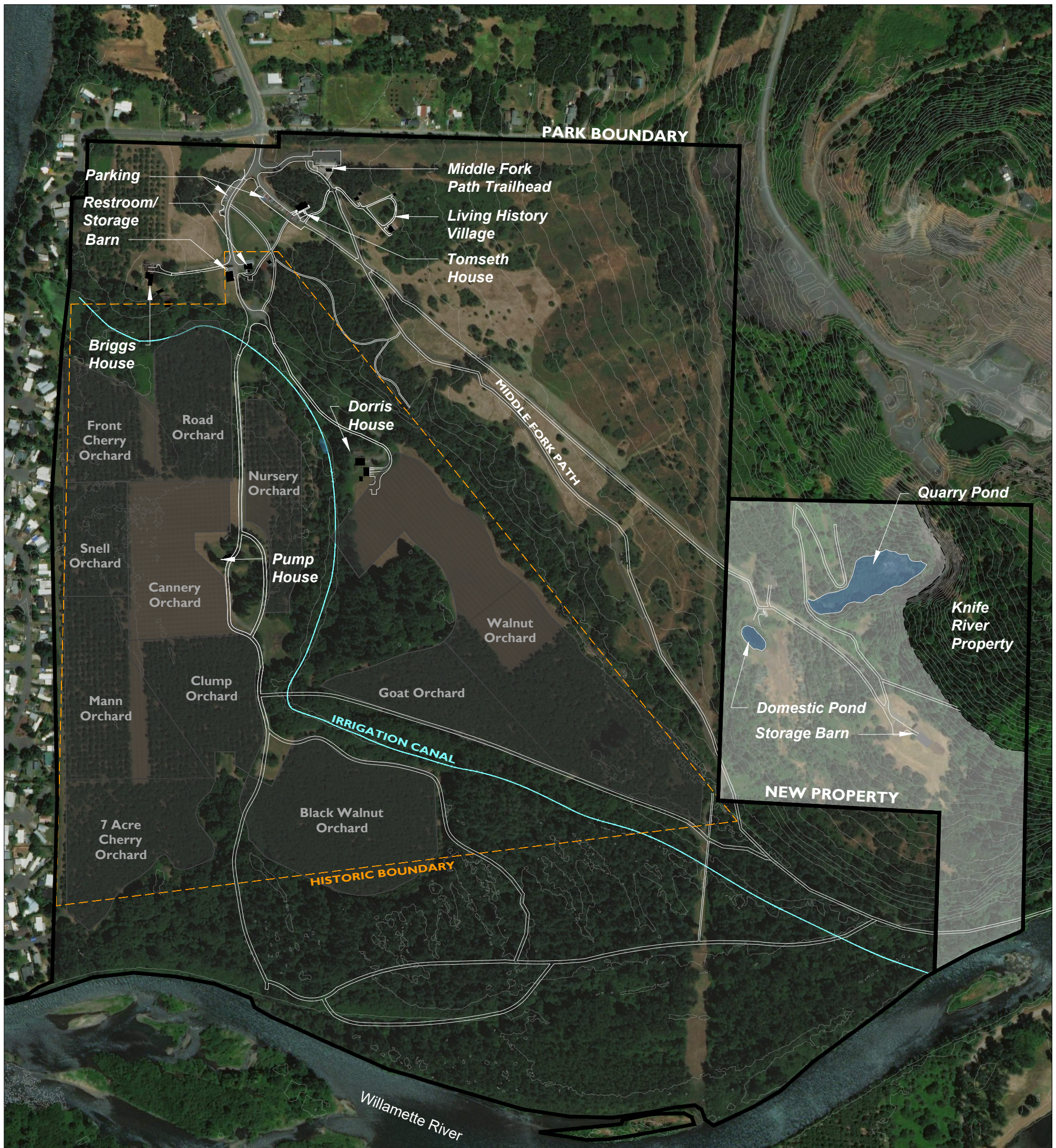


FIGURE 1: EXISTING CONDITIONS
DORRIS RANCH LIVING HISTORY FARM



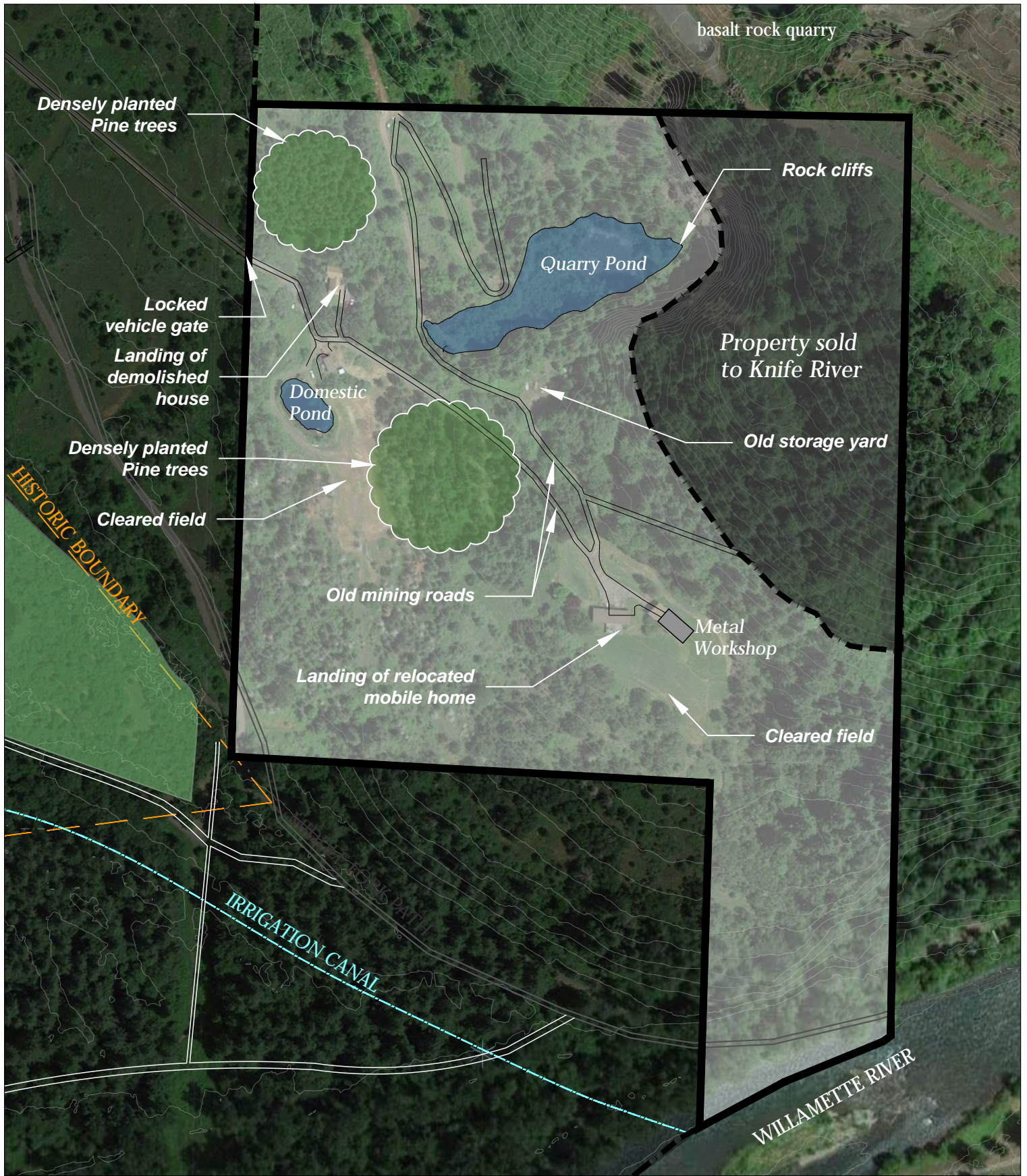


FIGURE 2: EXISTING CONDITIONS

NEW PROPERTY



HORIZONTAL SCALE: 1" = 250'-0"

VISION & GOALS FOR DORRIS RANCH LIVING HISTORY FARM

PARK VISION AND GOALS

While planning for this Master Plan, the vision and goals for the park were reviewed by the Willamalane Advisory Committee. During the discussion it was determined that, with one exception, the vision and goals from the 2008 Master Plan are still relevant.

VISION

Dorris Ranch enhances the quality of life in our community through preservation, education, celebration, and passive recreation.

1. Dorris Ranch will preserve key architecture and landscape features to sustain the site's historic character. Resources listed in the National Register of Historic Places will be preserved.
2. Dorris Ranch will maintain operational filbert orchards. The orchards will be continually managed to provide commercial harvests of filberts on an annual basis.
3. Dorris Ranch will place substantial focus on education especially relating to the area's history. Through education programs and preservation of its historic fabric, Dorris Ranch will continue to reflect the enterprise and history of the Dorris family.
4. Dorris Ranch will support a multiplicity of activities onsite. Dorris Ranch will remain active with compatible activities serving many interests in the community.
5. Dorris Ranch will manage rare natural resources including oak woodlands, prairies, savanna and riparian forests. Management efforts will be targeted to perpetuate natural areas that are rare and exceptional in the region.

GOALS

1. Protect the significant historic architectural, agricultural, and landscape resources of Dorris Ranch.
2. Manage the rare natural resources responsibly to perpetuate their existence and health.
3. Provide opportunities for education and appreciation of site and local history.
4. Provide and maintain facilities to support compatible recreation activities, including trails.
5. Manage the filbert orchards to preserve as much historic character as possible, manage disease, and maintain commercial production, while striving to complete implementation of the orchard replacement plan.*
6. Provide facilities and staff support for compatible recreation and special events.
7. Improve public awareness of Dorris Ranch.

** Goal number five has been modified from the 2008 plan to better reflect the filbert replacement efforts underway at Dorris Ranch.*

SITE ASSESSMENT UPDATES

This section will primarily focus on documenting existing known conditions for the newly acquired 32 acres adjacent to Dorris Ranch since site analysis was not conducted for this portion of the park during the 2008 Master Planning process. In addition to the new property, natural resources will be briefly touched on as the spread of invasive species and restoration efforts occurring within the last ten years with have modified the habitat cover that was identified in the 2008 Master Plan. The final section will discuss existing trails and wayfinding onsite to provide a foundation from which future recommendations can be made.



A bird's eye view of the new property. The large clearing with the metal workshop building is a key destination on the property.

NEW ACQUISITION

This 32-acre parcel is located on the southeastern border of the Dorris Ranch park boundary and is accessible by a 10 foot wide gravel road that extends approximately 1/2 mile from the main park entrance. Access to the property is currently limited by a secured vehicle gate. The only existing amenities available on the property are the large (30'x60') metal structure that is currently used as storage by Willamalane, a domestic pond historically stocked with fish, a larger pond that is a remnant from historical rock quarry mining activities, stands of pine tree plantings, natural areas, and several overgrown gravel roads (See Figure 2). The key feature of the property is the large clearing where the mobile home previously stood. This location provides excellent views of the Willamette Valley on a clear day. Below is a consolidated summary of information that is currently known about the property. This information comes from the Phase 1 Environmental Assessment that was conducted for the property prior to acquisition as well as general research conducted by staff.

Zoning and Land Use

The property, like the rest of the park, is located within the urban fringe of Springfield. The City of Springfield has the property zoned as “Quarry and Mine” and the Metro Plan Diagram designates the land as “Sand and Gravel.” Any park and recreational improvements will require Site Plan Review with the City of Springfield, and may not be permitted without rezoning. In addition, the Metro Plan diagram will likely need to be updated to reflect the new park and open space proposed use. This process may require a Type III review procedure and/or a traffic impact study.

Access

The gravel road mentioned above is the main access point to the property. There are several abandoned gravel roads and old OHV routes throughout the property that could provide connectivity to the adjacent Middle Fork Path or Knife River property to provide an additional emergency access.

Preliminary discussions with the City of Springfield indicate that occasional vehicle access related to private rental use of the property may not trigger requirements for significant improvements to the existing gravel access road. However, at a minimum, the road would need to be improved to meet fire code requirements. In addition, if adequate parking cannot be provided on the property for future proposed uses, the City would be amenable to accounting for parking at the main entrance of the park to meet parking quantity code requirements. This strategy would require some type of shuttle service from the main entrance to destinations on the new property.

Topography

Elevations on the property vary from 460 ft. to 900 ft. sloping to the south and southwest towards the Middle Fork Willamette River. The steepest portions of the property lie along the southern edge, along the Willamette River and on the eastern edge of the property.

Hydrology

Intermittent streams and drainage ditches exist on and adjacent to the site, which eventually discharge into the Willamette River. There are two ponds which collect some of this drainage. For purposes of this assessment, we refer to one as the Quarry Pond and the other as the Irrigation Pond.

The Quarry Pond is a remnant low spot that was created from historic rock quarry mining onsite. The pond is large (approximately 400’x100’) but shallow, and is listed on the National Wetland Inventory. The pond is ephemeral and dries up during summer months. Access to the pond is limited to the westernmost corner. Steep slopes surround the rest of the pond with large rock cliffs bordering the easternmost edge.

The Irrigation Pond is also manmade. Prior to Willamalane’s ownership of this property, water was pumped from the Willamette River to feed this pond for irrigation and other non-potable uses. Currently the pond is fed from natural sources. An informal assessment of the pond indicated that it is about 100’x 55’ with a depth of approximately 12 feet at its deepest point. There is a narrow and overgrown gravel road surrounding the pond. Access is limited by dense vegetation growth on all sides of the pond.

Water and Sanitary

Willamalane believes there are two wells on the property but only one location is known. This well is located by the site of the main residence at the overlook and previously served both residences. Well records indicate that it is 269 feet deep and was installed in 1978.

A large (2,000 gallon) cistern is located just upslope from the main overlook. This was used for fire suppression.

Both former residences were connected to septic systems. The septic tank for the main house at the overlook is located on the south side of the building footprint and the drain field supposedly exists in the lawn area just east of the driveway. The location of the septic and drain field for the lower residence are unknown and were not found during demolition of the structure.

Utilities

Electricity is provided to the property by Springfield Utility Board (SUB) and is fed from a transformer on an above ground pole running along the western edge of this parcel.

Natural Resources

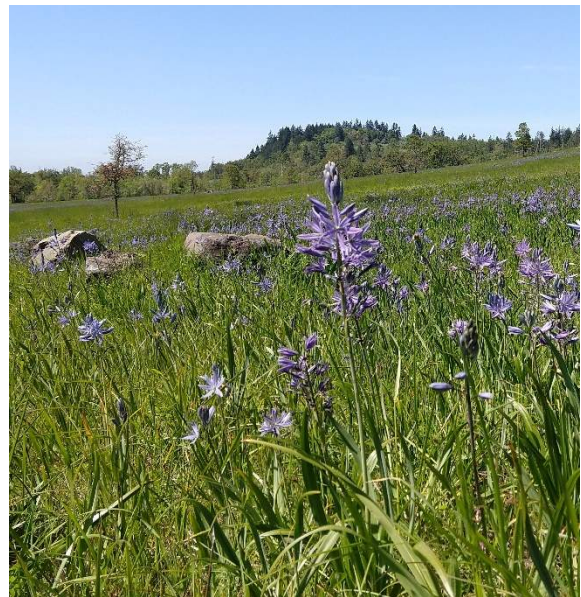
Historically the site was open oak prairie and woodland. Today, much of the property has been altered by human use and encroaching vegetation. Currently the southern and eastern boundary of the site are comprised of mixed conifer and deciduous forests. The central and western portions of the property are significantly altered and contain clearings, many invasive species and stands of pine trees planted by previous residents. A formal vegetation study has not been performed for this property and may be beneficial in helping to prioritize future restoration efforts and guiding future development.

Cultural Resources

Cultural resource studies conducted for the construction of the Middle Fork Path indicate that there may be some pre- and post-settlement resources adjacent to or on this parcel. A full cultural resource study for this property would be needed prior to any future development.

NATURAL RESOURCES AT DORRIS RANCH

Recent restoration efforts have made dramatic impacts to both the oak woodland and upland prairie areas within the park. The removal of stands of Oregon Ash previously shown in the upland prairie zone of the 2008 Vegetation Map is now reflected in the updated 2019 Vegetation Map (Figure 3). Other areas of the park have not been managed and continue to suffer from vegetation encroachment and invasive species. The diminishing habitat value in these zones is not something that can be captured on the updated map, but is worth noting as a condition that will continue to persist and develop until best practices outlined in the 2008 plan, and further elaborated on in this plan, are fully implemented.



Blooming Camas throughout the prairie are a spring attraction for park visitors.

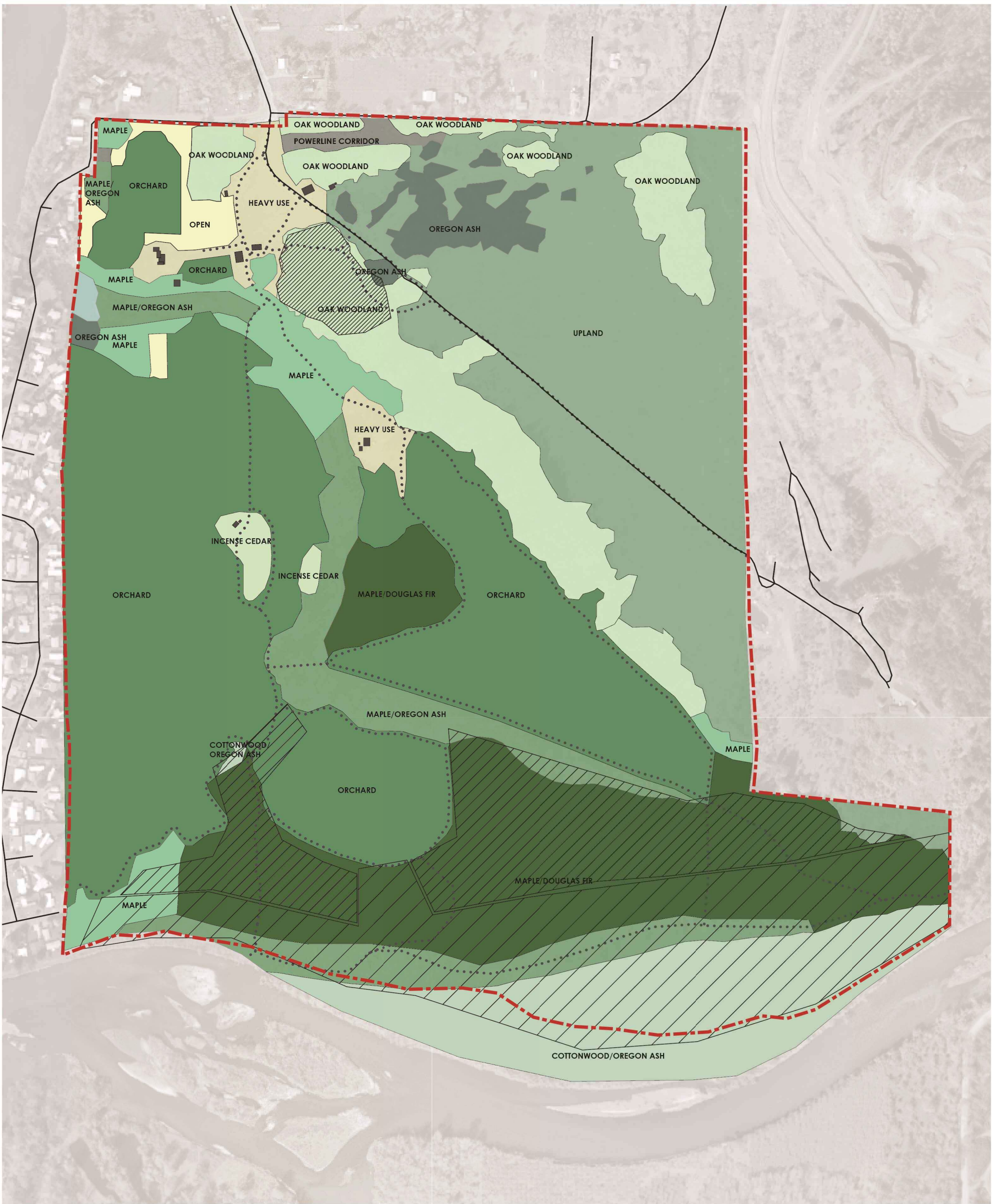
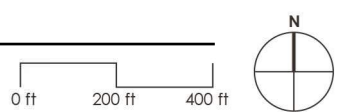


FIGURE 3: VEGETATION AND FALSE BROME
2019 DORRIS RANCH MASTER PLAN REVISIONS



TRAILS AND WAYFINDING

Trails at Dorris Ranch are a combination of remnant roads developed for resource management (e.g. orchards, irrigation canals, rock quarry), roads currently used for orchard management, intentionally developed trails, user created trails, and now the Middle Fork Path multi-use trail. While the 2008 Master Plan did not include a thorough analysis of existing trails, a couple of improvements under this category are worth noting and including in the analysis for this revision.

New Paths and Trails



Existing paths at Dorris Ranch.

The largest addition to the park was the development of the Middle Fork Path, a multi-use path that extends from a new trailhead just north of the Living History Village, approximately $\frac{3}{4}$ mile to the southeast corner of the property, where it continues along the Willamette River and eventually connects to Clearwater Park. In addition, a new trail segment was built that continues from the terminus of the Oak Trail, through the restored oak woodland, and connects users to the Middle Fork Path approximately $\frac{1}{4}$ mi. further south than it previously did. This trail segment was built in coordination with restoration efforts occurring in the area.

Signage and Wayfinding

Wayfinding in the park currently consists of three kiosk structures and various directional signs located adjacent to the parking areas and throughout the trail system. An assessment conducted by staff in 2016 indicated that there are numerous inaccuracies, inconsistencies, and missing pieces of information relating to wayfinding, maps, and interpretation available at the park. A full assessment of the current signage in the park was conducted as part of this planning process.

The 2008 plan did not address signage in detail. However, several signage related improvements have been made since that time. These include:

- The addition of a new information kiosk at the trailhead of the Middle Fork Path. This kiosk includes a map focusing on the Middle Fork Path along with some cultural resource interpretive information.

- The main kiosk for the park was relocated from the parking area to a location closer to the orchards within the front prairie. This move was done in 2017 in an effort to redirect walkers from accessing orchard trails via the gravel road adjacent to the barn (where private events are held) and instead having them use a new trail segment that connects them to the orchards closer to their point of entry.
- A new entrance structure was built at the front entrance to the park in 2019. This structure replaces the previous, smaller sign that was demolished several years earlier in a snow storm. This new structure provides a much grander entrance to the park.

Lastly, in 2017 a dedication ceremony was held in the naming of the trail system at Dorris Ranch after previous superintendent, Gary Walker. Gary Walker was the superintendent of Willamalane from 1969-1982 and played an integral role in acquiring the Dorris Ranch property. Signs were updated on the main kiosk to reflect this new name and to include information about the significant contributions Gary Walker made during his time of leadership at Willamalane.

For an assessment of current trails, in addition to proposed future trails, see the Gary Walker Trail and Wayfinding Plan (Figure 8), which is discussed further in the Recommendations section of this document.

RECOMMENDATIONS

Recommendations included in this section relate directly to the goals that are set out for this project and address the newly acquired property, revisions to the front entrance, trails/wayfinding, and natural resources.

RECOMMENDATIONS FOR NEWLY ACQUIRED PROPERTY

This unique property presents multiple opportunities and challenges for future development. While many of these are summarized in the Site Analysis section of this document as well as in the public outreach summary provided in Appendix 3, a quick summary of these is warranted prior to discussing recommendations given that the property is new to Willamalane.

Review of Opportunities and Challenges

The main opportunities for the site include:

- Overlooks at the main clearing and several other locations boast sweeping views of the southern Willamette Valley;
- Remoteness of the site provides a sense of privacy and solitude that is rare so close to an urban area;
- Privacy of the site provides an opportunity for rental use that wouldn't experience as much conflict with public use of the park or orchard management practices;
- Onsite topography provides a recreational experience that is not available elsewhere in the park and in relatively few places throughout Willamalane's park system;
- Ponds present opportunities for both habitat and recreation; and
- Existing utilities could reduce costs for future development.

The main challenges for the site include:

- Initial investment will likely need to be made towards rezoning and updating the Metro Plan designation for the property prior to proposing any development (current zoning is consistent with prior quarry and mining activities);
- Remote nature of the site presents challenges for monitoring use and managing undesirable activity;
- Topography and rocky soils limit space available for development without significant amounts of additional work or cost; and
- Space for parking is limited on the property and a shuttle may be required for certain proposed uses.

In addition, several unknowns exist that could significantly impact project costs. Some of these include: condition of existing well, condition of septic and drain field, exact city requirements for parking and the existing gravel road that may be triggered by proposed new uses of the site, unique and/or protected vegetation onsite, and geotechnical site conditions that could drive costs for building foundations and paving.

Proposed Uses

Despite the potential challenges associated with development occurring at this site, some level of development is still being proposed with the understanding that Willamalane will continue to learn about the property and conduct feasibility studies as required. With this in mind, the proposed uses that

attracted the most attention throughout the planning process from Willamalane staff and the general public fall into two concepts identified as: (1) Hiker's Destination, and (2) Community Gathering. Improvements proposed under the Hiker's Destination concept are generally less extensive in scale and expense; and they received more support from the general public. Improvements proposed under the Community Gathering concept are much more substantial and will require significant funds and feasibility studies in order to be implemented. These improvements received greater support from staff and board members as they offer benefits such as revenue generation, increased programming capacity, and potential resolution of issues associated with similar types of uses currently occurring in the front entry area of the park.

The Hiker's Destination concept does not preclude the eventual development of the Community Gathering concept. Therefore, it is recommended that the Hiker's Destination be considered as a first phase of development for the property and Community Gathering be a second phase of development that is implemented as funding allows. Phase one will enable more immediate use of the property and has the potential to generate revenue to contribute towards the development of phase two.

Phase 1: Hiking Destination

The first phase of development proposed for the new property capitalizes on the scenic vistas and the sense of solitude existing onsite. It does not propose to introduce any new uses to the park, but rather expand on existing uses and serve as an additional destination point for users already visiting the park. Proposed improvements for this phase of development are described in more detail below. Each improvement is numbered in coordination with the concept shown on Figure 4.

1. PICNIC AREA AND SHELTER

Provide water, shade, and seating for visitors to sit and enjoy the scenery at the main lookout. The shelter structure could be used for private rentals and would be sized to accommodate smaller group gatherings (30-60 people). Ideally the shelter would be designed to have the ability for it to be enclosed and locked (i.e. using sliding doors or removable panels) in order to minimize risk of it being a destination for un-programmed or after hours use.



Example of an enclosed picnic shelter.

The shelter is positioned so it does not block views for those picnicking in the open lawn area when the shelter is not in use. Minimal lighting and water access is proposed as part of this improvement.

2. HABITAT RETENTION BASIN

Vegetation is allowed to encroach around edges of pond with the goal of limiting public access and preserving its habitat value. Vegetation should be managed to promote the growth of native aquatic species along the edges of the pond. There is opportunity for a wooden

boardwalk, benches, and interpretive signage to be placed adjacent to the pond. In addition, any required onsite stormwater treatment resulting from other proposed improvements, both now and in the future, could overflow into this basin, providing an additional opportunity for interpretation.

3. OPEN FIELD/PICNIC AREA

This area serves as an informal gathering space for school groups, programs, and picnickers. To allow for this type of use, vegetation should be managed to maintain the openness of the space. Picnic tables could be provided for informal picnicking accessed by recommended trail expansions.

4. TRAILS

New trails are proposed throughout the property and connect to the existing trail network within the Gary Walker Trail system and the Middle Fork Path. Trails provide access to overlook locations, ponds, picnic areas and provide general navigation around the site even during private rental use at the shelter.

5. OVERLOOK BENCH

One or more benches are proposed at the upper most point of a switchbacking trail system along an old gravel access road. This provides a destination for hikers wanting to gain elevation for a more rigorous hiking experience. A map identifying distant landmarks could be provided for additional context to trail users.

6. PARKING

Approximately 15 parking spaces are provided to meet minimal demands for private use or Willamalane programming of the picnic shelter. This includes one required accessible parking space. A roundabout provides a turnaround for large vehicles and fire trucks.

7. OVERFLOW PARKING AREA

Additional parking is provided at an existing levelled clearing approximately 300 feet from the formalized parking lot. This graveled lot could accommodate approximately 16 additional spaces.

8. PORTABLE RESTROOM STRUCTURE

A covered shelter is proposed for placement of portable restrooms.

9. OBSERVATION DECK

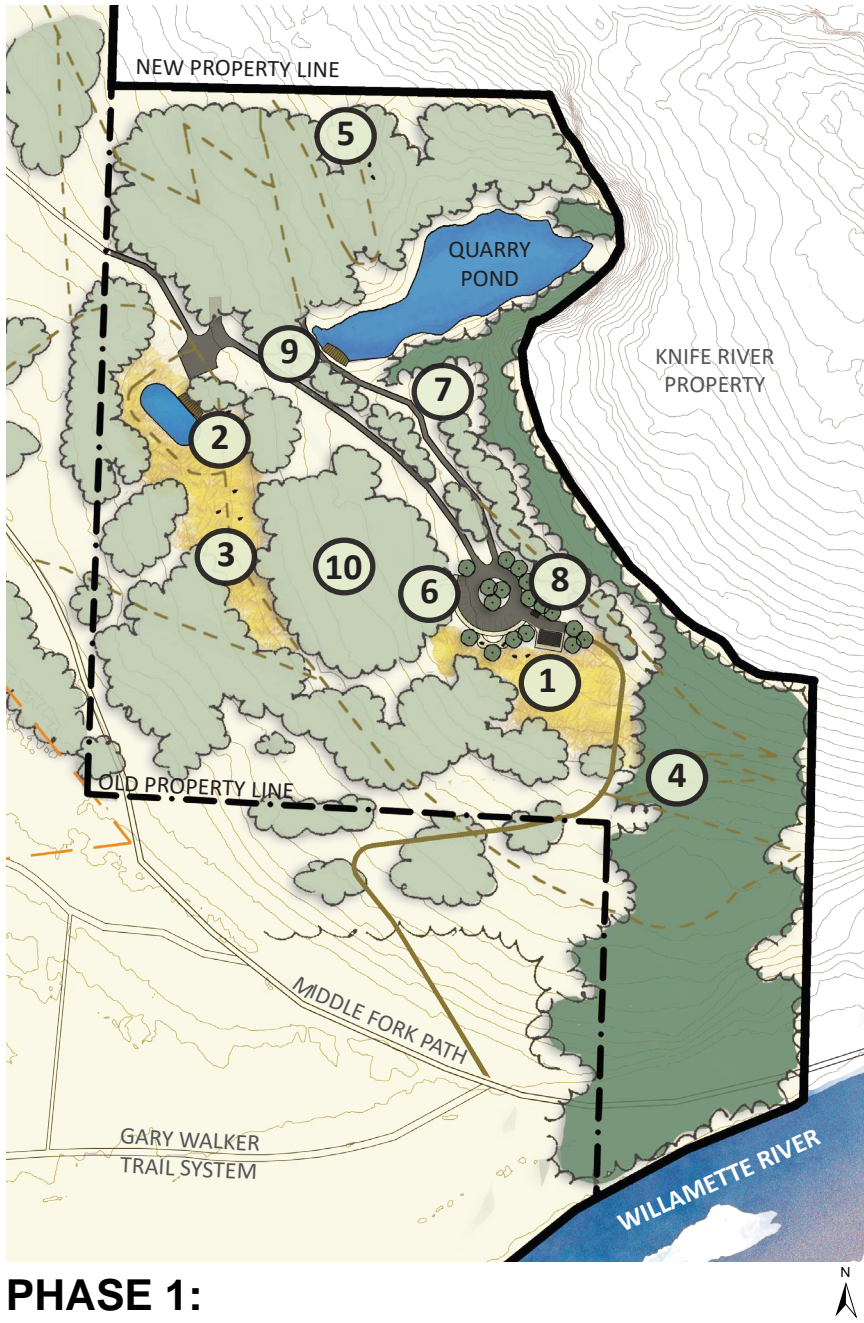
A floating observation dock provides visual access into the pond. This observation area can be used by educational groups and hikers interested in looking for birds, tracks, or aquatic species.

10. HABITAT RESTORATION

Restore habitat value to the most impacted areas of the property per the recommendations identified in the Natural Resource section.

FIGURE 4:

NEW PROPERTY, PHASE 1



- 1 - **PICNIC AREA AND SHELTER**
Provide water, shade, and seating for visitors to sit and enjoy the scenery at the main lookout.
- 2 - **HABITAT RETENTION BASIN**
Allow vegetation to encroach around edges of the pond with the goal of limiting public access and preserving habitat.
- 3 - **OPEN FIELD/PICNIC AREA**
Maintain as an informal gathering space for school groups, programs, and picnicking.
- 4 - **TRAILS**
Provide new trails throughout the property that connect to the existing Gary Walker Trail System.
- 5 - **OVERLOOK BENCH**
- 6 - **PARKING**
Approximately 15 parking spaces are provided for small rentals and program use.
- 7 - **OVERFLOW PARKING AREA**
- 8 - **PORTABLE RESTROOM STRUCTURE**
- 9 - **OBSERVATION DECK**
A floating dock provides a dedicated space for bird and wildlife viewing.
- 10 - **RESTORATION**
Implement natural resource management strategies to improve habitat quality within natural areas throughout property.

PHASE 1:
HIKER'S DESTINATION CONCEPT



A multi-purpose room in the proposed utility building could provide space for bunk beds, tables for meetings, or space for event staging.



The Smith Homestead Forest Learning Shelter at the Tillamook State Forest in Oregon provides a rental space similar to that proposed at Dorris Ranch.



An overnight camp facility at the new property was one concept that was favored by staff and the public during public outreach efforts.

Phase 2: Community Gathering

The second phase of development takes advantage of the scenery and privacy of the site for development of a community gathering space. This phase of development expands on what was completed in phase one and proposes a multifunctional design for additional structures that accommodate a multitude of different user groups and uses (e.g. weddings, community events, Willamalane programs, outdoor school programs, overnight camps, etc.). A market analysis and further assessment of local demand is recommended prior to design development to better define the target user groups for this site so the design can be refined accordingly. Regardless of the determined future target user groups, flexibility should be prioritized in the design so the space can accommodate as many interested user groups as possible. It should be noted that water and septic would be significant factors to consider in determining feasibility and project cost for this phase. New improvements proposed in this second phase of development are shown on Figure 5 and described in more detail below.

1. UTILITY BUILDING

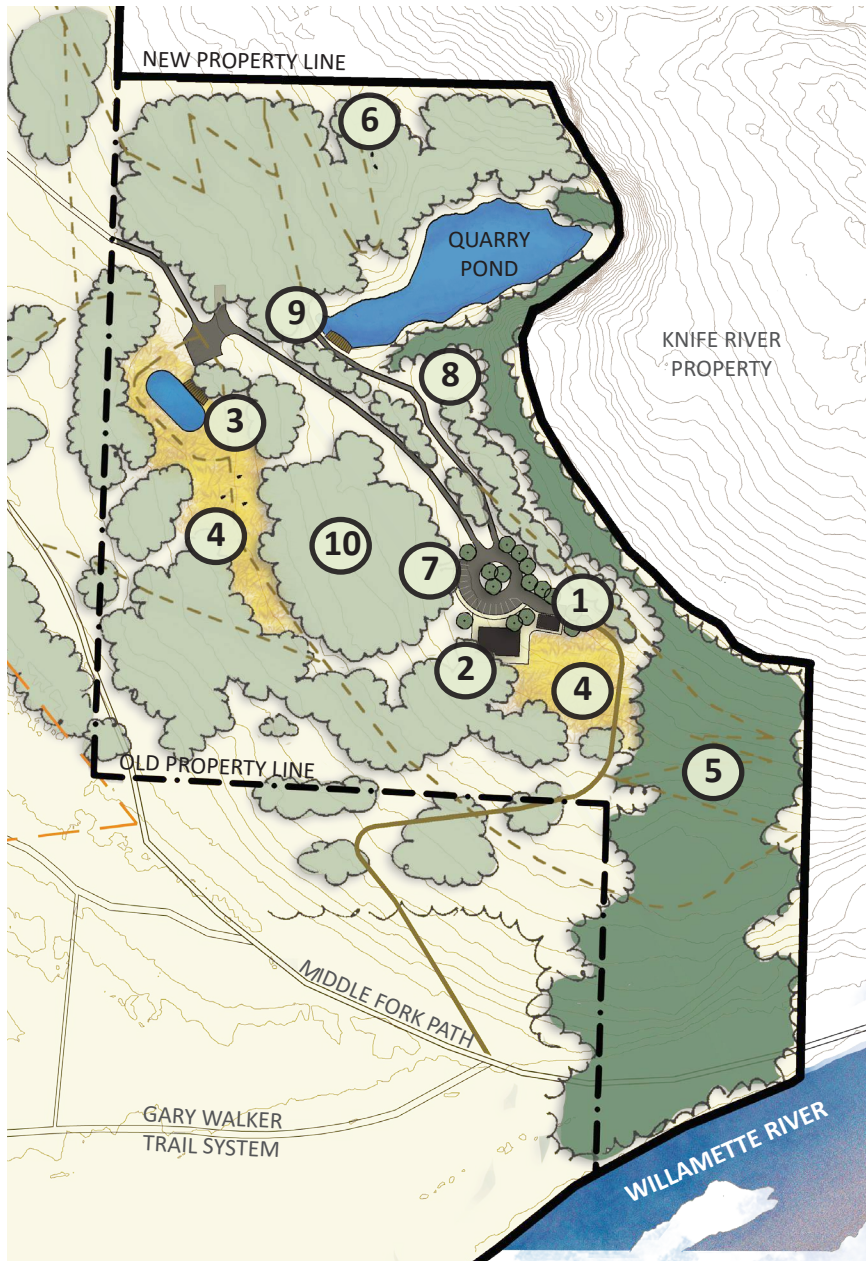
This building provides amenities that support the accommodation of larger events. Such amenities may include: a kitchen for catering, restrooms, showers, storage, a changing room, and general multi-purpose meeting room that could accommodate tables or bunks.

2. GATHERING BUILDING

Indoor space for up to 200 people for programs and events. This larger building would be strategically oriented to capture key viewpoints and would have large opening doors to allow events to overflow onto the lawn area. The building would have an open floor plan and could be enclosed for year-round use. Materials that complement the building's surroundings (i.e. wood and stone) should be thoughtfully incorporated into its design. In addition, a large fireplace would add to the structure's ambiance and attendees' comfort during off-season or fall/winter use and could be designed to mimic the one at Peter's Lodge, a cabin used for community gathering that historically existed at Dorris Ranch.

FIGURE 5:

NEW PROPERTY, PHASE 2



- 1 - **UTILITY BUILDING**
Provide amenities that support large events (e.g. kitchen, restrooms, storage, or general multi-purpose room).
- 2 - **GATHERING BUILDING**
Indoor space for up to 200 people for programs and events.
- 3 - **HABITAT RETENTION BASIN**
Allow vegetation to encroach around edges of the pond with the goal of limiting public access and preserving habitat.
- 4 - **OPEN FIELD/PICNIC AREA**
Maintain as an informal gathering space for school groups, programs, and picnicking.
- 5 - **TRAILS**
Provide new trails throughout the property that connect to the existing Gary Walker Trail System.
- 6 - **OVERLOOK BENCH**
- 7 - **PARKING**
Approximately 15 parking spaces provided for small rentals and program use.
- 8 - **OVERFLOW PARKING AREA**
- 9 - **OBSERVATION DECK**
A floating dock provides a dedicated space for bird and wildlife viewing.
- 10 - **RESTORATION**
Implement natural resource management strategies to improve habitat quality within natural areas throughout property.

PHASE 2: COMMUNITY GATHERING CONCEPT



RECOMMENDATIONS FOR FRONT ENTRANCE

The front entrance of Dorris Ranch incorporates the most heavily used portions of the park and includes most of the structures, parking, trailheads, all rental space and much of the programmable space. The primary challenge with this portion of the park is the conflicting requirements associated with private rentals, orchard management, Willamalane programs, and frequent public use. The acquisition of the new property presents opportunities to minimize some of this tension by relocating large private rentals and some programming to that more private location. By doing this, the need for the new event center within the front entrance area of the park, as proposed in the 2008 Master Plan, is removed.



Aside from this, one additional use and some general design modifications are proposed for this area in this revision. These are shown in Figures 6 & 7. Much of what is proposed remains the same and is built upon design principles identified in the 2008 plan. One of these principles is maintaining an openness in the front entrance area of the park and preserving sightlines to historic features. Another design principle stresses the importance of consolidating intensive use and development to the front entrance area in effort to preserve the rest of the park for agricultural or natural area functions.

One of the biggest unknowns associated with this part of the park are future plans for the Briggs House. The 2008 plan called for removal of the structure, but in light of some evidence and public concern over historic value of the house, Willamalane has been hesitant to immediately move forward with this recommendation. In its current state the structure is providing no value to Willamalane or public, yet instead it functions as an attractive nuisance. In effort to move closer to a decision on the future of this structure Willamalane hired a consultant to propose options for future alternatives and their associated costs (*Peter Meijer Architect, PC, 9/29/17, The Reynold & Eva Briggs House Report*). Unfortunately preservation of this structure was presented at a very large price tag and the reality is, unless Willamalane can identify significant external funding sources, it is unlikely the structure can be preserved. While Willamalane continues to struggle with this decision, this plan proposes two separate concepts to account for either future reality. Concept 1 proposes a plan assuming preservation of the Briggs House. Concept 2 proposes a plan assuming demolition of the house.

Concept 1 (Assumes restoration of the Briggs House)

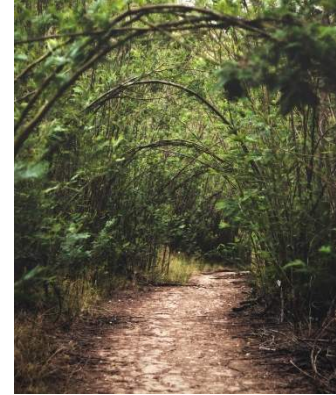


1. PICNIC & NATURE PLAY AREA

The formal picnic area includes paths leading to picnic tables dispersed throughout preserved oak savanna. Picnicking was one of the most desired improvements identified during public outreach.

In addition to picking, some nature play elements are proposed to be scattered throughout the three habitat zones that exist or are being proposed in this concept. Nature play, in this instance, can be defined as

use of natural materials (i.e. wood, rocks, sand, plants) to create opportunities for kids to play and explore. These types of improvements typically don't require large amounts of development. While some play elements may be visibly apparent from afar, it isn't until the children are invited to explore the meandering trails that they discover others.



The three habitat types or zones identified in the concept include: Wetland Play, Prairie Play and Oak Savanna Play. Examples of the types of nature play improvements that could be included for each of these zones include:

- a. Oak Savanna Play: stacked logs for climbing or balancing, stumps set in round for hopping from one to the other, slide from wooden lookout fort.
- b. Wetland Play: Willow tunnels or sculptures large and small, sculptures of aquatic species that can be climbed or interacted with, a bird watching platform, boardwalks, or a permanently installed magnifying glass for checking out critters.
- c. Prairie Play: boulders to climb or hop on, tunnels to climb through, narrow trails



2. PICNIC SHELTER

This large shelter would be available for private rentals and would be open to the general public when not in use. This shelter could accommodate groups of up to 75 people. It would include some lighting and would be positioned close enough to the parking lot for clear sightlines to the structure in effort to increase security.



3. COMMUNITY AGRICULTURE

Approximately 1 ½ to 2 acres of land is available for agricultural purposes. Any agricultural use would require some supporting infrastructure such as fencing and tool sheds. Willamalane would need to determine whether water demands for the proposed type of agricultural practice would warrant the demand for a new well in this area and whether a new well is feasible.



This type of use would require Willamalane to develop new programming or would require a partnership with a third party to assist with management of the project. Based on preliminary discussions with existing organizations doing similar work in the region, the lack of public transportation to the park and lack of density of housing surrounding it make it a less than desirable location for the typical models of community gardens that many of us are familiar with. However, for other reasons,



the site remains an attractive site for some form of agriculture to occur. Willamalane should remain open to working with partners interested in developing both typical and nonstandard models of community agriculture. Regardless of the model used, it should incorporate opportunities for community involvement and education.

Willamalane should assume there is a minimum of one year investment in prepping this land for agricultural use. Filbert trees would need to be removed and soil would need to be remediated. The OSU extension office recommends that at least two cycles of cover crop be planted and tilled under to assist with soil remediation after years of spraying.

4. DEMONSTRATION CROPS

A small patch of existing filberts adjacent to the barn are replaced with other crops planted historically at Dorris Ranch. A couple options include fruit trees or hops. Willamalane investment in management and maintenance of these crops would be necessary unless a partnership can be made with a third party organization to manage them for us.

5. ADDITIONAL ENTRY/EXIT

Add one additional point of entry and exist to the parking area.

6. STORMWATER BASIN

The basin would be constructed in an existing natural low point and surrounding areas would be graded to direct additional water into it for storage and treatment. Native plants should be used along with other features that would help it function better as an educational and play destination.

7. NEW RESTROOM AND KIOSK

With proposed parking expansions, there is need to define the intended entrance point for park users so impacts can be controlled and wayfinding made clear. A new restroom and kiosk structure would assist with this, while also serving those using adjacent park features such as the shelter or nature play areas.

8. EXPANDED PARKING

Approximately 140 parking spaces are dispersed throughout front entrance area. Parking configurations are modified from what is shown in the 2008 plan in effort to minimize hard surfaces within historic portions of the park, to develop under already disturbed portions of the site (under the power lines), and keep parking areas visible from the road where they can be monitored more easily. Parking quantities have also been reduced from what was included the 2008 plan by approximately 100 spaces. Willamalane believes this quantity would be adequate to meet demands for regularly planned programs and events. Larger events and programs may require overflow parking to occur along the gravel roads where parking currently occurs (approximately 70-100 additional spaces).

Approximately 20 of the proposed parking spaces are located in a small lot adjacent to the Briggs House. This lot would allow a minimal amount of parking to provide direct access to the Briggs House for program and rental use and could be gated to control public access. This parking lot would be located behind the hill the house is constructed on and be less visible from central parts of the front entrance area.

9. GATED ACCESS

Vehicle access beyond this point is limited to Willamalane staff, orchard managers, and rental and event use.

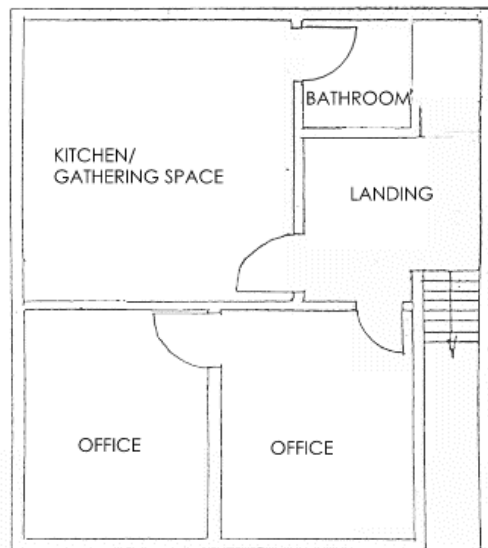
10. BARN AREA

The barn and associated buildings continue to serve as an event venue and focal point of the park. Demand for events and rentals at this location may shift after phase two recommendations are implemented at the new property; however, this structure will continue to accommodate summer camps and Willamalane events into the future.

11. TOMSETH CULTURAL RESOURCE AND NATURE CENTER

The Tomseth House can continue to be used for private rentals for the immediate future; however, once proposed improvements at the Briggs House and the new property are complete the use of the house will shift to serve the Living History Village and other educational programming of the site. This plan proposes that the downstairs portion of the house is used as a cultural and natural resource center. It can also continue to provide an indoor place for students to eat during their visits to Dorris Ranch with school programs.

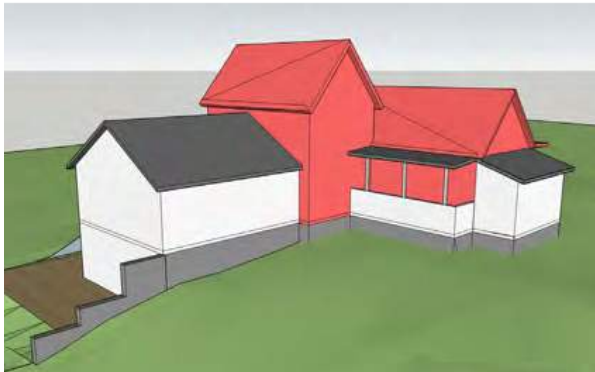
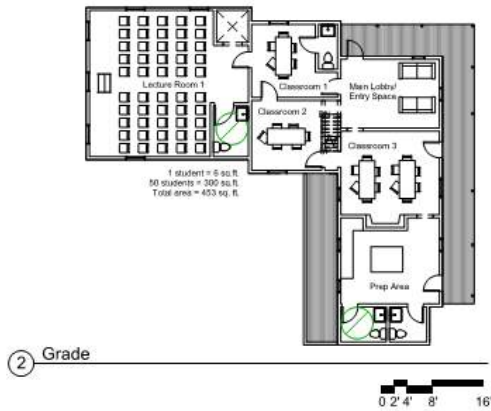
The upstairs of the house is proposed to be used as a caretaker's residence. Dorris Ranch has historically had caretakers live onsite and assist with management and/or oversight of the property. With the proposed improvements in this plan, multiple opportunities for caretaker assistance exist. Some of these include maintenance or management of the natural resource areas, paths, structures, community agriculture, or assistance with historic preservation opportunities onsite. A constant presence within such a central location of the park would increase security and awareness of what happens there. The upstairs portion of the house is already set up to accommodate this use and includes two small rooms, a small kitchen/gathering space, and restroom.



Floorplan for upstairs of Tomseth House.

12. EXPANDED PARKING

The parking area for trailhead users is expanded to provide additional parking along with bus parking and a bus turnaround. School programs will be encouraged to use this as a staging point for Living History Programs. It allows students to be dropped off adjacent to a restroom and at the closest point to the Living History Village. This minimizes the need for buses to enter other portions of the park and provides a safe place for buses to park and turnaround.



Proposed rehabilitation concept from the Reynold and Eva Briggs House Report. See full report in Appendix 1. .

13. BRIGGS HOUSE

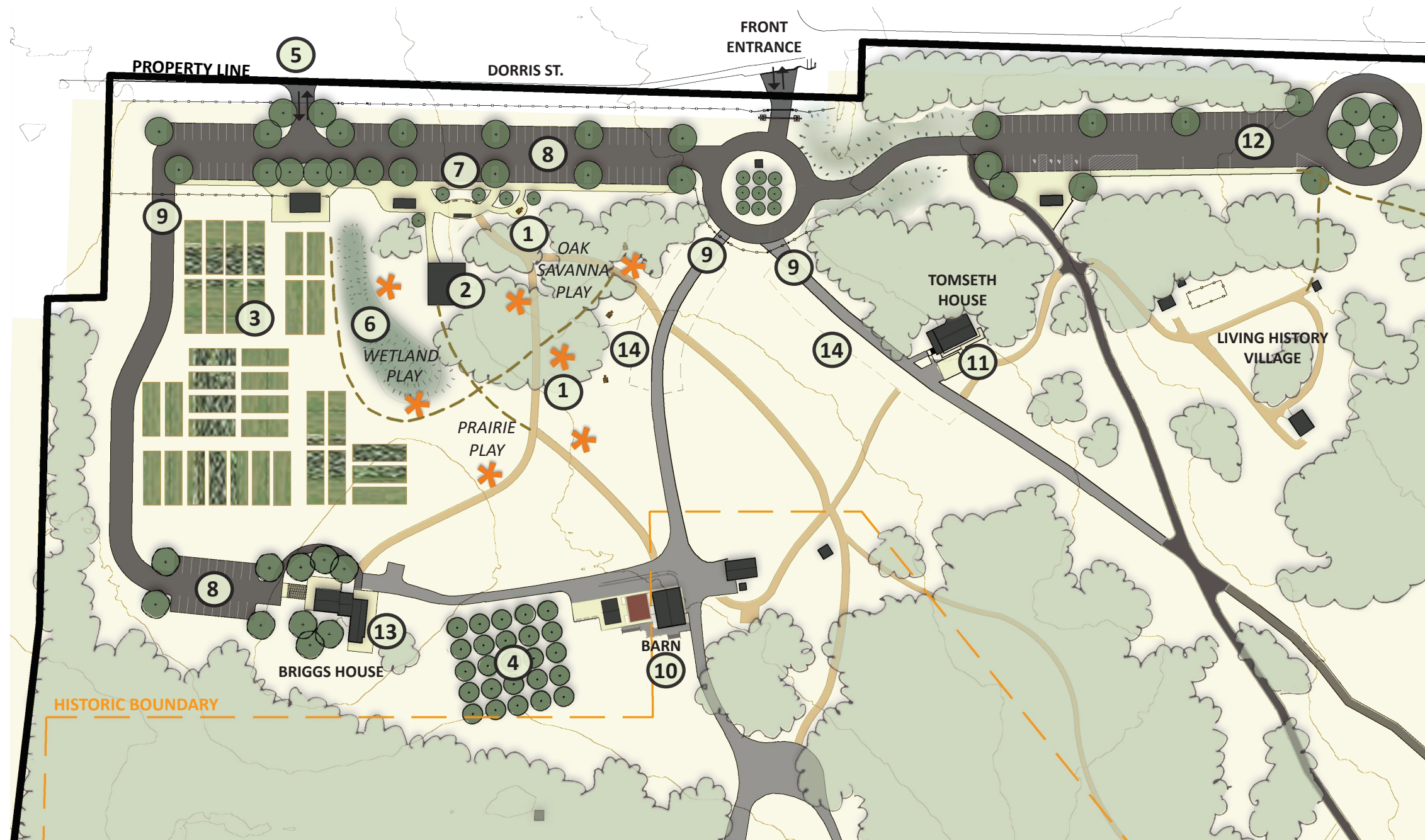
In this concept the Briggs House is rehabilitated to serve as rental and classroom space. This was the preferred option from the Eva and Reynold Briggs House Report (Appendix 1) from both staff and the public. This concept expands the building's original footprint so it can serve larger groups (approximately 50 people), and maintains the main (eastern) elevation of the building. Proposed meeting and classroom spaces are designed to be flexible so they can serve multiple functions. According to the report, the cost to stabilize the structure and make these proposed renovations would be approximately \$852,000. The report notes that revenue generated from this structure could assist with paying for proposed improvements.

14. OVERFLOW PARKING

Overflow parking can occur along the edges of the existing gravel roads during private rentals and large events.

FIGURE 6:

FRONT ENTRANCE, CONCEPT 1 (Preserve Briggs House)



- 1 - **PICNIC & NATURE PLAY AREAS ***
Formal picnic area includes paths, concrete pads, and tables dispersed throughout preserved oak savanna. Nature play elements are scattered throughout the wetland, prairie, and oak habitats.
- 2 - **PICNIC SHELTER**
Large shelter available for rentals.
- 3 - **COMMUNITY AGRICULTURE**
Includes tool shed, fencing, and irrigation.
- 4 - **DEMONSTRATION CROPS**
Existing filberts are replaced with fruit trees or other crops planted historically at Dorris Ranch.
- 5 - **ADDITIONAL ENTRY/EXIT**
- 6 - **STORMWATER BASIN**
- 7 - **NEW RESTROOM/KIOSK**
- 8 - **EXPANDED PARKING**
Approximately 140 parking spaces are dispersed throughout front entrance area.
- 9 - **GATED ACCESS**
Vehicle access beyond this point is limited.
- 10 - **BARN AREA**
Continues to serve as special events venue.
- 11 - **TOMSETH CULTURAL RESOURCE/NATURE CENTER**
Downstairs portion is used as a cultural resource/nature center and upstairs portion is used as a caretaker's residence.
- 12 - **EXPANDED PARKING**
For buses and Middle Fork Path trailhead users with bus turnaround.
- 13 - **BRIGGS HOUSE**
Briggs House is rehabilitated to provide rental and classroom space.
- 14 - **OVERFLOW PARKING**
For use during large events and private rentals.

Concept 2 (Assumes demolition of Briggs House)

This concept proposes what would happen at the location of the Briggs House if the house were demolished. Given the significance of the Briggs House as the original farm house for the property, this concept proposes the building be replaced with a community gathering space that includes design elements that reflect the original structure. Portions of this concept that differ from Concept 1, as a result of demolition of the Briggs House, are described below.

1. PICNIC & NATURE PLAY AREA

In this concept the picnic shelter is removed from the location proposed in Concept 1 and relocated to the site of the Briggs House. Informal picnicking can still occur within the nature play and front entrance area.



“Ghost frame” structures, created in other parts of the state and country, provide inspiration for how the Briggs House could be reflected in the new design.

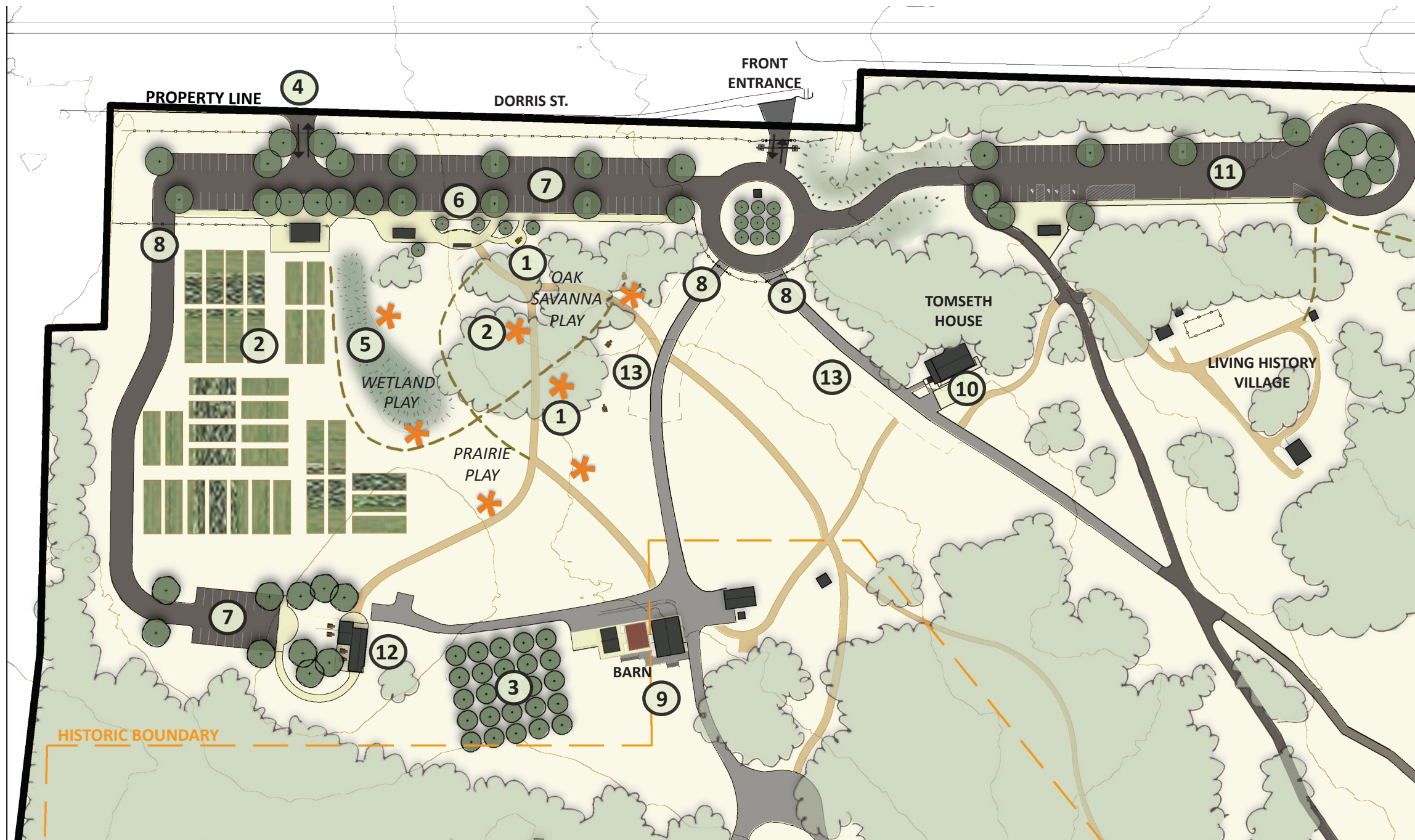
2. PICNIC SHELTER

Salvaged materials from the Briggs House could be used in construction of a picnic shelter in place of the current house. The roofline of the shelter could mimic the Briggs’ and the building’s foundation could be reflected in the design of the surface. Portions of the original fireplace may also be able to be integrated into the structure’s design.

This gathering space would be slightly larger than the one proposed in Concept 1, yet would likely still have a maximum capacity of about 75 people. Historic vegetation and landscape walls should be restored surrounding the shelter as part of this improvement.

FIGURE 7:

FRONT ENTRANCE, CONCEPT 2 (Demolish Briggs House)



- 1 - **PICNIC & NATURE PLAY AREA** *
Formal picnic area includes paths, concrete pads, and tables dispersed throughout preserved oak savanna. Nature play elements are scattered throughout the wetland, prairie, and oak habitats.
- 2 - **COMMUNITY AGRICULTURE**
Includes tool shed, fencing, and irrigation.
- 3 - **DEMONSTRATION CROPS**
Existing filberts are replaced with fruit trees or other crops planted historically at Dorris Ranch.
- 4 - **ADDITIONAL ENTRY/EXIT**
- 5 - **STORMWATER BASIN**
- 6 - **NEW RESTROOM/KIOSK**
- 7 - **EXPANDED PARKING**
Approximately 140 parking spaces are dispersed throughout front entrance area.
- 8 - **GATED ACCESS**
Vehicle access beyond this point is limited.
- 9 - **BARN AREA**
Continues to serve as special events venue.
- 10 - **TOMSETH CULTURAL RESOURCE/ NATURE CENTER**
Downstairs portion is used as a cultural resource/ nature center and upstairs portion is used as a caretaker's residence.
- 11 - **EXPANDED PARKING**
For buses and Middle Fork Path trailhead users with bus turnaround.
- 12 - **PICNIC SHELTER**
Salvaged materials are integrated into construction of large picnic shelter in place of current house.
- 13 - **OVERFLOW PARKING**
For use during large events and private rentals.

RECOMMENDATIONS FOR TRAILS & WAYFINDING

The 2008 Master Plan did not include a thorough analysis of existing trails, or create a separate plan for future trail planning. Figure 8 shows the proposed Gary Walker Trail and Wayfinding Plan for the property as part of this revision. Instead of including all potential trails on the property, this plan shows those that Willamalane is proposing to maintain and manage for recreational use into the future. Roads used for orchard maintenance and some user created trails are not included on these plans, though some may continue to serve as routes for regular users.



In addition to further definition of trails in the park, this plan proposes a hierarchy within the trail system. This hierarchy includes:

1. Multi-use Path (paved, 10-12 ft wide)
2. Pedestrian Paths (natural surface, 10-12 ft. wide)
3. Pedestrian Trails (natural surface, 2-4 ft. wide)

The plan shows both existing and proposed paths and trails throughout the park. According to the plan an additional 2.9 miles of trail are proposed, primarily in the eastern parts of the park and through the newly acquired property.

One small trail segment is proposed through the center of an existing orchard (the Walnut Orchard). This critical connection to the eastern parts of the park will need to be carefully designed to not interfere with orchard management practices. Similarly signage of this portion of trail will need to be clear as walking through the orchards can be disorienting to visitors not familiar with the park.

A hierarchy is also proposed within the wayfinding recommendations of the plan. This hierarchy includes the following:

1. Major Wayfinding Nodes. These are locations where informational kiosks are located. These include maps and other important park related information.
2. Minor Wayfinding Nodes. These mark junctions and transition points in the trail system where small markers or signs are needed to direct park users to their destinations.
3. Historical Destinations. These mark highlights in the park that currently function as (or could function as in the future) historical destinations within the park. These locations may be spots to locate future interpretive panels focusing on site history.

The plan proposes that two new major wayfinding nodes be created in the future. One at the northern portion of the park adjacent to the expanded parking. This would not be necessary until the new parking is developed. A second major node is proposed at the southeast corner of the park. This node would be for bikers and walkers accessing the park from the Middle Fork Path. A kiosk at this location could help inform visitors about Dorris Ranch, additional trail opportunities, and direct them to other destinations within the park. Other existing kiosks in the park could use updating to assure that information is accurate and consistent park wide.

One kiosk, currently located at the entrance to the orchard, is proposed to be removed and replaced with minor/directional wayfinding. It is possible this structure could be relocated to the southeast corner of the park to respond to recommendations for an additional major wayfinding node at that location.

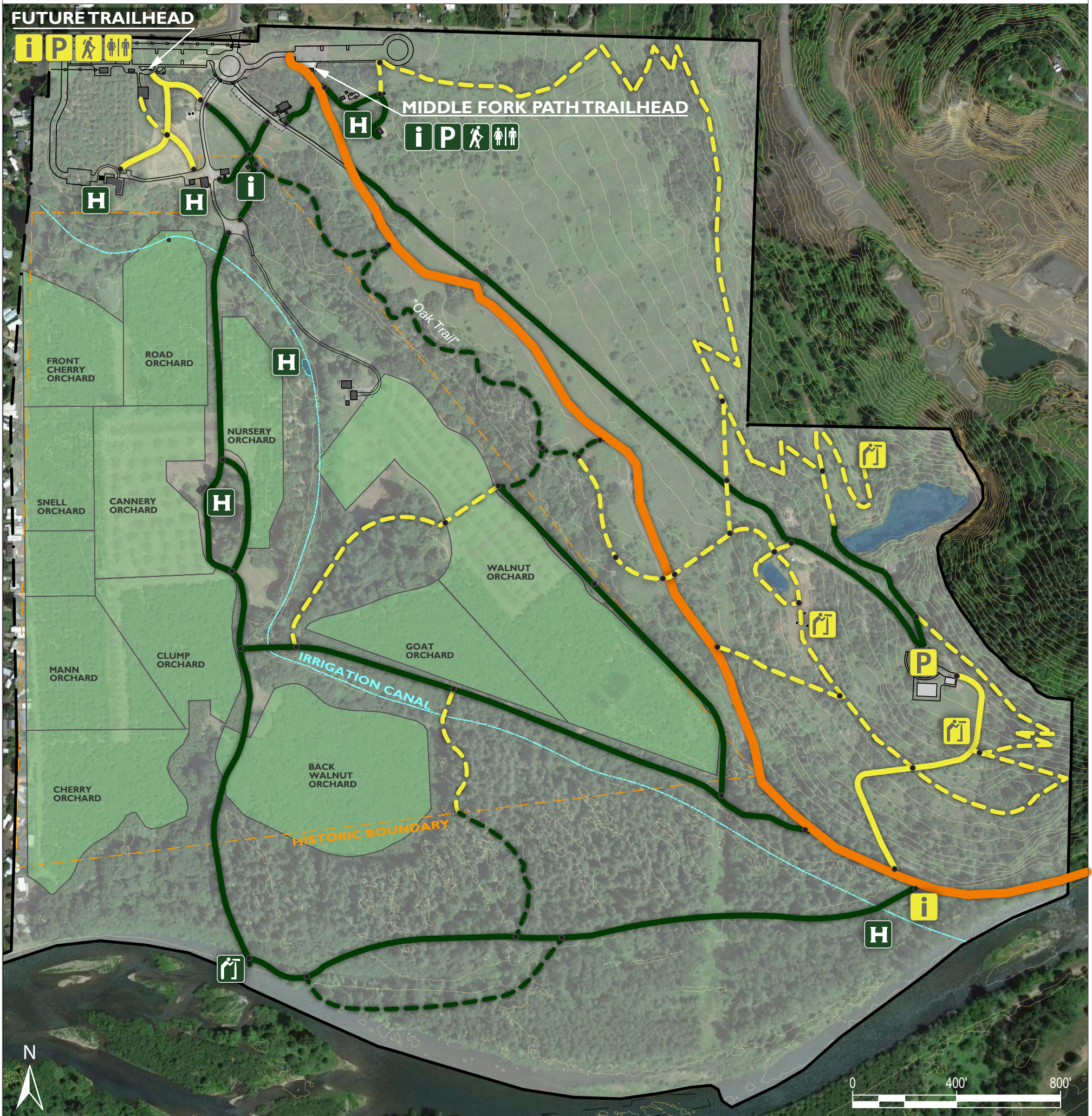
Most of the minor wayfinding information that currently exists onsite is in poor condition or is not accurate. This plan recommends developing a park-wide signage plan using similar materials, terminology and symbolism that relates to information presented at the main kiosks. Ideally wayfinding markers would be easy to update as trails are added to the system and cheap to replace if they experience vandalism.

FIGURE 8:

TRAIL & WAYFINDING PLAN

GARY WALKER TRAIL SYSTEM - DORRIS RANCH LIVING HISTORY FARM

EXSITING/PROPOSED PATHS & TRAILS	EXSITING/PROPOSED AMENITIES	MAP NOTES
EXISTING MULTI-USE PATH	RESTROOMS	<ol style="list-style-type: none"> MULTI-USE PATHS are 10-12' wide and have paved surfaces. PATHS are 10-12' wide and have natural surfaces. TRAILS are 2-4' wide and have natural surfaces. Proposed trail alignments are conceptual. Actual alignments may be adjusted during design development and trail construction. Routes shown are all designed to be constructed to meet Architectural Barriers Act Accessibility Standards for Outdoor Developed Areas. Occasional landings may be required at areas showing switchbacks. Wayfinding signs to include mileage, directional arrows, trail names, and be uniform in color and materials.
EXISTING PATH	INFORMATION KIOSK	
FUTURE PATH	PARKING	
EXISTING TRAIL	TRAILHEAD	
FUTURE TRAIL	VIEWPOINT	
10 ft. CONTOUR	HISTORICAL FEATURE	
	WAYFINDING SIGN	



RECOMMENDATIONS FOR NATURAL RESOURCES

Below are a list of new and updated recommendations that relate to the natural resource management of the park.

General Recommendations

1. Conduct long-term management of areas that have been restored since 2008.
2. Complete restoration efforts within the oak woodland.
3. Conduct a vegetation survey for the new property to better understand existing resources and vegetation types.
4. Work to manage invasive species throughout the property.
5. Remove encroaching Douglas fir and Ponderosa pine throughout the property.
6. Implement a fuels management strategy for the park that reduces fuel loads by removing encroaching vegetation and dense growth. Prioritize areas adjacent to existing structures and unique or historic features of the park.
7. Continue to strive to meet goals and objectives listed in the 2008 Master Plan. A simplified version of these, along with some minor additions, are included below for reference. For additional detail refer to the 2008 Master Plan document.

Updated 2008 Recommendations

1. Oak woodlands and savannas
 - Remove conifer trees that threaten to crowd or shade oaks
 - Remove or kill invasive grasses and wildflowers (false brome, shining geranium, etc.)
 - Thin out some of the smaller native trees to reduce crowding (leave most oak and all madrone)
 - Retain native understory shrubs, grasses, and wildflowers (Forbs)
 - Plan or seed native species in disturbed areas
 - At locations where oaks have an open structure, implement a more aggressive approach to clearing, including all trees and brush other than oaks and madrone growing within driplines of openly structure oaks
 - Selectively apply herbicide to control invasive species that re-sprout after clearing.
 - Start work at more intact areas.
 - Continue working to restore the oak woodland south of where work was initiated in 2017.
 - Remove fence between orchard and Oak woodlands to support continued maintenance and management
 - Enhance trail that goes through oak woodland to support interpretive signage and to provide a more natural experience for the user
2. Oak Prairie
 - Begin clearing/removal by mowing, working outwards from best quality oaks and grass/wildflower patches
 - Follow up with herbicide treatment to kill re-sprouting or new invasive species
 - Focus on reducing brush and opening up the habitat for the first few years (structure)
 - Then improve composition by adding prairie/grassland species via seeding and plug planting
 - Monitor periodically to determine if native composition is improving
 - Consider introduction of prescribed fire for management

3. Wet hill slope
 - Preserve ash/oak stands, remove invasive species from this area
 - Preserve high quality native forbs in this area

4. Riparian woodland and river edge
 - Remove invasive species (especially false brome and shining geranium)
 - Remove non-native trees such as holly, laurel sp., and cherry trees
 - Assess opportunities for habitat enhancement (e.g., opening of old side channels)
 - Clear fir trees away from remnant ponderosa pine
 - Monitor river edge for spread of invasive species (especially false brome, purple loosestrife and knotweed)

5. Incense cedar grove
 - Determine type of fungus attacking cedars and develop a strategy to prevent further spread of the disease in addition to identifying new opportunities for succession

6. Wetlands
 - Remove invasive species
 - Convert prairie near north entrance to wet prairie grassland
 - Protect wetlands from all future impacts

OTHER RECOMMENDATIONS

The Dorris House

The 2008 plan proposed that the Dorris House and grounds be rehabilitated to preserve some of the original historic fabric of the park. Proposed uses for the building were classroom/meeting space, with a caretaker's residence on the second floor.

This revision agrees with these recommendations if: (1) the Briggs House is demolished and additional classroom/meeting space is not developed at that house; and (2) if Willamalane feels the need or justification for two caretakers on the property at some point. Other uses for this structure that should be considered include Willamalane, nonprofit, or private business office space, a small living history museum/exhibit space, or a private tenant.

Private tenants currently occupy the house, however revenue generated from this agreement is not adequate enough to meet the growing backlog of rehabilitation and maintenance needs. Willamalane should prioritize seeking funds from outside sources to assist with these efforts. They should also consider alternative uses for the house or agreements that could generate more revenue. Whatever Willamalane ultimately decides to use this structure for, it needs to experience frequent visitation and activity due to the remoteness of the site.

Storage Building

This is the structure adjacent to the barn that contains pit toilets and storage. With the addition of new restrooms in 2019, the pit toilets are no longer needed. It is recommended that this structure be reconfigured to provide spaces that support the barn as a rental. Reconfiguring could look at

demolishing the men's restroom and using the back half of the structure for storage, reconfiguring the women's restroom into a changing room, and setting up the front area with some minor catering amenities such as a sink, counter, shelving, a fridge, and electricity.

Living History Village

The 2008 Plan calls for the Living History Village to be expanded with additional support buildings that further enhance the interpretive and educational mission of the Living History program. This plan revision agrees with this recommendation and encourages Willamalane to expand the Village as deemed necessary.

Irrigation Channel and Swimming Pool

The 2008 plan calls for habitat restoration within the irrigation channel and physical restoration of the historic swimming pool near the Dorris House. This plan revision agrees with this recommendation and encourages Willamalane to pursue volunteer efforts and funding to make this happen.

Riverfront Outdoor Classroom

This revision recommends removing plans for a shelter along the riverfront for interpretive and educational uses. An informal outdoor classroom space could be created along the riverfront, however a covered shelter is likely to attract too much undesirable activity at a location that is not easy to monitor or access. An outdoor classroom could be as simple as a widened clearing along the path with benches or logs for seating.

Briggs Orchard

All concepts, in 2008 and in this revision, propose for removal of remaining trees of the Briggs Orchard. These are not included within the Historic Boundary of the park and are some of the lowest producing trees on the property. By removing filbert orchards from the front entrance area it would mean spraying would not need to occur in areas most frequented by visitors.

NEXT STEPS AND PRIORITIES

The proposed plans for Dorris Ranch include small and large projects that will need to be developed as funding becomes available. In the meantime, there are a number of recommendations that Willamalane can move forward on at little expense, or as part of an ongoing effort while funds for other projects are sought. Some of these include:

- Orchard replacement
- Maintenance and rehabilitation of existing structures
- Ongoing restoration work and maintenance of natural areas
- Learn more about the new property in preparation for future developments
 - Conduct a vegetation survey
 - Conduct a wetland delineation
 - Further assess functioning of existing utilities
 - Start design development for phase one of proposed developments and develop a cost estimate for required work
 - Eventually conduct a market study to guide phase 2 development
- Conduct a cultural resources survey for any areas of the park planned for development
- Develop new trails per the Gary Walker Trail Plan and continue maintenance of existing trails
- Implement wayfinding recommendations
- Make a final determination on the future of the Briggs House and start planning for implementation of those plans
- Seek grant funds for the proposed improvements
- Remove the Briggs Orchard and start remediation practices to improve soils for future agricultural uses
- Investigate partnerships that may be interested in working with Willamalane on developing community agriculture programs at Dorris Ranch
- Assess feasibility of obtaining water rights and cost of developing a well at the north portion of the property for agricultural uses

As funding does become available, priority projects include:

- Improvements to or demolition of the Briggs House
- Restoration of the Dorris House and grounds
- Phase 1 improvements at the new property
- Development of a picnic shelter/community space at the front entrance area of the park

Note that parking improvements are not currently necessary, but may be triggered by some of the proposed improvements in the future. These will need to be implemented as the City of Springfield and/or Lane County require.

CLOSING THOUGHTS

Dorris Ranch is a gem within Willamalane and the region as a whole. As a park, it functions as an active orchard, registered historic site, living history destination for schools, popular event venue, and a takeoff point to the Middle Fork Path. It is a site filled with natural beauty, historic charm, and exciting wildlife encounters enjoyed by many visitors. All of these things add to the complexity that make this park an interesting and unique space that so many love. With limited operational and improvement

funds available, coupled with an increase in park usage, Willamalane must be strategic and resourceful to ensure the needs of the community and demands placed on Dorris Ranch are met.

APPENDIX 1

Reynold and Eva Briggs House Report

TO: Board of Directors
FROM: Eric Adams, Planning and Development Manager
DATE: November 8, 2017
SUBJECT: Briggs House Assessment – Report Summary

TOPIC:

In June 2010, a Condition Assessment report was completed for the Briggs House through a collaborative effort by students of the University of Oregon’s Architecture Department and Historic Preservation Program under the direction of program faculty and local heritage consultants. The report documented the existing structural condition of the Briggs House and presented conclusions on the state of its historic significance as a standalone structure and in relation to the broader Dorris Ranch National Historic District. Documentation includes an inventory of the original design and building materials, as well as approximate dates of when design and materials modifications may have taken place. Also included in the report are suggested “next steps” for further consideration of repairing and rehabilitating the structure, relocating it to another site, or deconstructing it to allow for alternate uses in this portion of Dorris Ranch. Detailed cost information for repairing and rehabilitating the Briggs House was not included in the June 2010 Condition Assessment, nor did it explore options for re-use that may align with and support programming at Dorris Ranch, and, more broadly, Willamalane Park and Recreation District’s various missions.

In order to gain a better understanding of the monetary investment that would be necessary to repair and rehabilitate the Briggs House, and determine whether such an investment could be economically self-sustaining, Willamalane recently contracted Peter Meijer Architect, PC (PMA) to complete a condition assessment update for the Briggs House. The report also presents potential reuse options for the house, along with construction cost estimates and rental revenue projections. Willamalane staff are in the process of finalizing an update to the Dorris Ranch Master Plan, so determining viable options for the Briggs House is a factor that will influence the extent and timing of future improvements at Dorris Ranch, particularly within the area immediately proximate to the Dorris Barn. Below is a summary of the findings from the PMA report, which is included as Attachment I.

Willamalane staff have also recently meet with representatives of the City of Springfield’s Historic Commission and other’s interested in local historic preservation to discuss findings from the PMA report. A summary of the comments and suggestions that were offered is provided as Attachment II.

DISCUSSION:

Condition of the Briggs House

Building from the condition assessment that was completed in June 2010, the PMA report documents how the Briggs House has declined over the last eight years. Key findings presented in the report include the following.

- Continued water intrusion in two “critical areas” located on the northeastern and southwestern corners of the house due to improperly installed flashing, as previously documented through the 2010 assessment. This has resulted in:
 - weakening of the porch roof,
 - deterioration of a porch column,
 - warping and deterioration of historic shiplap siding, and
 - evidence of mold and fungi growth.
- Separation between the cornice and flashing along the roof on the southern side of the house, which could become a point for water intrusion if failure has not already occurred.
- Increased evidence of water intrusion within the interior of the house; notably, on the eastern wall of the original parlor room. Damage was observed to extend from the floorboards to the ceiling, where the roof of the 1870’s wing meets the exterior of this wall in the upright structure. Wallpaper is damaged in this area and peeled away to reveal rotting wood paneling. Evidence of water intrusion in this location of the interior was comparatively less pronounced in 2010.
- Deterioration of the historic siding due, in part, to the removal in 2010 of T-111 siding that was applied at some point prior to the 2010 assessment. The PMA assessment notes that a significant amount of the color has been lost from the historic siding since the 2010 assessment, and exhibits stains left from water residue.
- Progressed weathering of the shiplap on the eastern façade under the porch roof. Although there are more signs of brittleness and cracking than were documented through the 2010 assessment, the overall condition of the siding remains good.
- Cornerboards were observed to be missing in several locations.
- The frame, sill, and muntins of several windows exhibit chipping and cracking, likely due to weathering.
- Advanced moss growth on the roof, particularly on the eastern façade of the 1870’s addition and on the northern façade of the garage and garage addition.
- Inoccupation and illegal squatting have caused deterioration and damage to the interior of the house, including:
 - removal of wall coverings (i.e., muslin, decorative wallpapers, wood paneling, and lath and plaster) in several locations throughout the house;

- removal of a large portion of the northern wall in the living room, causing visibility to the dining room;
- random punctures to the interior walls, likely from vandalism caused by illegal squatters; and
- dirt, random debris, and garbage has accumulated in various locations of the house, likely from illegal squatting.

Options for Rehabilitation and Reuse

In order to provide a basis for deciding whether and how the Briggs House could be rehabilitated, the PMA assessment presents preliminary construction cost estimates for stabilizing the house, and remodeling it for use as either a residence or as a space that could be rented for private gatherings, meetings, and lectures. A cost estimate for demolishing the house was also prepared. Below is a summary of each option.

Stabilization

This option would include addressing some of the more critical deterioration described above, along with the following items.

- Replacing the roof of the original structure
- Reinforcing the building foundation
- Demolition of the collapsing shed additions to the kitchen and garage
- Vegetation clearing within 20 feet of the building foundation
- Demolition of the chimney to the eave
- Resealing exterior windows and door with plywood
- Installation of a burglar alarm and smoke detectors.

Total cost for stabilization given the items listed above is estimated at roughly \$72,000.

Residential Curatorship

This option would involve complete rehabilitation of the Briggs House, include updates necessary to comply with current building code standards to allow for residency of a tenant. An approach commonly used in the eastern portions of the United States, residential curatorship programs establish a contractual agreement between the owner of a historic property and a party who is willing to pay the cost of rehabilitation in return for “no cost” or “reduced cost” rent. Typical agreements require rehabilitation to achieve compliance with national preservation standards, and include opening the property for public viewing a certain number of times over the duration of each year. Agreements usually extend for a period of 20 to 30 years, but also can be granted for a tenant’s lifetime if desired. Applicants for a curatorship must demonstrate sufficient financial stability to sustain the cost of rehabilitation, as well as maintenance, insurance, and property taxes. However, terms of the agreement are negotiable.

Based on the current condition of the Briggs House, rehabilitation and remodeling is estimated to

cost of roughly \$475,000 to \$550,000. The assessment prepared by PMA compared this estimate with a Fair Market Rent for a comparably sized house in Springfield. After adding annual maintenance and occupancy costs, it was determined that a period of roughly 50 years would be required in order for the total expenditure to be equivalent.

Private Rental Remodeling Options

Willamalane staff provided PMA with data on the type, frequency, and revenue from rentals of its existing facilities in order to determine how the Briggs House could be remodeled for a similar purpose. Three design options were prepared, each of which includes structural additions to the original house that would provide additional interior space to be used for lectures, meetings, or small private gatherings. Between approximately 900 and 1,000 square feet of floor area would be added for this purpose, with the option of additional outdoor activity space (e.g., patios, vegetable gardens, and decks) to supplement and enhance the potential range of rental activities.

After reviewing the proposed options, staff selected “Option 1A” as most likely to afford space that could be used flexibly for the variety of market-based rental uses anticipated at Dorris Ranch. This option includes roughly 900 square feet of multipurpose room space that would extend from the west façade of the existing structure (Attachment I-X). Total cost of the rehabilitation, new addition, and related improvements is estimated at \$780,000. Were the Briggs House to be remodeled consistent with Option 1A, revenues from renting the various spaces for meetings, lectures, weddings, private parties, and other activities are projected at roughly \$288,000 annually based on assumed occupancy rates for each activity.

It should be noted that capital improvement funding is not currently programmed to rehabilitate or remodel the Briggs House. Were a decision made to pursue Option 1A, it would be necessary to incur costs for stabilizing the house as an interim step. Thus, total estimated costs to achieve Option 1A would be closer to \$852,000, which would require at least three years to recoup – but likely longer – based on rental and occupancy rates assumed in the PMA report.

Demolition and Removal Options

The PMA report also provides a cost estimate of approximately \$43,000 for demolishing the Briggs House if it is decided that none of the reuse options described above is viable. It may also be feasible to sell the house to a third party who would be willing to move it off site. However, it is acknowledged that a substantial portion of the Briggs House’s remaining historic significance is due to its original context.

Potential “Next Steps”

It is evident from the 2010 assessment and research conducted in support of designating portions of Dorris Ranch as a National Historic District that the Briggs House contributes to the history of the property, as well as the community of Springfield. Retaining it for the benefit of current and future generations presents several challenges, not least of which is funding that will be necessary to stabilize, rehabilitate, and maintain it.

As a potential strategy in response to that challenge, staff have identified, at a conceptual level, programming that could be accommodated at the Briggs House to supplement and expand revenue potential for Dorris Ranch and Willamalane as a whole. Reaching a decision on whether to proceed with the options described above may benefit from research into potential funding sources that are available through state and federal historic preservation programs, such as those mentioned in Attachment II. Incorporating the Briggs House with the existing Dorris Ranch National Historic District will likely be a prerequisite to receive funding from those programs. The associated programmatic and regulatory requirements are a critical consideration, so exploring those in detail would also be recommended as part of further research.

Staff recommend completing this research for the Board of Director's consideration before a decision is made to stabilize, rehabilitate, relocate, or remove the Briggs House.

REQUESTED ACTION:

None, discussion only.

ATTACHMENTS:

Attachment I – Reynold & Eve Briggs House Report, Peter Meijer Architect, PC

Attachment II – Briggs House Meeting Summary, Community Historic Preservation Stakeholders



WILLAMALANE PARK AND RECREATION DISTRICT
REYNOLD & EVA BRIGGS HOUSE REPORT

SEPTEMBER 29TH, 2017



Submitted to Willamalane Park and Recreation District
by **Peter Meijer Architect, PC**
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Executive Summary

Willamalane Park and Recreation District (WPRD) commissioned Peter Meijer Architect, PC (PMA) to evaluate potential options and associated costs for the future use of the Reynold and Eva Briggs House within the Dorris Ranch Living History Park in Springfield, Oregon. Specific tasks performed by PMA in the evaluation process included an updated condition assessment comparing the current state of the Reynold & Eva Briggs House to a previous assessment performed in 2010, research and design of four potential rehabilitation options, including demolition, for the house appropriate for its current layout, the determination of the potential cost of rehabilitation, and recommendations for the execution of the four re-use options. This report conveys the findings from PMA’s visit to the Briggs House site and consecutive research regarding potential options for the building’s future.

The Reynold & Eva Briggs House is located in the northeast corner of the Dorris Ranch Living History Park, in Springfield, Oregon, and is currently owned by Willamalane Parks and Recreation District. The house sits upon a small hill in the park, surrounded by filbert orchards on its southeast and western sides. The oldest portion of the house—the two-story volume and its eastern wing—was originally constructed by George Thurston in 1872, and later served as the home of caretakers Reynold and Eva Briggs. It is one of the five oldest houses in the Springfield area and one of the city’s few remaining examples of box construction from the Homestead era. Once vernacular in the Willamette Valley, the house exhibits a Gothic-influenced upright-and-wing style of construction and was expanded in the 1890’s to accommodate the changing needs of its residents. It has not been occupied or maintained since its last resident, Doug Briggs, left the property in 2009. The state of the Briggs House has declined in the past years, having been subjected to poor weather conditions, inoccupation, and illegal squatting.

Historic Significance

The Dorris Ranch Living History Farm was listed as a National Historic District on the National Register of Historic Places on June 22, 1988. While the Briggs House is located on the ranch property, it sits outside the boundaries of the historic district. The house was not included in the National Register nomination form for Dorris Ranch likely because it was still under the ownership of Reynold Briggs at the time WPRD submitted the nomination in 1988.

Based on the historic research and documentation performed prior to PMA’s involvement, the Briggs House is likely eligible for inclusion within the current National Register Dorris Ranch Historic District as a contributing resource. It is potentially eligible under Criterion A—in association with a historically significant event—in the area of Agriculture for its integral relevance to Dorris Ranch, which was at one point the most successful commercial filbert business in the United States, under Criterion B—in association with the life of a significant person—for its relevance to George Dorris, and finally, under Criterion C—in association with a style and method of construction from a significant period—as a typical example of a mid-19th century, post-settlement era Willamette Valley farmhouse, and as an example of box-construction that has integrated various renovations and additions over time.

Should WPRD desire to include the Briggs property within the boundaries of the historic district, the decision would require a proposal to the National Park Service to revise the boundary of the current historic district. Boundary revisions would require an allocation of resources including personnel, time, and funds. The inclusion of the property as a contributing resource within the historic district would be financially beneficial to WPRD should funding sources that support reuse and maintenance of historic properties be sought in the future. The negative effects of inclusion within the district would make demolition of the property more difficult. Since WPRD currently stewards the historic district, there would likely be little, if any, changes to the current stewardship role if the Briggs House were to be included.



Condition Assessment

In Spring 2010, preservation consultant Liz Carter paired with a team of students from the University of Oregon to complete an assessment and report of the Briggs House (Attachment 1). The assessment determined the condition of the building in 2010 and identified general ideas for future rehabilitation. PMA did not repeat the depth of the investigation performed by the University of Oregon's team. Instead, we compared the conditions found in 2010 to the conditions present in 2017. The intent was to evaluate areas that had not changed over time as well as those that had progressively deteriorated.

Peter Meijer Architect, PC arrived to the site on June 13, 2017, and conducted a condition assessment of the Briggs House during a walkthrough led by WPRD staff between 10am and 1pm.

Building Description

The Briggs House was constructed without a foundation; the original substructure that continues to support the house consists of partially hewn wood posts on stone piers that were set directly on the ground surface. Utilizing the box-construction method, 1-inch by 11-inch boards were set vertically and connected to the 7-inch by 9-inch sill plate below and ledger plate above the posts to create a "box" form without the use of other framing members. Two-inch by 4-inch roof rafters were then set above the top ledger plates. Floor joists, the original board-and-battens wall siding, and roof were added to the house after its basic skeletal structure had been completed. The original wall siding was replaced with weatherboards at an unknown date. Portions of this siding were then replaced with shiplap in the 1890's, and the entire exterior was later covered with T-111 siding in the 1970's. The intersecting gable-end roof upholds a 12:12 pitch and was built with full-dimension 2-inch by 4-inch rafters resting on the top ledger plates. Sheathing consists of 1-inch by 4-inch boards spaced 6 inches on center under a layer of plywood paneling and a 3-tab wood shake exterior. Minimal blow-in insulation still remains inside the 1890's roof structure.

The UO report theorizes that the original upright-and-wing portion of the house included a parlor, a dining room and kitchen downstairs, and an upstairs bedroom. The 1890's addition to the house included a new living room and kitchen. The original parlor and kitchen were converted to a living room and bathroom at a later date. The evolution of spatial usage in the house caused many reconfigurations of windows and doors in several rooms. Photographs from the 2010 UO assessment exhibit that

the majority of windows and doors had been sealed shut; these plywood seals were removed to facilitate PMA's assessment.

Current Conditions

The current exterior condition of the Briggs House exhibits a low-to-moderate amount of change over the past seven years in comparison with photographs taken from the UO assessment. Major deterioration has progressed in the northeastern and southwestern corners of the two-story structure—the two critical areas that were identified in the UO assessment—as a result of continuous exposure to rain over the past seven years and a failure to address this condition (Figure 1). The major cause of water infiltration found in the UO assessment was the improper installation of protective flashing in these critical areas where the roof of the one-story ell meets the two-story volume. Other causes for deterioration in the Briggs House that are covered in this chapter include weathering and prolonged inoccupation of the building.

Water Infiltration

Exterior

As a result of improper flashing in the two aforementioned critical areas of the roof of the Briggs House, ten-foot sections of both the sill and ledger plates in the northeast and southeast corners of the two-story volume have significantly deteriorated due to water infiltration. Since 2010, the accumulation of rainwater in the roof structure has weakened a portion of the porch roof in the northeastern critical area and caused the roof to collapse through the ceiling (Figure 2). Exterior wall boards below this portion of the porch roof exhibit a green discoloration—suggesting the accumulation of fungi or mold due to water damage. The porch column adjacent to this area shows signs of erosion and is splitting at its base.

The condition of the roof in the southeastern critical area appears to not have changed much since 2010 from a point of view at ground level, but the growth of more moss in this area suggests otherwise. The historic shiplap siding along this juncture has warped and exhibits signs of erosion. In fact, most of the shiplap along the southern face of the two-story volume beneath this juncture exhibits significant erosion to its paint coat, revealing darker areas that may be evidence of mold (Figure 3). Further investigation of these two critical areas of water infiltration should be performed to determine the extent of the damage.

There is a slight separation between the cornice and flashing along the roof on the southern side of the two-story volume that may become a point of water infiltration in the future if it has not already. The tip of the cornice on this edge is also missing. (Figure 4) Similarly, flashing along the southern roofline of the garage is very loosely attached, and might also be a source of future water damage if not addressed. (Figure 5)

Most historic cornerboards remain around the perimeter of the house. A piece of the cornerboard on the northeastern corner of the two-story volume is missing, most likely due to water damage in this area (Figure 4). The cornerboards in the southeastern critical area were removed in the 1890's addition rather than destroyed as a result of water damage in this critical area (Figure 3).

Interior

Several areas in the interior of the house have worsened due to water infiltration from the outside, most notably on the interior eastern wall of the original parlor room. The damage in this section spans from the floorboards to approximately 8 ½ feet up the wall where the roof of the 1870's wing meets the exterior of this wall in the upright structure. The wallpaper in this damaged portion has peeled away to reveal rotting wood paneling. This condition has greatly worsened since the 2010 assessment in which photographs display a smaller, more intact portion of the exposed paneling that still retained much of its wallpaper. (Figure 6)

No signs of water damage to the interior are apparent inside the Briggs House in relation to the exterior southeastern critical roof area.

The UO condition assessment reported signs of insect damage to the 1870's substructural posts of the Briggs House that was likely due to a build-up of moisture over the years that created a prime environment for pests. Although the roof structure is generally still in good condition, it has begun to exhibit similar signs of infestation that are also likely due a lack of proper ventilation that is contributing to the accumulation of moisture in the space. A large quantity of cobwebs appear in all crawl spaces, and spotted white residue along the underside of the ridge inside the roof of the original two-story volume (in particular) suggests further insect nesting.

Weathering

The UO assessment reported that most of the exterior siding of the Briggs House was still in good condition,

and that 40% of the 1970's T-111 siding had been removed to reveal that the building still retained much of its historic fabric. As T-111 siding is not weather-proof, and was more popular in the 1970's and 1980's for its affordability rather than functional practicality, much of this siding on the exterior of the Briggs House has lost a significant amount of color since the 2010 assessment and exhibits stains left over from water residue (Figure 7). However, since the T-111 siding is not historic, the major concern in regards to weathering is the condition of the house's underlying historic fabric that has been exposed over the last seven years. Even though the T-111 siding was not weather-resistant itself, it had been providing a layer of protection to the historic sidings nonetheless. In order to maintain the exterior integrity of the Briggs House, the T-111 siding should be removed and the historic weatherboards and shiplap should either be covered or replaced with a more historically appropriate water- and pest-resistant siding.

Weathering to the shiplap on the eastern façade under the porch roof has increased. Although there are more visible signs of brittleness and cracking than were present in the UO assessment, the façade remains in good condition overall (Figure 8). A cornerboard has been removed or is missing from the western side of the southwestern corner of the garage, revealing historic shiplap siding. The white paint has worn off of only this exposed section of the underlying wall (Figure 9). Exposed weatherboards on the northern façade of the two-story structure exhibit some paint erosion at the mid-section near the level of the first-story roof and boards are missing east of the window frame on this façade.

Other signs of weathering around the perimeter of the house are the exposed weatherboards on the eastern side of the garage that are in good condition apart from minor paint chipping below the eave and a vertical strip of paint missing where the garage connects to the two-story structure, suggesting the removal of a previous cornerboard in this location (Figure 10). Also on the eastern elevation, the paint coat on the upper portion of the southeastern column of the porch has worn off (Figure 11). A portion of the corner beam that should connect horizontally to the top of this column from the edge of the house, and that provides additional support under this corner of the porch roof, is missing (Figure 11). In addition, the frame, sill, and muntins of several windows—including the windows on the western façade of the garage and the lower windows on the northern and southern façade of the two-story structure—exhibit chipping and cracking that are most likely due to weathering (Figure 12).



Inoccupation

Exterior

The Briggs House shows many signs of deterioration that are common in buildings that have been uninhabited for a prolonged period of time. Most of the damage is the result of water infiltration, weathering, and vandalism—conditions that many older buildings are subjected to when put out of use.

The highest priority in maintaining the Briggs House is the repair or replacement of the two critical areas of the roof. This is because water infiltration is the main reason for the degradation of the walls, floors, and substructure below the portions of the roof where flashing has failed.

The amount of moss growing on the roofs in 2010 has increased tremendously on the eastern façade of the 1890's addition and on the northern façade of the garage and garage addition. A significant amount of moss has also grown in the southeastern critical roof area, and on the roof of the kitchen shed. (Figure 13)

Likewise, many weeds that have grown around the perimeter of the house are likely trapping moisture under the structure, contributing to further damage of the building's substructural posts. Trimming overgrown vegetation around the house would help to stabilize the structure until a more thorough rehabilitation plan is instated.

UO students built a porch along the eastern elevation that is still in excellent condition, but already exhibits signs of weathering. Much of its railing has detached and now hangs loosely, and the base of the porch where pressure-treated boards meet the ground surface has faded as a result of water collection. A more historically appropriate, water-resistant porch and handrail system should be considered in the rehabilitation process that will contribute to the house's preservation and create a safer entrance to the building. (Figure 8)

Interior

The 2010 UO assessment reported that approximately one third of the interior plywood paneling throughout the house had been removed. Layers of prior wall finishes like muslin, decorative wallpapers, and lath and plaster had been exposed as a result. The removal of these interior finishes has increased in the past seven years, and a great deal of debris has accumulated across the floors of all rooms as a result.

Plywood paneling remains on the walls in the 1890's kitchen, but a large portion of the floor paper is missing. The majority of pink wallpaper in the living room has been unevenly removed from the southern wall, exhibiting various layers of previous wallpaper, shiplap, and brick around the fireplace. A large central portion of the northern wall has been removed with visibility to the dining room on the other side (Figure 14). Pink wallpaper of the same era has been partially removed from the dining room on the northern wall where a door is sealed shut, partially from the southern wall, and completely from the western and eastern walls. Patches of wallpaper on the ceiling are missing in this space as well (Figure 15).

The wallpaper in the original parlor appears to be in good condition despite the section on the eastern wall that is associated with the northeastern critical area. Apart from this, only wallpaper along the base of the walls in this room has been removed. Much of that wallpaper and wood paneling in the 1870's kitchen has been torn from the walls, displaying the largest variety of wall finishes among all rooms in the house. (Figure 16)

Other signs of deterioration include a section of carpet missing from a few steps at the lower-middle section of the staircase that leads to the upper level rooms. The carpet at the base of the stairwell has peeled away and exhibits a white residue (Figure 17).

The first of the two upper rooms appears to be in good condition overall, although two portions of wood laminate paneling are missing from the northern wall, next to and beneath the window. The other walls and ceiling in this space exhibit several other torn patches as well. The second of the two upper rooms is also in good condition, and contains wall elements that appear to have been removed from other portions of the house and stored in this room. (Figure 18)

Illegal Squatting

Due to its abandoned state, the Briggs House has been subjected to illegal squatting over the years that has resulted in vandalism to the building's interior. Several children's stickers have been pasted on the eastern wall of the living room between the current main entrance to the house and the large single-pane window. More stickers along the frame of the closet are present in the first upper room (Figure 19). In addition, many of the erratic wall punctures on the interior of the house in both the lower and upper levels may have been a result of vandalism as well. Outside dirt has been tracked through the house, and pieces of broken furniture lie across the floors in most rooms.

Assessment Photographs

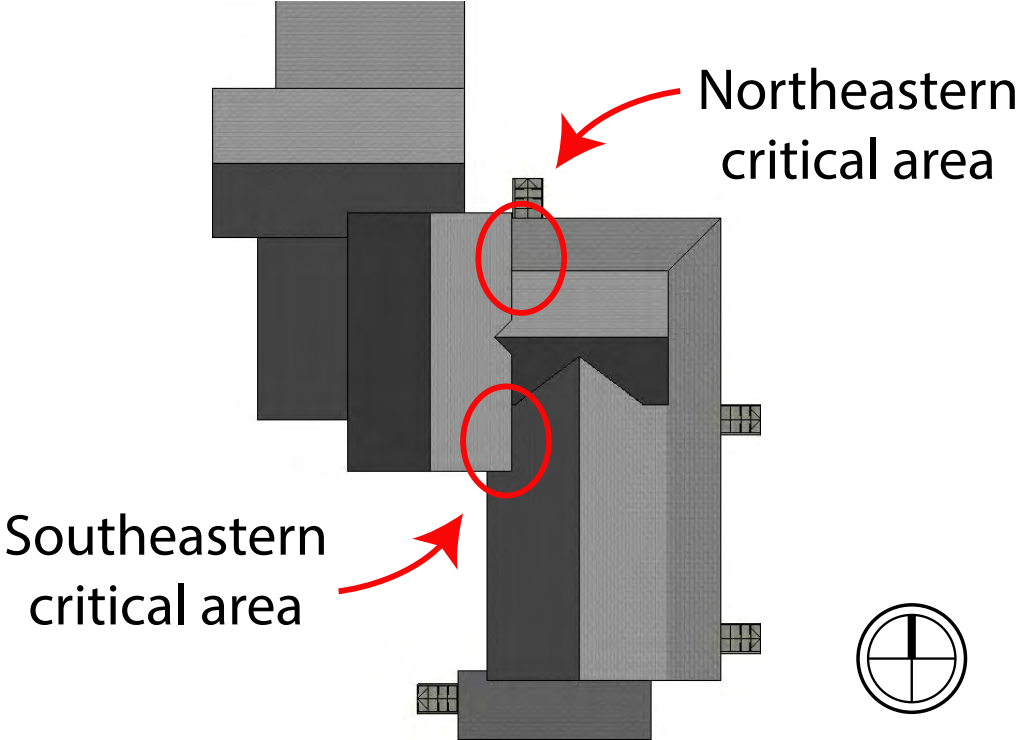


Figure 1: This diagram displays the northeastern and southeastern critical areas of the roof that exhibit a high level of water infiltration in the two-story volume.



Figure 2: The image on the left (taken from the 2010 UO assessment) displays the roof above the porch in this northeastern critical area still intact, and the image on the right displays its current collapsed state. A piece of the cornerboard on the southeastern corner of the two-story structure (photo on the right) is missing on the northern face of the building.



Figure 3: The image above depicts the current condition of the southeastern critical area as a result of continuous water infiltration. The increased growth of moss, warped shiplap siding, and joint where a cornerboard used to be are shown.



Figure 4 (left): The image above displays the tip of the cornice that is missing on the southern side of the two-story volume as well as the separation between the cornice and flashing on this edge. Figure 5 (right): This image depicts the loosely attached flashing on the southern roofline of the garage.



Figure 6: The image on the left is taken from the UO assessment and depicts the interior damage associated with the exterior northeastern critical area in 2010. The image on the right depicts how this damage has progressed over the past 7 years.



Figure 7: The image above exhibits a good example of the T-111 siding on the western façade of the main two-story volume and its attached shed that has accumulated water residue and lost a significant amount of color.



Figure 8 (before; after): The first image of the Briggs House above (top) exhibits the eastern façade in 2010 at the time of the UO assessment report, and the few handrails that were attached. The second image (bottom) exhibits the same façade in a poorer state seven years later. This image also displays the great amount of moss that has accumulated on top of the roof on this façade since 2010, as well as the placement of more temporary handrails.



Figure 9: The image on the left displays the cornerboard that has been removed from the southeastern corner of the garage, and the image on the right displays the shiplap siding on this corner that shows paint erosion due to continuous water exposure over the past seven years.



Figure 10: The first image above (left) exhibits the location where the cornerboard is missing at the juncture where the eastern façade of the garage meets the northern façade of the two-story structure. It also displays the paint chipping below the eave on the garage's eastern façade. The second image (right) depicts a close-up view of the vertical unpainted strip at the juncture along this eastern façade that suggests that a cornerboard had once existed there.



Figure 11: Both images above depict the southeastern corner of the current porch. The image on the left shows the paint erosion on the upper end of the post at this location, and the image on the right depicts the portion of the corner beam beneath this section of the roof that is missing.



Figure 12: The three images above depict the splitting of the frames, muntins, and sills of the windows on the western façade of the garage and the northern and southern sides of the two-story upright structure, respectively.



Figure 13: The three images above depict the amount of moss that has grown on the roof of the eastern façade of the 1890's kitchen addition (top), the northern façade of the garage and garage shed addition (middle), and the southeastern critical roof area as well as the roof of the 1890's kitchen shed addition (bottom).



Figure 14: These images depict the living room in its current condition. Most pink wallpaper has been removed to reveal the underlying finishes, most notably around the fireplace. The final image depicts the damaged portion of the northern wall through which the dining room is visible on the other side.



Figure 15: These images depict the current state of the dining room in the Briggs House. Most pink wallpaper from the walls and ceiling is missing, exposing the finishes beneath.



Figure 16: The image on the left depicts the southwestern corner of the original 1870's parlor. The wallpaper in this room is still intact apart from a strip (shown in this figure) that has been removed along the base of the walls in this room and the water damage that has occurred on the eastern wall (Figure 6). The image on the right depicts the removal of wallpaper in the original 1870's kitchen that displays the largest variety of underlying finishes out of all of the rooms in the house.



Figure 17: The image on the left depicts the carpet that is missing from the lower-middle steps in the stair case. The image on the right displays the white residue that has developed and a portion of the carpet that is missing at the base of the staircase.



Figure 18: The top two images depict the first upper room on the second level of the Briggs House. The first of these two images shows the two portions of the wood laminate next to and below the window that have been removed. The second image depicts the eastern wall in good condition apart from two small patches that are torn. The bottom two images depict the second of the upper rooms in good condition.



Figure 19: The above images exhibit the children's stickers that have been pasted on the eastern wall in the living room and on the frame of the closet in the first upper room.

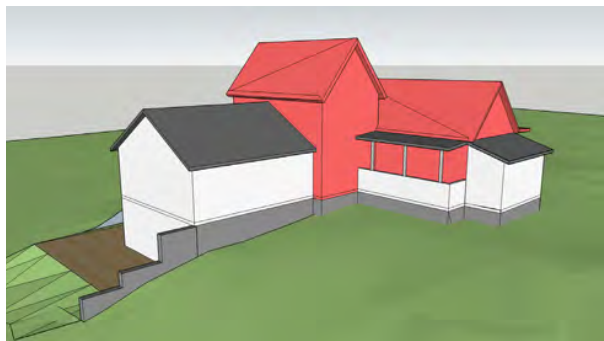
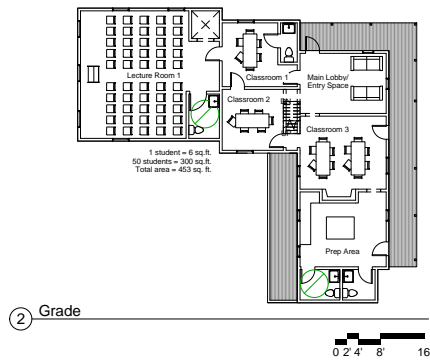


Rehabilitation Options

PMA met with WPRD staff members Eric Adams, Kim Lyddane, Jen Marsh, Kerry Jack, and Ken Randall in the Tomseth House between 9am and 10am on June 13, 2017 to discuss the park’s programming needs and ideas for potential rehabilitation of the Briggs House. WPRD understood that the house held great potential for contributing to the “living history” of the park, but also recognized that their organization did not have the financial capability to maintain the building long term unless it could develop a rehabilitation plan that was revenue-producing or lease the house to an entity that would be willing to pay the expenses for its repair.

After discussing the main program activities that take place on Dorris Ranch with WPRD staff, PMA chose three different programs to yield four potential rehabilitation designs for the Briggs House. The first and second designs—Options 1A and 1B—exhibit two iterations of rental and classroom space to accommodate the primary public activities that the park hosts. Option 2 displays a design purely reserved for educational purposes, and Option 3 considers a design that maintains the residential function of the house in case WPRD decides to lease the building to another individual or organization to inhabit.

Options 1A: Rental and Classroom



Southwest

The Briggs House has potential to be converted into a rental and classroom space that would correspond to WPRD’s two primary programs on the ranch, weddings and classes. Such a function would be revenue-producing and would provide frequent public access to the building, allowing for the community to share in its history. During times of reduced rental activity—such as the winter months that are less ideal for weddings—WPRD could primarily host its own classes and workshops that center on an interpretive core to educate students about the history of the house. In times of higher rental activity, WPRD would be able to utilize the building primarily for these rentals and supplement classroom programming when needed in the schedule.

The Briggs House does not offer enough space to accommodate both rental and classroom programs. Therefore, Option 1A attaches a western wing to the existing building and excavates below that wing to create two new lecture rooms that would each fit a maximum of 50 students. The terrain on the western side of the building would be tapered to accommodate this expansion and provide natural daylighting in the lecture room on the basement level.

The general program layout of this rehabilitation option is organized so that the western half of the building (the two-story volume and western wing) would be reserved for classrooms and the eastern half of the building (the original eastern ell and 1890’s addition) would serve as rental space so that rental activities can be hosted at the same time that classes are in session. Option 1A converts the two existing spaces on the first level of the two-story volume into smaller classroom spaces, and the two upper rooms on the second level into administrative offices for the classroom function as well. The 1870’s eastern wing and 1890’s living room are converted into two rental spaces, and the 1890’s kitchen is converted into a basic kitchen preparation area (sink and refrigerator, but no stove top or oven) that could serve small rental parties. The existing garage on the northern side of the Briggs House would be removed to display the northern façade of the building where the original entrance used to be.

Option 1A Construction Cost Estimate & Pro Forma

Option 1A Pro Forma: Rental and Classrooms	Date: 09/29/2017
<i>Project: Reynold & Eva Briggs House</i>	
<i>Total Option 1A Building Area = 2,999 SF</i>	
This pro forma was created using rental data provided by WPRD about its current facilities.	
KEY: PS = Peak Season, OD = Out-of-District Pricing	

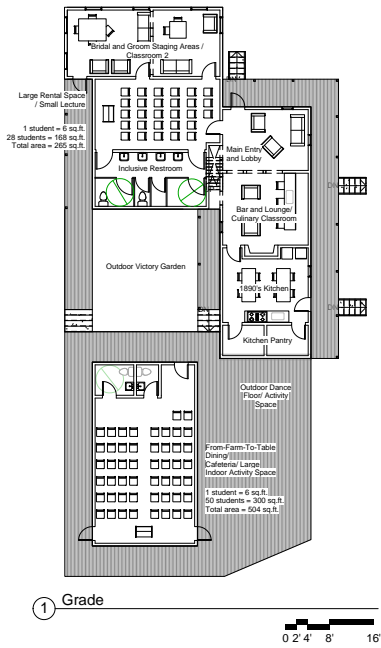
Calculation of Rental Cost per Square foot			
	Area of Rental Space	Cost per Hour	Hourly Cost per Square Foot
<i>Bob Keefer Center</i>			
Ken Long Room (OD)	1,692 SF	\$65.00	\$0.04 /SF
Heron Room (OD)	718 SF	\$45.00	\$0.06 /SF
<i>Splash! At Lively Park</i>			
Community Room (OD)	unknown SF	\$30.00	unknown /SF
<i>Willamalane Adult Activity Center</i>			
McKenzie Room (OD)	2,252 SF	\$75.00	\$0.03 /SF
Santiam Room (OD)	838 SF	\$45.00	\$0.05 /SF
Patio (OD)	unknown SF	\$45.00	unknown /SF
<i>Dorris Ranch</i>			
Tomseth House (OD PS)	1,070 SF	\$150.00	\$0.14 /SF
Barn (OD PS)	1,167 SF	\$180.00	\$0.15 /SF
<i>The Average Hourly Rental Cost per SF was calculated by averaging of the <u>known</u> Hourly Costs per SF.</i>			
Average Hourly Rental Cost per Square Foot			\$0.06 /SF

Option 1A Pro Forma				
Rental Income generated from the New Building				
Types of Activity that will Occur in Each Rental Space	Area of Rental Space	Cost of Rental Space per Hour	Approximate Rental Occupancy (days per year)	Approximate Income per year (if the house is open 9 hours each day)
<i>Note: The Cost of Rental Space per Hour was calculated for each type of activity in each rental space by multiplying the Average Hourly Rental Cost per SF (in the table above) by the Area of Rental Space.</i>				
<i>Classroom 1/Small Rental Space 1 — 130 SF, 60% annual occupancy rate</i>				
Wedding Rental (PS)	130 SF	\$8.26	73	\$5,429.68
Classroom Rental (PS)	130 SF	\$8.26	73	\$5,429.68
Other Activity	130 SF	\$8.26	73	\$5,429.68
<i>Classroom 2/Small Rental Space 2 — 121 SF, 60% annual occupancy rate</i>				
Wedding Rental (PS)	121 SF	\$7.69	73	\$5,053.78
Classroom Rental (PS)	121 SF	\$7.69	73	\$5,053.78
Other Activity	121 SF	\$7.69	73	\$5,053.78
<i>Classroom 3/Small Rental Space 3 — 216 SF, 60% annual occupancy rate</i>				
Wedding Rental (PS)	216 SF	\$13.73	73	\$9,021.62
Classroom Rental (PS)	216 SF	\$13.73	73	\$9,021.62
Other Activity	216 SF	\$13.73	73	\$9,021.62
<i>Kitchenette Prep Area — 196 SF, 60% annual occupancy rate</i>				
Wedding Rental (PS)	196 SF	\$12.46	73	\$8,186.28
Classroom Rental (PS)	196 SF	\$12.46	73	\$8,186.28
Other Activity	196 SF	\$12.46	73	\$8,186.28



<i>Meeting Room/Small Rental Space 4 — 145 SF, 60% annual occupancy rate</i>				
Wedding Rental (PS)	145 SF	\$9.22	110	\$9,084.27
Meeting Rental (PS)	145 SF	\$9.22	110	\$9,084.27
<i>Lecture Room 1/Large Rental Space 1 — 494 SF, 50% annual occupancy rate</i>				
Wedding Rental (PS)	494 SF	\$31.40	61	\$17,193.98
Classroom Rental (PS)	494 SF	\$31.40	61	\$17,193.98
Other Activity	494 SF	\$31.40	61	\$17,193.98
<i>Lecture Room 2/Large Rental Space 2 — 494 SF, 50% annual occupancy rate</i>				
Wedding Rental (PS)	494 SF	\$31.40	61	\$17,193.98
Classroom Rental (PS)	494 SF	\$31.40	61	\$17,193.98
Other Activity	494 SF	\$31.40	61	\$17,193.98
<i>Outdoor Patio Space — 732 SF, 30% annual occupancy rate</i>				
Wedding Rental (PS)	732 SF	\$46.53	37	\$15,286.63
Classroom Rental (PS)	732 SF	\$46.53	37	\$15,286.63
Other Activity	732 SF	\$46.53	37	\$15,286.63
<i>Office 1/Small Rental Space 5 — 155 SF, 40% annual occupancy rate</i>				
Administrative Use	155 SF	\$9.85	49	\$4,315.90
Wedding Rental (PS)	155 SF	\$9.85	49	\$4,315.90
Other Activity	155 SF	\$9.85	49	\$4,315.90
<i>Office 2/Small Rental Space 6 — 136 SF, 40% annual occupancy rate</i>				
Administrative Use	136 SF	\$8.65	49	\$3,786.85
Wedding Rental (PS)	136 SF	\$8.65	49	\$3,786.85
Other Activity	136 SF	\$8.65	49	\$3,786.85
<i>Main Lobby/ Entry Space — 168 SF, 40% annual occupancy rate</i>				
Wedding Rental (PS)	168 SF	\$10.68	49	\$4,677.88
Classroom Rental (PS)	168 SF	\$10.68	49	\$4,677.88
Other Activity	168 SF	\$10.68	49	\$4,677.88
Total Annual Rental Income				\$288,608.29
Expense of the Option 1A Rehabilitation				
Item				Cost
Demolition, site excavation, septic system, foundations				\$132,000.00
Renovation Construction				\$150,000.00
New Construction				\$294,000.00
Site Restoration				\$30,000.00
Subtotal for Option 1A				\$600,000.00
Estimated Project Contingency (30%)				\$180,000.00
Total Project Expense				\$780,000.00
Results				
Total Rental Income needed to offset expense				\$780,000.00
Number of years it would take to offset the expense				2.70

Options 1B: Rental and Classroom



Southwest

Option 1B is designed to provide more space to accommodate larger rental parties and classes than Option 1A would, and exhibits the largest alteration to the building's historic footprint out of all of the options in order to do so. It expands the 1920's garage addition to avoid excavation below the building and includes a new structure southwest of the existing building that would mimic the stylistic appearance of the original house. A lack of excavation in Option 1B allows for optimal daylighting in all rooms. Also, the expansion of the Briggs House in this design does not alter the main (eastern) elevation of the building that is visible from the point of entry to the park near the Tomseth House.

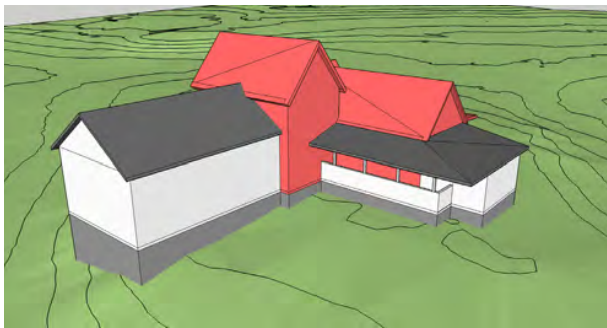
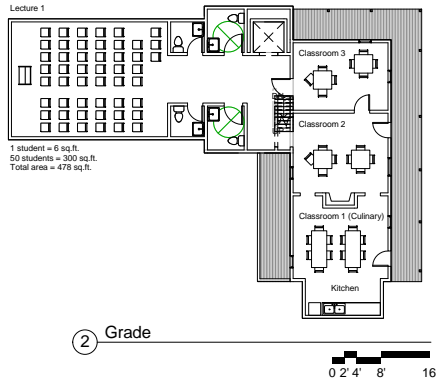
The design intent in this rehabilitation option is to create "flexible" spaces throughout the building that could serve either rental or classroom programming as needed. The original eastern wing, the 1890's living room, and

the 1890's kitchen are converted into a main entry and lobby space, a bar and lounge, and a restaurant kitchen to support rental purposes. The lounge and restaurant kitchen are intended to be easily transformed into a culinary classroom and classroom kitchen, respectively. The lower level of the two-story volume has been expanded west of the building to create a large rental or classroom space as well as restrooms that could accommodate either function. The spaces on the upper level of the two-story volume have been converted into a kitchen staff meeting room and office, with the ability to transform the meeting room into a second culinary classroom space.

The garage addition has been expanded north of the building to create a large second classroom that could be subdivided with an operable wall to create two smaller, more private rental spaces (labelled as the bridal and groom staging areas in the plan drawing for Option 1B). The floor level in this northern space would be elevated to sit on the same level as the rest of the main building.

The new outbuilding would serve as a large activity space that could accommodate farm-to-table dining for rental purposes, and be used as either a cafeteria or spacious indoor classroom for an educational function. An outdoor victory garden is included between the expanded Briggs House and outbuilding in this rehabilitation plan to contribute to the kitchen for farm-to-table dining, to serve culinary classroom purposes, and to center the entire design around organic farming. An outdoor activity space would sit east of the new outbuilding to be used for rental activities (such as a dance floor for weddings) or educational purposes (such as an outdoor classroom space for students). The floor level of the new outbuilding, victory garden, and outdoor activity space would sit two feet below that of the main building to follow the natural topography that slopes downward and away from the southwestern corner of the Briggs House.

Option 2: Classroom

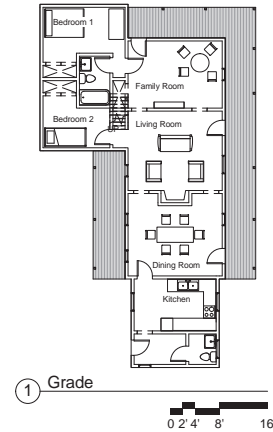


Southwest

Option 2 offers a rehabilitation plan that supports a more consistent programmatic use of the Briggs House in comparison with the mixed-use options for a rental and classroom space. With this option, a regular schedule of classes could be held throughout the year. Option 2 is also designed to minimize the need for construction in the rehabilitation plan because the building would not need to be expanded as much as it would if it were to accommodate two new functions instead of one.

Option 2 expands the lower level of the two-story volume and excavates below to avoid great alterations to the historic footprint. The two new spaces that this expansion creates provide for two large classrooms that would be able to accommodate 50 students. This rehabilitation option would also incorporate two smaller classrooms on the eastern side of the building where the original 1870's wing and 1890's living room currently stand. The existing 1890's kitchen would be converted into a culinary classroom that includes a smaller kitchen area on its southern end. The upper spaces in the two-story volume would be converted into two offices that could serve as a teachers' lounge or for administrative use. A porch would be added to the western exterior façade of the 1890's addition to mimic the porch that wraps around the northern and eastern façades of the current building.

Option 3: Residential



Southwest

A very strong method for preserving the integrity of the Briggs House would be to utilize the building in the way that was originally intended. Option 3 provides a rehabilitation plan that retains the property's original residential function and exhibits the least amount of alteration to the building's historic footprint in comparison with all other options. Part of the design intent for this option would be to preserve the Briggs House as much as possible in order to maintain its historic integrity. Due to its level of preservation, the Option 3 rehabilitation plan for the Briggs House would contribute well to the "living history" of Dorris Ranch.

Option 3 increases the space within the Briggs House just enough to accommodate a modern-sized family without significantly altering the historic footprint. The design does this by removing the garage addition to expand the original historic parlor north of the existing building, and removing the kitchen shed to make way for a new addition on the southern end of the building. The lower level of the two-story volume would contain two bedrooms and a 5-foot by 8-foot full bathroom. The existing dining room would be converted into a family room and the existing 1890's kitchen would be converted into a dining room. The current living room would retain its function in the new design, and a new

kitchen and ½-bathroom would be incorporated into the new southern addition. The upper rooms in the two-story volume would be converted into a single master bedroom space with a walk-in closet and full bathroom. A porch that mimics the existing porch of the Briggs House would be added to the western façade of the 1890's addition.

Resident Curatorship Program

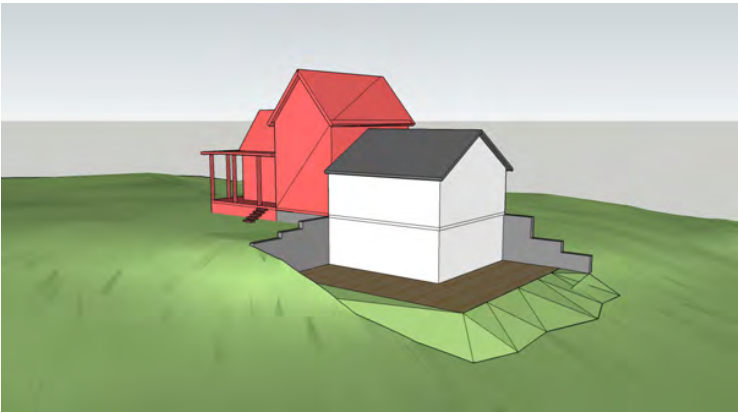
Option 3 would not produce revenue through Dorris Ranch's typical program activities like the other rehabilitation options would. However, it could alleviate WPRD of the financial burden that accompanies a rehabilitation project, and possibly provide the opportunity for an eventual income, by way of a resident curatorship program.

A resident curatorship program is a program in which tenants are given the opportunity to live in a historic property rent-free under the condition that the tenant restores the property in coordination with national preservation standards, continues to maintain the property over time, and opens the property to the public to provide community benefit a minimum number of times per year. Currently, the most established resident curatorship programs in the United States are located on the East Coast in Massachusetts, Maryland, Delaware, and Virginia. Other states, such as Connecticut and Indiana, have attempted to develop their own programs or have made unique variations of the program to fit the specific needs of their historic properties. Appendix VI provides a table that compares the format of some of these programs.

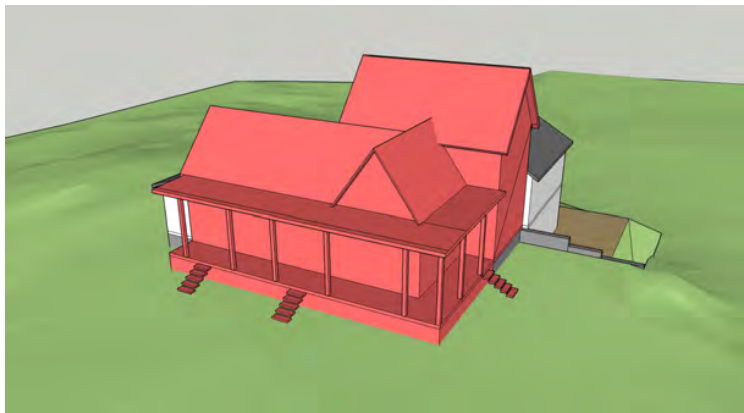
Resident curatorships are typically between 20 and 30 years in length, and sometimes even last a lifetime. Most resident curatorship programs require applicants to prove their financial capability to afford all expenses associated with the rehabilitation of the property (renovation and maintenance costs, insurance, property tax, etc.). The reasons why resident curators commit to the financial obligation and time that come with rehabilitation projects can range from a simple love of historic preservation to the opportunity to live in a house in an area that would otherwise be unaffordable for them.

As it currently stands, the Briggs House is not in a condition in which WPRD would be able to lease it for house rental income without first having to perform major rehabilitation on the building. A resident curatorship program would provide a long-term alternative that would alleviate WPRD from the financial

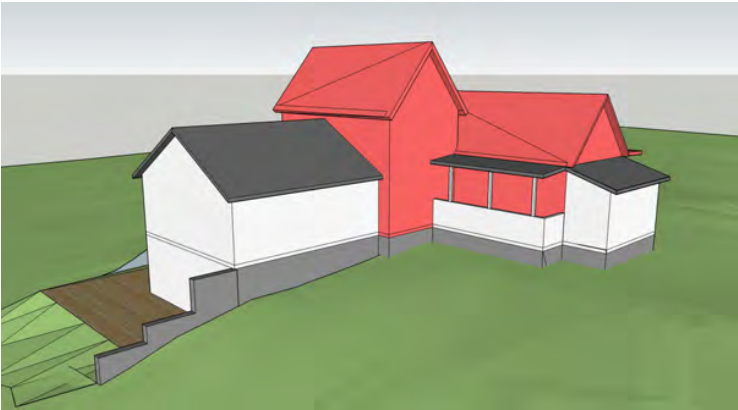
burden of having to rehabilitate and continuously maintain the house. Maintenance of the land surrounding the Briggs House could be incorporated into the tenant's rental agreement for a resident curatorship program, which would also alleviate WPRD from having to maintain a portion of Dorris Ranch property. In addition, a resident curatorship program has the potential to eventually create income for WPRD in the form of continued maintenance work after the property has been fully restored (Appendix V).



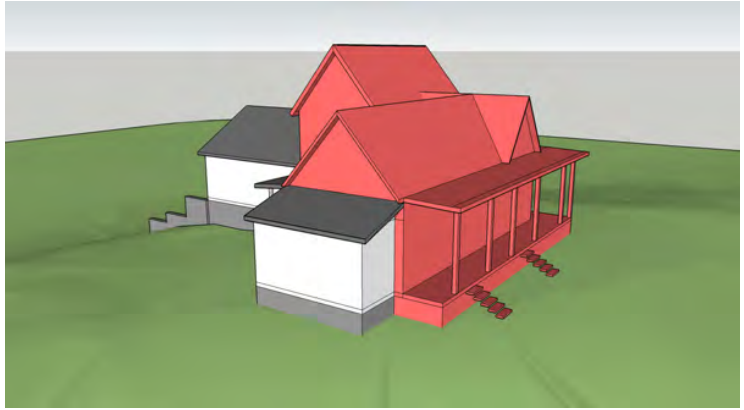
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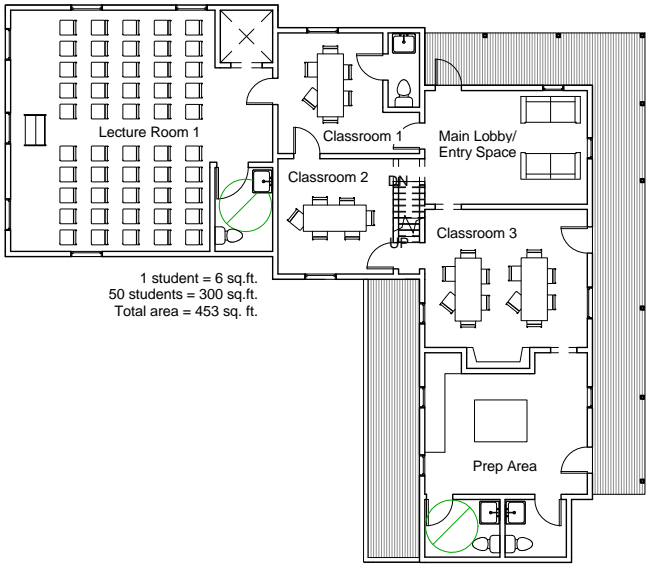
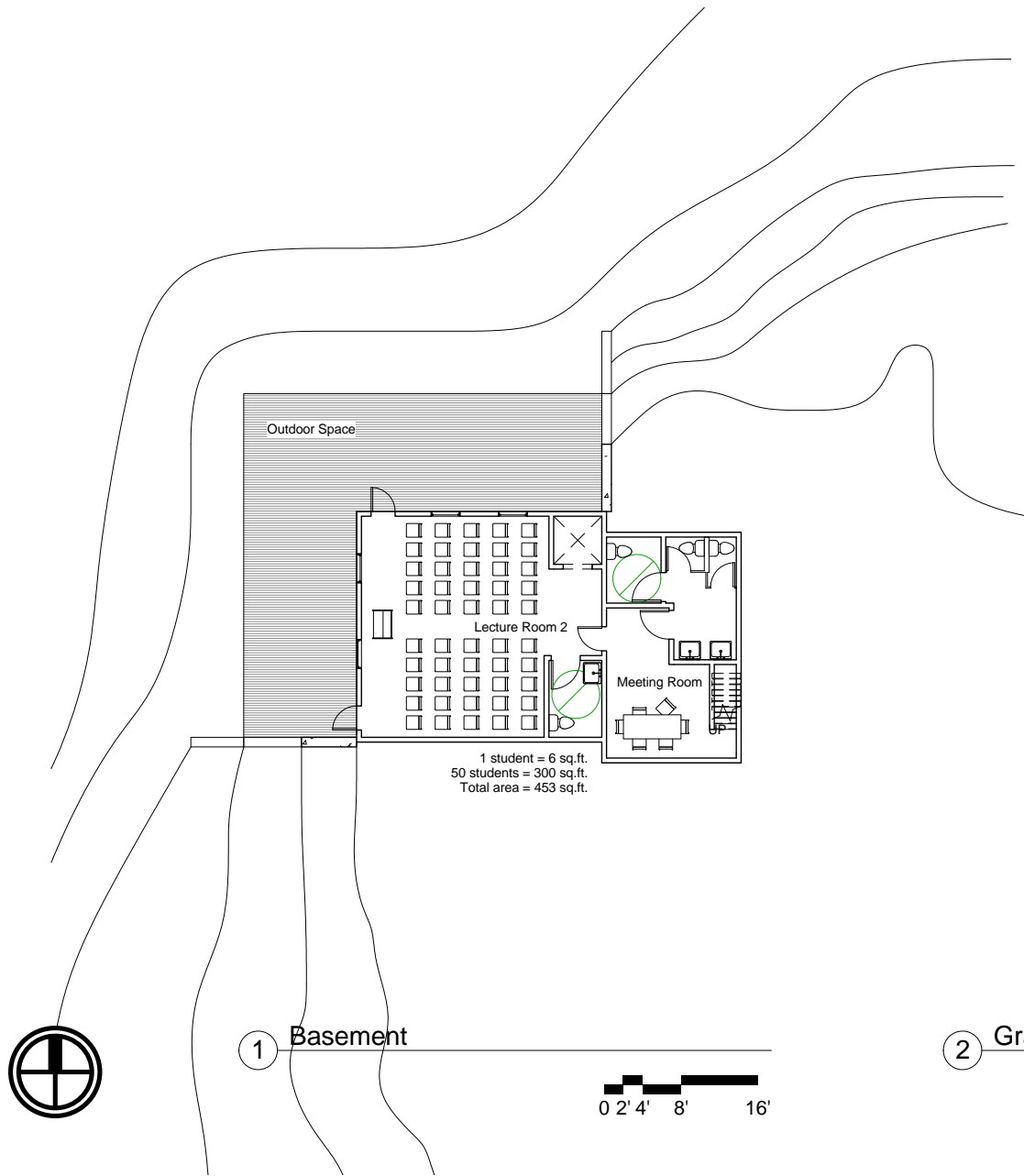
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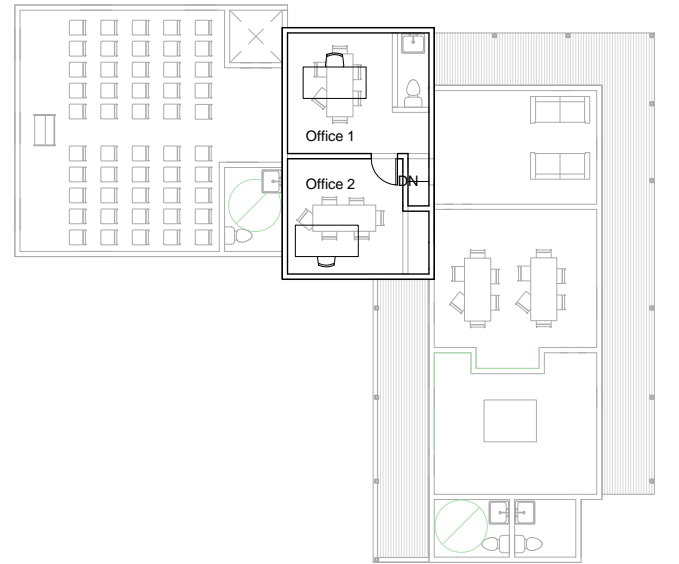
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Southeast

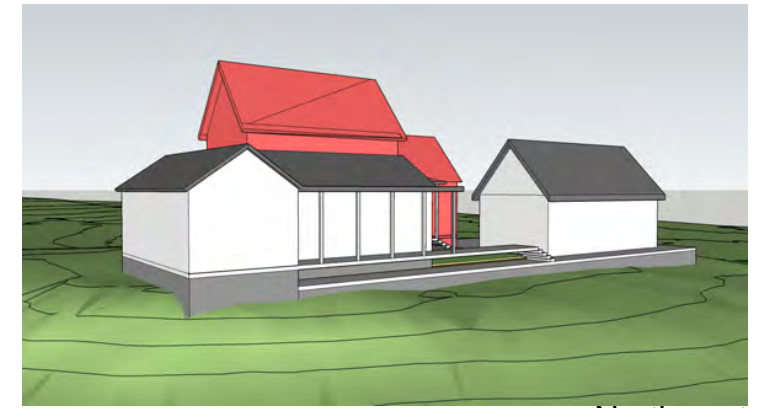
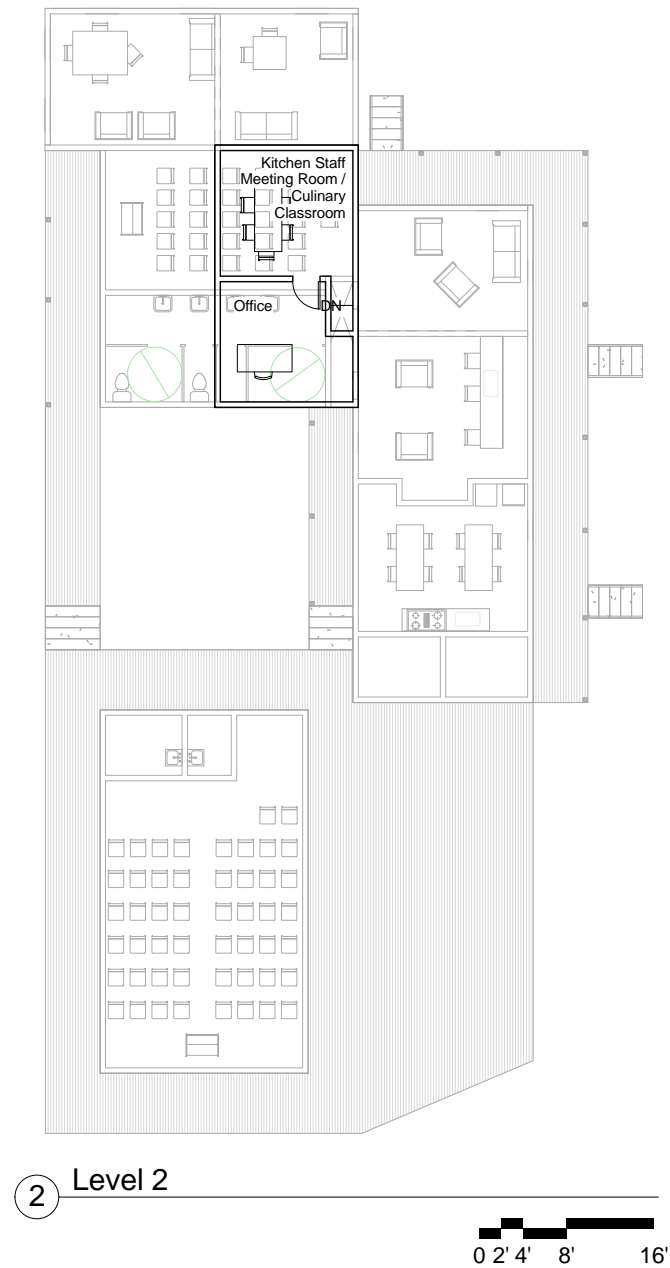
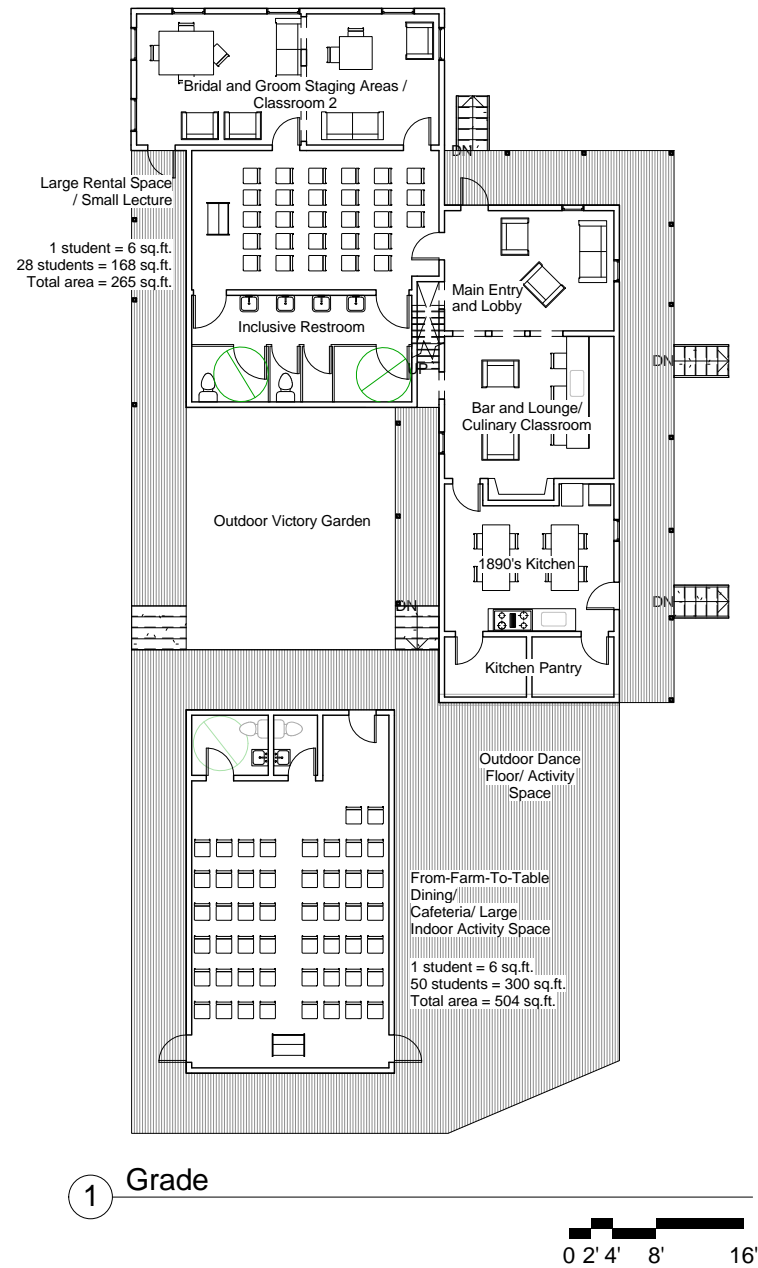


② Grade

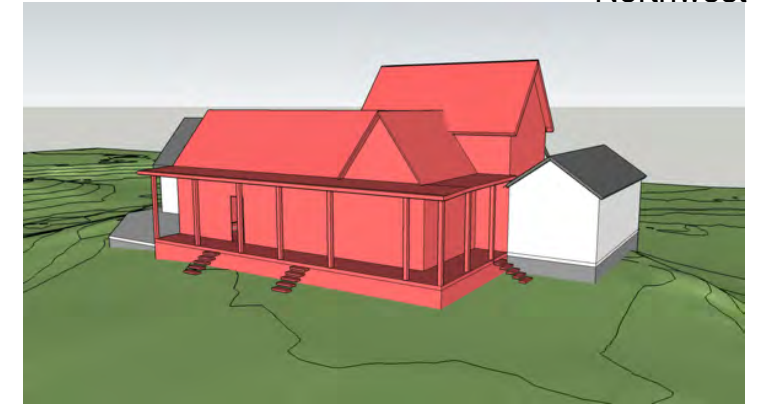


③ Level 2

OPTION 1A - RENTAL AND CLASSROOMS



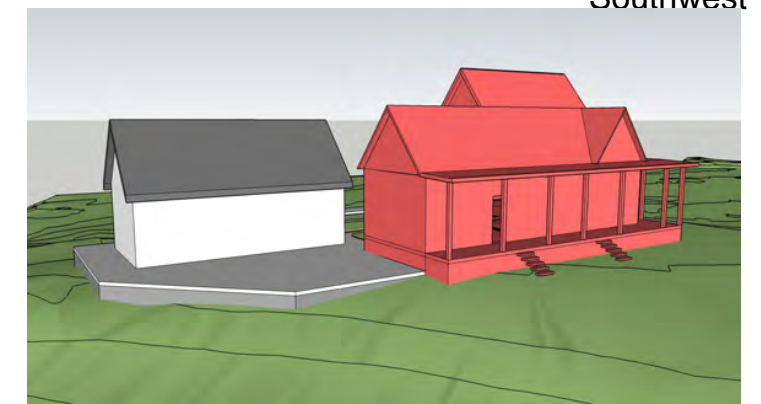
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Northeast

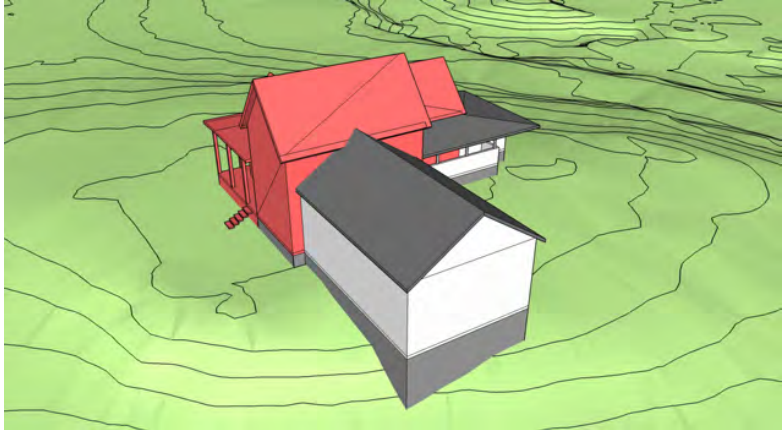


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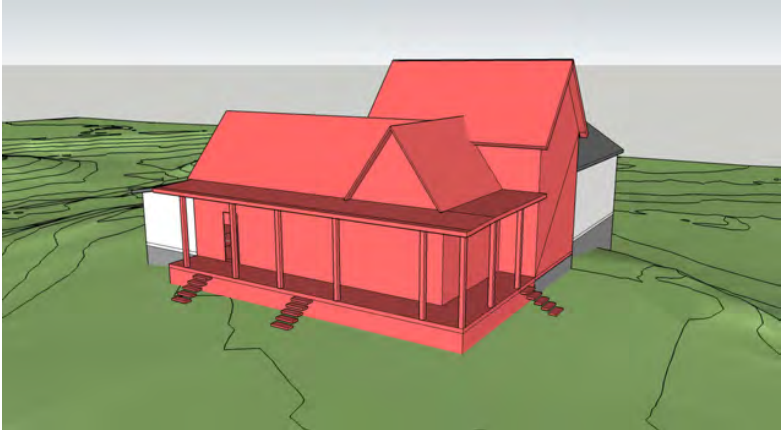


Southeast

OPTION 1B - RENTAL AND CLASSROOMS



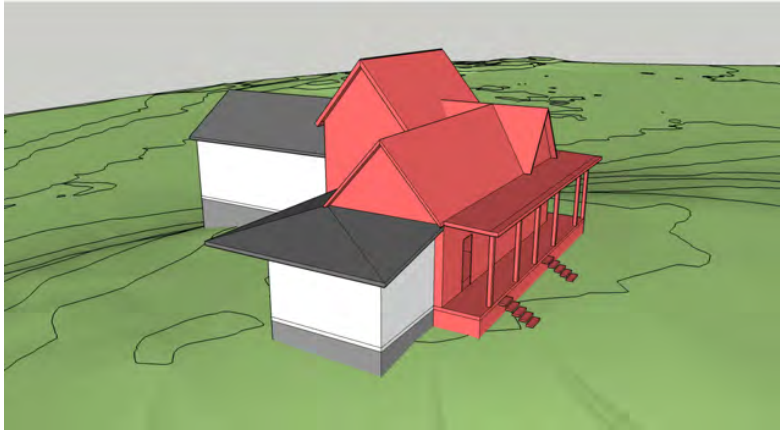
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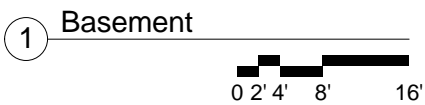
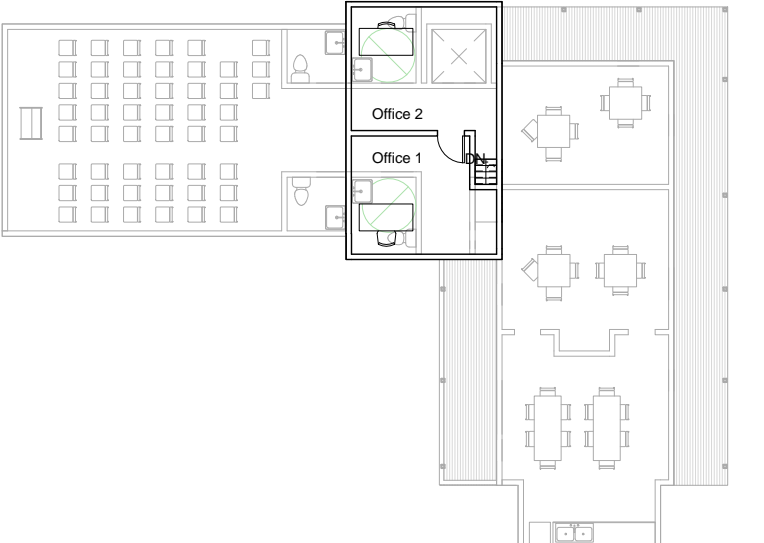
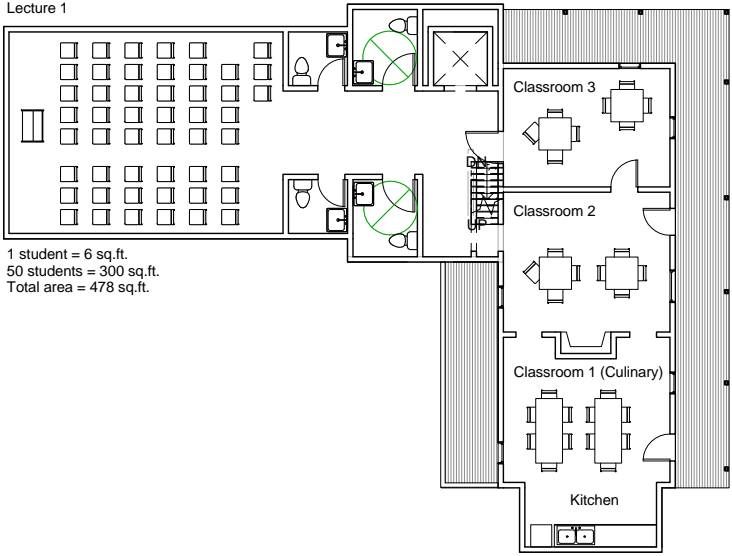
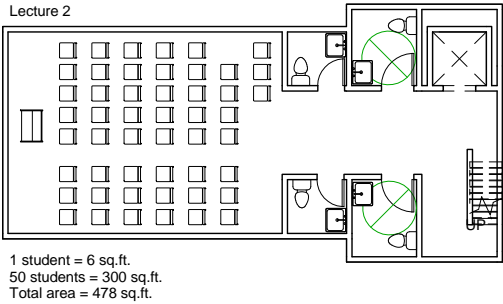
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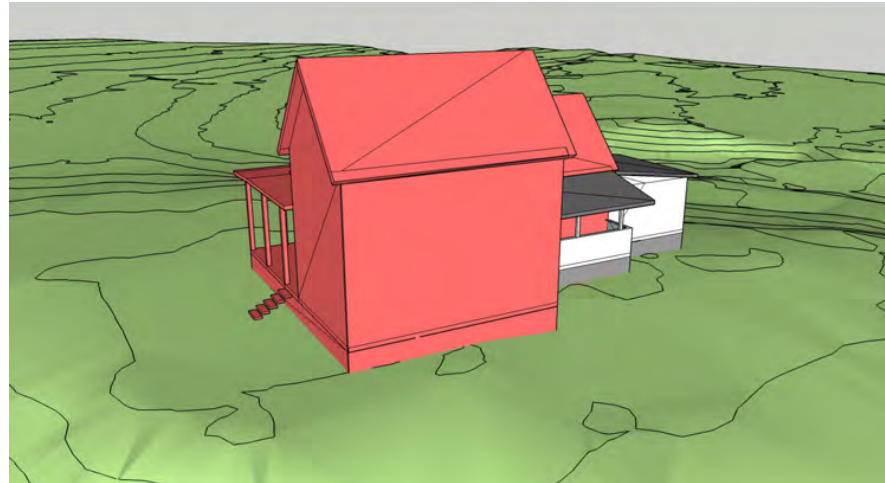
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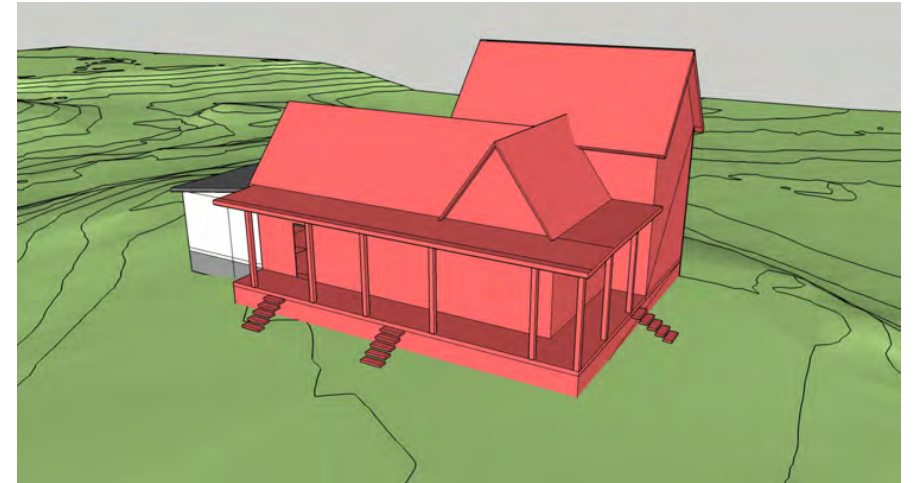
Southeast



OPTION 2 - CLASSROOMS



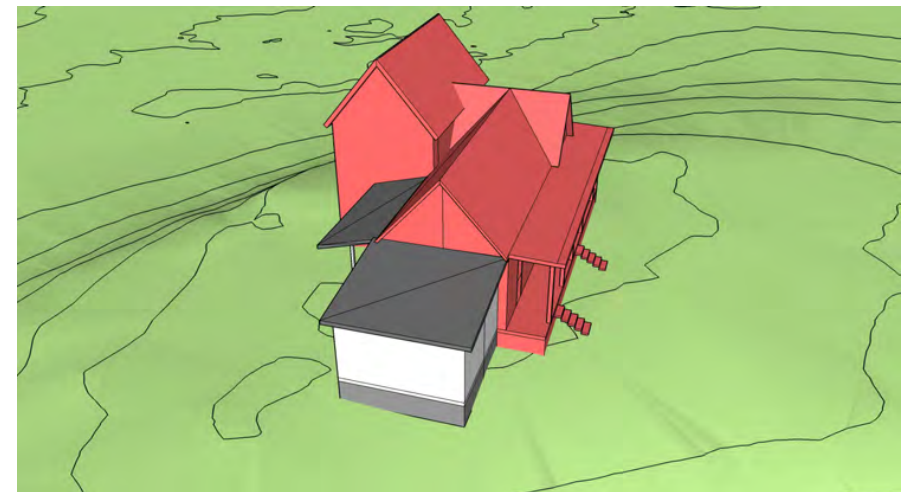
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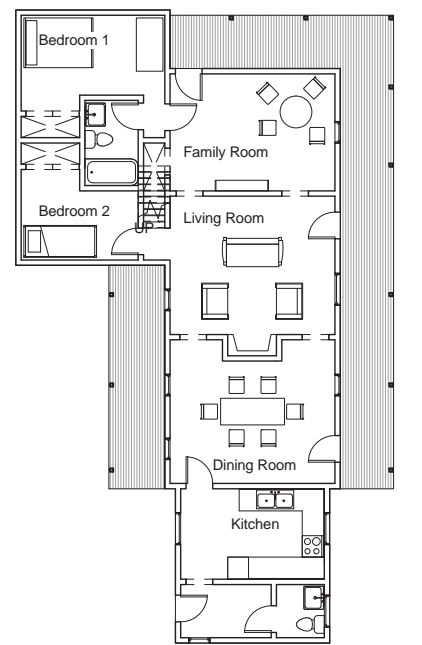
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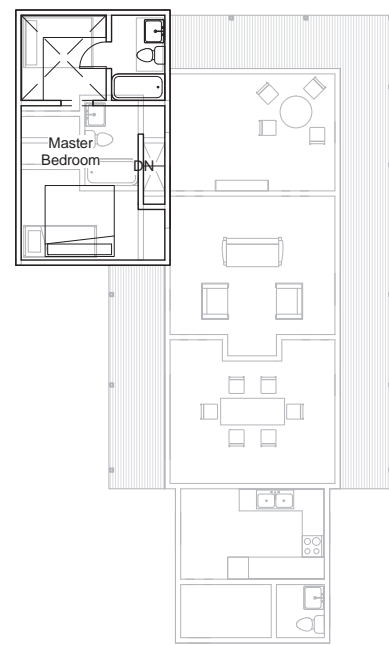
Southwest



Southeast



① Grade
0 2' 4' 8' 16'



② Level 2
0 2' 4' 8' 16'

OPTION 3 - RESIDENTIAL

A.1 Appendices

Appendix I: Stabilization Cost Estimate

Stabilization Cost Estimate	Date: 09/29/2017
Project: Reynold & Eva Briggs House	
Total Building Area w/o collapsing sheds = 2,288 SF	

Qty	Unit	Unit Cost	Qty Cost
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PHASE I: Stabilization

New Roof - insulation and sheathing				
New Roof - 3-ply wood shake, membrane asphalt, insulation board, roof deck insulation, aluminum flashing & gutters	3,535	SF	\$8.52	\$30,118.20
TOTAL COST ESTIMATE			\$30,118.20	

Additional Foundation Support - footing and pier construction				
Quikrete Quik-Tube Building Form, 12"-diameter concrete post, 4' in length	12	EA	\$15.97	\$191.64
Quikrete Mortar Mix Bags - 50 lb. each, 0.375 CF each	2.1	bags	\$25.41	\$53.36
Simpson Strong Tie CB88 8" x 8" U-Bracket	12	EA	\$54.73	\$656.76
3/4" Machine thru-bolts	24	EA	\$0.62	\$14.88
Simpson Strong Tie CPS7 8" x 8" Composite Plastic Standoff	12	EA	\$15.83	\$189.96
RediBase Construction Tube Footing form, 8" x 24", for 12" tubes	12	EA	\$19.99	\$239.88
8" x 8" x 8' pressure-treated wood posts	12	EA	\$35.00	\$420.00
TOTAL COST ESTIMATE			\$1,576.52	

Demolition of Collapsing Shed Additions - Kitchen Shed (87 sq.ft.) and Garage Shed Addition (149 sq.ft.)				
Floors, sheathing and flooring to 2" thick	2	EA	\$38.00	\$76.00
Roofs, sheathing to 1" thick, not including roofing	2	EA	\$31.50	\$63.00
Walls, sheathing to 1" thick, not including siding	6	EA	\$27.00	\$162.00
TOTAL COST ESTIMATE			\$301.00	

Removal of Underbrush for a 20-ft. radius around the house				
Rotary mower, brush, 60", with tractor (rent per week) (pg. 656)	1	week	\$2,750.00	\$2,750.00
TOTAL COST ESTIMATE			\$2,750.00	

Temporary protective sheathing - replacement of plywood sheathing				
Removal of existing plywood	3,183	SF	\$0.32	\$1,018.56
Plywood, prefinished, 1/4" thick, 4' x 8' sheets	3,183	SF	\$1.44	\$4,583.52
Flashing, aluminum, 0.040" thick	249	LF	\$0.27	\$67.23
Painting, primer, & 2 coats	3,183	SF	\$1.00	\$3,183.00
TOTAL COST ESTIMATE			\$8,852.31	

Demolition of Chimney to the Eave				
Concrete block, to 4 S.F. opening, 4" thick	10	EA	\$63.00	\$630.00
TOTAL COST ESTIMATE			\$630.00	

TOTAL STABILIZATION COST ESTIMATE				\$44,228.03
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A.1 Appendices

PHASE II: Mothballing

Humidity and Temperature Control				
<i>Reseal unsealed exterior windows and doors</i>				
Plywood panels, 3/8" thick	81	SF	\$0.93	\$75.33
<i>Install Thermostats</i>				
Thermostats - manual, 1 set back	2	EA	\$115.00	\$230.00
TOTAL COST ESTIMATE				\$305.33
Life and Fire Safety				
Burglar alarm, battery-operated, mechanical trigger	1	EA	\$346.50	\$346.50
Smoke detectors, battery-operated, ceiling type	3	EA	\$115.00	\$345.00
TOTAL COST ESTIMATE				\$691.50
Equipment Rental				
Dumpster, weekly rental, 1 dump/week, 6 C.Y. capacity (2 tons)	1	week	\$415.00	\$415.00
TOTAL COST ESTIMATE				\$415.00
TOTAL MOTHBALLING COST ESTIMATE				\$1,106.50
Construction Sub Total				
Location Cost Factor (Eugene/Springfield)			0.99	\$44,881.19
Contingency			20%	\$8,976.24
Soft Costs			20%	\$8,976.24
Inflation			2%	\$897.62
Contractor Overhead			10%	\$4,488.12
Permit Fees			0.50%	\$226.67
SUBTOTAL PROJECT COST ESTIMATE				\$68,446.07
Total Project Contingency			5%	\$3,422.30
TOTAL PROJECT COST ESTIMATE				\$71,868.38

A.2 Appendices

Appendix II: Option 3 - Comparative Resident Curatorship Project Cost Estimates

Resident Curatorship Programs: Comparative Project Cost Estimates	Date: 09/29/2017
<i>Project: Reynolds & Eva Briggs House</i>	
<p>The information included in this data chart were derived from cost estimates found in the condition assessments for three similar rehabilitation projects that participated in Connecticut's Resident Curator Program. These projects include the Worthen House, Enders House, and Averill House. The total cost estimates for each house represent the deferred maintenance, short term repairs, and capital needs estimate for each project over a preliminary 5-year period. The table divides these total costs by category of rehabilitation type, and lists the percentage of the total cost as well as individual cost that each rehabilitation type represents.</p>	

	Worthen House 3,950 SF		Enders House 3,500 SF		Averill House 3,500 SF	
REHABILITATION TYPE	% OF COST	COST OF REHAB.TYPE	% OF COST	COST OF REHAB.TYPE	% OF COST	COST OF REHAB.TYPE
Site Development	5.0%	\$6,790.00	4.0%	\$4,322.00	1.0%	\$1,006.00
Structure/Foundation	4.0%	\$5,772.00	3.0%	\$2,793.00	0.0%	\$500.00
Exterior Rehabilitation	11.0%	\$14,675.00	15.0%	\$14,440.00	17.0%	\$32,476.00
Interior Rehabilitation	37.0%	\$51,050.00	40.0%	\$39,567.00	33.0%	\$61,884.00
Roof Repair/Reconstruction	5.0%	\$6,372.00	11.0%	\$10,436.00	2.0%	\$3,748.00
Mechanical Systems	6.0%	\$7,782.00	0.0%	\$0.00	8.0%	\$15,037.00
Electrical Systems	11.0%	\$15,293.00	0.0%	\$0.00	15.0%	\$27,390.00
Plumbing Systems	19.0%	\$26,053.00	17.0%	\$17,268.00	18.0%	\$32,848.00
Fire and Life Safety Systems	1.0%	\$707.00	1.0%	\$924.00	0.0%	\$835.00
Extra Projects	1.0%	\$1,868.00	9.0%	\$8,900.00	6.0%	\$11,500.00
TOTAL COST ESTIMATE	100.0%	\$136,362.00	100.0%	\$98,650.00	100.0%	\$187,224.00



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Appendix III: Option 3 Rough-Order-Magnitude Cost Estimate

Option 3 ROM Cost Estimate with a Resident Curatorship Program	Date: 09/29/2017
<i>Project: Reynold & Eva Briggs House, Springfield, OR</i>	
Total Option 3 Building Area = 1,740.75 SF	
<p>The final rough-order-magnitude cost estimate was calculated by first deriving an Average East Coast Rehabilitation Cost from four properties that participated in resident curatorship programs in Connecticut and Massachusetts. The Average East Coast Rehabilitation Cost was then converted to a Springfield, Oregon Rehabilitation Cost Estimate in the second table by using location factors pertinent to the two East Coast locations and to Springfield, Oregon. The final result represents an estimated amount that is comparable to the result of the more detailed rehabilitation estimate for the Briggs House in Appendix IV.</p>	

Calculation of an East Coast Rehabilitation Cost Estimate per Square Foot			
Property Name	Total Building Area	Total Rehabilitation Investment	Rehabilitation Cost Estimate (per SF)
The Smith-Curtiss House <i>Derby, CT</i>	2,302 /SF	\$848,627.00 /SF	\$368.65 /SF
The Worthen House <i>Granby, CT</i>	3,950 /SF	\$1,075,000.00 /SF	\$272.15 /SF
The Litchfield House <i>Carlisle, MA</i>	1,600 /SF	\$701,771.00 /SF	\$438.61 /SF
The Dodge House <i>Hamilton, MA</i>	1,800 /SF	\$714,208.00 /SF	\$396.78 /SF
Average East Coast Rehabilitation Cost Estimate			\$369.05 /SF

Calculation for a Springfield, Oregon Rehabilitation Cost Estimate for the Briggs House			
	Total Building Area of the Briggs House	Average Rehabilitation Cost Estimate (per SF)	Total Rehabilitation Cost Estimate
East Coast Cost Estimate projected onto the Briggs House	1,740.75 /SF	\$369.05 /SF	\$642,418.87
<i>The East Coast Rehabilitation Cost Estimate divided by an East Coast location factor of 1.15 yields a Standard US Rehabilitation Cost Estimate.</i>			
Standard US Rehabilitation Cost Estimate projected onto the Briggs House			\$558,625.10
<i>The Standard US Rehabilitation Cost Estimate multiplied by a Springfield, OR location factor of 0.99 yields an average Springfield, OR Rehabilitation Cost Estimate.</i>			
Springfield, OR ROM Rehabilitation Cost Estimate for the Briggs House			\$553,038.85

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Appendix IV: Option 3 Residential - Detailed Cost Estimate

Option 3 Detailed Cost Estimate	Date: 09/29/2017
<i>Project: Reynold & Eva Briggs House</i>	
<i>Total Option 3 Building Area = 1,740.75 SF</i>	
Based on PMA's discussions with resident curatorship programs on the East Coast—including Massachusetts, Connecticut, and Maryland—we learned that the rehabilitation process of properties participating in these programs included 10 major components. This table is organized into phases that outline these major components.	

	Qty	Unit	Unit Cost	Total Cost
Step 1: Site Development				
Topographical Survey	0.13	acres	\$290.70	\$36.34
Boundary and survey markers - Wooded land	73.8	LF	\$1.37	\$101.11
Septic system with 1,000 SF leaching field, 1000 gallon tank	1	EA	\$7,490.47	\$7,490.47
Removal of underbrush for a 20-ft. radius around the house - rotary mower rental	1	week	\$2,750.00	\$2,750.00
TOTAL SITE DEVELOPMENT COST				\$10,377.91

Step 2: Structure/Foundation				
Additional Foundation Support - footing and pier construction	12	posts	\$167.55	\$1,576.52
Demolition of All Shed Additions - Kitchen Shed (87 SF), Garage Shed (350 SF), Garage Shed Addition (149 SF), & Western Shed (158 SF)	4 floors, 4 roofs, and 11 walls		\$96.50	\$575.00
Repair of the northeastern and southeastern critical areas - Exterior Walls - Structural Frame - 2" x 4", 16" O.C.	160	SF	\$3.16	\$505.60
Repair of the northeastern and southeastern critical areas - Floor System - Structural Frame - 2" x 4", 16" O.C.	160	SF	\$3.16	\$505.60
New Kitchen and Bathroom Addition - Foundation and Subfloor System - poured-in-place foundation wall and footing	210.25	SF	\$13.69	\$2,878.32
New Kitchen and Bathroom Addition - Floor System - Structural Frame - 2" x 8", 16" O.C.	210.25	SF	\$6.89	\$1,448.62
New Kitchen and Bathroom Addition - Exterior Walls - Structural Frame - 2" x 4", 16" O.C.	463	SF	\$3.16	\$1,463.08
Window & Door Openings - Structural Frame	6	EA	\$18.18	\$109.08
Window Systems - Builder's Quality wood window 2' x 3', insulating glass	5	EA	\$440.70	\$2,203.50
TOTAL STRUCTURE/FOUNDATION COST				\$10,254.13



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Step 3: Exterior Rehabilitation

<i>New Exterior Wall Sheathing - 1/2" x 6" Beveled Cedar Siding, "A" Grade</i>	3,183	SF	\$7.73	\$23,447.03
<i>Exterior Walls - Sheathing - 1/2" x 6" Beveled Cedar Siding, "A" Grade, trim & 2 paint coats</i>	2,546	SF	\$7.73	\$19,680.58
<i>Door Systems - Colonial, 6 panel, 3' x 6'-8", wood</i>	5	EA	\$1,171.35	\$5,856.75
<i>Window Systems - Builder's Quality wood, insulating glass, trim, caulking, & 2 paint coats</i>	16	EA	\$440.70	\$7,051.20
<i>Exterior Shutters - wood, louvered</i>	32	SF	\$280.00	\$8,960.00
<i>Roof - Gable End Roof, Sheathing - membrane asphalt, insulation board, roof deck insulation, aluminum flashing & gutters</i>	2,690	SF	\$11.68	\$17,483.14
TOTAL EXTERIOR REHABILITATION COST				\$82,478.70

Step 4: Interior Rehabilitation

Building Interior - Structure, Surfaces, and Finishes

<i>New Interior Wall Structure (incl. Kitchen addition and bathrooms) - 2" x 4" studs, 16" O.C.</i>	864	SF	\$3.16	\$2,730.24
<i>Interior Wall Surfaces (incl. Kitchen addition and bathrooms) - Plaster on Gypsum Lath with custom wallpaper</i>	4,854	SF	\$7.26	\$35,240.04
<i>Subflooring (incl. Kitchen Addition and Bathrooms) - plywood, 5/8" thick</i>	1,741	SF	\$1.46	\$2,541.86
<i>Flooring (excl. all bathrooms) - Wood Strip, Fir, vertical grain</i>	1,629	SF	\$4.69	\$7,640.01
<i>Flooring (All Bathrooms) - Ceramic Tiling</i>	112	SF	\$14.10	\$1,579.20
<i>Ceiling Surface System (incl. Kitchen addition and bathrooms) - plaster on gypsum lath with custom wallpaper</i>	1,741	SF	\$7.33	\$12,761.53
<i>Interior Door Systems - raised panel, solid, pine</i>	6	EA	\$847.07	\$5,082.42
<i>Interior Door Systems - door opening, frame only, pine</i>	8	EA	\$291.89	\$2,335.12
<i>Interior Door Systems - closet doors, bi-fold, pine, paneled</i>	3	EA	\$780.07	\$2,340.21

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Kitchen & Bath Addition and Other Bathrooms - Cabinetry, Fixtures, and Appliances

Kitchen - Cabinetry - Custom Grade	19.5	LF	\$100.85	\$2,094.50
Kitchen - New Fixtures - 1 kitchen sink, counter top style, 24" x 21" double bowl	1	EA	\$454.00	\$454.00
Kitchen - New Appliances - 4-burner countertop range and hood, refrigerator, dishwasher, garbage disposer	1	LS	\$3,347.00	\$3,347.00
Laundry appliances - washer, dryer, and accessories	1	LS	\$1,896.00	\$1,896.00
Bathroom - New Fixtures - porcelain on cast iron single bowl, 21" x 24", & floor-mounted one-piece toilet	1	LS	\$2,760.00	\$2,760.00

Dining Room, Living Room, and Family Room

Replacement of Stairs - 11 risers, oak treads, box stairs	1	LS	\$2,500.13	\$2,500.13
Replacement of Original Fireplace	1	EA	\$3,769.69	\$3,769.69

Bedrooms 1 & 2

Closet Space - shelf, closet pole, closet door	2	EA	\$767.52	\$1,535.04
Bathroom - New Fixtures - porcelain sink on cast iron single bowl and floor-mounted one-piece toilet, and 5' long mat bottom bath tub	1	EA	\$3,984.00	\$3,984.00

Master Bedroom

Closet Space - shelf, closet pole, closet door	2	EA	\$767.52	\$1,535.04
Master Bathroom - New Fixtures - porcelain sink on cast iron single bowl and floor-mounted one-piece toilet, and 5' long mat bottom bath tub	1	EA	\$3,984.00	\$3,984.00

TOTAL INTERIOR REHABILITATION COST				\$100,110.03
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Step 5: Roof Repair/Reconstruction

Roof - Structural Frame - Gable End Roof, 2" x 8" Rafters, 16" O.C., 8/12 pitch	1,741	SF	\$8.45	\$14,711.45
New Roof - Asphalt, Inorganic, 3-ply shingles	2,690	SF	\$4.49	\$12,078.10
TOTAL ROOF REPAIR/RECONSTRUCTION COST				\$26,789.55

Step 6: Mechanical Systems

Removal of old heating equipment	1	LS	\$613.00	\$613.00
Heating/Cooling System, Oil-fired, forced-air, one zone, area to 2,400 SF	1	LS	\$16,197.05	\$16,197.05
Thermostats - manual, 1 set back	2	EA	\$115.00	\$230.00
New Historic Chimney - masonry fireplace, foundation, pointing	1	LS	\$6,793.20	\$6,793.20
TOTAL MECHANICAL SYSTEMS COST				\$23,603.25



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Step 7: Electrical Systems

200 Amp Service System	1	EA	\$1,985.60	\$1,985.60
All new electrical wiring systems - lighting, appliances, heating, etc.	1	LS	\$1,757.00	\$1,757.00
All new light fixtures - 60 Watt fluorescent	108	EA	\$85.00	\$9,180.00
TOTAL ELECTRICAL SYSTEMS COST				\$12,922.60

Step 8: Plumbing Systems

Oil-fired hot water heating system, area to 2,400 SF	1	LS	\$23,213.15	\$23,213.15
Lavatory Systems - One 2-fixture and Two 3-fixture (incl. rough-in, supply, waste, and vents)	1	LS	\$11,164.25	\$11,164.25
Kitchen System - One double bowl sink, refrigerator, garbage disposer, dishwasher	4	EA	\$1,045.25	\$4,181.00
Rough-in, supply, waste and vent - for kitchen sink	4	EA	\$1,327.60	\$5,310.40
TOTAL PLUMBING SYSTEMS COST				\$43,868.80

Step 9: Fire and Life Safety Systems

Fire and Life Safety Systems - Burglar alarm, smoke detectors, carbon monoxide detectors, and fire extinguishers	1	system	\$691.50	\$691.50
Phone and cable lines - single pole, telephone jacks, and wiring	1	LS	\$287.50	\$287.50
TOTAL FIRE AND LIFE SAFETY SYSTEMS COST				\$979.00

Step 10: Extra Projects

Demolition of Eastern Wood Porch	60.5	SF	\$4.19	\$253.50
Replacement of Eastern Porch and Addition of Western Porch	414	SF	\$35.17	\$14,542.80
TOTAL EXTRA PROJECTS COST				\$14,796.29

Construction Sub Total				\$299,390.71
Location Cost Factor (Springfield)			0.99	\$296,396.80
Contingency			20%	\$59,279.36
Soft Costs			20%	\$59,279.36
Inflation			2%	\$5,927.94
Contractor Overhead			10%	\$29,639.68
Permit Fees			0.5%	\$1,481.98
SUBTOTAL PROJECT COST ESTIMATE				\$452,005.12
Total Project Contingency			5%	\$22,600.26
TOTAL PROJECT COST ESTIMATE				\$474,605.38

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Appendix V: Option 3 Pro Forma - Residential Curatorship Program

Option 3 Pro Forma (with a Resident Curatorship Program)		Date: 09/29/2017
Project: Reynold & Eva Briggs House, Springfield, OR		
Total Option 3 Building Area = 1,740.75 SF		
<p>The three tables below are based on a pro forma that Fairfax County, Virginia Park Authority included in its Resident Curator Program Study report in 2014 (Part III. E). This pro forma calculated the Fair Market Rent (FMR) for a two-bedroom house in Fairfax County over a 15-year leasing term to determine the amount of income that the program would yield after 15 years. It compared this amount with the total expense of the rehabilitation work in the project. The total expense of the Resident Curatorship Program included (1) the total cost of rehabilitation work, (2) a 15-year occupancy cost (25% of the FMR) to recognize the value of utilities, fees, and applicable taxes that the Curator would have to spend throughout the leasing period, and (3) a 15-year maintenance cost (20% of the FMR) to account for the expenses that the Curator would make toward regular building inspections and repairs over the course of the leasing term after preliminary rehabilitation work had been completed. The FMR represented the minimum amount that the resident curator would need to invest in the project in order to meet the leasing agreement.</p> <p>PMA followed the format for Fairfax County's pro forma, and added two more variables to the calculations (an Annual FMR escalation Rate and an Annual Maintenance Company's Management fee if the Curator were to hire a third party to complete the maintenance work) in order to make the results of the pro forma more realistic. In total, four variables are included in the tables below: (1) An Annual FMR Escalation Rate - 3% each year, (2) An Annual Occupancy Cost - 25% of the FMR each year, (3) An Annual Maintenance Cost - 20% of the FMR each year, and (4) An Annual Third-Party Maintenance Company's Management Fee - 6% of the Annual Maintenance Cost. The Total Expense for the 25-year, 50-year, and 80-year periods is estimated by summing the total amount of investment that the Curator contributed over time (the Total Rehabilitation Estimate, the Total Occupancy Cost, the Total Maintenance Cost, and the Total Third-Party Management Fee for each period). The Overall Difference—which is the result of subtracting the total FMR for each leasing term from the Total Expense of each term—represents the profit or loss of investment for each term.</p>		

Resident Curatorship Program with a 25-year lease			
Income			
	Variable Income (with a 3% Annual FMR Escalation)		
Monthly FMR	\$1,289.00		
Annual FMR	\$15,468.00		
25-year FMR	\$419,086.56		
Expense			
	Variable Expense (affected by the 3% Annual FMR Escalation)		
	After 1 Year	After 25 Years	
Total Rehabilitation Estimate	\$446,391.81	\$446,361.81	
Annual Occupancy Cost —utilities, applicable taxes & fees, etc. (standard = 25% of Annual FMR)	\$3,867.00	\$104,771.64	
Annual Maintenance Cost (standard = 20% of Annual FMR)	\$3,093.60	\$83,817.31	
Annual Third-Party Maintenance Management Fee (standard = 6% of Annual Maintenance Cost)	\$185.62	\$5,029.04	
Total Expense (Over 25 years)		\$639,979.80	
The Overall Difference is calculated by subtracting the 25-year Fair Market Rent (Income) from the Total Expense of the Resident Curatorship Program.			
Overall Difference (After 25 years)		(\$220,893.24)	

Resident Curatorship Program with a 50-year lease			
Income			
	Variable Income (with a 3% Annual FMR Escalation)		
Monthly FMR	\$1,289.00		
Annual FMR	\$15,468.00		
50-year FMR	\$841,210.26		
Expense			
	Variable Expense (affected by the 3% Annual FMR Escalation)		
	After 1 Year	After 50 Years	
Total Rehabilitation Estimate	\$446,391.81	\$446,361.81	
Annual Occupancy Cost —utilities, applicable taxes & fees, etc. (standard = 25% of Annual FMR)	\$3,867.00	\$210,302.56	
Annual Maintenance Cost (standard = 20% of Annual FMR)	\$3,093.60	\$168,242.05	
Annual Third-Party Maintenance Management Fee (standard = 6% of Annual Maintenance Cost)	\$185.62	\$10,094.52	
Total Expense (Over 50 years)		\$835,000.95	
The Overall Difference is calculated by subtracting the 50-year Fair Market Rent (Income) from the Total Expense of the Resident Curatorship Program.			
Overall Difference (After 50 years)		\$6,209.31	

Resident Curatorship Program with a 80-year lease			
Income			
	Variable Income (with a 3% Annual FMR Escalation)		
Monthly FMR	\$1,289.00		
Annual FMR	\$15,468.00		
80-year FMR	\$1,402,033.30		
Expense			
	Variable Expense (affected by the 3% Annual FMR Escalation)		
	After 1 Year	After 80 Years	
Total Rehabilitation Estimate	\$446,391.81	\$446,361.81	
Annual Occupancy Cost —utilities, applicable taxes & fees, etc. (standard = 25% of Annual FMR)	\$3,867.00	\$350,508.32	
Annual Maintenance Cost (standard = 20% of Annual FMR)	\$3,093.60	\$280,406.66	
Annual Third-Party Maintenance Management Fee (standard = 6% of Annual Maintenance Cost)	\$185.62	\$16,824.40	
Total Expense (Over 80 years)		\$1,094,101.19	
The Overall Difference is calculated by subtracting the 80-year Fair Market Rent (Income) from the Total Expense of the Resident Curatorship Program. After 80 years of residency in the house, the Curator would have contributed enough in rehabilitation expenses to exceed the term's Fair Market Rent. This means that Willamalane will have made a profit in the form of rehabilitation work.			
Overall Difference (After 80 years)		\$307,932.10	



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Appendix VI: Residential Curatorship Program Comparative Table

Resident Curatorship Program Comparative Table					
General Background Information					
State	Maryland	Massachusetts	Delaware	Connecticut	Virginia
Program Name	Resident Curatorship Program	Historic Curatorship Program	Resident Curatorship Program	Resident Curator Program	Resident Curator Program
Date Established	1988	1994	2004	2010	2014
Managing Organization	Department of Natural Resources (DNR)	Department of Conservation and Recreation (DCR)	Division of Parks and Recreation (DPR)	Department of Energy & Environmental Protection (DEP)	Fairfax County Park Authority, Resource Management Division (RMD)
Number of Participating Properties	43	21	5	2	3
Number of Available/Eligible Properties	3	60	4		27
Types of Potential Curators	private citizen, non-profit entity, or for-profit entity	private citizen, non-profit entity, or for-profit entity	private citizen, non-profit entity, or for-profit entity	private citizen	private citizen, non-profit entity, or for-profit entity
Leasing Terms					
Length of Lease	for life	25-30 years	for life	20-25 years	depends on fair market rental value
Maintenance of Surrounding Property	X			X	X
Minimum amount of Community Involvement/Public Benefit	3-5 days/year	X	2 days/year	1 day/year	X
Mandatory Rehabilitation Inspections	annually		quarty or semi-annually	annually	annually
Compliance with Secretary of the Interior's Guideline's for Rehabilitation	X	X	X	X	X
Fair Market Rent Compliance	X	X		X	X
Required Documentation for Annual Accounts					
Total Financial Investment (Maintenance, Materials, Overhead, etc.)	X	X	X	X	X
Total Sweat Equity	X	X	X	X	X
Photographs/Video of Rehabilitation Progress	X		X	X	X
Certificates of Insurance	X	X	X	X	X
Permits Acquired for Maintenance	X	X	X	X	X
Summary of Fulfillment of Public Access Requirement	X				X
A Summary of the Work	X	X	X	X	X
A Summary of the Work to be Performed the following year			X	X	
Managing Organization's Responsibilities in Selection Process					
Building Condition Assessment	X	X	X	X	X
Property Survey/Boundary Delineation	X		X	X	X
Request for Proposals	X	X	X	X	X
Rehabilitation Cost Estimate		X		X	
Open House		X	X	X	
Certificate of Occupancy for the Property		X			
Establishment of an Application Review Board	X	X	X	X	X
General Outlined Application Requirements					
Relevant Experience	X	X	X	X	X
Proof of Financial Eligibility	X	X	X	X	X
Statement of Tax Compliance	X		X	X	X
Background Investigation Form			X		X
Proposed Length of Lease				X	X



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Appendix VII: Option 4 Cost Estimate - Demolition

Option 4 Cost Estimate: Demolition	Date: 09/29/2017
<i>Project: Reynold & Eva Briggs House, Springfield, OR</i>	
Total Existing Building Area = 2,524 SF	

Expense of the Option 4 Demolition		
Item		Cost
Demolition of the Existing Structure		\$36,000.00
Subtotal for Option 4		
		\$36,000.00
Estimated Project Contingency (20%)		\$7,200.00
Total Project Expense		
		\$43,200.00



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APPENDIX 2

Briggs Advisory Group Meeting Notes

Meeting: Briggs House Assessment – Report Review

Date: October 24, 2017, 2-3:00 pm

Location: Alder Room, WAAC

Attendees: Liz Carter, Kathryn Toepel, Rick Minor, Megan Lallier-Barron, Donald Peting, Eric Adams, Kristina Koenig Boe

Meeting Overview

Findings from the Reynold and Eva Briggs House Report conducted by Peter Meijer Architects (PMA) for Willamalane were sent out to the group prior to the meeting for review. The meeting was used as a chance to ask questions and provide comments on the report. It was also an opportunity for Willamalane to provide an update on planning efforts relating to the Briggs House and Dorris Ranch.

Notes

- A couple of the options provided in the PMA report propose additions to the historic footprint of the building. If moving forward with one of these options, several recommendations were made:
 - There is a recorded archeological site adjacent to the site and any significant excavation work would likely require additional studies/investigations.
 - Preserve the front of the structure in its historic form as best possible. Any necessary additions should be made to the back (west) side of the building.
 - Separate the new additions from the structure itself so it is clear what is new and what is historic. A covered walkway could connect the two.
 - If removing garage or other more recent additions to the house, the historic structure may need to be stabilized first. The box construction of the house may be relying on these newer additions for stability. Aside from this, there was general consensus that removing these additions would be acceptable.
- If the structure is not preserved other options include demolition, deconstruction, and relocation. When asked what the group felt about relocating the structure, a comment was made emphasizing the importance of preserving the structure in its

current location to keep the story of Dorris Ranch intact. If moving forward with one of these options, proper documentation of the structure should occur prior to doing so.

- Expanding the historic boundary to include the Briggs house would open the door to funding sources for preservation efforts and would be a good first step if moving towards preservation.
- Several funding sources/resources mentioned include:
 - SHIPO grants (Diamond in a Rough)
 - Restore Oregon & its Most Endangered list
 - Meyer Trust
 - National Trust for Historic Preservation
 - UO Architecture's Field School
- In the short term it was recommended to do whatever patching, even tarping of the roof to prevent much more damage from occurring through the coming winter as options are discussed.
- Comments to pass along to the Board:
 - Dorris Ranch is one of the premier historic sites in the region and state. There was a general agreement that it is likely eligible for National Historic Landmark Status (only 17-18 in the state currently). This would elevate heritage tourism and expand funding opportunities.
 - Despite the existing water damage and appearance there is still an intact structure beneath the layers that is worth preserving.
 - The character of the site and the building inform each other and by losing the structure, some of the story of Dorris Ranch is lost.
 - It is understood that Dorris Ranch is very often used for recreation, but it's historic value to Springfield, and the entire filbert industry in the Pacific Northwest, is significant and should be emphasized. When considering options, keep an eye on the long term benefits/outcomes of keeping the house and preserving the story of Dorris Ranch.

APPENDIX 3

Public Outreach Findings

Park Services Center, 682 36th St., Springfield OR 97478-5606
541-736-4104 | willamalane.org

PUBLIC OUTREACH FINDINGS

Dorris Ranch Master Plan Update 2019

Kristina Koenig Boe, Project Manager

Public Outreach was conducted during the months of May and June as a part of the 2019 Dorris Ranch Master Plan Revision Process. Public Outreach was conducted using two different strategies: (1) an open house event, and (2) a public survey distributed online and in paper formats.

The open house events were held at the Tomseth House at Dorris Ranch on Friday, May 3rd from 3:00pm to 5:30pm and on Saturday, May 4th from 9:30am to 12:00pm. Neighbors from within ¼ mile of the park were invited to attend via postcard mailers. The event was also advertised via Willamalane's website, Facebook, posters displayed at Dorris Ranch kiosks, and by email to all groups that had expressed interest in the project. Participants were provided an opportunity to review three different concepts for two distinct areas within the park, take a guided tour of the new property, and provide input via comment cards and a paper copy of the public survey. Natural Resources and Planning and Development staff were available to guide visitors through the process and answer questions.

Following the open house event, the concepts and survey were posted and distributed online to reach a broader audience. The goal of the survey was to capture people's preferences for the three design concepts for each of the two different locations. Advertisements for the survey were sent out via email, Willamalane website and Facebook. Posters announcing the survey were also displayed in all kiosk locations at Dorris Ranch. The survey was open for three weeks and was formatted on SurveyMonkey to target three different audiences: (1) the general public, (2) WPRD staff, and (3) WPRD board members. The following sections summarize findings from these efforts.

Findings from the public outreach efforts were shared with the design team. Comments and feedback provided by the design team are also summarized below.

PUBLIC OPEN HOUSE

Approximately 40-50 people attended the public event and 28 people completed the paper copy of the survey at this event. Results from the survey were compiled with online survey results, which are summarized in the following section.



SURVEY RESULTS

The online survey received 104 total responses including 70 public, 31 staff, and 3 board member responses. Results from the 28 paper copies of the survey that were collected at the public event were added to the online survey results, for a total of 132 responses.

Over half of the survey respondents (71%) lived within Springfield and were regular visitors of the park (93% stated they visit the park at least a few times a year). There was a good distribution of ages and families with & without children represented in the responses, however poor ethnic diversity (with only 7% willing to identify as nonwhite/Caucasian). The most popular activities for respondents were walking or running (57%), walking dogs (43%), and nature watching (38%).

Front Entrance Concepts

Three design concepts for the front entrance area were provided for public review. Respondents were asked which concepts they liked best and what they specifically liked/disliked about each concept; results are shown in Figure 1. Overall, Concept 1 had the highest rate of approval (38%), Concept 2 had the second highest approval rate (34%) and Concept 3 was the least favored (26%).

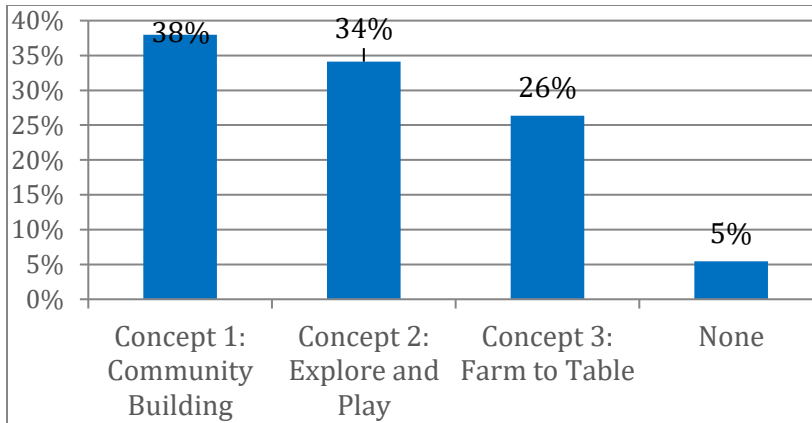


Figure 1. Approval ratings for the three front entrance concepts

With responses to this question being somewhat divided, it is helpful to look more closely at the subsequent questions to see what specifically was liked and disliked about these concepts. Based on responses to these questions, the most popular prospective improvements were as follows: formal picnic area (83%), nature trail (81%), large picnic shelter (72%), community garden and nature play (66%), community orchard (64%), and dog park (55%) (see Figure 2). The independent farm, public farm and farm animals all received just below 50% approval from respondents.

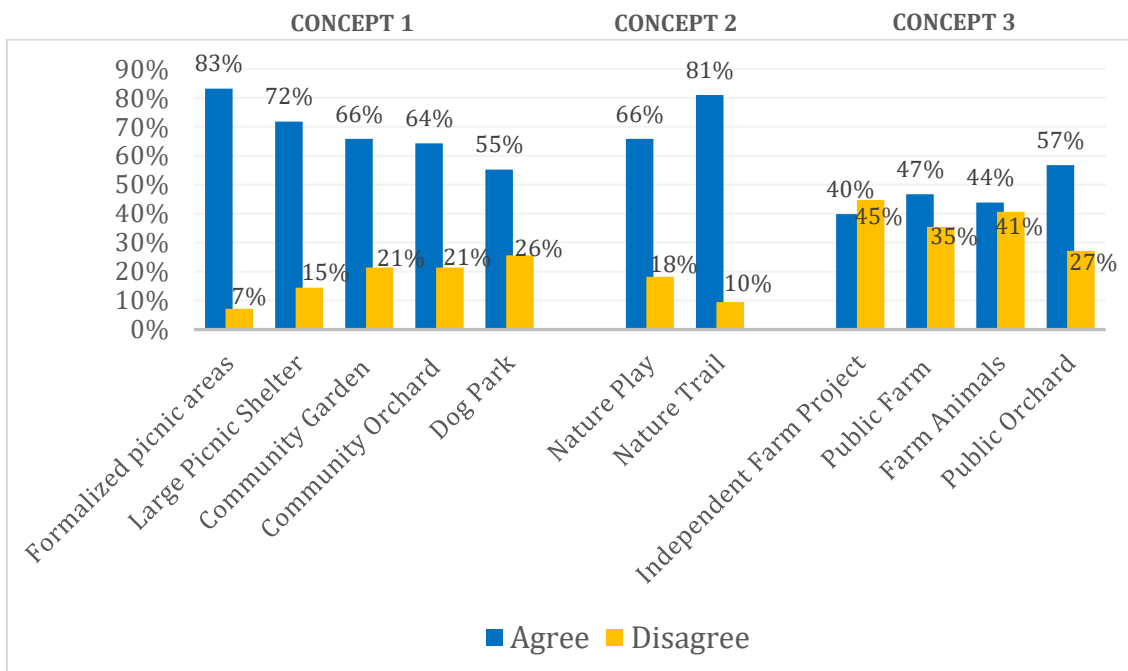


Figure 2. Breakdown of approval for proposed improvements in 3 design concepts.

Questions were also included focusing on future plans for the Briggs House. Each of the 3 presented design concepts include an option for (A) rehabilitation or (B) demolition/replacement of the structure (see Figure 3). In responses to all three concepts, rehabilitation of the structure was found to be more favorable than demolition. The

highest rate of approval (62%) was shown for Option 1A, which indicated rehabilitation of the structure for classroom and rental space. The greatest disapproval (55%) was shown for Option 1B, which was demolition of the structure for creation of a large fire pit and sitting area to be used for community events.

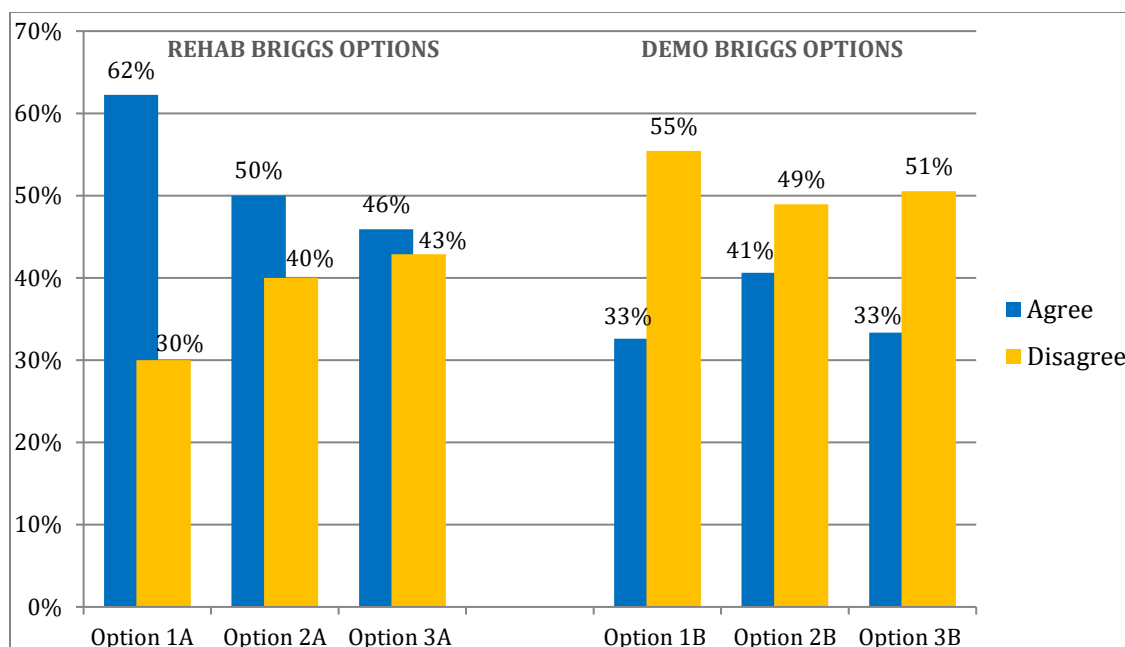


Figure 3. Approval for proposed alternatives for the Briggs House.

Comments made by respondents provide some additional insight on results. These comments were collected and tallied according to their subject matter. The most popular comments, listed in order of frequency, relate to:

1. Preserving the Briggs House (17 comments)
2. Do not include animals (for numerous reasons)
3. Concern for increasing undesirable activity/use of park
4. Concern about doing the dog park well (providing large & small, posting and enforcing rules)
5. Concern about cost
6. Concern about making the park too busy and diminishing its natural/bucolic feel

New Property Concepts

Three concepts for the new property were also provided for public review; these can be seen in Appendix A and results are summarized below. Respondents were asked which concepts they liked the best and what they specifically liked/disliked about each concept. For the new property, Concept 1 had the highest approval rate (47%), Concept 3 had the second highest approval rate (31%) and Concept 2 was not far behind as the least favored (28%) (see Figure 4).

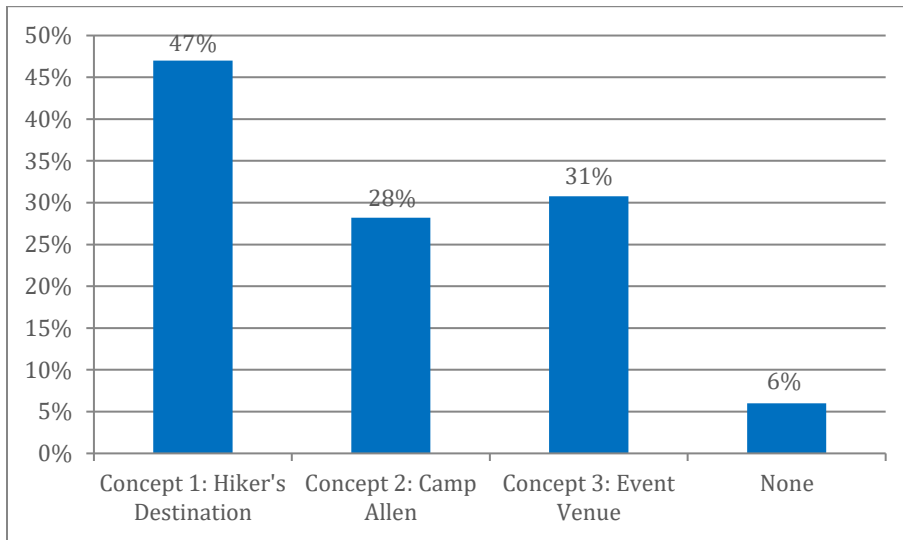


Figure 4. Approval ratings for the three new property concepts

Looking more closely, the improvements that had the most support included: trails and seating (82-90%), picnic area and shelter (76%), outdoor classroom (70%), an indoor gathering space shown in concept 2 (65%), expanded access to ponds for trails, water play or fishing (62-63%) and storage building (59%). The improvements that had the least support were the amphitheater (51% approval) and the event center, great lawn & bunk house (55%) (see Figure 5). Interestingly, while Concept 2 had less support than Concept 3 overall, it appears that specific proposed improvements within Concept 2 were regarded more favorably than Concept 3. There is not a significant difference in the level of support between Concepts 2 and 3.

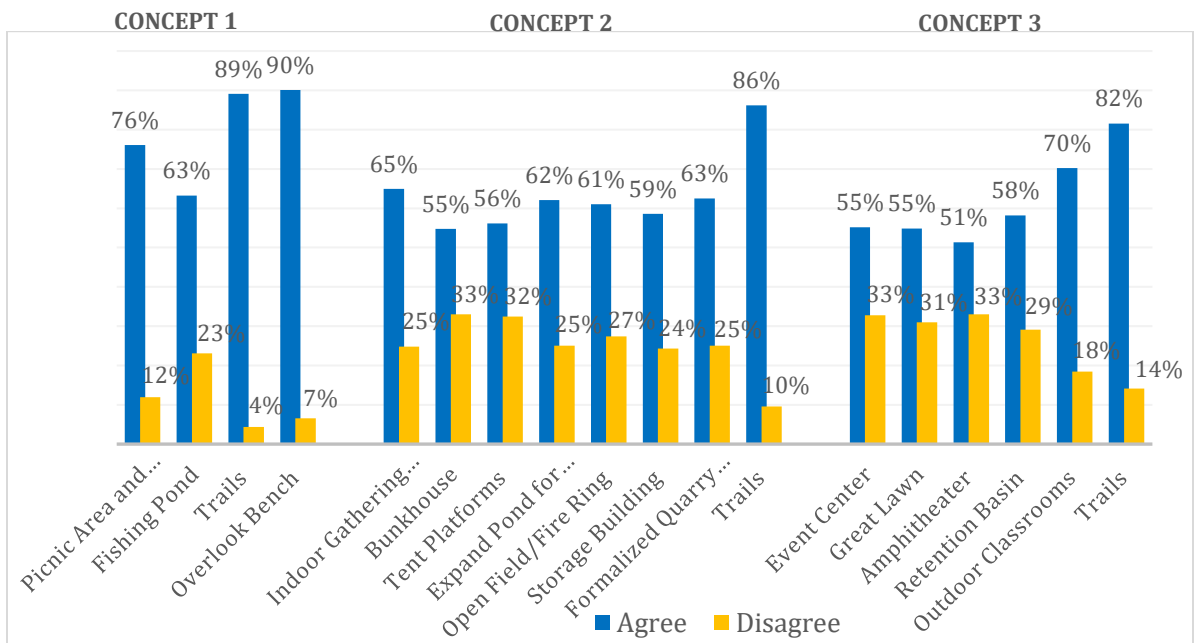


Figure 5. Breakdown of approval for proposed improvements in 3 design concepts.

In general, it appears that improvements that proposed the least impact and intensity of use were more desirable to the public (e.g., trails, overlooks, picnicking areas, outdoor classrooms) and improvements with greater impact/intensity of use were less desirable (amphitheater, event center, great lawn, bunkhouse). Comments for these concepts were tallied and themes were identified. Common themes included:

- More support for Concept 1 because of practicality, affordability, lower impact, and an apparent maximization of public access;
- Some support for Concepts 2 or 3 with some caveats of first needing to determine that local demand exists and that profitability is actually feasible

The most popular comments, listed in order of frequency, relate to:

1. Minimizing level of development/impact
2. Concerns relating to site security
3. Concerns regarding vehicle parking and traffic along road
4. Desire for horse trails
5. An identified need for overnight camp facility in region