

# Jenkins Estate Concept Plan



Draft

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**TUALATIN HILLS**  
PARK & RECREATION DISTRICT

## Acknowledgements

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## **Purpose of Concept Plan**

The original Jenkins Estate Master Plan was developed in 1978 to guide the development and use of the recently purchased property. The plan included background information on the site and its structures, a listing of development and restoration policies, a description of the proposed Master Plan, and a discussion of costs and priorities. The original Master Plan was an excellent guide for many years, but the plan needed to be updated to reflect significant changes in the community.

Work on the Jenkins Estate Concept Plan began in the summer of 2017 with an extensive public outreach process. A concept plan is different from a master plan in that existing features remain in place and act as anchors to inform future activities and uses.

The Jenkins Estate Concept Plan identifies broad guiding statements, formulates goals and objectives, introduces supporting projects and refines future activities and uses for the Jenkins Estate.

## **Vision**

The Jenkins Estate offers a wide variety of unique recreational and educational opportunities to the community. The concept plan reflects community desire for recreation, historic preservation, natural resource enhancement, stewardship, and future use opportunities.

Through a series of public outreach efforts THPRD staff developed concept plan goals and action items in four focus areas:

1. Public Access
2. Recreation
3. Nature & Trails
4. Events (public and private)



## **Site Description**

Jenkins Estate is a rural, historical 68-acre estate dating back to the early 20th century. Purchased by THPRD in 1976, and added to the National Register of Historic Places in 1978, the Jenkins Estate has been used for weddings, reunions, community events, summer camps and nature programs. Visitors and the surrounding community enjoy breathtaking views of gardens and walking paths with nearly two miles of trails.

## **Historic Designation and Grant Funding**

The historic core of approximately 14 acres at the Jenkins Estate is designated on the National Register of Historic Places. The property is also on the State of Oregon Inventory of Historic Sites and Buildings, as well as being designated as a resource on Washington County's Historic and Cultural Resources Overlay District.

The Jenkins Estate has received two federal development grants from the Oregon Parks & Recreation Department (OPRD) through the Land & Water Conservation Fund Program (LWCF). These grants were used to purchase the Jenkins Estate and Camp Rivendale properties. When LWCF grants are received, a local commitment is made to use LWCF assisted properties for public outdoor recreation in perpetuity. The entire Jenkins Estate property is protected under section 6f(3) of the LWCF Guidelines. If any portion of the Jenkins Estate is converted from outdoor recreation use, a mitigation-substitution process must be satisfied to maintain eligibility for future grant fund assistance. The conversion-substitution process includes replacement of the grant assisted project area converted (or impacted) to other than recreation use with land of equal monetary value and recreational utility. Replacement property must be new park land. Prior to the substitute property acquisition taking place, the substitution mitigation must be approved by OPRD and the National Park Service.

## **Jenkins Estate Features**

In addition to the historical structures listed below, the Jenkins Estate grounds consist of wooded, wild natural growth areas on the perimeter that give way to cultivated plants and a tamed landscape of ornamental trees, shrubs, flowers and winding gravel pathways. Trail maps are available to guide you to the Rhododendron garden, perennial garden, rock gardens, primrose path, herb garden and rose pergola. Perennial borders, wild flower

meadows and water features highlight other areas of the grounds. Nearly two miles of trails take visitors through significant natural, wooded areas around the perimeter of the Jenkins Estate and are popular for dog walking and exercise.

Camp Rivendale is a summer day camp that provides recreational opportunities for children and young adults who have physical, emotional, and/or developmental disabilities. Camp grounds feature restrooms, office areas, two covered pavilions, and a fully-accessible playground.

A large picnic pavilion and restroom facility adjacent to the fully-accessible play structure at the south end of the property is a popular destination during the summer months.

Please visit: <http://www.thprd.org/facilities/historic/jenkins-estate> for additional features.

### **Facility Type**

Jenkins Estate is designated as a special use facility in the park district's Comprehensive Plan (<http://www.thprd.org/district-information/comprehensive-plan-update>). A special use facility is a facility that serves a special purpose that adds value to the district. The Comprehensive Plan further describes the Jenkins Estate buildings as a rental facility located on 68-acres and surrounded by gardens.

### **Neighborhood Context**

Jenkins Estate is in unincorporated Washington County, in close proximity to the community of Aloha as well as Beaverton, Oregon. While generally rural, the estate is bordered by residential neighborhoods primarily to the east and south of the property. Located west and southwest is a prominent rock quarry. Grabhorn Road, which runs along the east of the property, is a busy north - south corridor. There are high growth expectations planned in the south Hillsboro area at 209th Avenue and TV Highway, as well as a recent expansion of the Urban Growth Boundary in South Cooper Mountain which will impact local traffic patterns and increase park visitation. As time goes by, Jenkins Estate is likely to be called upon to meet multiple demands, becoming more of an island of refuge and respite in an increasingly developed area.

## **Existing Facilities**

Several historical buildings remain on the Jenkins Estate. These include the Main House, the old Stable, the Carriage House, the Greenhouse, the Tea House, the Water Tower, the Pump House, and the Original Farmhouse (referred in this plan as the Gatehouse). Many of the structures see little use and therefore lack regular maintenance and require at least minimal repairs. A detailed description of the Estate buildings and their conditions can be found in the appendix of this document.

## **Existing Partnerships**

### **Jenkins Estate Rental Management**

In 2014, the district decided to move away from its long standing operational model at the Jenkins Estate in favor of hiring a contractor/vendor to lease space and coordinate on-site weddings, corporate events, and catering. The contractor provides management of scheduled events and activities at the Main House, the Stable, and Camp Rivendale (limited to when THPRD programs are not in session). The current contractor, Dalton's Northwest Catering, is under contract through 2019, with an option for 2020.

### **Washington County Master Gardener's Association (WCMGA)**

In 2016, THPRD and the WCMGA partnered to build the Learning Garden at Jenkins Estate. The Learning Garden offers hands-on opportunities to explore a wide range of sustainable gardening practices using several garden themes. Seminars are offered for free and are open to the public throughout the year. A memorandum of agreement was signed in April of 2016.

### **Tualatin Valley Chapter of the American Rhododendron Society**

A long-standing group of volunteers from the Tualatin Valley Chapter of the American Rhododendron Society meet weekly at the Jenkins Estate Rhododendron Garden to garden on the property. The group provides care and maintenance to the Rhododendron Garden and works with THPRD staff on improvements.

### **Beaverton Optimist Club**

In 2013, a wood cutting permit was issued to the Beaverton Optimist Club. For safety purposes, when THPRD maintenance staff has large pieces of excess timber from fallen trees that cannot be left at a park site, it is hauled to the Jenkins Estate. The permit allows the club to cut and haul away wood from a designated area at the Jenkins Estate. The permit renews each calendar year unless THPRD notifies the Beaverton Optimist Club of its termination.

### **THPRD Programming**

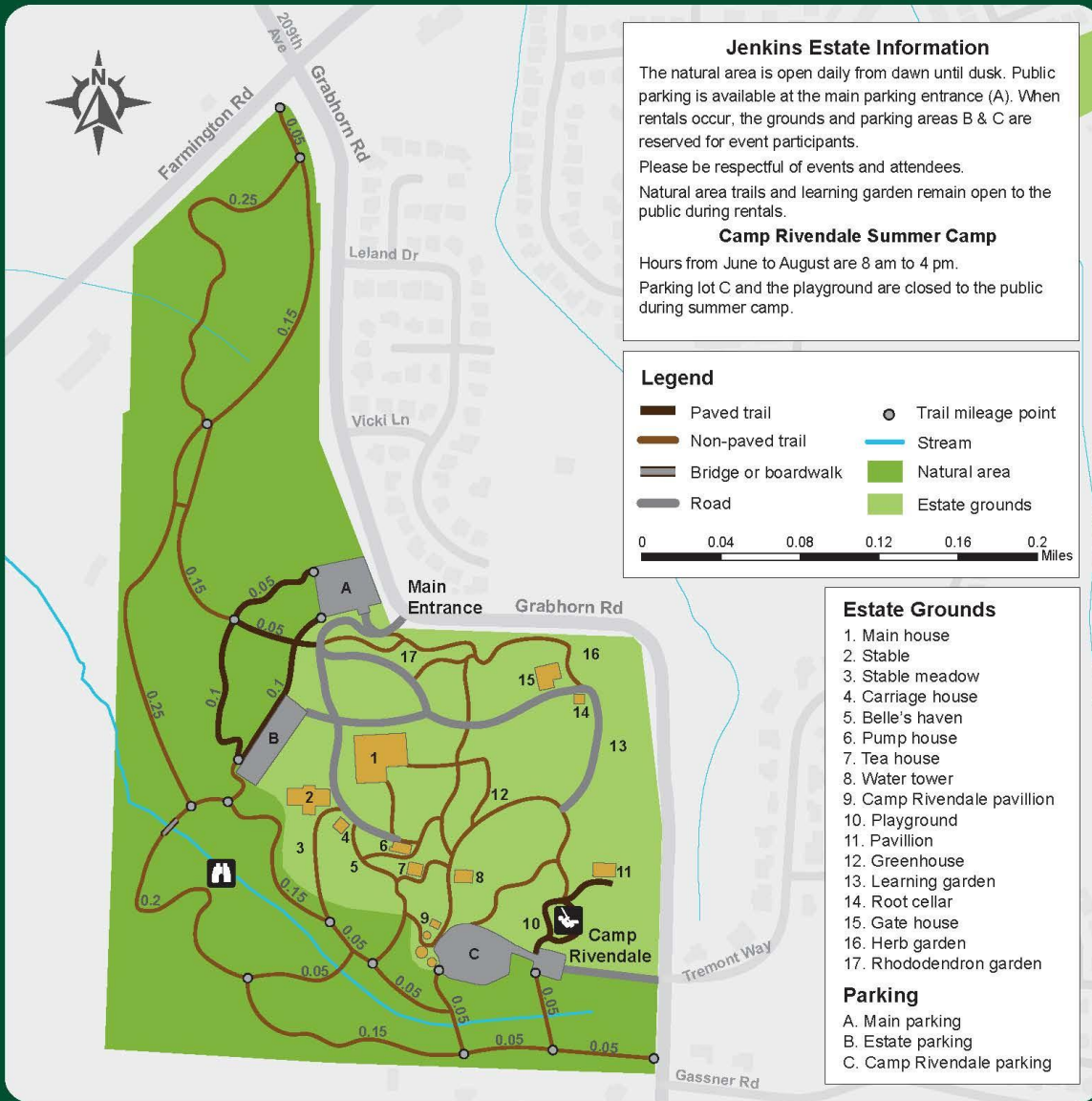
THPRD currently hosts a variety of on-going recreation and nature-based programs throughout the Jenkins Estate property. These programs utilize the Gatehouse, Camp Rivendale, and the many available outdoor spaces. Community events are also a popular programming element of the Jenkins Estate and staff will work to continue providing an appropriate event schedule. As other programming opportunities develop, staff will evaluate and remain flexible to current conditions.

### **Future Planning**

Rapid population growth, development of nearby South Cooper Mountain and South Hillsboro, urban growth boundary expansion, development of future regional trails, and potential future bond measures could all impact the Jenkins Estate. In addition, the nature of current community partners and future operating models could change the way the Jenkins Estate is currently managed.

It is important for THPRD to remain nimble and flexible to ensure the Jenkins Estate remains a special place for lively activity and personal tranquility.

# Jenkins Estate



**Jenkins Estate Information**

The natural area is open daily from dawn until dusk. Public parking is available at the main parking entrance (A). When rentals occur, the grounds and parking areas B & C are reserved for event participants.

Please be respectful of events and attendees.

Natural area trails and learning garden remain open to the public during rentals.

**Camp Rivendale Summer Camp**

Hours from June to August are 8 am to 4 pm.

Parking lot C and the playground are closed to the public during summer camp.

**Legend**

	Paved trail		Trail mileage point
	Non-paved trail		Stream
	Bridge or boardwalk		Natural area
	Road		Estate grounds

0 0.04 0.08 0.12 0.16 0.2 Miles

- Estate Grounds**
1. Main house
  2. Stable
  3. Stable meadow
  4. Carriage house
  5. Belle's haven
  6. Pump house
  7. Tea house
  8. Water tower
  9. Camp Rivendale pavillion
  10. Playground
  11. Pavillion
  12. Greenhouse
  13. Learning garden
  14. Root cellar
  15. Gate house
  16. Herb garden
  17. Rhododendron garden
- Parking**
- A. Main parking
  - B. Estate parking
  - C. Camp Rivendale parking

## The Concept Plan

The goals of the concept plan were derived from multiple sources. The public was asked to identify which sites, activities, functions, and concerns within Jenkins Estate are most important to the community. Pertinent guiding documents, i.e., THPRD's Comprehensive Plan and related Parks, Programming, and Natural Resources Functional Plans were also reviewed.

Results of public surveys and stakeholder interviews (see Planning Process section) highlighted the community's greatest concerns and helped focus attention on desired primary outcomes.

When asked what functions/sites they primarily used, visitors answered:

- 81% primarily used trails while visiting
- 62% primarily visit the gardens
- 50% visit the historic core areas
- 42% visit the play structure

When asked their purpose in visiting, the three top responses were:

- 82% experiencing nature
- 79% walking
- 63% exercise

When asked about most desired future actions, the most common responses were:

- 76% natural resource management
- 73% historic preservation
- 64% hosting special events

A proposed tree-to-tree rope course was strongly opposed in favor of enjoying the peace and serenity of the natural areas.

The concept plan represents the contributions of many individuals and groups including community stakeholders, estate neighbors, past and present advisory committees, past and present THPRD staff and Board of Directors. A detailed site map on page 9 shows the focus areas identified in the plan and helps orient readers to the associated goals and actions for these areas. The goals are broad guiding statements while the actions are measurable or observable changes with general timelines.

The Comprehensive Plan states: "We will enhance healthy and active lifestyles while connecting more people to nature, parks, and programs. We will do this through stewardship of public resources, and by providing programs and spaces to fulfill unmet needs."

### **Concept Plan Scope**

- 1) Engage the public and staff to understand how the estate is utilized currently, has been used in the past and determine a course for the future.
- 2) Evaluate amenities to ensure the recreational needs of the community, historic preservation requirements, and Camp Rivendale campers and visitors are being met.
- 3) Determine scope of groomed gardens and natural area management, evaluate and refine current and future maintenance service level.
- 4) Develop plan to protect natural resource features while allowing appropriate public access through self-directed and leader-directed recreational opportunities.
- 5) Determine an appropriate staff person and department to manage the estate and advocate for the property as an asset to the district.

While the Concept Plan scope helped guide plan development, the following four focus areas and their associated goals and actions were developed through extensive public outreach and direct feedback from internal and external sources. These focus areas tie back to the scope and allow staff to prioritize their resources and measure progress.

## **Public Access**

As capital items (i.e., play areas and bridges) reach the end of their useful life and need to be replaced, staff will balance meeting ADA access guidelines while acknowledging the historic and cultural designation of the property.

### Public Access Goals

- 1) Improve access and amenities consistent with the THPRD Americans with Disabilities Act Transition Plan so that all users have better opportunities to experience this site.
- 2) Provide seating and gathering areas that overlook the landscape where community members can engage in conversation or sit quietly and enjoy the beauty of the site.
- 3) Provide wayfinding and signage design that safely guide users through the grounds and enhances their understanding of the estate's history, natural areas, grounds, and buildings.

### Public Access Actions

- 1) Analyze ADA accessible restrooms on the estate grounds. Evaluate ease of accessibility during peak times of year and develop a strategy for year-round access for community members (immediate/ongoing).
- 2) Prioritize seating and gathering locations requested by the public input process. Evaluate public survey response and consider additional outreach before final placement. Seek funding from available sources, including capital replacement funds, grants, and friend's groups to meet those needs (1-3 years).
- 3) Development of site management plan that outlines scope of groomed gardens and natural area management, evaluates and refines current and future maintenance service level, and assigns asset management responsibility. Once developed, establish a wayfinding and signage plan to enhance user experience. (1-3 years).



## Recreation

The recommendations for recreational amenities arose as a result of public input and via existing THPRD functional plans. Staff will continue to maintain developed recreation areas and will integrate the following goals into their work. Public notification for new or modified recreation areas, trails, and amenities will be provided prior to installation.

### Recreation Goals

- 1) With population growth in the area, regular use of the Jenkins Estate for more traditional park use is increasing. Continue to provide a variety of opportunities for self-directed recreational activities, including play areas, gardens, and trails for a variety of age and ability groups providing a meaningful visitor experience.
- 2) Investigate new recreational and/or programming opportunities through repurposing underutilized amenities, such as the historical structures and areas of the estate grounds. Provide ongoing condition assessments to determine preservation or other treatment needs, in priority order.
- 3) Continue to provide recreational opportunities for children and adults who have physical, emotional and/or developmental disabilities.

### Recreation Actions

- 1) Continue to maintain active use areas of the Jenkins Estate allowing visitors to safely use the grounds, trails, gardens and other amenities to recreate. Investigate additional self-directed activities appropriate for the site and the needs of visitors (immediate/ongoing).
- 2) Consider the development of guidebooks, maps, and digital media applications (such as audio tours, video and photo sharing, and social media outlets) that influence the overall experience of the Jenkins Estate (3-5 years).
- 3) Increased usage of the Jenkins Estate has created demand for new programming. Community programs, interpretive programs, sports, and recreation department staff will create an annual programming calendar each year that clearly defines internal

programming schedules and on-site partner groups schedules to determine available time and space for new programs (immediate/ongoing).

- 4) THPRD's Adaptive Recreation and Inclusion department will continue to provide Camp Rivendale, a summer day camp that provides recreational opportunities for children and young adults who have physical, emotional, and/or developmental disabilities. During camp, limited access to certain amenities on the grounds is necessary. Adaptive recreation staff will serve as the lead to ensure ample public notice is provided and internal communication is clear (immediate/ongoing).

### **Nature & Trails**

Walking, hiking and enjoying natural areas are among the most popular activities at Jenkins Estate, according to survey results.

THPRD's Nature & Trails Department manages the natural areas as well as the soft surface trails in the natural areas of Jenkins Estate. The Natural Resources Functional Plan (NRFP) provides a framework for how the department protects and enhances natural resources within the park district. Per criteria laid out in the NRFP, the natural areas of Jenkins Estate are classified as high functioning. While all natural areas are given a baseline level of monitoring and care, high functioning sites will receive more resources. One measurable outcome of a high functioning site and successful habitat management is the percent of native plants, known as native cover, that can be found in a natural area.

Soft surface trails in the natural areas are of a high importance to the community. The trail system has undergone upgrades and enhancements in recent years, but there is a need for a comprehensive trail plan to address issues uncovered in the public input process, including:

- Alternative trail access while Camp Rivendale is in session
- Wayfinding signage
- Seating and gathering spots
- Overall patron flow through the site

Based on the NRFP and the outcome of the public input process, the Nature & Trails department is committed to the following:

#### Nature & Trails Goals

- 1) Create and maintain a trail system that is appropriate to the site, easy to navigate, balances ADA access, connects differing users, and respects the function of the natural areas.
- 2) Maintain the natural areas to the standard of a high functioning site as defined in the NRFP.
- 3) Provide habitats that show a range of historic conditions.

#### Nature & Trail Actions

- 1) A trail map, enhanced soft surface trails, ADA accessibility, and alternative trail access while Camp Rivendale is in session were all priorities highlighted through the concept plan process. To improve the trail user experience, staff will continue to evaluate opportunities for enhancement and develop a Jenkins Estate Trail Plan to guide future improvements (1-3 years).
- 2) To ensure future allocation of resources to maintain natural areas, staff will continue maintaining the natural areas to the standard of a high functioning site as defined in the NRFP (immediate/ongoing).
- 3) Develop a plan to maintain and enhance Oregon white oak populations (1-3 years).

#### **Events, Public and Private**

From the beginning of the process, public opinion has been strong that community events were greatly missed and identified as positive contributions to the community. Public notification for new events and programming will be created prior to implementation.

## Event Goals

- 1) Determine an appropriate staff person and department to coordinate and oversee management and operation, programming, partnerships and events at the Jenkins Estate.
- 2) Develop an annual schedule of community events that highlight the facilities and grounds of the historical estate.
- 3) Improve public awareness of the assets of the estate and its facilities for public and private events.

## Event Actions

- 1) Direct Community Programs staff to determine appropriate calendar of special events and funding mechanisms. Consider developing multicultural events and engaging local community during decision making (immediate/ongoing).
- 2) Determine feasibility of collaborative events with estate partners and identify other opportunities for partnerships (immediate/ongoing).
- 3) Partner with stakeholders such as the OSU Master Gardeners and Tualatin Valley Rhododendron Society to develop appropriate events that highlight the garden features of the property (immediate/ongoing).

## **The Planning Process**

Because Jenkins Estate is a unique asset to the district, acquiring input from its users and nearby residents was crucial to the development of a concept plan. Staff took an active approach to public involvement by seeking out comments on the grounds, public meetings and interviews with past staff and Jenkins Estate advisory committee members. The goal was to capture information from a variety of parks users, community groups and stakeholders. Public input was sought through a combination of mailers, intercept interviews, public notices on websites, paper and online surveys, and public meetings. Once the information was gathered, it was reviewed and used to inform broad goals and objectives as well as to propose future activities.

## **Outreach**

The concept plan for the Jenkins Estate grew out of public comments obtained through an extensive public outreach effort. A variety of activities were held in different forums to reach as many residents and community members as possible. Over 350 comments were reviewed during the process. These comments were used to create a community-supported vision for the site and provide the context and foundation for the future use of this unique property.

## **Invited Participants**

Because the Jenkins Estate property serves the entire district, all community members were invited to participate in the planning process. Several different types of forums ranging from Community Participation Organization (CPO) presentations to in-person interviews and surveys ensured that community members had multiple opportunities to learn about the planning process and provide feedback.

During the planning process, specific organizations and interest groups were invited to participate in stakeholder interviews. In addition, the following individuals and groups were invited to participate:

- Public surveys: On-site and Survey Monkey
- Surrounding property owners (1500 postcards were mailed to neighbors within a 1.5-mile radius)
- Interested community members (over 10,000 people reached through social media)
- THPRD Advisory Committees
- Community Participation Organization (CPO 1)
- Camp Rivendale participants
- Nature Play families

## Outreach Activities

Three public meetings were held in 2018: April 23, June 13 and August 21 at the Estate.

<b>Activity</b>	<b>Date(s)</b>
Intercept surveys on grounds	Summer 2017
Outreach activities	Jan – May 2018
THPRD Advisory Committee Update	April 2018
Scoping Public Meeting	May 2018
Concept Public Meeting	June 2018
Final concept Open House	August 2018
Plan Development	Sept – Dec 2018
THPRD Advisory Committee Input	January 2019
Staff Revisions	February 2019
Board of Directors presentation	March 2019

## Appendix A: Building Descriptions

### Main House

The Main House is an "L" shaped 1½ story wood frame structure with a full basement and concrete foundations. The original basement, located under the south wing, has a concrete floor. The basement under the east wing was excavated at a later date and has a dirt floor. A twelve-foot-wide covered porch extends across the entire north façade and part of the west façade. The porch roof is supported by dressed logs. Basic floor and wall construction is in good condition.

Exterior walls are covered with rough sawn horizontal lap siding. Siding is finished with dark brown stain. Siding is in good condition.

Window frames are wood, primarily casement type with some double hung and some fixed. Windows are in good operating condition. Exterior doors, sash and trim are painted a cream color.

Gable roofs with 6/12 pitch cover the main building and second floor dormers. The roof structure consists of rafters with dressed pole outlookers and braces supporting the four-foot overhangs. Roof covering is cedar shingles. Roofing is in good condition. Some gutters need repair and/or replacement.

The first-floor interior is essentially as originally built and features hardwood floors, "CompoBoard" (firtex) walls and ceilings, beamed ceilings in the Living and Dining Rooms, paneling, picture molds, paneled doors, built-in cabinets and fireplaces of stone and brick. Walls are finished with paint and/or a variety of wallpapers. All interior surfaces are in good condition.

The second floor which was expanded during a 1916 remodeling has hardwood floors, "CompoBoard" walls and ceilings, and naturally finished fir wainscoting in the front stairway, main hall, billiard room. Finishes are mostly original and in excellent condition. A portion of

the south bedroom was damaged by fire in 1964 – damaged areas were restored to original condition.

The warm air heat is supplied by two furnaces installed in 1959. The heating system is in good condition.

Most original light fixtures – wall sconces and chandeliers in the Master Bedroom, Dining Room and Billiard Room – are intact.

Electrical wiring meets current codes.

### **Stable**

The Stable is a “cross” shaped three-level structure of wood frame construction with concrete foundations. It has been renovated and restored to excellent condition.

Exterior walls are covered with rough sawn horizontal lap siding, 9”-10 ½” to weather.

Siding is finished with a dark brown stain. Siding is in good condition.

Window frames are wood, double-hung and casement – some need repair. Exterior doors, sash and trim are painted in cream color.

Gable roofs with 6/12 pitch are supported by wood rafters, trussed on the west wing. The ridge member on the east wing is supported by posts at the third points. Posts appear to be later additions to shore up a sagging ridge. Dressed pole outlookers and braces support the roof overhangs. Roofing is cedar shake and is in good condition.

The lower level housed the dairy. Metal stalls and related equipment are in good condition. Walls are painted concrete or flush horizontal boards.

The main floor consists of nine horse stalls and related storage and utility spaces and is in good condition.

A portion of the east wing has a concrete floor. Other floors are t & g fir in varying thickness. All are in good condition.



The second floor consists of open loft space over the central and east wings. A kitchen has been added to the northeast corner of the central wing for event purposes. An elevator was added to the building in 19XX.

The building has heating, and air conditioning was installed in 19XX. The electrical wiring is in good condition.

### **Carriage House**

The Carriage House is a one-story wood frame rectangular building with a concrete foundation. The basic wall structure is in excellent condition.

Exterior walls are covered with rough sawn horizontal lap siding 9 ½"-10 ½" to weather. Siding is finished with a dark brown stain. Siding is in good condition.

Windows are wood casement and double hung, and are in good condition.

A pair of wood sliding doors are centered in the north wall. Doors are in excellent condition. Doors, windows and trim are painted cream in color.

The gable roof – 6/12 pitch – is supported by wood rafters with dressed pole outlookers and braces supporting the four-foot overhangs. Roof covering is cedar shingles. Gutters are in good condition

Floor construction is concrete slab on grade which is in good condition. Walls and ceiling are covered with 1 x 6 t & g flush fir boards, also in good condition.

### **Greenhouse**

The Greenhouse is a one-story rectangular structure with a concrete foundation. The westerly 10 feet is conventional wood frame construction with rough sawn horizontal lap siding, cedar shingles (probably original), concrete floor slab with boiler pit, and 1 x 4 t & g walls and ceilings. All is in good condition.

The easterly 40" of the structure contains the glazed planting area. The area is divided into two equal spaces and has concrete sidewalls 42" + high plus one course of glass to the eave line. The east gable end and the gable roof are all glass with wood ribs supported by a steel pipe structure. Most wood ribs supported by a steel pipe structure. Most wood ribs have rotted ends, and approximately 30% of the glass is missing. The steel pipe structure is in good condition. Wood planting tables are in good condition and some aisle floor planking is rotted.

### **Tea House**

The Tea House is a small, open, rectangular post and beam structure with a concrete foundation. Posts, beams, rafters, braces and railing members are unfinished dressed pole and in good condition.

Roofing is cedar shingles and 1 x 4 t & g v-groove sheathing which is exposed and in is in good condition.

Flooring and the perimeter curb is 6" x 9" red quarry tile on a concrete slab. Tile is in good condition.

### **Water Tower**

The Water Tower is a two-story square structure with a concrete foundation. A one-story addition with stone rubble foundation is attached at the east wall of the original building. The wall structure is in good condition.

Exterior walls are covered with rough sawn horizontal lap siding 8 ½"-10" to weather. Siding is finished with a dark brown stain. Siding is in good condition.

Windows are wood double-hung in good condition. Exterior doors and windows are finished with a cream-colored paint.

The original structure has a hipped roof supported by rafters with dressed pole outlookers and braces supporting the overhang. The east addition has a shed roof of similar construction. Roof covering is cedar shingles. Gutters are in good condition.

Ground floor construction is a concrete slab on grade which is in good condition. Walls are exposed wood stud throughout. The first level walls of the original unit are battered to provide stability to the second-floor structure which supports the 14' diameter staved wood water tank (approximately 10,000 gallons). Additional support is provided by heavy timber beams and posts running along the east/west centerline at the first floor. The tank support members are in good condition.

### **Pump House**

The Pump House is one-story wood frame rectangular building with a concrete foundation. All 11' deep, full width, roofed porch extends west of the building. The wall structure is in good condition. The easterly 12' is an addition to the original building and is in the same configuration.

Exterior walls are covered with rough sawn horizontal lap siding 9"-10 ½" to weather, and some flush horizontal boards on the east wall of the addition. Siding is finished with a dark brown stain and in good condition.

Windows are wood casement, double-hung, fixed and are in good condition. Exterior doors, windows and trim are painted a cream color.

The gable roof – 6 ½ pitch – is supported by dressed pole rafters and braces. Roof covering is cedar shingles over earlier cedar shingles. Roofing is in good condition.

Gutters are in good condition.

Floor construction is a concrete slab on grade which is in good condition. Walls and ceilings are covered with 1" x 4" t & g flush fir boards and are in good condition.

### **Original Farmhouse (Gate House)**

The Original Farmhouse, also known as the Gate House, is a two-story frame structure with heavy timber sill beams supported by wood posts on concrete footings. Posts and means are not original and are in good condition. Original floor joists and wall structure are in good condition. This building was renovated in 1994.

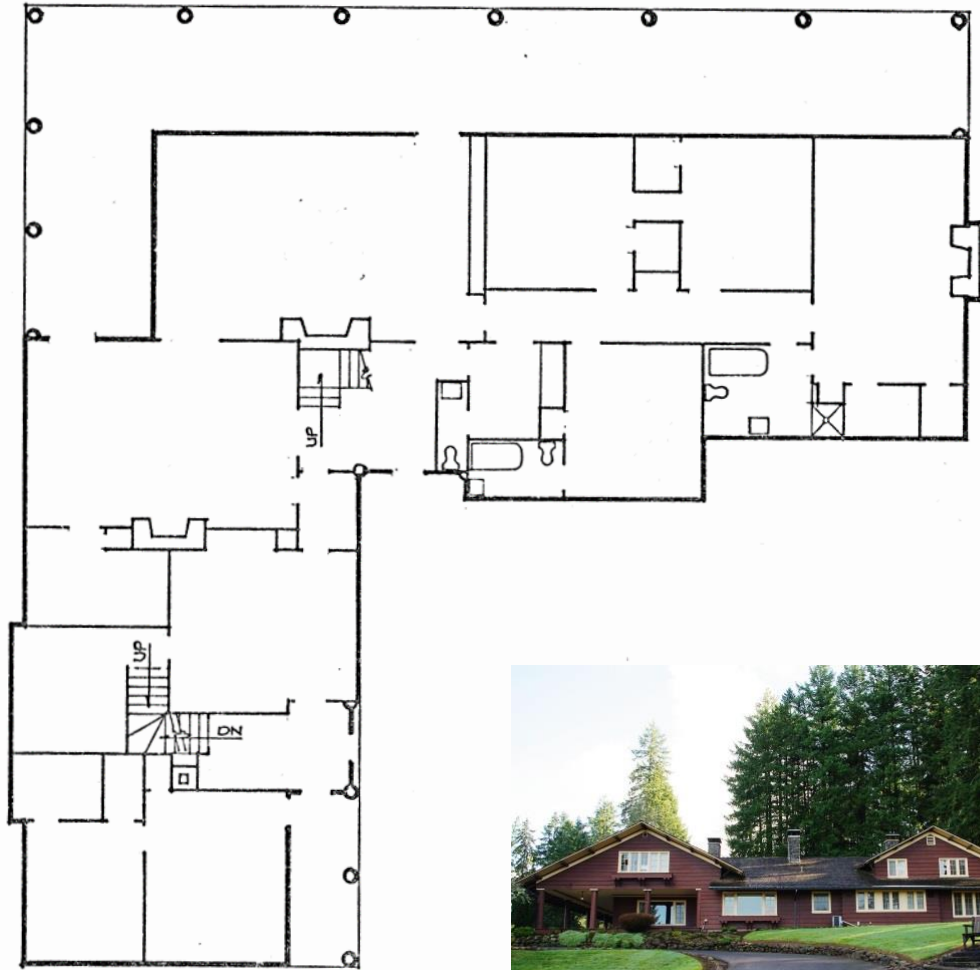
The front porch (north), rear porch, and the one-story storage room at the southeast corner appear to be additions to the original farmhouse. The front porch appears to be of late Victorian design and features a simple balustrade, turned wood posts with ornamental brackets that support a horizontal spindle course under the fascia. Porch flooring is 1 x 4 t & g fir and is in poor condition as are several balusters.

Except for the decorative shingles in the north dormer, exterior walls are covered with horizontal drop siding with a paint finish. Below the first-floor line the perimeter floor construction is covered with vertical skirt boards which have rotted ends where in contact with the ground. Siding and wall shingles are in good condition. Windows are double hung throughout and are trimmed with plain casings and a simple cornice molding. Windows are in good condition.

Gable roofs, covered with cedar shingles are framed with wood rafters and feature boxed cornices. Shingles are in good condition.

The interior has a variety of painted and papered wall surfaces updated in 1994.

Windows and paneled doors are trimmed with plain wood casings. Interior woodwork is in good condition.



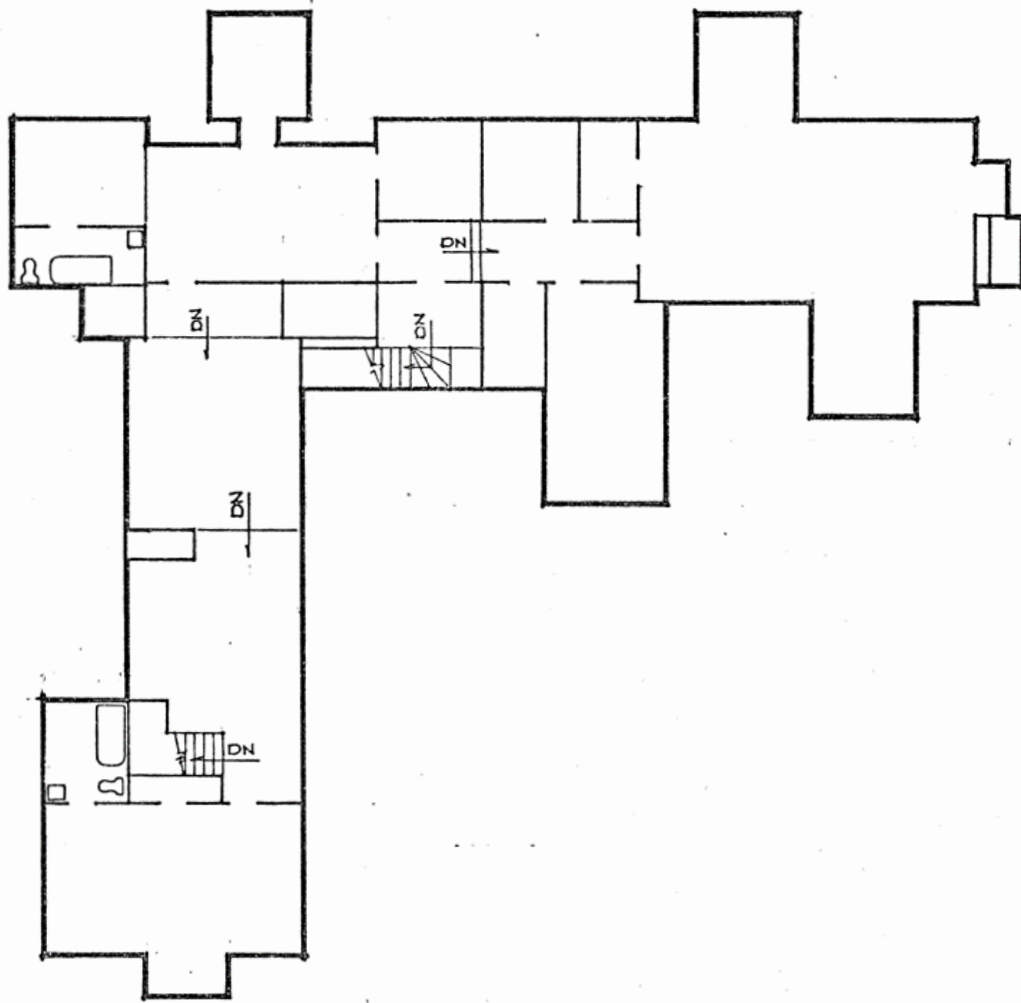
1 ST FLOOR PLAN

4576 #'

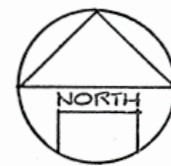


MAIN HOUSE

SCALE: 1/16" = 1'-0"

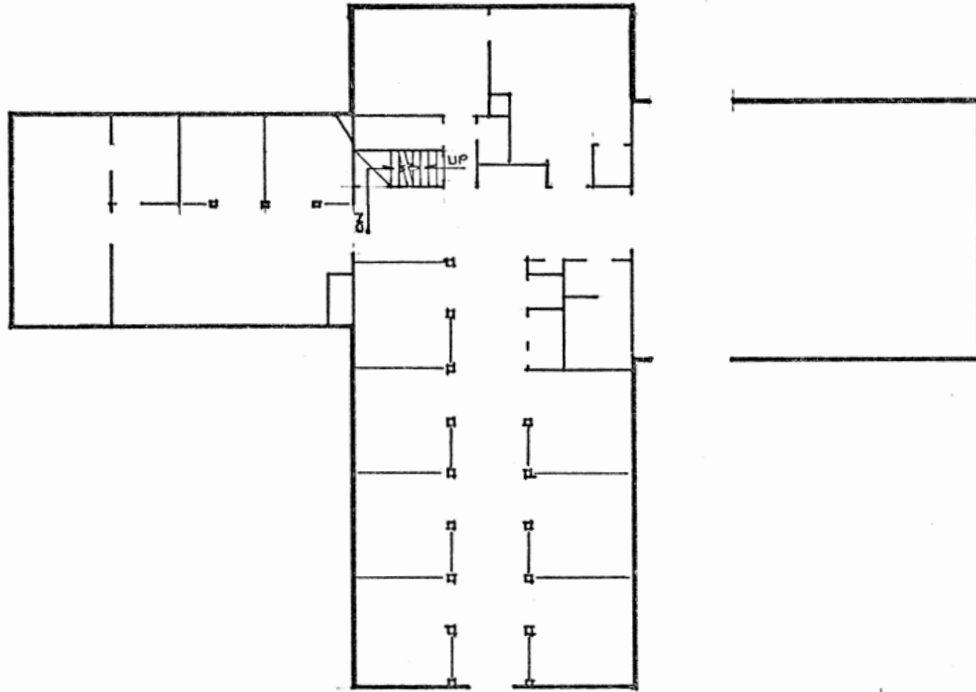


SECOND FLOOR PLAN  
3098 #1



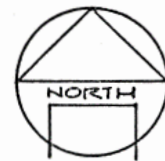
MAIN HOUSE

SCALE: 1/16" = 1'-0"



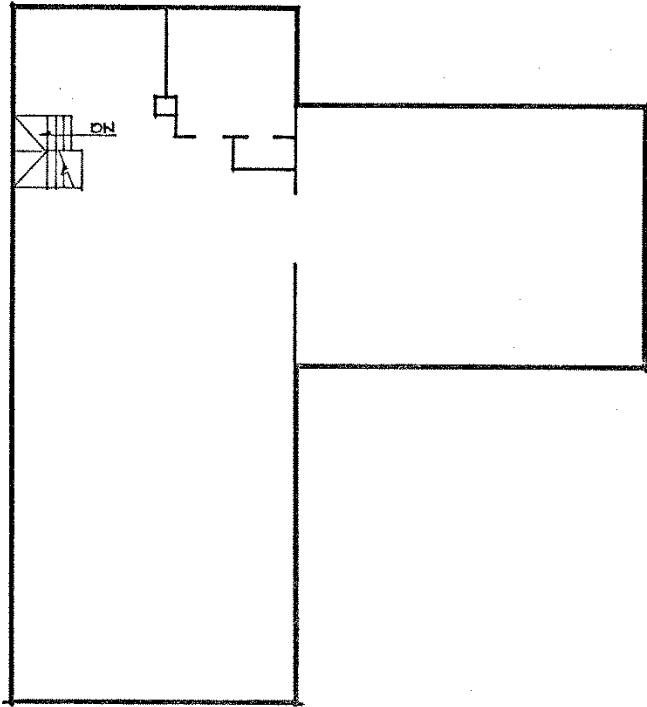
MAIN FLOOR PLAN

3330 #'



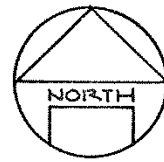
STABLE

SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN

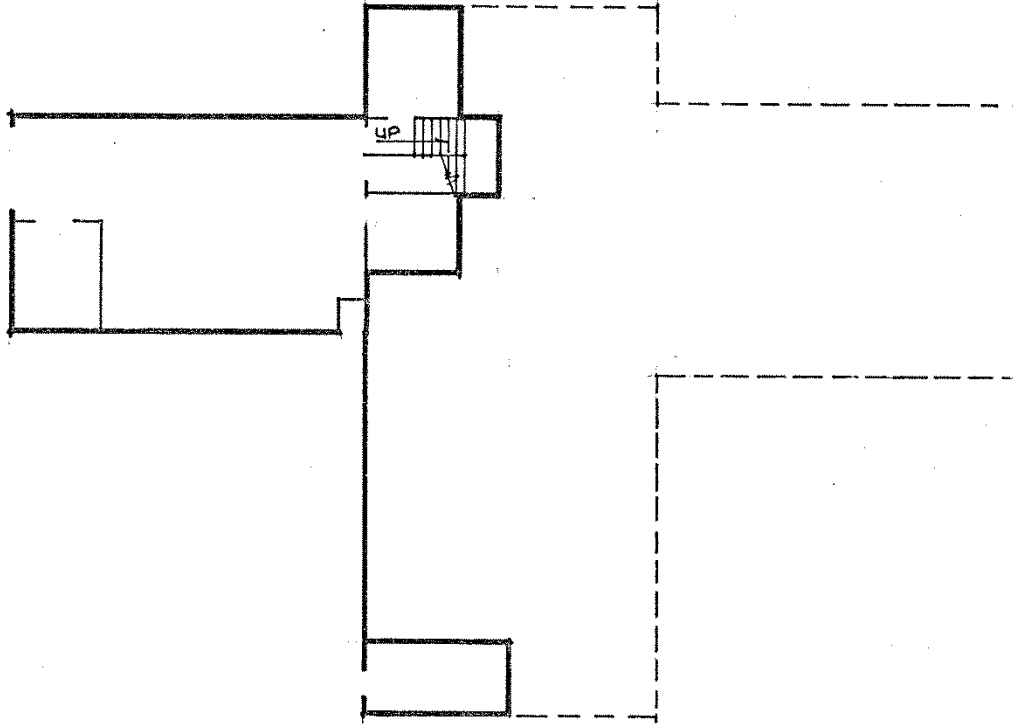
2490 中'



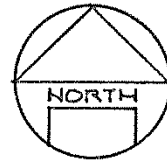
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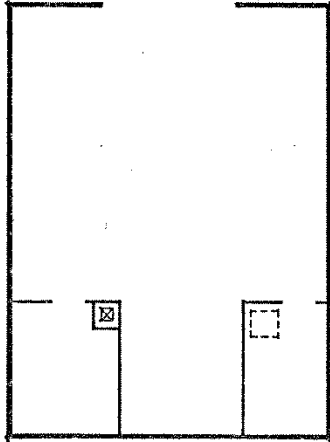


BASEMENT FLOOR PLAN  
275 #1

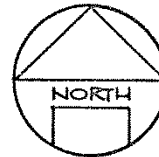
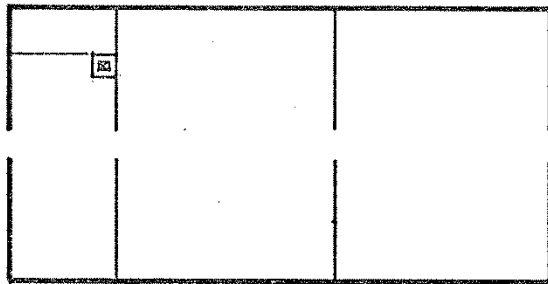


STABLE

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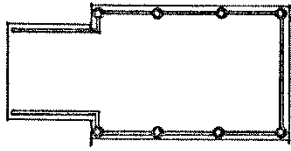
FLOOR PLAN  
CARRIAGE HOUSE  
1200 #'



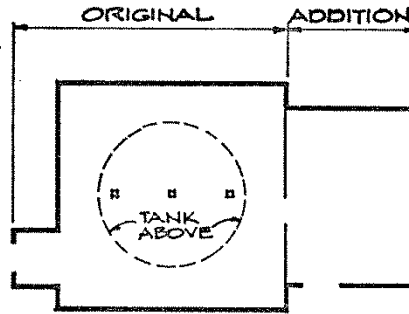
FLOOR PLAN  
GREEN HOUSE  
1303 #'

MISC. STRUCTURES

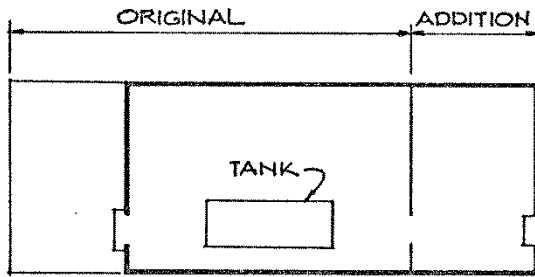
SCALE: 1/16" = 1'-0"



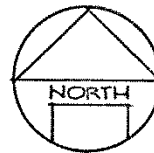
FLOOR PLAN  
TEA HOUSE  
315 #'



FLOOR PLAN  
WATER TOWER  
731 #'

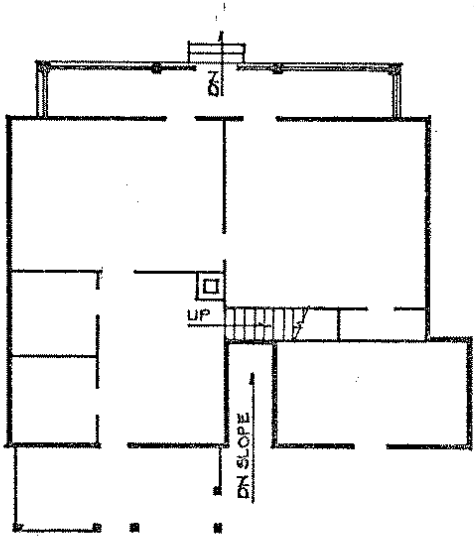


FLOOR PLAN  
PUMP HOUSE  
740 #'

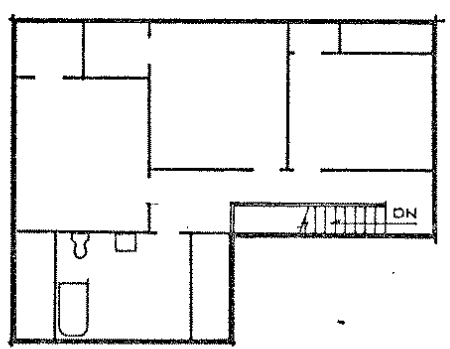


MISC. STRUCTURES

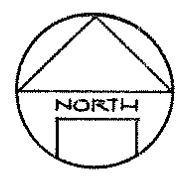
SCALE: 1/16" = 1'-0"



MAIN FLOOR PLAN  
1165 sq'.



SECOND FLOOR PLAN  
298 sq'.



ORIGINAL FARMHOUSE

SCALE: 1/16" = 1'-0"



## Appendix B: Public Meeting Notes

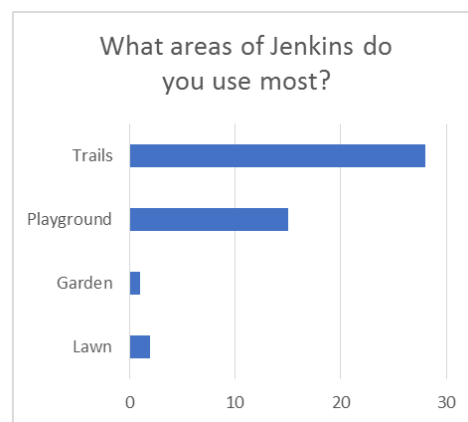
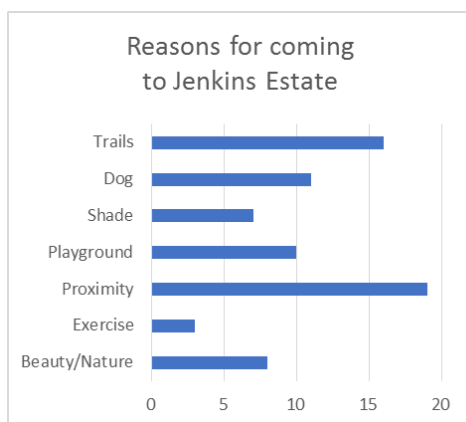
### Jenkins Estate Visitor Use Survey – Summer 2017

#### Method

Over the course of two months, THPRD staff conducted in-person surveys. Visitors were surveyed at least once a day on every day of the week, including weekends and various times of day.

#### Results

The Jenkins Estate patronage is overwhelmingly by community members who live close to the property. Just over half (22) of the visitors (42) were from the 97007 zip code. A majority of the visitors were regular users with weekly visitors being the most popular. There were many reasons cited for visits to the Jenkins Estate. The most popular reason for citing the Estate was proximately to their house. People also commented on the desire to walk their dogs on the shady trails and families liked the playground facilities at Camp Rivendale. As far as which part of the property was used most frequently, the trails was the most popular answer (28) followed by the playground (15).

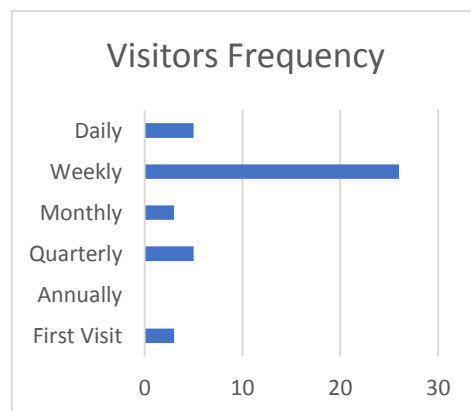
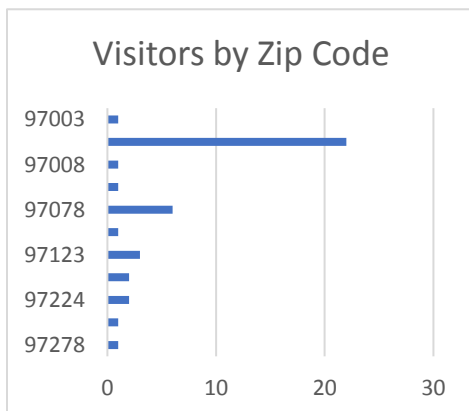


## Conclusions

The Jenkins Estate is used primarily by community members who live in close proximity to the property and visit frequently. The shady trails and playground are the two most popular amenities. There are many reasons people visit the Estate but activities revolving around trails and walking are the most popular. Several suggestions were provided on how to improve the Jenkins Estate. Common themes included were to have better signage and wayfinding including when the property is open and closed. Complaints focus predominately on the Camp Rivendale parking lot and a lack of garbage cans for dog waste bags.

## Other questions and comments –

- What is the plan? Zipline?
- Where are the community events?
- Vandalism, it is a problem. How is that going to be resolved?
- Can better advertisement be provided to entice hikers and walkers? Like signs up at other parks?
- While camp is in session (Rivendale) what is a better route for me to walk around the camp area?
- Who is responsible for the programming? Rentals? Events?
- I want a place to enjoy nature. What are the objectives vs. generating revenue? I don't want there to be events all the time or paths to be blocked off because of events.



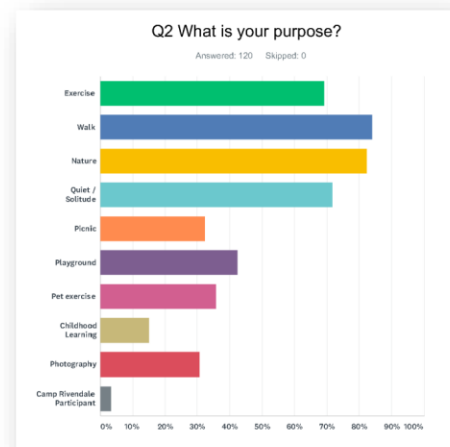
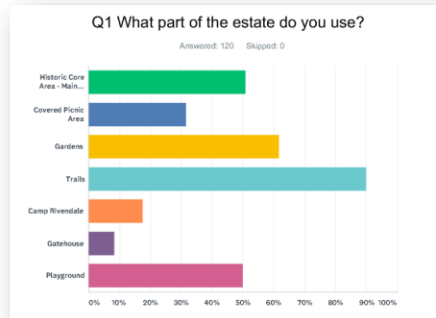
- We miss the Halloween events and liked many special events. Could there be event signage up for those types of occasions, like “please be considerate, event in progress”, so people can still enjoy the grounds?
- Can the trails be better maintained and the bridge fixed? Like more bark or gravel on the trails? I’m sure there are people willing to help.
- Can we bring back the advisory committee?
- Does THPRD have priority on programming?
- Can we have more dog waste receptacles? Containers for this purpose have been removed.
- Thank you for holding the meeting and gathering input. Re: gravel – my husband, dog and I have mobility issues. The soft natural (non-graveled) paths are much easier, even when muddy. We can adapt with rubber boots, etc., but we come here specifically for relief from pavement.
- We only wish the gravel pit wasn’t so noisy. Will excavation there endanger the nearby trails
- A couple trees on the outer trail (upper section) look.
- I have been coming here for almost 20 years to walk dogs. Sometimes I meet friends here to walk. I really liked the 2012 100th anniversary event. I come all year round as I like to see the park change with the seasons. I have been to the quilt show, Halloween events over the years which I think are great community events. I think the park should continue to be used for both community and private events. The signs for private events should say, “Please respect” rather than “closed” because people don’t like to drive out here and find that it’s closed.

## Jenkins Estate 04/23/2018 Community Conversation Summary

Nearly 60 community members participated in an open house meeting concerning the Jenkins Estate on April 23, 2018. During the meeting, guests watched a brief PowerPoint presentation about the history of the Estate and included up-to-date online survey results, participated in a question and answer period, were presented with the results of a Jenkins Estate Visitor Use Survey conducted during the summer of 2017 and moved through five informational stations (Nature and Trails, Camp Rivendale, Historical, Special Events and

### Survey Results

as of April 23, 10 am



"Educational programs about plants and animals during the day and paved trails for people with disabilities."

"I absolutely love this area. I think you all are doing a stellar job."

"Love everything just the way it is: perfect trails and playground with my kids. The garden is gorgeous, the grounds are quiet and gorgeous. Our family's favorite park, hands down!"

Gardens) as a method to communicate with staff about how they use the Estate, what they currently valued and what they would like to see in the future.

### Questions and Answer Sessions

Community member suggestions fell into four categories:

- appropriate recreation programming (including special events)
- preservation of historic resource



- preservation of groomed gardens
- nature and trails

### **Recreation programming**

It was made clear the community members were not interested in adventure recreation such as Tree to Tree, ziplines or similar activities. Several community members commented on the removal of community events in recent years and expressed great interest in having them return. Specifically mentioned by numerous community members was the Spooktacular (Halloween event), summer concerts, anniversary event, and Chocolate Fantasy. There were questions about suitable walking routes when Camp Rivendale is in session and asked for better signage to indicate suitable routes.

### **Historic Preservation**

Several community members commented on the value of the Estate as a historic resource and expressed a desire to see the historic buildings maintained and valued.

### **Groomed Gardens**

A representative from the OSU Learning Garden was in attendance and answered questions about classes and programs available at the Learning Garden. Community members expressed opinions regarding the garden areas being extremely important as a component of the Estate experience and hopes they would be preserved based on the historical significance.

### **Nature and Trails**

Nature and Trails was a very popular table with guests asking questions and providing positive feedback regarding the popularity of the trails. The park users do not appear to differentiate between the natural resource trails and the trails around the garden, structures, and Camp Rivendale but consider them all valuable to the experience of enjoying nature and walking. There were community member suggestions to improve signage for walkers,

hikers, and Estate visitors. With locked gates, it is unclear if the public is welcome. Community members also asked about upgrades to the trail system such as bark or gravel on trails and better maintenance of the bridges.

### **Camp Rivendale**

Most of the comments regarding Camp Rivendale centered on how to continue to have trail access to the trails and grounds when Camp Rivendale is in session or the area is rented for private events. There was at least one unhappy community member who did not feel the children attending Camp Rivendale should have priority use of the restrooms and trails over those wishing to walk their regular routes.



## **Jenkins Estate 06/13/2018 Community Conversation Summary**

Approximately twenty community members participated in a second Community Conversation concerning the Jenkins Estate on June 13, 2018. Community members were provided with QR codes with survey questions corresponding to the concept plan. There were also paper copies of the survey for those who preferred to provide feedback while in attendance.

- Video - a three-minute video about the history of the Estate
- Survey results from THPRD website and social media platforms (dates)
- Question and answer period
- Programming input in the following categories:
  - Community Events
  - Youth and Adult Traditional Programs
  - Adventure Recreation
  - Fitness Programs
  - Private Events
  - Amenities

### **Video**

The video was well received with positive feedback and a desire to be able to access the video online. There were specific questions about the Jenkins family and acquisition of the Estate by Tualatin Hills Park & Recreation District.

### **Online survey results through 06/13/2018**

Survey results were shared with the community members and QR codes were distributed so attendees could respond to the survey online if they had not done so.

The survey conducted included the same questions from the previous community conversation. By the second public meeting, we had acquired 302 responses on our survey from community members. Community members identified trails, gardens, historic core area

and playground as the areas they primarily use at the Estate. Most of responses indicated exercise, walking, nature and quiet/solitude as their purpose for using the Estate. The frequency of community members using the Estate showed visit frequency were majority monthly (33.33%), weekly (28.33%), and yearly (24.33%). Natural resources (75.59%), historical preservation (73.91%), community events (61.54%) and education (55.52%) were identified as the desired outcome of the Estate’s use.

**Questions and Comments**

The question and answer period again had several comments from two community members about access to trails and restrooms when Camp Rivendale is in session or the facility is rented for private use. These community members want it clearly documented that they feel all trails and restrooms should be accessible to the public while the Camp Rivendale program is in session.

**Interactive Programming Input**

Participants were asked to prioritize programming options at the Jenkins Estate based on the feedback from the first meeting held on April 23, 2018.

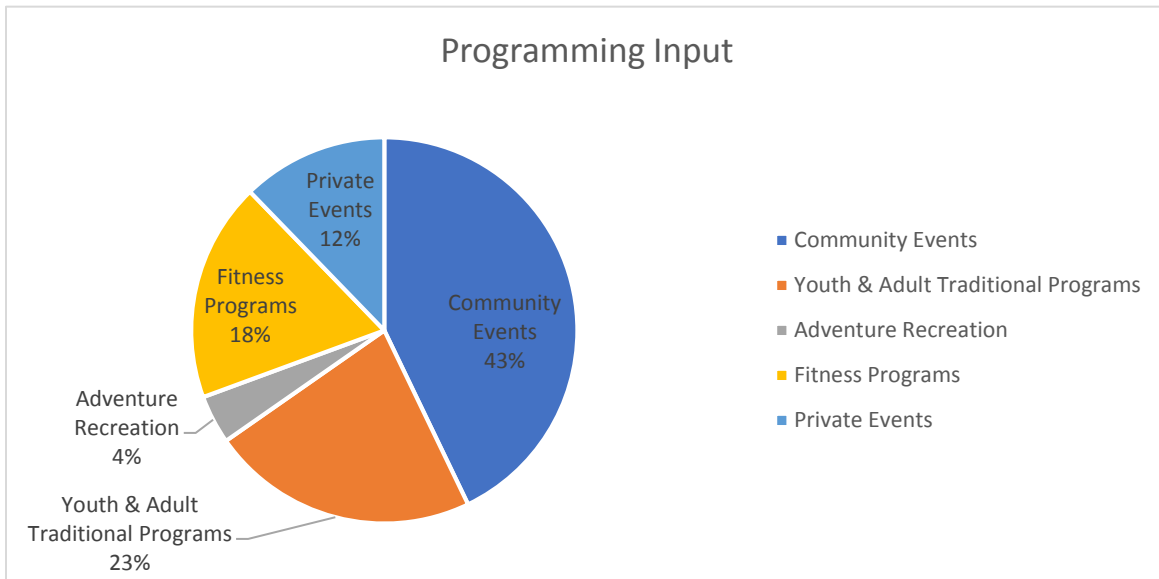


Figure 1 Programming input provided by community members.

The programming input data shows that the most popular programming option was community events with concerts specifically being singled out. Private events, fitness programs and youth and adult traditional programs (camp, gardening art and nature programs were also listed as positive programming options for the Estate). The most popular amenities were benches and gathering places with Community Gardens as the second most popular option. Seven respondents would like to see no additional amenities added to the Estate property. Adventure recreation only had two votes and was the lowest priority among community members.

Figure 2 Community input regarding programming options.

Community Events										
Food & Beverage events										
Concerts										
Chocolate Fantasy										
Holiday Bazaars										
Spooktacular										
Egg Hunt										
Flower shows										
Art shows										
Farmer's Market										
Youth & Adult Traditional Programs										
Camps										
Nature programs										
Preschool classes										
Gardening										
Art / Photography										
Family programs										
Tours										
Adventure Recreation										
Zipline										
Climbing										
Survival classes										
Adventure race										
Other										
Fitness Programs										
Yoga										
Tai chi										
Meditation										
Workshops										
Walk with Me										
Fitness in the Park										
Private Events										
Meetings										
Weddings										
Showers (wedding, baby, etc)										
Teas										
Amenities										
Dog park										
Fitness station										
Benches/gathering places										
Nature play area										
Community Gardens										
Disc Golf										
Geocaching/Letterbox										
Pollinator project										
Museum/exhibit space										
Public bathrooms										
No additional amenities										

## **Jenkins Estate 08/21/2018 Community Conversation Summary**

There were approximately twelve attendees at the final Jenkins Estate Community Conversation on August 21, 2018. The purpose of the meeting was to refine the draft concept plan. Attendees were presented with up-to-date survey results and asked to comment on the proposed overall concept plan goals and actions for the following areas: public access, recreation, nature and trails and events.

Although attendees provided comments (Fig. 4) during the meeting, most of them were not directly linked to the presented goals and actions. Discussion with staff members at the tables, revealed the goals and actions were positively received, but the written comments reflected what staff has been hearing since the beginning – access to restrooms, programming community events, public access to the park and specifically the trails.

Figure 3 Patron comments from public meeting #3.

Jenkins Estate Concept Plan Informational Survey

Q15 Do you have any suggestions on using the park and estate grounds?

Answered: 210 Skipped: 151

#	RESPONSES	DATE
1	As far as I know, there isn't a trail map anywhere on the property. I think this would be nice at least at trailheads along the park's boundary (along Farmington and Grabhorn). These maps should definitely contain trail distances. I think it would be too much to coordinate a trail naming effort, but simply a map educating park users about where they could walk/run would be very helpful. I also am in favor of leaving as many soft-surface paths as possible. Please do not pave beyond what is currently paved in the park!	11/27/2018 3:59 PM
2	1. Start up a neighborhood volunteer option for people to get involved in keeping the PHG beautiful. It will be one more season before it's fully renovated. I'm willing to work with the volunteers to train regarding maintenance, up keep, etc with THPRD. 2. An irrigation system needs to be in place or the plants will die. We are currently hand watering every other day during the summer, at 1 1/2 hours each. 3. Many visitors, local and world-wide, visit the PGH. Keep this area in a restored condition is important. They want to know the history of the garden and choice of plants of early 1900s. We are in process of making this documentation. 4. Consider tours of the Pioneer Herb Garden. I'm willing to do hours -- to "officially" get them started. Garden Clubs have toured. School teachers caring continuing education credit have been given tours, and of course, families with young children. We often give spare plants to families to take and plant to encourage young gardeners. -- Sarah, sarahgrammwolf@gmail.com Thank you, in particular, to Jack for his help -- pruning roses and larger trees and shrubs in area, assisting with ideas regarding the renovation to keep THPRD in loop of developments etc in this area.	8/27/2018 1:45 PM
3	Need to have a public restroom open -- auto lock, unlocked good - but a big need, many hikers and gardeners; perhaps a safety issue, but porta potty	8/27/2018 1:39 PM
4	Glad you are going to meet ADA access guidelines. Seating - where? On grassy area behind stables, perhaps in such a way to add to events held there - also in learning garden - other natural viewpoints. Let's not let the gardens/plants suffer if you have to decide lawns vs plants; the lawns will come back with rains.	8/27/2018 1:37 PM
5	Need more bathrooms, possibly look at bathroom timers. Park usage has increased dramatically over the years.	8/27/2018 1:34 PM
6	Love the park! Keep parking open at lower end off grabhorn. Would like to be able to pass through Camp Rivendale and bathrooms. Bathrooms are needed to use park well!	8/27/2018 1:34 PM
7	Need a bathroom north of main house area; families with toddlers need a regular bathroom facility. I like the idea for better signage of gardens and trails, informational. Working on the grounds, we do find empty alcohol containers and such; Benches are a good idea, a few more picnic tables, garbage cans. Easier access paths, trails, maintained for safety.	8/27/2018 1:33 PM
8	Christmas events, chocolate fantasy	8/27/2018 1:25 PM
9	Would like to see the return of events; like quilt show, children's Halloween event, etc.; property would be a good place for events like farmers market.	8/27/2018 1:25 PM
10	EVENTS: Yes, free/low cost are great ideas, presume that access to trails would continue regardless; no ziplines; gardening related events sound great; concert in the park with local artists; art classes/cooking; book club meetings; tai-chi classes	8/27/2018 1:24 PM
11	I like the idea of more community events; make the area more accessible/available for family-type events.	8/27/2018 1:22 PM
12	Please keep the park dog-friendly. Add outdoor fitness classes. Very important to maintain historic aspect, capitalize on events that showcase history of property.	8/27/2018 1:21 PM
13	Like your goals, personally use the soft-paved trails the most, almost daily, for dog walking. I understand the drive to add gravel but I will put up with winter mud if it means preserving the softer trails - fine vs coarse gravel. Signage is a great idea. Seating also.	8/27/2018 1:20 PM
14	Love your trails -- please keep them!	8/27/2018 1:17 PM



### Jenkins Estate Concept Plan Informational Survey

15	Please have bathrooms available.	8/27/2018 1:17 PM
16	Continue trail around Camp Rivendale along or close to Grabhorn; Bench on steep part of hill near switch back on path; love being able to take dog; trail mileage on map.	8/27/2018 1:17 PM
17	On nature trails, a wide spot every once in a while so that dog walkers have a safe place to get off the trail while another group passes. Maybe more trail markers or other notice to keep hikers engaged.	8/27/2018 1:16 PM
18	More water for Rhodies. They are thirsty!	8/27/2018 1:15 PM
19	Related to Rhody Garden Trails. There is bridges in need of repair, areas trees that have been removed that need to returned to normal. Such as holes covered and mounds leveled.	8/27/2018 1:14 PM
20	Def more nature programs for kids. Kids should def benefit from any changes done to park. Kids are priority in my eyes	8/20/2018 10:21 AM
21	more trails, if possible	8/18/2018 7:13 AM
22	repair and maintenance of sprinklers in rhody garden area. Maintenance of pathways thru gardens, tree trimming for safety and unobstructed watering of shrubs and plants. Benches or seats in open shaded areas of garden. If sprinklers are inoperable in certain areas, let volunteers know so they don't plant things that will die because of lack of water. Use of insecticidal soaps or other approved methods to inhibit azalea lace bug damage in the rhody garden.	8/16/2018 9:23 AM
23	Your really need to take better care of the garden. The last time we visited it was in obvious need of watering. All the sprinklers should be checked to make sure they are working and are not blocked. Make sure the system is functioning correctly. The few volunteers are ageing out. How about requesting new volunteers or even using prisoners or community service people?	8/14/2018 4:28 PM
24	What happened to Mother's Day Brunch? and the Halloween stuff for kids?	8/13/2018 7:20 AM
25	Would love to see a community pool	8/12/2018 6:08 PM
26	Destination gardens; Master Gardeners' training and research; experimental gardens; pollinator research	8/10/2018 6:10 PM
27	Community parks patrol or volunteer headquarters. Nature center with library	8/9/2018 5:07 PM
28	My family and I attended the Tea events at Jenkins estate for at least 5-7 years and it became a family tradition. Would you please bring it back?	8/9/2018 2:28 PM
29	I hope we always preserve the trails. They are so wonderful.	8/7/2018 6:57 PM
30	1) As a volunteer in the rhododendron garden, I would like to request the help of the corrections crew to spread a deep layer of mulch in the wettest portions of the rhododendron garden to stop weed growth. 2) Increased watering of rhododendron plants to prevent death from drought.	8/7/2018 12:58 PM
31	The playground is great when it's not closed to the public	7/25/2018 12:08 PM
32	Music food wine ...	7/24/2018 6:02 PM
33	It would be lovely to be able to use the main house more- currently it always looks empty when we are on a walk. Maybe have summer camps there, adult classes, a historical museum?	7/24/2018 4:08 PM
34	Whatever results most prevalent in survey	7/12/2018 2:18 PM
35	However the estate and grounds may come to be used, please do not alter the rhododendron garden. Keep it the same size and make additions to the planting as needed. Care for it carefully, giving it plenty of water in the summer, keeping it weed-free and maintaining the bridges. The majority of the mature rhododendrons were donated to the garden by my parents, Tom and Ruth McGuire, long-time members of the Tualatin Valley Chapter of the American Rhododendron Society. My brother and I would be heartbroken should these beautiful plants no longer receive the care they deserve, and that which my parents naturally assumed they would be given. Thank you -- Jeannie McGuire	7/12/2018 2:09 PM
36	Need to have a watering system that works in the Rhododendron gardens	7/12/2018 1:27 PM
37	Have public parking close to the main house for those with trouble walking.	7/12/2018 1:26 PM
38	I miss the Halloween event THPRD use to hold there. I wish it was brought back, or something similar was provided.	7/10/2018 1:32 PM
39	nature education programs	7/9/2018 12:24 PM

### Jenkins Estate Concept Plan Informational Survey

40	I love it the way it is. The trails are wonderful, as are the gardens surrounding the house and outbuildings. I think it's a treasure.	6/22/2018 8:29 PM
41	Would love to see an event geared towards dogs.	6/18/2018 12:25 PM
42	Senior citizens need to be heard too! Welcome retired persons into Jenkins Estate. There are a lot of people that could educate other people in the arts! Seniors have a wealth of information to share.	6/15/2018 2:41 PM
43	Use this under utilized property to do what THRPD does so well - do not leave these buildings empty!	6/15/2018 2:38 PM
44	Destination gardens, education, trails, soecial events, programs for all ages. The estate needs weeding and maintenance on a regular basis! Open the house up monthly for tours!	6/13/2018 4:38 PM
45	It is a arboretum,a bird haven, one of a kind historical property .. you could do different try's of tours historical, rhododendron, bird watchers , different exercise classes .	6/13/2018 2:36 PM
46	I am not happy with the signage, bathroom arrangements, and Rivendale Camp issues. I will talk about it at the meeting tonight.	6/13/2018 12:57 PM
47	I would like to see the JE made into a real garden with lots of plant diversity with identification signs, and of course keep up the natural areas! The Estate grounds are going downhill, so weedy and unkempt...not what it use to be. The house needs to be open to the general public a 1x/month. Have not been inside it for several years now. How about open house for at least Christmas? Lights/decorations..... Making the actual facility a private rental place was the wrong pathway so to speak for this facility. Offer fun and unique classes in the building. Historical reenactments for when this house was built. Plant Sales, Garden Classes, art classes, yoga, quilting.... Bring back the quilt festival!	6/13/2018 11:43 AM
48	Increase in community and commercial events	6/12/2018 8:38 PM
49	Please do not continue to destroy additional historic resources and the diminishing quality of life in the Aloha area.	6/12/2018 7:42 PM
50	We were married at the Estate and when our kids were little we would hike the trails, we have been to the Chocolate Lovers event in February in years past as well as the Halloween party. Would love to see the estate and trails continue to be maintained, the community events are great. We have moved further away so we haven't been back in years.	6/12/2018 7:12 PM
51	My daughter's school had a great Prom there, I've been to several weddings, and really enjoyed a Chocolate event years ago. I'd like to see individuals, organizations, and businesses be able to rent it as a venue. Thanks!	6/12/2018 4:35 PM
52	The Jenkins Estate is lovely and I hope that it will continue to be preserved	6/12/2018 3:50 PM
53	Please keep this area dog-friendly. Dogs need to run to maintain good health. There are so few off-leash dog areas in Washington County. The lower trails would be perfect for an off-leash area.	6/12/2018 8:34 AM
54	Nature trails	6/11/2018 7:10 PM
55	I've attended for Corp meetings and family reunions Always wonderful location to "unplug" and be present for time together Elephants has been best caterer	6/11/2018 6:07 PM
56	I would love to attend a holiday tea party there, or special meal/dinner. Love taking family photos in the gardens, pathways or in front of the house. Would love to see more community events held on the property, and continue historical preservation. It's such a beautiful property I would love to see it used more. Perhaps some classes; outdoor photography, handcrafts, book groups, quilt shows, etc.	6/11/2018 5:23 PM
57	Keep it as natural as possible please.	6/11/2018 4:01 PM
58	Very much enjoy having a large forested area so close.	6/11/2018 8:54 AM
59	I'm frustrated the park isn't open to the public during the summer months. I wish there was a way the camps could be run that still allowed the public to use the park, especially since the playground at Cooper Mountain isn't very good.	6/11/2018 6:17 AM
60	No	6/10/2018 9:26 AM
61	Na	6/10/2018 8:23 AM
62	More kid focused events or camps, playgrounds etc	6/10/2018 8:22 AM

### Jenkins Estate Concept Plan Informational Survey

63	More community education abilities would be wonderful.	6/10/2018 8:19 AM
64	Keep as is or similar. It's so beautiful!	6/10/2018 8:02 AM
65	Please keep it the way it is. Jenkins is our favorite garden!!	6/10/2018 4:23 AM
66	Please do not do anything other than keep it the way it is and perhaps advertise it more. I am amazed how few people in the area know about it. I was married at the Tea House and now take our child to the park. It is a very relaxing and beautiful place, not many other places left like this in the area.	6/9/2018 10:29 PM
67	Bring back all the fun public events - Chocolate Festival in February, Mother's Day Tea, annual Art Show, annual Rhody Show, concerts on the main lawn, etc. Love the Master Gardener's display garden. Please leave the gate to the house open on the weekends (we went there on Mother's Day to drive my 90 year old Mom through to look at all the spring color, and the gate was locked this year). Thanks!	6/9/2018 8:18 PM
68	Quiet and community owned	6/9/2018 6:07 PM
69	Please retain the current 'program' and beauty! It's lovely as it is....it's NOT broken so do NOT fix it. Also, please minimize private/commercial use...it should always be open as a lovely nature park to everyone!	6/8/2018 5:22 PM
70	Dog park	6/8/2018 5:22 PM
71	Being able to tour the inside of the estate and the stables, similar to Pittock Mansion, with historical information and artifacts would be very interesting, informative, and educational. It is such a unique part of Washington County.	6/8/2018 4:26 PM
72	Please keep this OPEN to the public!	6/8/2018 3:48 PM
73	sell the place and put the money for a better use	6/8/2018 2:52 PM
74	Need to get ivy out of the woods :)	6/8/2018 12:54 PM
75	Yes stop closing it every time there's a private event. I've stopped using the park because every time I go you guys are closed it. Very frustrating.	6/8/2018 10:10 AM
76	Camp Rivendale for school breaks too. My son loves it and I don't worry about him when he is there in the summer, I would love that peace of mind during other school breaks.	6/8/2018 8:48 AM
77	The Master Gardener section is terrific and would like to see it retained. Trails and the rhododendron gardens are a great source of healing, joy and perspective. I'd like to see broader community opportunities to help maintain native plant life and, if needed, trail maintenance.	6/8/2018 7:28 AM
78	A few summer activities in the park that are family friendly would help us feel a sense of community. Like Farmers Market, Movie in the park, open volleyball play, multicultural event, and learning stations with OMSI.	6/7/2018 8:38 PM
79	I have been to several very cool events there. Please don't sell it to a for profit entity.	6/7/2018 8:12 PM
80	No. I like it as it is.	6/7/2018 7:36 PM
81	Bike trails,more covering over play structure, bathroom and drinking fountain should be closer to playground.	6/7/2018 7:35 PM
82	I really enjoy the gardens. I would love to see a larger area with labeled plants and suggestions for how to improve my personal backyard for pollinators	6/7/2018 5:12 PM
83	More activities for people with special needs. The inclusion programs with aides in regular classes in not always successful. A year round place would be great with different programs.	6/7/2018 4:35 PM
84	Use the grounds for nature enjoyment. "Forest bathing" is a concept from Asia that would work well here.	6/7/2018 3:10 PM
85	Needs to be made more accessible for people with mobility and sensory impairments.	6/7/2018 1:37 PM
86	The stables; as an artist community activity center for classes in pottery, and other artist work shops.Because we soon will have no pottery location in wash. Co.	6/7/2018 1:12 PM
87	More all-weather trails for rainy season use.	6/7/2018 8:19 AM
88	Expand parking at playground and picnic entrance	6/7/2018 6:52 AM



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89	Would love to be able to rent the house for special private events. Love being able to wander the grounds. Love the historic feel of the place.	6/7/2018 6:25 AM
90	Keep the peaceful natural beauty, trails, historical buildings and gardens. Please no sports arena or ball fields. Maybe a covered picnic shelter and more picnic tables and a public use meeting room for relevant classes.	6/6/2018 10:13 PM
91	Very similar to Oregon Garden's facilities for weddings and events, I would like to see the Jenkins Estate re-design plan incorporate those elements as the City of Beaverton lacks such facilities. The Oregon Golf club has something similar but is quite a drive.	6/6/2018 9:31 PM
92	Like it as it currently is used.	6/6/2018 9:29 PM
93	My daughter was married there a year ago. We looked at so many different venues and this was perfect for our budget.	6/6/2018 9:03 PM
94	If you want more people to use it, advertise it in people's mailboxes or on their doors. Put a security camera on it to prevent vandalism or other bad behavior.	6/6/2018 5:41 PM
95	Please keep offering opportunities for kids and adults with special needs	6/6/2018 5:27 PM
96	Our family doesn't go often, I've kind of been unsure if the grounds are actually open to the general public. It's a lovely place though and I'd like to go more.	6/6/2018 5:07 PM
97	I think opening up for commercial corporate use and a farmers market would ruin the grounds and the historic history of the area. Parking is a problem at times. Our daughter was married there some years ago and it was just a magical place to visit. So beautiful and peaceful.	6/6/2018 4:47 PM
98	Open for community, with educational programming, 'wild' space to explore and enjoy	6/6/2018 4:37 PM
99	I have never seen the inside of any buildings, might appreciate a tour opportunity or similar.	6/6/2018 4:32 PM
100	Don't let the homeless turn it into a dump. Patrols to keep it safe.	6/6/2018 4:12 PM
101	See survey	6/6/2018 3:25 PM
102	Open park to more people during summer and not just camp goers during week.	6/6/2018 2:57 PM
103	I would suggest that the venue be used to generate funds rather than spend money on it (beyond basic upkeep).	6/6/2018 2:54 PM
104	I like the estate how it is and want to keep it quite and a place to walk the dog and play with the kids.	6/6/2018 2:51 PM
105	This is why I don't understand why so many parks get built. Yes there might be money today to just build it, but no one thinks about the maintenance burden you put on your future funding. There are higher priorities for that money.	6/6/2018 2:49 PM
106	Pirate keep it open for the public to use for birding and escape from all the traffic, noise, and pace of the fast growing cities around Portland, Beaverton, Hillsboro!	6/6/2018 2:34 PM
107	Education!	6/6/2018 2:22 PM
108	Improve the walking paths, and continue using as a community resource for meetings and special events.	6/6/2018 2:20 PM
109	I wish you still had the quilt display, craft fair, and dessert/tea that you held around Mothers Day! I would love to see similar events with that crafty, homey feel.	6/6/2018 2:18 PM
110	Please leave it as-is as much as possible	6/6/2018 12:39 PM
111	No	6/6/2018 12:15 PM
112	Have summer events like concerts in the park with local artists - Aaron Meyer, Michael Allen Harrison, etc. Photography classes summer and fall. Guided or Self Guided Nature hikes, cooking demonstrations or classes. Fireside Book club with guest speakers. Better signage for trails. If dogs are allowed ensure they are on a leash.	6/6/2018 12:05 PM
113	With the growth and development of the surrounding area, keeping natural and historic areas accessible to all, adds to our quality of life in our community.	6/6/2018 11:49 AM
114	Retain a number of unpaved, semi-paved, and paved routes through the estate for recreation.	6/6/2018 11:42 AM
115	Keep it natural	6/6/2018 11:41 AM

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116	Nature Center, Orienteering courses, Fitness-oriented events such as outdoor classes,	6/6/2018 11:39 AM
117	keep it natural ,no chemicals ,no wifi ,allow something in this county to exist in its natural state .	6/6/2018 11:28 AM
118	Please do NOT restrict pets from the trails and common areas.	6/6/2018 11:18 AM
119	I like the free gardening classes and plan to attend several this year, which will significantly increase how often I visit.	6/6/2018 11:11 AM
120	Continue to have lovely trails and gardens. Do more PR about the gardens and classes there, didn't know they were there until we happened to go there one day.	6/6/2018 11:10 AM
121	We love taking our kids to use the playground and walk around the paths/gardens. I hope that this is still an option in the future!	6/6/2018 11:04 AM
122	Don't mess with it.	6/6/2018 11:04 AM
123	Commercial recreation (such as zip lines) would impede the public use of large sections of the park. I would not like to see our THPRD supported land used by so few community members (and then, only those who could afford to do so.) Please preserve the woods, trails and gardens for all to hike through.	6/4/2018 9:34 PM
124	There are no nearby community rec centers in the Cooper Mtn/Aloha area, so if rec center classes could be made available at this location, that would be highly valuable. There are kids at the playground all the time, and I bet offering dance/martial arts/sports/arts/preschool classes here would be well received. With the upcoming Cooper Mtn housing developments, this location would be prime to capture that new market, as well as the under-served Aloha community.	6/1/2018 6:38 PM
125	Is there any hope of making a portion of the trails off-leash, a portion of the time? Also, what about selling coffee/tea/beer/wine?	6/1/2018 4:45 PM
126	Nature events, nature camps, nature exploration -- for adults and children.	5/31/2018 10:13 AM
127	Please keep the trail system, gardens, and playground in tact - our family loves them!	5/31/2018 9:31 AM
128	more trails, if possible!	5/30/2018 8:48 PM
129	> THPRD Events ~ Concerts, Gardening Workshops, Photography Classes, etc. > Private Events ~ Anniversary Parties/Holiday Parties/Reunions/Weddings	5/14/2018 9:52 PM
130	more control of poison oak	5/6/2018 9:22 AM
131	There need to be more community events and because of it's location, there should be more partnership with the Hillsboro Park and Rec district. I would suspect that you have as many people from the south hillsboro district using the space as those in THPRD and Beaverton communities. Seems like this resource should be one that is shared. Also, last time we were onsite for a corporate event, there was no AV. The site is historic, but if you had up to date AV options, you would likely be able to book more private events. Also, I wanted to attend the community event, but had a conflict.	5/1/2018 12:14 PM
132	Pioneer ways, early 1900s with education and gardens	4/25/2018 2:18 PM
133	Please DO NOT change this park into a recreational area. So many of the Tualatin Hills areas are becoming high traffic/recreational areas. Jenkins Estate is a treasure that needs to be preserved. It is one of the last and few areas I can go and enjoy nature without a lot of traffic from organized sports games for families.	4/25/2018 1:45 PM
134	THPRD programming appropriate for the venue. Nature Walks, Yoga classes, preschool education, Adult education - art, photography, nature education, plants and gardening education, daytime and evening scheduled walks. I know the Nature Park has a Friends Group that raises money for the Nature programs, why not do the same for this and team up with the Master Gardeners do we get some value from their using the property.	4/25/2018 8:32 AM
135	I am sorry I couldn't make the 4/23 meeting. I had a prior commitment. I really love this park/setting as it is. I love that the south side has gardens (including the WCMG learning garden), the middle has some historical buildings, and the north has some more natural trails with an effort to get rid of the English Ivy and allow native species to grow. That part of the park has a great abundance of Trillium, Fawn Lilies and many other native species. I love the Rhododendron garden and hope that it is protected. All in all I like the park the way it is and hope that it does not become too developed. It is unique as it is in the THPRD system.	4/24/2018 10:38 PM



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136	I believe it is extremely important to maintain the natural environment within the park. Boundry ares such as this are very precious and must be protected and maintained. I am strongly opposed to any plans designed to increase the public's presence in the park and estate areas. I'm concerned that a large influx of new visitors (particularly from outside ares) would result in undo stress to the gardens areas, trails etc. Another concern with an influx of new visitors would be an increase in vandalism from both malicious acts and carelessness.	4/24/2018 2:18 PM
137	Why is this property wasted? It is lovely and could be used for so many different things that users of the park district would enjoy! Leasing the property to a third party does not seem to be part of THPRD's mission.	4/24/2018 12:20 PM
138	Preserve as is. Bring back special events like Valentine's Day Choc event, Mother's Day tea, quilt show, etc. I also like the idea of farmer's market and occasional concerts.	4/24/2018 11:46 AM
139	Wish it could remain as is. Love the park!	4/24/2018 8:36 AM
140	Continue use of the trails and community events, like the Painter's Showcase, Mother's Day Tea and quilt show, Chocolatopia, concerts, master gardening classes, yoga classes, I like that Dave Dalton is back to cater, but maybe for the music concerts just offer a food cart to drive in to serve food. Or maybe sell online preorder food tickets for events. Will Dave Dalton be stationed at Jenkin's during the day, so at least someone is always around on the Estate during the day?	4/23/2018 9:06 PM
141	keep it as nature as possible	4/23/2018 8:43 PM
142	Have various types of classes in the buildings. Have a company partially sponsor the park to pay for upkeep of buildings. Promote activities. Whoever is promoting it now is doing very poorly. Used to be a lot more special activities going on. It's tapered off to practically nothing.	4/23/2018 11:30 AM
143	We would use the playground more if it wasn't for Camp Rivendale. We would use the trails if it wasn't for the poison oak...one bad case of that is enough to keep the family away.	4/23/2018 10:07 AM
144	The current very low utilization of this unique and beautiful resource is a scandal. It is too small for renting out meeting space, but there's plenty of room for classes and preschool. Get creative, think outside the box! Tremendous potential in the estate.	4/23/2018 7:50 AM
145	It would be nice if the historic buildings could be open periodically for supervised public viewing. There were a lot less noxious weeds and more beautiful native flowers when we visited today compared to last year, thanks for your hard work!	4/22/2018 11:16 AM
146	Don't commercialize it. It's a lovely place to stroll & usually very quiet. I've been there for private events & will be there for a wedding next month.	4/22/2018 10:39 AM
147	Trade it to Hillsboro parks and rec for some easier to maintain property Have lots of classes for younger people who can climb the hill Yoga, painting, plant id, art appreciation, body building, things of that sort.	4/22/2018 9:05 AM
148	Summer events in a beautiful setting!!	4/22/2018 8:31 AM
149	Expand the facilities for recreation that can be exciting to kids and active adults; skateboarding, parkour/obstacles, more exhaustive labeling of plant species, including adding plant species native to the northwest that would illustrate something. Add educational placards, like Cooper Mountain Nature Park, to explain ecological relationships & history, add camp grounds for approved uses, like Boy Scouts and Girl Scouts (and necessary facilities like bathrooms and possibly showers).	4/21/2018 2:43 PM
150	I would love to use the estate more. We use the playground frequently and also hang out around the pond area. The trails are kind of boring in comparison to other parks and the bees are very bad by the gardens and picnic area. With the addition of Champions park, we find ourselves going to the park less and less. The reason is that the park isn't as good as other parks. Champions has a better playground. Numerous other parks in the area provide better walks. Jenkins does have gardens, which seems to be unique, but every time we've ventured down to the gardens we were forced out by the insane amount of bees.	4/20/2018 9:21 PM
151	Small educational classes for specially groups, or conferences. educational walks on plants and history. small scale 1 or 2 day hour long courses that are repeated so that many people can participate over a period of time, but not be crowded at any one time.	4/20/2018 8:46 AM
152	N/A	4/19/2018 9:21 PM
153	No	4/19/2018 7:21 PM
154	Could be great location for classes - brewing, winemaking, preserving food, arts/crafts, survival skills	4/19/2018 4:50 PM

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155	As a neighbor and avid user of the park trails, it is very frustrating that the Camp Rivendale camp leaders try to block us from using the trails every summer. While I understand that the camp is using the playground area, the entire park is not closed. We should be able to use the wooded trails which are not even in sight of Camp Rivendale.	4/19/2018 10:46 AM
156	Holiday celebrations such as Halloween, October fest, Egg hunts, Winter celebrations etc. Make it a destination site.	4/19/2018 8:41 AM
157	Concerts, Christmas Teas, Farmers Market	4/19/2018 8:32 AM
158	Maintain the natural look and feel as long as possible	4/19/2018 6:56 AM
159	keep hiking trails and gardens	4/17/2018 2:23 PM
160	Please make sure we keep this special place intact. With all the development in the last 20 years it would be a shame to see Jenkins Estates fall. Thank you.	4/17/2018 1:52 PM
161	Stricter requirement on off-leash dogs. Enhance the gardens with more year-round blooms instead of just rhododendrons. Hold activities and concerts at the lodge?	4/16/2018 11:23 AM
162	When I first moved to cooper mountain, the Camp Riverdale gate was locked. I am not sure that leaving it open after hours is a wise idea. I don't see vandalism when I walk thru, but were are getting more and more people all the time. I have heard shooting in the park at night in the summer.	4/16/2018 7:06 AM
163	We love a soft path wherever possible, both for our and our dog's mobility issues. The setting is lovely to explore in all seasons. One thing I notice is that people park in the lower lot for events much higher up, seemingly unaware of additional parking up above.	4/15/2018 5:26 PM
164	Along the higher trails with challenging sloops a cable like "railing" for more security from falling.	4/15/2018 5:11 PM
165	Please don't change anything. Leave the paths alone. Make the aggregate company not make noise on the weekends. (Saturdays)	4/15/2018 3:54 PM
166	I would like the dogs on leash rule to be enforced through signage at the beginning of the trails and possibly fines. I and my family have been chased numerous times on the trails—even had dogs jumping on us while the owner walked away and called them from a distance. We used to go to the trail on daily basis but have gone less and less since we always encounter dogs off leash.	4/14/2018 6:37 PM
167	Historical tours with group reservation, especially school children. Classes like other THPRD properties, but nature focused like those at the Nature Park. Scouting events to earn badges, or overnights like the zoo hosts.	4/13/2018 8:52 PM
168	Off leash dog park	4/13/2018 4:23 PM
169	I like it the way it is. Trails are nice, gardens are beautiful, playground area is fun and well used. A few events or weddings are fine.	4/13/2018 3:45 PM
170	COntinue to have protected wooded area for hiking loop, continue to maintain house and gardens for their historic beauty	4/13/2018 2:31 PM
171	If increasing traffic (assume that's the goal), improve parking and restroom availability and Grabhorn road, crosswalk, sidewalk for pedestrians - very dangerous already to access from our neighborhood across the street on Tremont Way. (I worry about my kids crossing alone!)	4/13/2018 9:26 AM
172	More clarity about Camp Rivendale availability to the general public.	4/13/2018 12:03 AM
173	No.	4/12/2018 10:15 PM
174	Can not attend meeting on 23rd due to work, but I would love to see more community events held there. I love the peace and serenity that can be found there in the trails. My children love the playground and the trails as well, the pond, all of it. Please keep it as is and do not sell or develop parts of it! We need areas of nature and green space easily accessible to enjoy for years to come, especially with all the commercial building the will be happening off of 209th ave.	4/12/2018 8:03 PM
175	I like it as a place of solitude and relaxation. I enjoy it for walks with my dog and retreats from the stresses of life. I do not want crowds of people descending onto the park for public events.	4/12/2018 6:15 PM
176	The farmers market is an excellent idea. J would love to just see more events for the aloha community held often.	4/12/2018 3:48 PM
177	I would like to see more tea parties, Mothers Day, maybe some other holiday teas. Love the gardens & structures, great background for family photos.	4/12/2018 3:09 PM



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178	Would like to see more trails added. Also, would like to ensure that dogs are always on leashes.	4/12/2018 9:07 AM
179	Preserve it as is	4/11/2018 7:40 PM
180	I don't want to see a lot of traffic, I love enjoying the nature trails with my children and dog and the playground with my kids. I also love looking at all the old trees and buildings which brings me back in time. I wouldn't mind if nothing changed about the estate. I do miss the small Haunted Barn they had for small kids back several years.	4/11/2018 7:14 PM
181	Please don't sacrifice the natural/trails areas for other endeavors. I do see though that the park could be updated to serve more of the community	4/10/2018 3:34 PM
182	Uses that maintain and preserve the natural beauty of the park. The main house and its immediate grounds are a wonderful location for private events, and I support its use for those purposes. I also support using the covered, picnic area (adjacent to Camp Rivendale) for private events, that do not restrict the public's ability to use the trail going by that area.	4/10/2018 2:29 PM
183	Add a photography center including classroom with digital equipment and a darkroom for analog work.	4/10/2018 11:20 AM
184	I love it as is	4/9/2018 6:23 PM
185	I was upset last year when I heard that a zipline might be added. As a parks taxpayer, I think it is unfair to commercialize the park. I love the quiet, the solitude. It is my daily refuge. I hope that whatever activities the park plans for Jenkins that the purity and solitude of the Estate remain protected.	4/9/2018 9:21 AM
186	Any playground upgrades are always great! And having the parking open so more people who drive can park and it's safer for us who walk in.	4/9/2018 7:22 AM
187	Allow access to trails during the summer from Camp Rivendale entrance instead of closing the entire park during the daytime when neighbors and kids want to use it for walks.	4/8/2018 7:50 PM
188	Antique or flea market. Easter egg hunt. Plant sales	4/8/2018 5:31 PM
189	More community events (food/music/educational/science/sustainability), better access on foot (put some sidewalks in), continue to maintain the trails, have seasonal tie-in events (for gardening tips, for Christmas, for summer star gazing, etc.).	4/8/2018 4:56 PM
190	Beautiful park- love trails, gardens, playground etc. more community center vs private events	4/8/2018 2:07 PM
191	I did think that the houses on the ground could be rented especially in connection with the events that are catered there. Wedding and such.	4/8/2018 11:29 AM
192	Keep it a public park. don't commercialize it. I also enjoy that it is not crowded with too many people. But it would be nice to have the upper parking lot open because if there are more than 10 cars it there are no more spaces available.	4/8/2018 6:10 AM
193	Jenkins Estate is a beautiful natural resource, an educational resource for plants and gardening, a retreat where people can hike and play without disturbing it's natural setting. Please preserve the park and do not commercialize it.	4/7/2018 6:23 PM
194	Leave it as is!	4/7/2018 3:24 PM
195	Educational programs about plants and animals during the day Paved trails for people with disabilities	4/7/2018 12:32 PM
196	Open bathrooms during all seasons, especially at the playground. Found locked many times.	4/7/2018 8:01 AM
197	Bring back the special events that we all enjoyed. Mother's Day tea and plant sale More Concerts. Like the idea of a farmers market, maybe on Sunday so you can get vendors that already do the Beaverton or Hillsboro markets on Saturday. The Jenkins estate is a very special place that needs to be enjoyed by all!	4/7/2018 7:52 AM
198	How about letting the public use it occasionally? I can't even tell you how many times I've had to disappoint my children- getting them loaded up for a fun day at Jenkins Estate only to approach a "closed for a private event" elephant catering sign. Nearly every weekend from the spring through he summer. A complete meltdown from my kids and disappointment for all in my family. Additionally, my child was attending preschool earlier this year at Jenkins Estate and had to be relocated to Cooper Mtn for whatever Land Use reason there was... that was a bit of a disappointment as well, as the property has so much to offer children as a learning environment.	4/6/2018 10:14 PM
199	More concerts. Music festivals like jazz, blues, South Asian, blue Grass, Hispanic, etc.	4/6/2018 7:57 PM



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200	If there is a commercial activity, please make sure we respect the nature and serenity of the estate.	4/6/2018 7:01 PM
201	Expand the master garden. It's fabulous!	4/6/2018 5:28 PM
202	I've not been drawn to it much and I can't really say why. I've attended weddings, County events, photoshoots, that's it.	4/6/2018 5:00 PM
203	We would love to see the trails and nature preserved. Also, having the existing bathrooms and overflow parking (near the playground) open more of the year would be outstanding.	4/6/2018 4:24 PM
204	I absolutely love this area. I think you all are doing a stellar job.	4/6/2018 3:54 PM
205	The site needs a calendar on the THPR site - just like the gyms or pools - for when things will be closed off, so you don't show up and the gate is closed	4/6/2018 3:47 PM
206	It appears that in recent years, some of the flower gardens have not been maintained well. This may be due to budget, or lack of volunteers. Also, expanded trails would be a great feature. I have considered using the house for personal events but the cost is too high, when the requirement of using Elephants Deli is involved.	4/6/2018 3:33 PM
207	open gates in parking lot near the playground more often. there is not enough parking by the playground	4/6/2018 3:18 PM
208	Na	4/6/2018 2:15 PM
209	Take down delapidated old small buildings. Keep main house and stable. Enhance the trails and the gardens.	4/6/2018 2:09 PM
210	Love everything just the way it is: perfect trails and playground with my kids. The garden is gorgeous, the grounds are quiet and gorgeous. Our family's favorite park, hands down! Please no commercial craziness!	4/6/2018 1:58 PM

Jenkins Estate Concept Plan social media (Facebook) statistics

Posts	Reach	Clicks/Actions	Published Date
<p>Did you know? In 1975, Tualatin Hills Park &amp; Recreation District purchased this 68-acre estate. The Jenkins Estate includes historic buildings, gardens, two miles of trails and breathtaking views.</p> <p>Watch our video for a more detailed history of the Jenkins Estate.</p>	2.1K	129	Thursday, June 14, 2018
<p>Have you visited the Jenkins Estate? Discover the estate grounds through self-guided tours to explore nearly two miles of trails, and breathtaking views of the gardens, the Tualatin Valley and surrounding mountainside.</p> <p>You are also invited to join us on Tuesday, August 21 at 6pm as we continue to development the concept plan for the Jenkins Estate.</p>	1.6K	42	Thursday, August 9, 2018
<p>You are invited to join us for our next Jenkins Estate community conversation on June 13 from 6-8 PM!</p> <p>As we continue to assess the community's needs and look at future uses to develop a concept plan, we would love to hear your input.</p> <p>Please take our brief survey to help guide the community conversation:  <a href="https://bit.ly/2sN3t9H">https://bit.ly/2sN3t9H</a></p>	4.6K	256	Thursday, June 7, 2018
<p>Throwback Thursday to the Jenkins Estate! #tbt Any guesses to what year this photo was taken?</p> <p>If you live nearby the Jenkins Estate, we would love to hear from you as we work toward developing an updated Master Plan!</p> <p>Survey: <a href="https://www.surveymonkey.com/r/JenkinsEstate">https://www.surveymonkey.com/r/JenkinsEstate</a></p>	1.3K	39	Thursday, April 12, 2018
<p>We will continue the community conversation to discuss the how the estate is currently used and assess opportunities for new activities will be held on Tuesday, August 21 from 6-8 PM at the Main House at the Jenkins Estate.</p> <p>Fill out a survey about the Jenkins Estate here: (link)</p>	1K	13	Friday, August 10, 2018
<p>You are invited to join us for a community conversation on April 23 from 6-8 PM to input and discuss updating the Master Plan for the Jenkins Estate.</p> <p>Interested? Let us know what your thoughts and opinions are in the survey below as well as RSVP for the community conversation!</p>	1.1K	33	Thursday, April 19, 2018

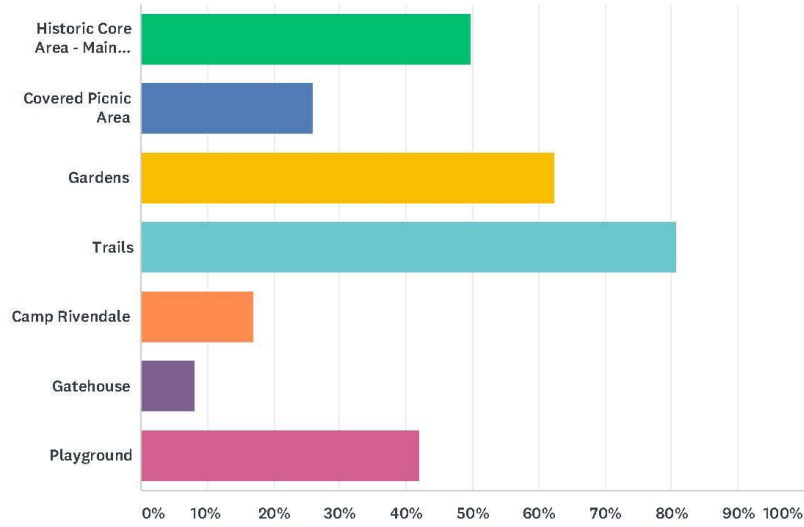
<p>If you live nearby the Jenkins Estate, we would love to hear from you!  Join us for a community conversation on April 23 to assist us in the development of an updated Master Plan.  Let's hear your ideas and share what's important to you on our survey here: <a href="https://www.surveymonkey.com/r/JenkinsEstate">https://www.surveymonkey.com/r/JenkinsEstate</a></p>	435	21	Friday, April 6, 2018
<p>In June, we are going to continue the conversation on updating the Master Plan for the Jenkins Estate.</p> <p>If you use the grounds (trails, Camp Rivendale, gardens, etc) or visit Jenkins Estate, we would love to have you join us!</p>	716	10	Tuesday, May 15, 2018

# Appendix C: Survey Results

Jenkins Estate Concept Plan Informational Survey

## Q1 What part of the estate do you use?

Answered: 342 Skipped: 19

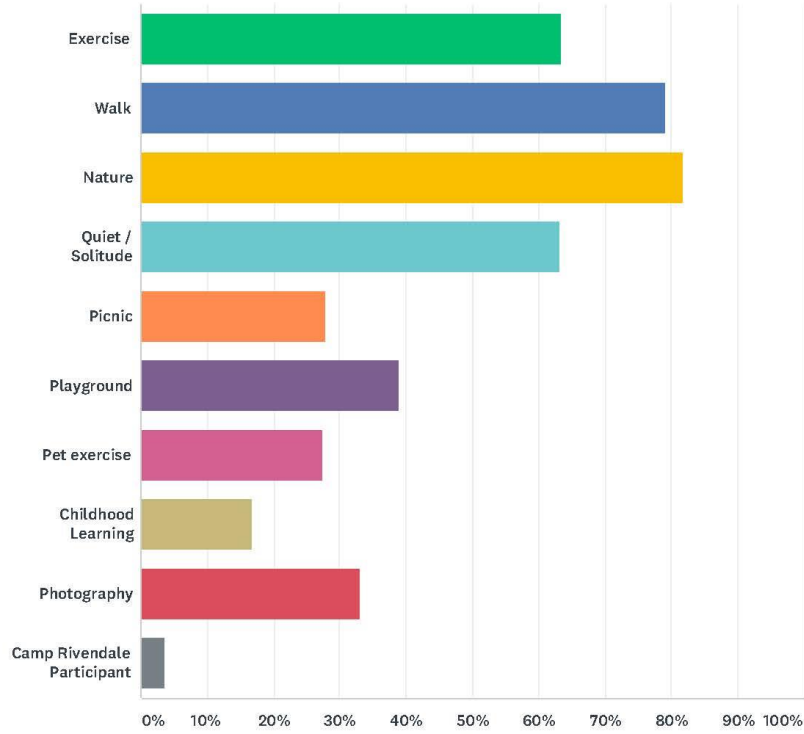


ANSWER CHOICES	RESPONSES	
Historic Core Area - Main House, Stable, Tea House, Pond	49.71%	170
Covered Picnic Area	26.02%	89
Gardens	62.28%	213
Trails	80.70%	276
Camp Rivendale	16.96%	58
Gatehouse	8.19%	28
Playground	42.11%	144
Total Respondents: 342		

Jenkins Estate Concept Plan Informational Survey

## Q2 What is your purpose?

Answered: 339 Skipped: 22

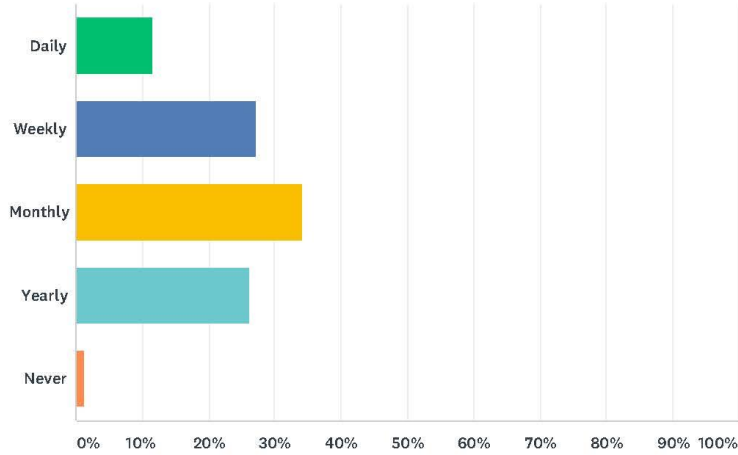


ANSWER CHOICES	RESPONSES	
Exercise	63.42%	215
Walk	79.06%	268
Nature	81.71%	277
Quiet / Solitude	63.13%	214
Picnic	27.73%	94
Playground	38.94%	132
Pet exercise	27.43%	93
Childhood Learning	16.81%	57
Photography	33.04%	112
Camp Rivendale Participant	3.54%	12
Total Respondents: 339		

Jenkins Estate Concept Plan Informational Survey

### Q3 How often do you use it?

Answered: 341 Skipped: 20

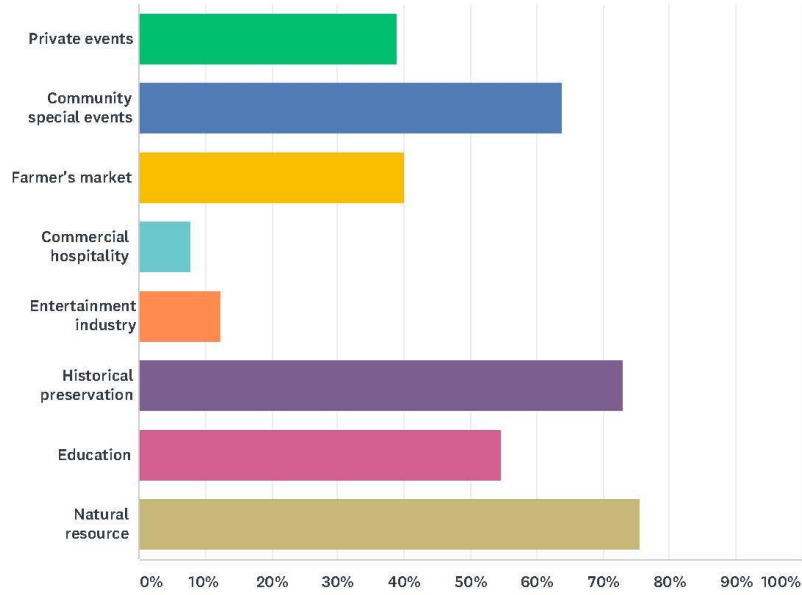


ANSWER CHOICES	RESPONSES	
Daily	11.44%	39
Weekly	27.27%	93
Monthly	34.02%	116
Yearly	26.10%	89
Never	1.17%	4
TOTAL		341

Jenkins Estate Concept Plan Informational Survey

Q4 What would you like to see happen with the estate?

Answered: 340 Skipped: 21

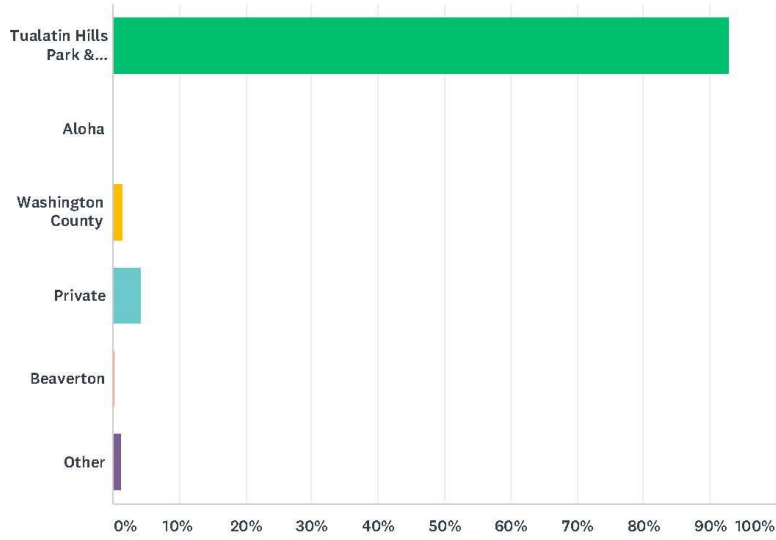


ANSWER CHOICES	RESPONSES	
Private events	38.82%	132
Community special events	63.82%	217
Farmer's market	40.00%	136
Commercial hospitality	7.65%	26
Entertainment industry	12.35%	42
Historical preservation	72.94%	248
Education	54.71%	186
Natural resource	75.59%	257
Total Respondents: 340		

Jenkins Estate Concept Plan Informational Survey

Q5 Do you know who manages the estate?

Answered: 341 Skipped: 20



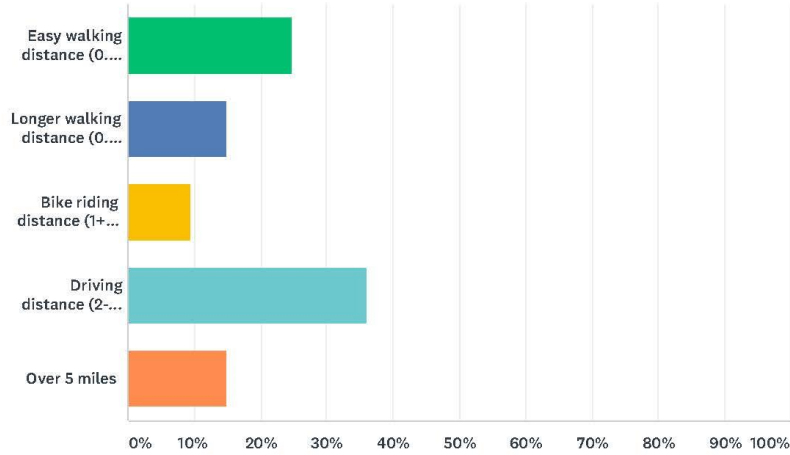
ANSWER CHOICES	RESPONSES	
Tualatin Hills Park & Recreation District (THPRD)	92.96%	317
Aloha	0.00%	0
Washington County	1.47%	5
Private	4.11%	14
Beaverton	0.29%	1
Other	1.17%	4
TOTAL		341



Jenkins Estate Concept Plan Informational Survey

Q6 How far do you live from the Jenkins Estate?

Answered: 341 Skipped: 20

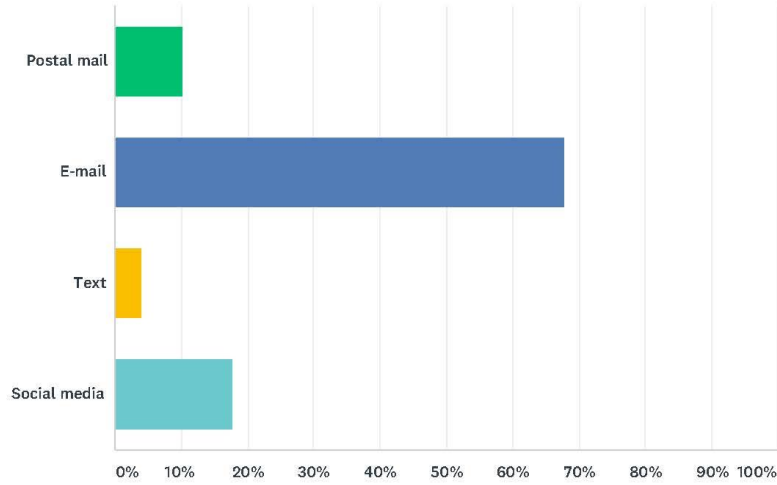


ANSWER CHOICES	RESPONSES	
Easy walking distance (0.5-1 mile)	24.63%	84
Longer walking distance (0.5-1 mile)	14.96%	51
Bike riding distance (1+ miles)	9.38%	32
Driving distance (2-5 miles)	36.07%	123
Over 5 miles	14.96%	51
TOTAL		341

Jenkins Estate Concept Plan Informational Survey

Q7 If you would like to stay in touch, what would be the best way to reach you?

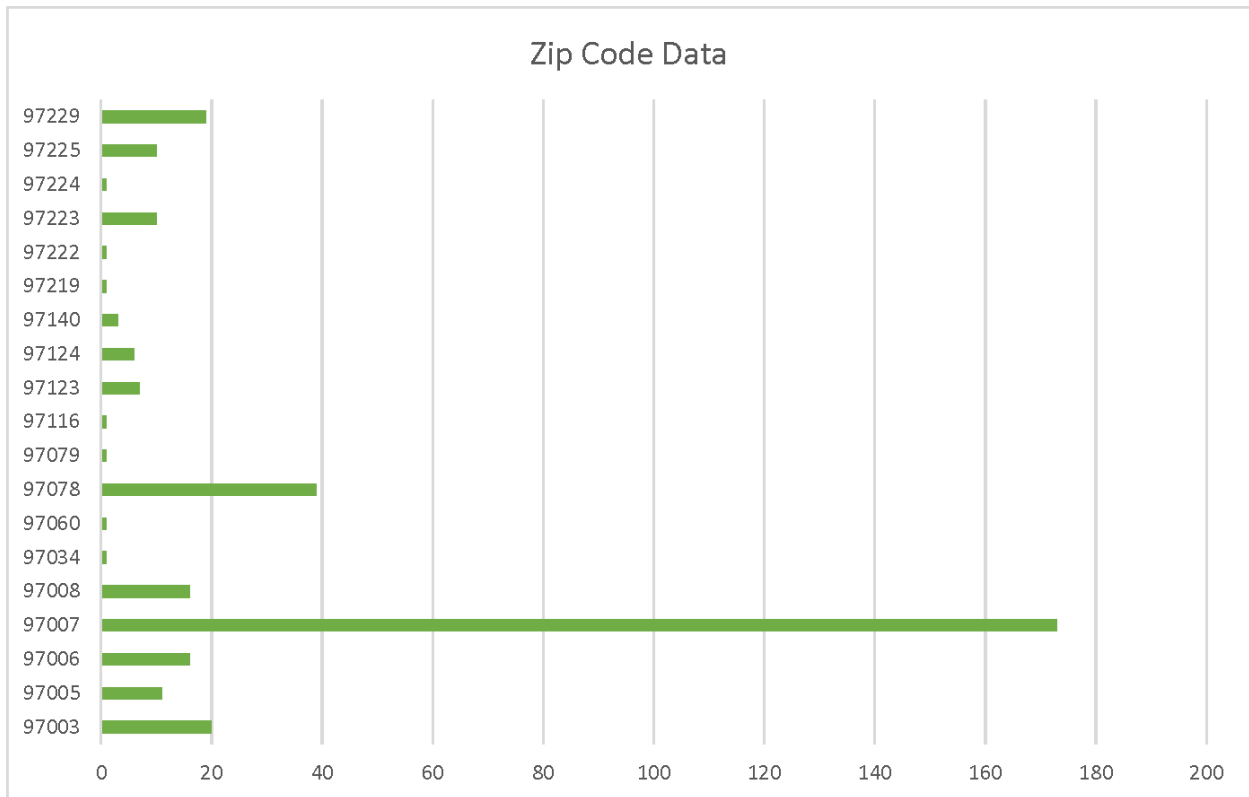
Answered: 319 Skipped: 42



ANSWER CHOICES	RESPONSES	
Postal mail	10.34%	33
E-mail	67.71%	216
Text	4.08%	13
Social media	17.87%	57
TOTAL		319

### Q8 What is your zip code?

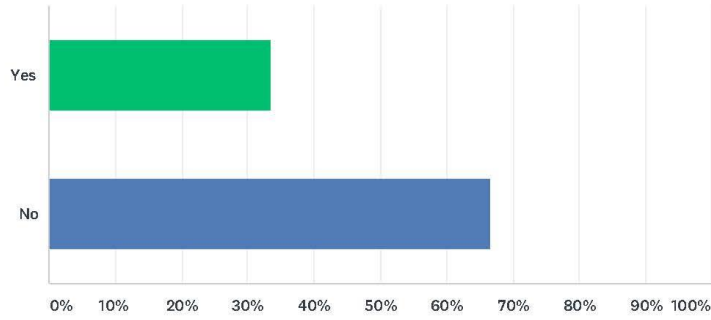
Answered: 340 Skipped: 21



Jenkins Estate Concept Plan Informational Survey

Q9 Are you planning on attending the Community Conversation at the Jenkins Estate Main House on Tuesday, August 21 from 6-8pm to learn more about developing an updated Concept Plan for the Jenkins Estate?

Answered: 284 Skipped: 77

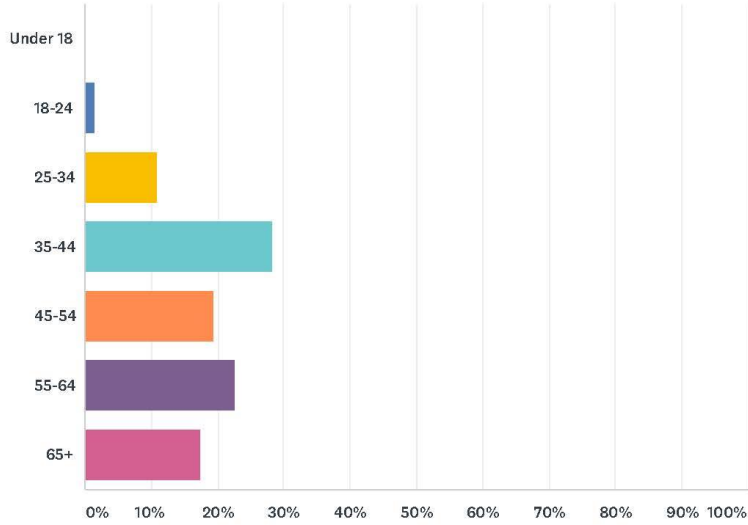


ANSWER CHOICES	RESPONSES	
Yes	33.45%	95
No	66.55%	189
TOTAL		284

Jenkins Estate Concept Plan Informational Survey

Q10 What is your age group?

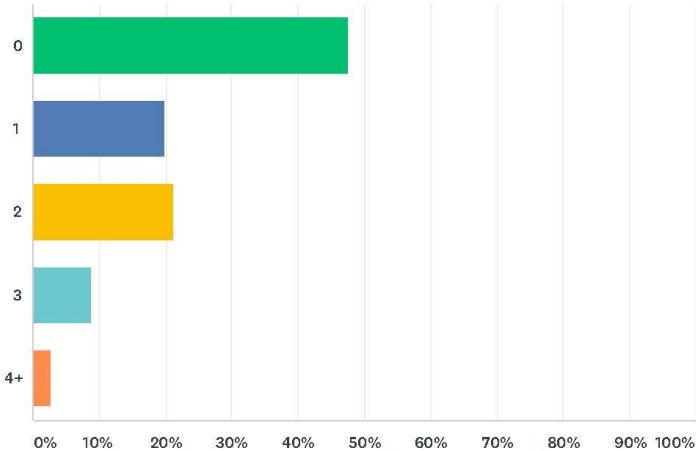
Answered: 329 Skipped: 32



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.52%	5
25-34	10.94%	36
35-44	28.27%	93
45-54	19.45%	64
55-64	22.49%	74
65+	17.33%	57
TOTAL		329

Q11 How many children are in your home?

Answered: 328 Skipped: 33

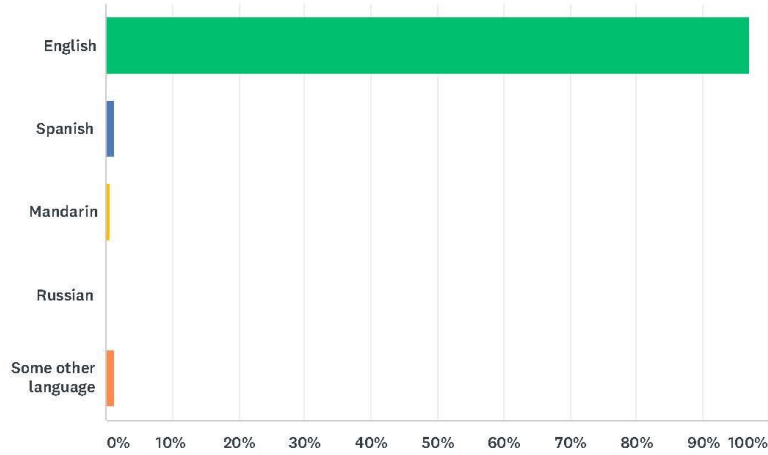


ANSWER CHOICES	RESPONSES	
0	47.56%	156
1	19.82%	65
2	21.04%	69
3	8.84%	29
4+	2.74%	9
TOTAL		328

Jenkins Estate Concept Plan Informational Survey

Q12 What language do you mainly speak at home?

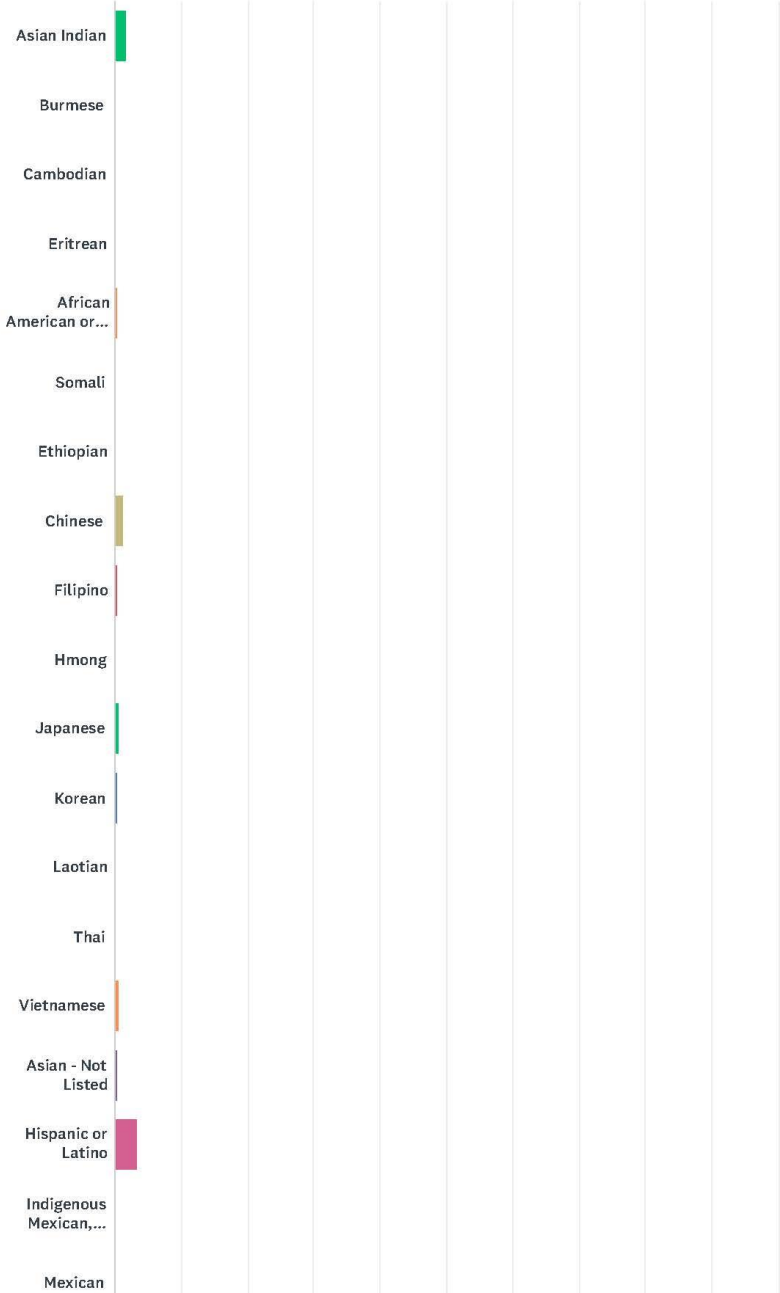
Answered: 335 Skipped: 26



ANSWER CHOICES	RESPONSES	
English	97.01%	325
Spanish	1.19%	4
Mandarin	0.60%	2
Russian	0.00%	0
Some other language	1.19%	4
TOTAL		335

### Q13 Race/Ethnicity

Answered: 307 Skipped: 54

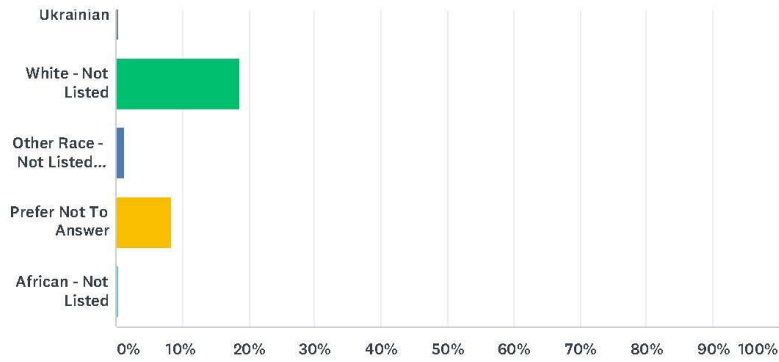




Jenkins Estate Concept Plan Informational Survey



Jenkins Estate Concept Plan Informational Survey



ANSWER CHOICES	RESPONSES	
Asian Indian	1.63%	5
Burmese	0.00%	0
Cambodian	0.00%	0
Eritrean	0.00%	0
African American or Black	0.33%	1
Somali	0.00%	0
Ethiopian	0.00%	0
Chinese	1.30%	4
Filipino	0.33%	1
Hmong	0.00%	0
Japanese	0.65%	2
Korean	0.33%	1
Laotian	0.00%	0
Thai	0.00%	0
Vietnamese	0.65%	2
Asian - Not Listed	0.33%	1
Hispanic or Latino	3.26%	10
Indigenous Mexican, Central American, or South American	0.00%	0
Mexican	0.00%	0
Hispanic or Latino - Not Listed	0.33%	1
American Indian, Alaska Native or Native or Indigenous to Canada	0.33%	1
Confederated Tribes of Siletz Indians	0.00%	0
Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians	0.00%	0
Confederated Tribes of the Grand Ronde Community of Oregon	0.00%	0

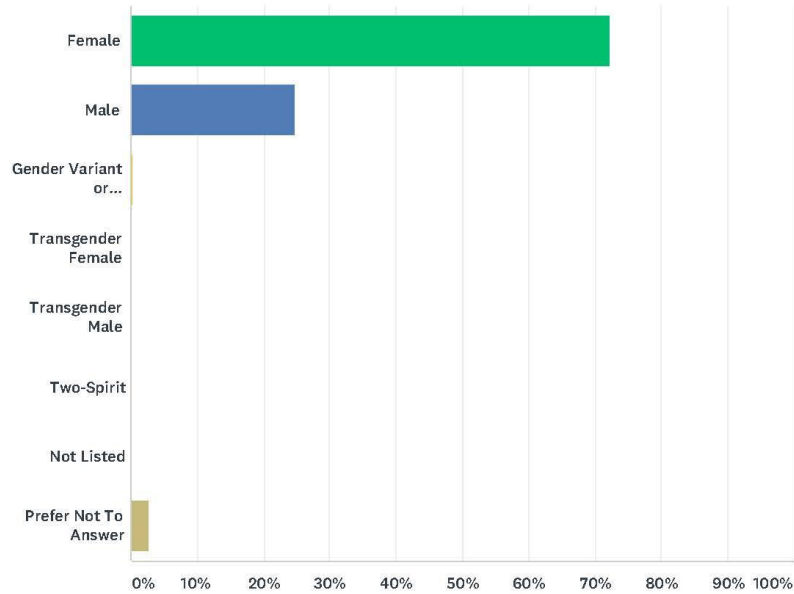
Jenkins Estate Concept Plan Informational Survey

Confederated Tribes of Warm Springs	0.00%	0
Coquille Indian Tribe	0.00%	0
Cow Creek Band of Umpqua Tribe of Indians	0.00%	0
Klamath Tribes	0.00%	0
American Indian, Alaska Native, or Native or Indigenous to Canada - Not Listed	0.33%	1
Guamanian or Chamorro	0.00%	0
Micronesian	0.00%	0
Native Hawaiian	0.00%	0
Pacific Islander	0.00%	0
Samoan	0.00%	0
Tongan	0.00%	0
Pacific Islander - Not Listed	0.00%	0
White	60.59%	186
Romanian	0.65%	2
Russian	0.00%	0
Ukrainian	0.33%	1
White - Not Listed	18.57%	57
Other Race - Not Listed Above	1.30%	4
Prefer Not To Answer	8.47%	26
African - Not Listed	0.33%	1
<b>TOTAL</b>		<b>307</b>

Jenkins Estate Concept Plan Informational Survey

### Q14 Gender

Answered: 328 Skipped: 33



ANSWER CHOICES	RESPONSES	
Female	72.26%	237
Male	24.70%	81
Gender Variant or Non-conforming	0.30%	1
Transgender Female	0.00%	0
Transgender Male	0.00%	0
Two-Spirit	0.00%	0
Not Listed	0.00%	0
Prefer Not To Answer	2.74%	9
<b>TOTAL</b>		<b>328</b>



THE JENKINS ESTATE  
PARK MASTER PLAN DEVELOPMENT

15707 S.W. WALKER ROAD

PHONE 645-6433

BEAVERTON, OREGON 97006

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## THE JENKINS ESTATE: A SUMMARY REPORT

### INTRODUCTION

#### Background

In 1976 the Tualatin Hills Park and Recreation District purchased a 68-acre site on the northwest slope of Cooper Mountain. Known as the Jenkins Estate, the property included a collection of historic buildings and gardens dating from the earlier years of the twentieth century. Though not extremely old, the structures and their surroundings together represented the vanishing lifestyle of a genteel country society. In its early days, a wealthy family lived and entertained on the rustic estate while a large household staff maintained the gardens, greenhouse, dairy, stable and other buildings of the property.

By the time the District purchased the Estate, many of the buildings and gardens were in a neglected condition. The secluded country estate, though, still retained a sense of dignity and the property was acquired with the intention of developing the facilities into some type of cultural and recreational center. Specific activities and uses of the Estate, however, had not been decided. Three citizen committees were soon established to determine future development. In 1977, a single steering committee composed of members of the citizen committee was formed to work with a consulting firm, Robert E. Meyer Consultants, which had been hired to assist with the planning of the property. This report presents the master plan for the development and use of the Jenkins Estate. It includes background information on the site and its structures, a listing of development and restoration policies, a description of the proposed Master Plan, and a discussion of costs and priorities.



## INVENTORY

### Introduction

The historical background of the Estate as well as characteristics of the site and its buildings have been important factors in determining the future uses of the property. This section summarizes some of the more significant cultural and natural conditions which have influenced the Master Plan design.

### History

The first known owners of the Estate site were the Merrells, who moved from Missouri to Oregon and settled on the land in 1846. After several years of ownership by the Merrell family, the property was eventually sold to Ralph Jenkins and his wife, Belle Ainsworth Jenkins, the daughter of Captain J.C. Ainsworth. Belle Jenkins had found the city confining and desired a home in a secluded spot. In 1912, construction was begun on the Estate and three years later a large country house, stables and an English garden were completed. The design of the seven-bedroom house is said to be patterned after a hunting lodge built for the English Royal Family. The stables reportedly were designed by a well known English stable designer and the gardens were planned by the gardener for the Prime Minister of Canada. In accordance with landscape design ideas of the period, the gardens were planted in a traditional English Picturesque style. Other features of the Estate eventually included a carriage house, a teahouse, a water tower, a pump house, a greenhouse and other small outbuildings.

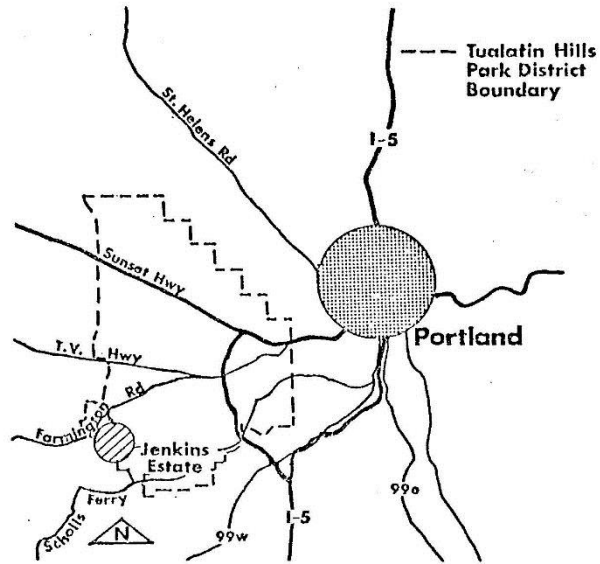
The Estate was called Lolomi by its owners, an Indian term meaning "peace and quiet". This name became even more appropriate as Belle Jenkins ceased all entertaining at the wooded Estate during the last 25 to 30 years of her life.\* Upon Mrs. Jenkin's death, the Estate was passed on to Burt Muir, a friend of Mrs. Jenkins, who, in turn, sold the Estate to a development firm. Using the historical buildings and gardens as a center, the developer intended to build a planned community for retired adults. Several background reports were prepared by consultants but in the end, the project faltered. The Jenkins Estate was again offered for sale and the Park District decided to purchase the property in 1976.

To determine future uses of the Estate, three citizens committees were formed to examine respectively, buildings, grounds and furnishings. During this time also, Chandler Fairbank, a landscape architect and member of the Grounds Committee, prepared a Conceptual Landscape Plan. Many other volunteers became active in clearing overgrowth and helping to restore and maintain the Jenkins Estate gardens.

Eventually, to improve the coordination of the planning and restoration efforts, two representatives of each of the three committees were appointed to serve on a single steering committee. Since August 1977, the committee has met regularly and has worked closely with a consulting firm, Robert E. Meyer Consultants in the preparation of the Master Plan for the facilities. Another firm, Allen - McMath - Hawkins - Architects, which specializes in architectural restoration work, has provided information and advice on the structures of the Estate.

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\* Rockrise, Odermatt, Mountjoy, Amis, Lolomi - A Planned Community, January 1972.



The Site

Location/Slope:

The 68-acre Jenkins Estate is located near the Hazeldale area of Washington County. The property is situated at Farmington and Grabhorn Roads on the northwest slope of Cooper Mountain. The topography of the site is varied. Relatively flat lands with slopes of from 0 - 10 percent are found primarily in the northwest and southeast corners of the Estate and in the area of the Main House. Most of the Estate has moderate to steep slopes ranging from 10 - 25 percent, although two areas on the property have extremely steep slopes of 25 percent and over. In all, 19 acres have slope of from 0 - 10 percent, 42 acres have slopes ranging from 10 - 25 percent and 7 acres have slopes equaling or exceeding 25 percent.

#### Vegetation:

Much of the site is currently wooded, although a few areas have been cleared as pastures and fields. Presently, there are 6-1/2 acres of cleared field on the southeast part of the site along Grabhorn Road. There is also a 2-1/2 acre clearing below the Main House on the west side of the site. Other open areas are found near the Main House where native trees and shrubs of wooded areas gradually give way to cultivated plants. This subtle transition from wild, natural growth to a tamed landscape of ornamental trees, shrubs, flowers and turf is very much in keeping with the natural English garden tradition. Also traditional are the winding gravel pathways as well as many of the types of cultivated plant materials. Apparently, during the landscaping of the Jenkins Estate, several species of plants were imported from England. Today many of these plants remain as unique specimen trees and shrubs and matured perennial borders, although several of the plants are deteriorating from old age or lack of maintenance.

Special features of the outdoor areas include a garden pool, a rockery, a cut-flower garden and a greenhouse. Other elements include lighting fixtures which are largely tree-mounted and faucets for watering the grounds via hoses and sprinklers.

#### Climate:

Climatic conditions on the site are typical of the moderate Northwest climate. Temperatures generally range from 30° to 85° with the higher elevations of the site remaining slightly warmer than the lower areas. Annual rainfall on the site is about 36 inches with yearly snowfalls averaging about 8 inches. The higher areas of the Estate, however, may receive as much as twice that amount of snow. As in the rest of the Tualatin Valley, prevailing winds on the site are from the northwest during winter months and from the south to south-

east during the summer. At the same time, wooded areas on the Estate help to moderate wind speeds and also create cooler, moister spots during summer months. As in most of the coastal northwest, weather is stormy and overcast much of the time. From May through September, however, sunny weather generally predominates over days with gray skies. At the same time, the site's location on a northwest slope tends to reduce sunlight through a shading effect.

#### Land Use:

A number of different land uses border on the Jenkins Estate. North of the Estate across Farmington Road are several new residential subdivisions. Near the northwest corner of the site is a private riding stable which has made use of the Estate for riding trails and for access to other trail areas. To the west and southwest of the Estate are two active quarry areas. The quarries create substantial amounts of dust as well as being daytime nuisances in terms of noise. Presently, a densely wooded area on the Jenkins Estate provides a visual screen and partially filters both noise and particulate matter.

To the south and the east of the Estate are woodlands and orchards, though farther up Grabhorn Road new residential development is taking place. In the area north and east of the property, scrub growth screens a reservoir site. The water tank, however, presents no visual problems. In all, the surrounding types of land uses and the site's planning classification as urban and urban intermediate land, suggests that the Estate will be a special purpose community facility rather than a neighborhood park.

#### Access:

The primary means of access to the Estate are by bus, bicycle and automobile. Tir-Met's #56 Aloha/Beaverton/Progress provides regular bus service along heavily travelled Farmington

Road to 185th about one mile east of the Estate. Also running alongside the arterial is a curbed bikeway which currently ends just west of Grabhorn Road. Automobile access is from Farmington to Grabhorn Road and then into the interior of the Estate through one of two entrance roads. The main road enters the property at the lower end of Grabhorn Road and then winds through a wooded area to a circular drive at the Main House. The other entrance road is a short service drive to the old farm house. Within the Estate a series of pedestrian paths link the various buildings and gardens while old equestrian trails cut through the wilder areas of the property.

#### The Structures

There are several historical buildings remaining on the Jenkins Estate. These include the Main House, the old Stable, the Carriage House, the Greenhouse, the Tea House, the Water Tower, the Pump House, and the Original Farmhouse. Many of the structures have been poorly maintained and all of the buildings require at least minimal repairs. A detailed description of the Estate buildings and their conditions are as follows:

#### MAIN HOUSE

The Main House is an "L" shaped 1-1/2 story wood frame structure with a full basement and concrete foundations. The original basement, located under the south wing, has a concrete floor. The basement under the east wing was excavated at a later date and has a dirt floor. A twelve foot wide covered porch extends across the entire north facade and part of the west facade. The porch roof is supported by dressed logs. Basic floor and wall construction is in good condition.

Exterior walls are covered with rough sawn horizontal lap siding 9-1/2" to weather. Siding is finished with a dark brown stain. Except at the lowest course where some rot has occurred due to ground contact, siding is in good condition. Some re-nailing is needed.

Windows are wood, primarily casement type with some double hung and some fixed. Windows are generally in good operating condition. Exterior doors, sash and trim are painted a cream color.

Gable roofs with 6/12 pitch cover the main building and second floor dormers. The roof structure consists of rafters with dressed pole outlookers and braces supporting the four foot overhangs. Roof covering is green asphalt shingles over earlier cedar shingles. Roofing is in fair condition. The eave line along the west elevation sags, apparently due to dislocation of pole outlookers. There is some rot at ends of a few outlookers. Some gutters need repair and/or replacement.

The first floor interior is essentially as originally built and features hardwood floors, "CompoBoard" (firtex) walls and ceilings, beamed ceilings in the Living and Dining Rooms, paneling, picture molds, paneled doors, built-in cabinets and fireplaces of stone and brick. Walls are finished with paint and/or a variety of wallpapers. All interior surfaces are in good condition though some refinishing is necessary. The major alteration on the ground floor was the addition of a full bathroom adjacent to Chamber #3.

The second floor which was expanded during a 1916 remodeling has hardwood floors, "CompoBoard" walls and ceilings, and naturally finished fir wainscoting in the front stairway, main hall and Billiard Room. Finishes are mostly original and in excellent condition. (A portion of the south bedroom was damaged by fire in 1964 - damaged areas were restored to original condition.)

The warm air heat is supplied by two furnaces installed in 1959. The heating system is in good condition.

Most original light fixtures - wall sconces and chandeliers in the Master Bedroom, Dining Room and Billiard Room - are intact.

Electrical wiring is substandard and will need replacement to meet current codes.

#### STABLE

The Stable is a "cross" shaped three level structure of wood frame construction with concrete foundations. Substantial rot damage has occurred due to moisture contact with wood members. Structural damage includes: complete collapse of the wood floor structure in the easterly 12' of the ground floor of the east wing - rot at stud ends; rot at east beam ends at the ground floor of the center wing; rot in plates and flooring at second floor; extensive rot in roof sheathing; and rot in the floor structure of the lower level dairy.

Exterior walls are covered with rough sawn horizontal lap siding, 9" - 10-1/2" to weather. Siding is finished with a dark brown stain. Siding is in good condition with the exception of rot in the lower courses, particularly along the east walls, a few open mitered corner joints, and a few boards with excessive splits, and some loose nails.

Windows are wood, double hung and casement - some are in need of repair. Exterior doors, sash and trim are painted a cream color.



Gable roofs with 6/12 pitch are supported by wood rafters, trussed on the west wing. The ridge member on the east wing is supported by posts at the third points. Posts appear to be later additions to shore up a sagging ridge. Dressed pole outlookers and braces support the roof overhangs. Green asphalt shingles cover earlier cedar shingles. Roofing is in very poor condition and leaks have caused considerable damage (see above). The roof is presently covered with temporary sheet material. Several pole outlookers are partially rotted. Gutters are in poor condition.

The lower level housed the dairy. Metal stalls and related equipment are intact and in fair condition. Walls are painted concrete or flush horizontal boards. The wood ceiling structure is exposed.

The main floor consists of nine horse stalls and related storage and utility spaces. Most walls and ceilings are covered by 1 x 4 t & g fir with a natural finish. Except for a few damaged boards, walls and ceilings are in good-fair condition.

A portion of the east wing has a concrete floor. Other floors are t & g fir in varying thicknesses. Aisles in stall areas have two layers of 2" x 6" t & g. Stalls have an additional 2" layer of half-round boards. Condition of wood floors ranges from heavily worn in stalls, to moderately worn in aisles, to good in utility and storage areas.

The second floor consists of open loft space over the central and east wings. A bedroom has been added to the northeast corner of the central wing. Flooring is unfinished t & g fir, and except for water damage (see above) and access openings, is in good condition. Wood studs and rafters are exposed.

The building has no heating system and the electrical wiring is substandard. At present all utilities are shut off.

#### CARRIAGE HOUSE

The Carriage House is a one story wood frame rectangular building with a concrete foundation. The basic wall structure is in good condition.

Exterior walls are covered with rough sawn horizontal lap siding 9-1/2" - 10-1/2" to weather. Siding is finished with a dark brown stain. Siding is in good condition with the exception of rot on the lower courses where it is in contact with earth. Some nails are loose and some mitered corners are open.

Windows are wood casement and double hung, and are in good condition. A pair of wood sliding doors are centered in the north wall. Doors are in good condition. Doors, windows and trim are painted a cream color.

The gable roof - 6-12 pitch - is supported by wood rafters with dressed pole outlookers and braces supporting the four foot overhangs. Roof covering is green asphalt shingles over earlier cedar shingles. Roofing is in poor condition and is presently covered with temporary sheet material. Water leakage has caused rot in some roof members and at the ends of some pole outlookers. Gutters are in fair-poor condition.

Floor construction is a concrete slab on grade which is in good condition. Walls and ceiling are covered with 1 x 6 t & g flush fir boards, also in good condition.

## GREENHOUSE

The Greenhouse is a one story rectangular structure with a concrete foundation. The westerly 10 feet is conventional wood frame construction with rough sawn horizontal lap siding, cedar shingles (probably original), concrete floor slab with boiler pit, and 1 x 4 t & g walls and ceilings. All is in good condition except the roof which is in poor condition.

The easterly 40' of the structure contains the glazed planting area. The area is divided into two equal spaces and has concrete sidewalls 42"± high plus one course of glass to the eave line. The east gable end and the gable roof are all glass with wood ribs supported by a steel pipe structure. Most wood ribs have rotted ends, and approximately 30% of the glass is missing. The steel pipe structure is in good condition. Wood planting tables are in poor condition and some aisle floor planking is rotted.

Wheels, gears, pulleys and chains used to operate ventilation panels are intact but are badly rusted, and do not function.

## TEA HOUSE

The Tea House is a small, open, rectangular post and beam structure with a concrete foundation. Posts, beams, rafters, braces and railing members are of unfinished dressed poles. The wood members are generally in good condition - some rot is evident at post bases and in the railing.

Roofing is green asphalt shingles over earlier cedar shingles and 1 x 4 t & g V-groove sheathing which is exposed on the underside. Roofing is in fair condition. A wood gutter in fair condition is located along the south eave. The north eave gutter is missing.

Flooring and the perimeter curb is of 6" x 9" red quarry tile on a concrete slab. Tile is in good condition.

#### WATER TOWER

The Water Tower is a two story square structure with a concrete foundation. A one story addition with a stone rubble foundation is attached at the east wall of the original building. The wall structure is in good condition except for a rotted sill at the southeast corner.

Exterior walls are covered with rough sawn horizontal lap siding 8-1/2" - 10" to weather. Siding is finished with a dark brown stain. Siding is in good condition with the exception of rot on the lower courses, loose nails, and a few open corner joints.

Windows are wood double hung in good condition. Exterior doors and windows are finished with a cream colored paint.

The original structure has a hipped roof supported by rafters with dressed pole outlookers and braces supporting the overhang. The east addition has a shed roof of similar construction. Roof covering is green asphalt shingles over earlier cedar shingles. Roofing is in poor condition. Gutters are in fair condition.

Ground floor construction is a concrete slab on grade which is in good condition. Walls are exposed wood stud throughout. The first level walls of the original unit are battered to provide stability to the second floor structure which supports the 14' diameter staved wood water tank (approximately 10,000 gallons). Additional support is provided by heavy timber beams and posts running along the east/west centerline at the first floor. The tank support members are in good condition.

## PUMP HOUSE

The Pump House is a one story wood frame rectangular building with a concrete foundation. An 11' deep, full width, roofed porch extends west of the building. The wall structure is in good condition. The easterly 12' is an addition to the original building and is in the same configuration.

Exterior walls are covered with rough sawn horizontal lap siding 9" - 10-1/2" to weather, and some flush horizontal boards on the east wall of the addition. Siding is finished with a dark brown stain. Except for some loose nails, siding is in good condition.

Windows are wood casement, double-hung, and fixed and are in good condition. Exterior doors, windows and trim are painted a cream color.

The gable roof - 6/12 pitch - is supported by dressed pole rafters and braces. Roof covering is green asphalt shingles over earlier cedar shingles. Roofing is in poor condition and is presently covered with temporary sheet material. Water leakage has caused rot in some roof sheathing and pole rafters. Gutters are in poor condition.

Floor construction is a concrete slab on grade which is in good condition. Walls and ceilings are covered with 1" x 4" t & g flush fir boards. Except for rot in some ceiling boards, finish woodwork is in good condition.

## ORIGINAL FARMHOUSE

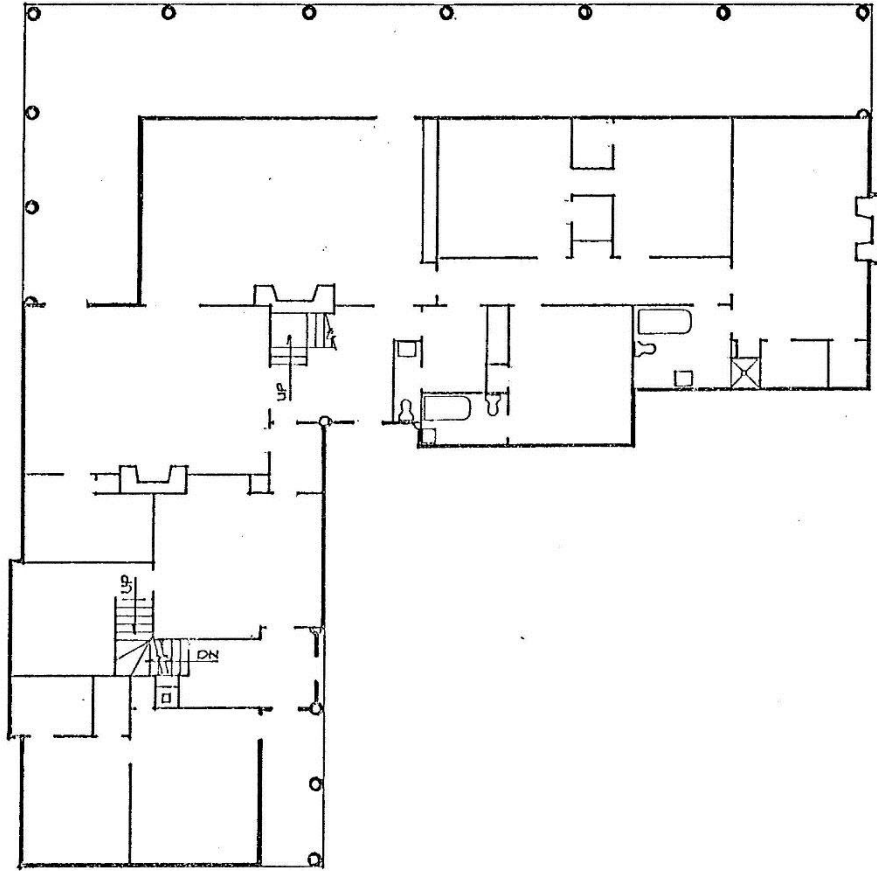
The Original Farmhouse is a two story frame structure with heavy timber sill beams supported by wood posts on concrete footings. Posts and beams are not original and are in good condition. Original floor joists and wall structure are in good condition.

The front porch (north), rear porch, and the one story storage room at the southeast corner appear to be additions to the original farmhouse. All three added units are out of plumb due to poor foundations. The front porch appears to be of late Victorian design and features a simple balustrade, turned wood posts with ornamental brackets that support a horizontal spindle course under the fascia. Porch flooring is 1 x 4 t & g fir and is in poor condition as are several balusters. Post bases show some rot. Other porch woodwork is in good-fair condition.

Except for the decorative shingles in the north dormer, exterior walls are covered with horizontal drop siding with a paint finish. Below the first floor line the perimeter floor construction is covered with vertical skirt boards which have rotted ends where in contact with the ground. Siding and wall shingles are in good condition. Windows are double hung throughout and are trimmed with plain casings and a simple cornice molding. Windows are in good-fair condition.

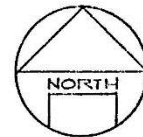
Gable roofs, covered with cedar shingles are framed with wood rafters and feature boxed cornices. Shingles are in poor condition.

The interior has a variety of painted and papered wall surfaces - probably none are original. Windows and paneled doors are trimmed with plain wood casings. Interior woodwork is in good-fair condition.



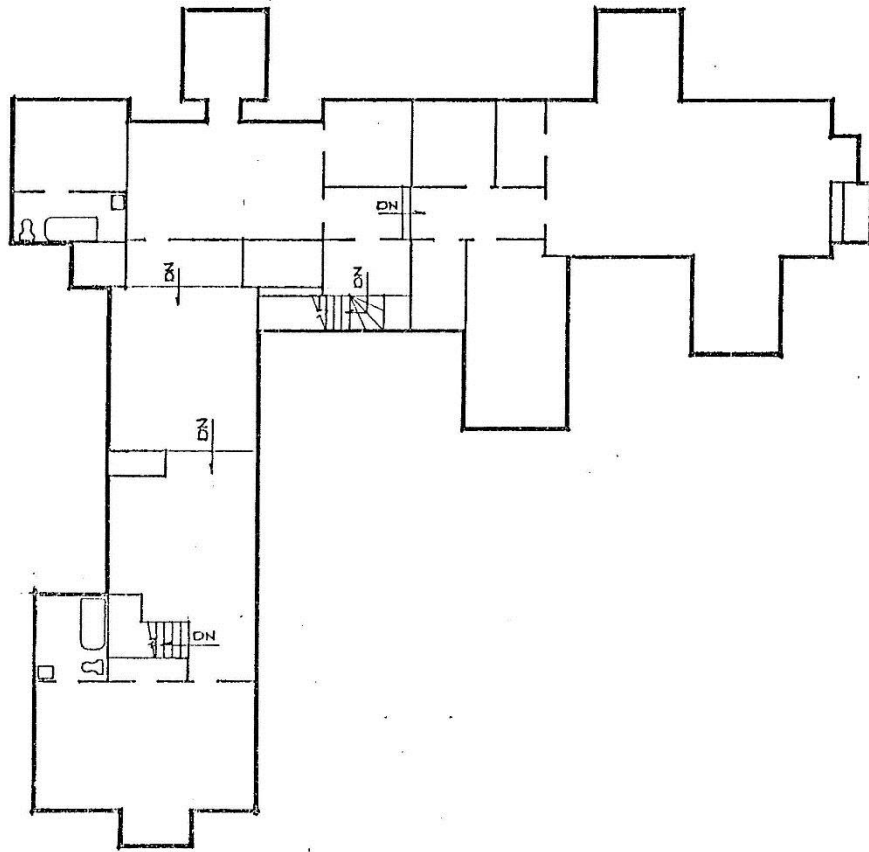
1 ST FLOOR PLAN

4576 #'

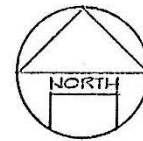


MAIN HOUSE

SCALE: 1/16" = 1'-0"



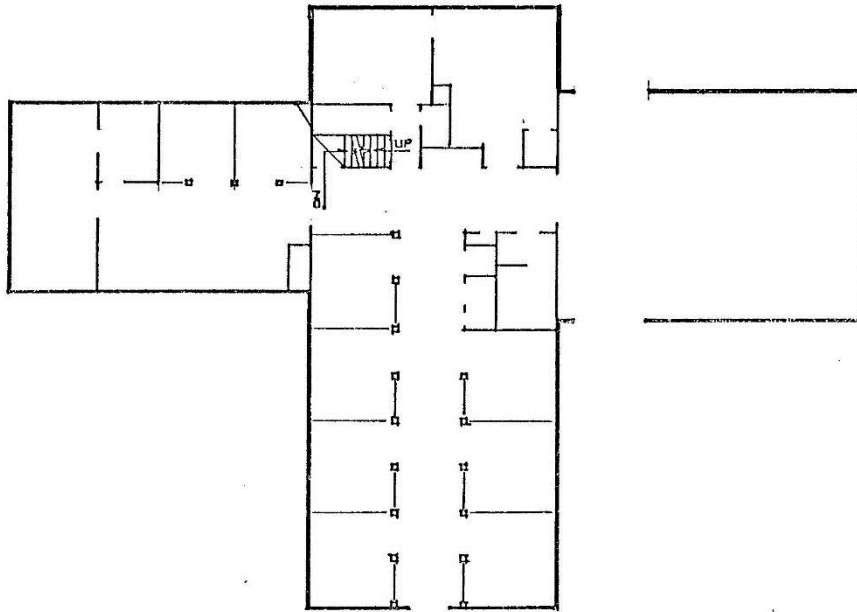
SECOND FLOOR PLAN  
3028 #1



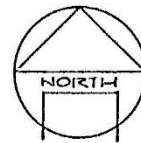
MAIN HOUSE

SCALE: 1/16" = 1'-0"





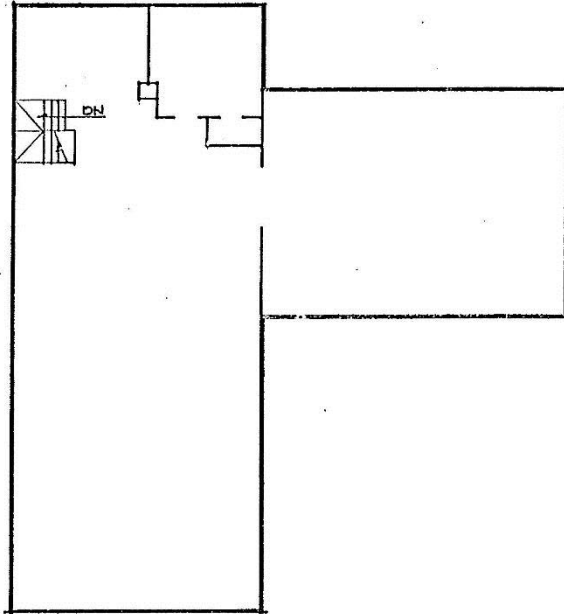
MAIN FLOOR PLAN  
3330 #'



STABLE

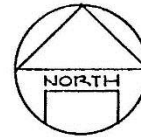
SCALE: 1/16" = 1'-0"

19



SECOND FLOOR PLAN

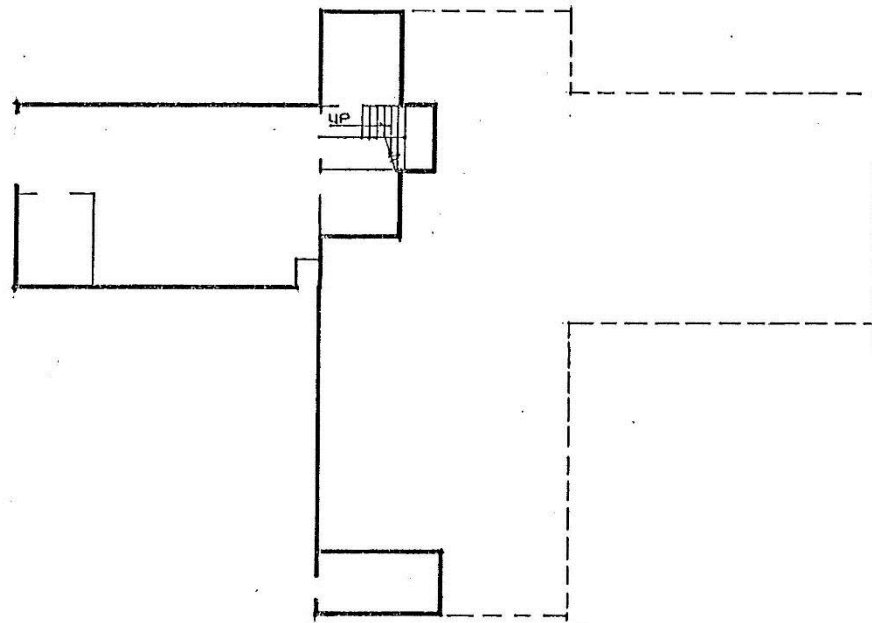
2490 #'



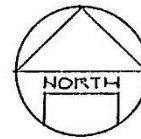
STABLE

SCALE: 1/16" = 1'-0"

20



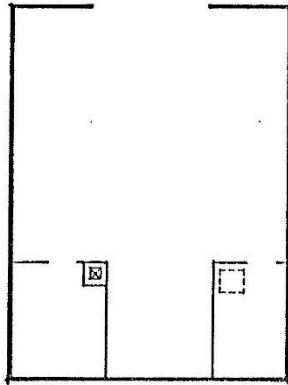
BASEMENT FLOOR PLAN  
275 #'



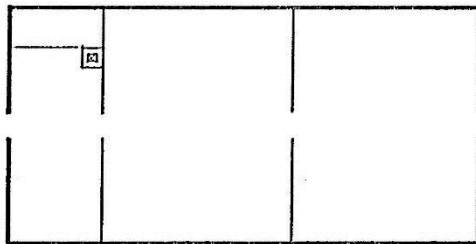
STABLE

SCALE: 1/16" = 1'-0"

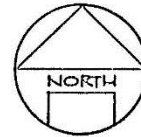
21



FLOOR PLAN  
CARRIAGE HOUSE  
1200 sq'

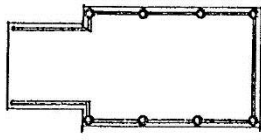


FLOOR PLAN  
GREEN HOUSE  
1303 sq'

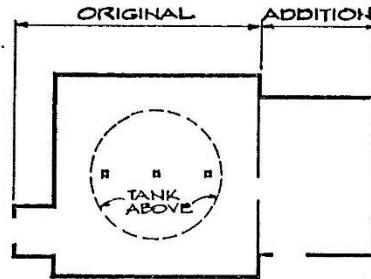


MISC. STRUCTURES

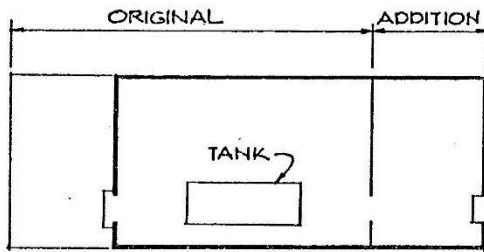
SCALE: 1/16" = 1'-0"



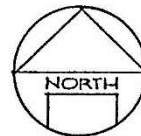
FLOOR PLAN  
TEA HOUSE  
315 φ'



FLOOR PLAN  
WATER TOWER  
731 φ'

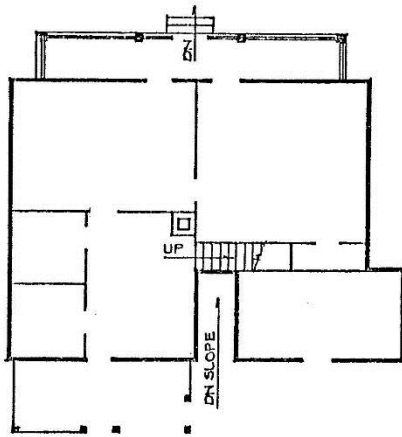


FLOOR PLAN  
PUMP HOUSE  
740 φ'

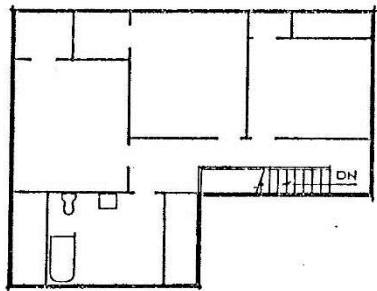


MISC. STRUCTURES

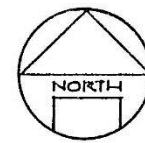
SCALE: 1/16" = 1'-0"



MAIN FLOOR PLAN  
1165 #'



SECOND FLOOR PLAN  
998 #'



ORIGINAL FARMHOUSE

SCALE: 1/16" = 1'-0"

## THE PLAN

### Introduction

In developing a plan for the Jenkins Estate, the steering committee and consultants recognized that there were several different and often competing demands for the property. On the one hand, the land could be used to provide recreational opportunities for the entire community. At the same time, preservation of the special natural, wild and historic features of the site could be considered equally important. The proposed master plan for the Estate attempts to provide for a compatible balance of these demands.

### The Policies

A first step in preparing the plan was to determine general policy guidelines for the development of the Jenkins Estate. After some discussion, the following policies were adopted by the steering committee:

1. The Jenkins Estate will serve all segments of the population within the Tualatin Hills Parks and Recreation District; while preserving the historic and natural character of the existing buildings and grounds.
2. Development and activities at the Jenkins Estate should be compatible with the historic and natural character of the site.

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3. The historic integrity of the area immediately surrounding the original buildings and gardens should be preserved to the greatest extent possible. This area includes the central portion of the property.
4. New development not directly related to the historic buildings and gardens should be located on the northern and southeastern portions of the site.
5. The Jenkins Estate should be made available for cooperative use for programmed activities by youth and community agencies.
6. The buildings and grounds should be made available for meetings and gatherings of public and private groups or organizations.
7. If horseback riding is permitted in the future, bridle trails should only be allowed with proper buffering and separation from conflicting uses and activities.\*
8. The Jenkins Estate should not be developed for organized athletics.
9. Motorized vehicles including motorcycles, snowmobiles and all terrain vehicles shall not be allowed.

In general then, preserving the historic values of the Estate has been given a high priority. Active recreational uses are to be of a compatible nature and must be carefully screened and buffered.

\* Present Park District policy does not now allow horses within any of its parks.

Excerpt from the Jenkins Estate  
Park Development Master Plan  
prepared by Robert E. Meyer Consultants  
1978

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#### Development Program

From these policies, a development program was prepared dividing the site into four use areas. These areas include the:

1. Intensive Use Area
2. Historic Core Area
3. Day Camp Complex
4. Natural Area

The first three of these areas will be developed with structures and facilities for moderate to intensive use, while the fourth area will remain natural and essentially unimproved.

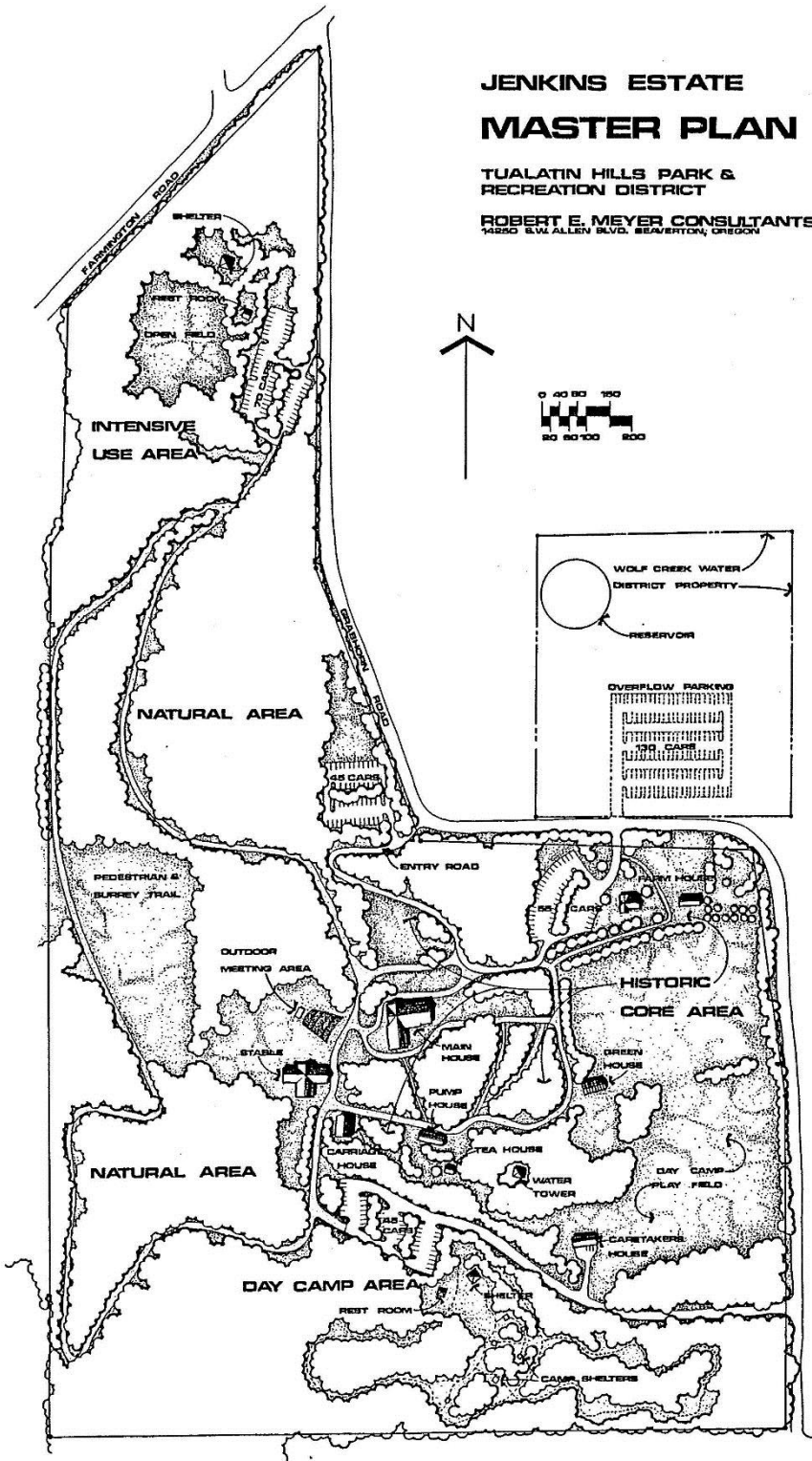
#### The Master Plan Map

The various use areas and facilities have been presented graphically on the following Master Plan Map. This Map shows the planned location of the different features, indicating their relative proximity and sizes.

# JENKINS ESTATE MASTER PLAN

TUALATIN HILLS PARK &  
RECREATION DISTRICT

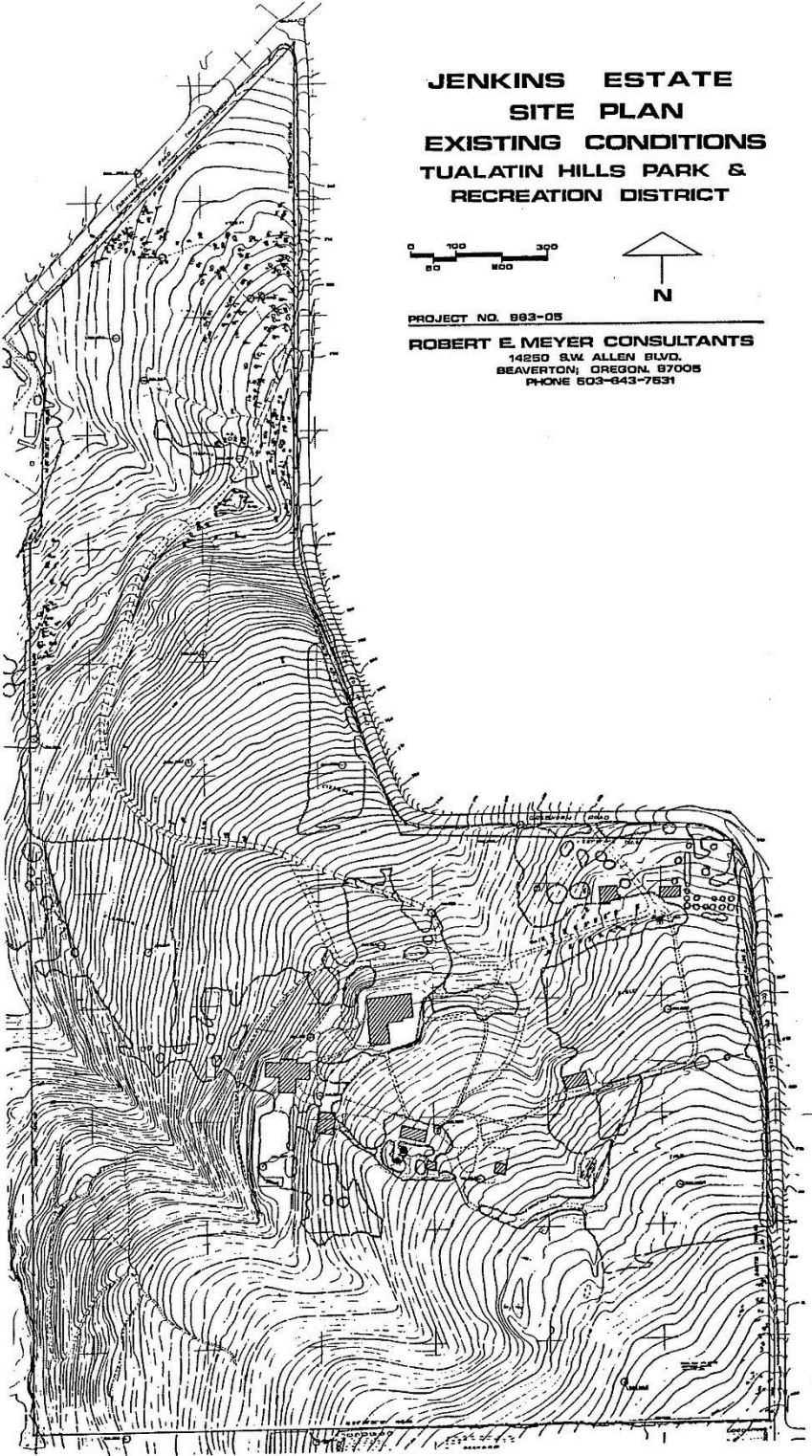
ROBERT E. MEYER CONSULTANTS  
14250 S.W. ALLEN BLVD. SEASIDE, OREGON



**JENKINS ESTATE  
SITE PLAN  
EXISTING CONDITIONS  
TUALATIN HILLS PARK &  
RECREATION DISTRICT**



**PROJECT NO. 883-05**  
**ROBERT E. MEYER CONSULTANTS**  
14250 S.W. ALLEN BLVD.  
BEAVERTON, OREGON, 97005  
PHONE 503-643-7531



TOPOGRAPHY BY MURRAY-McCORMICK

## INTENSIVE USE AREA

The Intensive Use Area will be located at the lower end of the Jenkins Estate in the area abutting Farmington Road. This will be the most actively used area, providing space for picnicking, volleyball, badminton, frisbee, and other such activities. In accordance with the adopted development policies, though, no facilities for organized team sports will be included.

The location of the Intensive Use Area in the lower portion of the site will permit the buffering of these more active uses from the historic area. By keeping the intensive uses near the major arterial many persons may use the recreational facilities there without necessarily visiting the Historic Core Area further up the slope. In fact, the current drive to the Main House will be closed to public traffic and converted to a pathway for pedestrians and park vehicles only. A separate new access point will be provided for the historic area.

Another advantage of developing the lower area for active use relates to slope. This area is one of the flattest portions of the site providing necessary level areas for parking, picnicking facilities and quieter sports.

Specific facilities to be developed in the Intensive Use Area will include an outdoor picnic area with ample cooking facilities and a seating capacity for 200 persons. In addition, a picnic shelter will provide seating for another 50 picnickers. The shelter, covering about 1000 square feet, will have facilities for preparing picnic meals, including water sources and perhaps electric stoves. Nearby, a separate restroom facility will be provided at a location which will also be easily accessible to people arriving and departing via the parking lot. New parking facilities will have a capacity for 70 vehicles and will be

located within 300 feet of the picnic shelter. Also included in the now-wooded active use area will be a clearing large enough for informal games. A small loop trail will connect the field, the restrooms, the parking lots and the picnic area and all of these developments will be located in a way which will retain adequate buffering from traffic along Farmington and Grabhorn Roads. An informational kiosk will also be included in the Intensive Use Area.

#### HISTORIC CORE AREA

The Historic Core Area is located in the central portion of the Jenkins Estate site and includes all of the historic buildings and gardens. In accordance with the adopted policies, the exterior historical quality of the original buildings and gardens will be maintained as accurately as possible. Particular emphasis will be placed on retaining the appearance of the entire grouping of structures as they relate historically to the gardens and grounds. At the same time, a few additional facilities, will be needed to more fully utilize the Core Area. These features will be carefully designed and sited and will avoid encroaching on the historical character of the area. Interior uses of original buildings will also, in some cases, require changes. These alterations, however, will not impair the overall historic appearance of the Estate. Suggested uses and improvements of existing buildings are as follows:

##### Main House

##### Proposes Uses:

The primary use of the House will be as a conference center. The Living Room, Dining Room, Owner's Room and

Chambers #1 and 2 (see original plans) will be general purpose meeting rooms which various groups may reserve in advance. The Kitchen and Pantry areas will provide space for arranging catered meals, although no original food preparation would occur there. The Vestibule and Chamber #1 will be remodeled for use as rest-rooms and the servants quarters, consisting of two small rooms and a bathroom, will be temporarily used as a caretaker's quarters.

The second floor of the Main House will be used for park staff offices. Occupancy of these offices, however, could not exceed 10 persons since an additional fire exit would be required. The basement shall continue unused except for mechanical equipment and storage.

Proposed Restoration and Rehabilitation:

1. New fire-retardent cedar roof shingles and new metal flashing. Repair and/or replace gutters.
2. Repair and/or replace damaged exterior siding and other woodwork to match original.
3. Remodel Vestibule and Chamber #1 for public rest-rooms - provide for handicapped use.
4. Revise exit doors to meet building codes.
5. Install new electric wiring system.
6. Install automatic fire sprinkler system in Basement, 1st and 2nd floors, and attic.
7. Install carpeting and refinish interior surfaces as required.
8. Stain and paint exterior to match original.
9. Install time clocks and zone controls on the furnaces in order to conserve energy.

Stable

Proposed Uses:

The Stable will be used as an educational and cultural center with a variety of arts and crafts classes on the lower and main levels. In the loft, the large open space will be available for dancing events, classes and exhibits.

Proposed Restoration and Rehabilitation:

1. New fire retardant cedar roof shingles, and new metal flashings. Repair and/or replace gutters.
2. Repair and/or replace damaged structural elements described in the inventory section of the report.
3. Repair and/or replace damaged exterior siding and other woodwork to match original.
4. Provide two new stairways from the second floor and new doorways as needed to comply with exit requirements of the Building Code.
5. Remove added 2nd floor bedroom.
6. Repair and/or replace wood floors and other damaged finish woodwork. Repair sash for full operation.
7. Install new electric lighting and wiring system.
8. Install automatic fire sprinkler system in all levels including the crawl spaces and the west wing attic.
9. Repair plumbing.
10. Install perimeter foundation drain system and regrade surface for proper drainage.

11. Install new heating system.
12. Stain and paint exterior to match original.
13. Varnish and paint interior surfaces.

Carriage House

Proposed Use:

This structure, which is in poor structural condition, will be used as a shell for public restroom facilities.

Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles, and new metal flashings. Repair and/or replace gutters.
2. Repair and/or replace damaged siding, roof sheathing, out lookers and other woodwork to match original.
3. Construct new public restrooms within the shell of the existing building. Restrooms shall comply with current building code requirements for use by the handicapped.
4. Install new heating and ventilating, and electrical wiring and lighting systems.
5. Stain and paint exterior to match original. Revarnish existing interior surfaces that remain exposed.



### Greenhouse

#### Proposed Uses:

The Greenhouse will be renovated and used to grow plant materials and flowers for the Estate and other Park District facilities. The structure will also be used for storage of garden tools and equipment. Some emphasis may be made of the greenhouse's historic interest in terms of its general character, old heating equipment, piping and other features.

#### Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles to replace existing. New metal flashing. Repair and/or replace gutters.
2. Repair and/or replace damaged wood ribs, planting tables, plank floors, and missing glass to match original.
3. Install new heating and electrical systems.
4. Stain and paint exterior siding and trim. Paint steel pipe frame.
5. Clean and repair ventilator operation machinery.

### Tea House

#### Proposed Use:

This structure will be used as a general purpose outdoor covered space.

Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles. Repair and replace gutters to match original.
2. Repair and/or replace rot damaged wood pole members.
3. Apply clear preservative treatment to all wood pole members.

Water Tower

Proposed Use:

This structure will continue to be used as a water tower.

Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles, and new metal flashing. Repair and/or replace gutters.
2. Repair and/or replace rot damaged siding, sills, roof members and other exterior woodwork.
3. Stain and paint exterior to match original.

Pump House

Proposed Uses:

This building, containing water wells and associated electrical equipment for the Estate, will continue to be used as a pump house. Also included in the structure will be space for the storage of maintenance and other equipment.

Proposed Restoration and Rehabilitation:

1. New fire retardent cedar roof shingles, and new metal flashing. Replace gutters.
2. Repair and/or replace rot damaged roof members.
3. Stain and paint exterior to match original.

Original Farmhouse

Proposed Use:

The old Farmhouse will be restored and used as a historic house museum.

Proposed Restoration and Rehabilitation:

1. Undertake further physical and documentary research to accurately determine the nature of original construction and subsequent alterations. Establish a restoration date.
2. New fire retardent cedar roof shingles and new metal flashings. Repair and/or replace gutters.
3. Install new foundations under front and back porches, and under the southeast storage room if it is to be retained.
4. Repair and/or replace damaged skirt boards, balusters, porch posts and flooring, and other exterior woodwork to match conditions at the established restoration date.
5. Install new electric wiring and lighting system.
6. Install new heating system and repair plumbing as needed.

7. Install automatic fire sprinkler system in all levels including attic and crawl spaces.
8. Restore interior configurations, and interior and exterior finishes as accurately as possible to the conditions at the established restoration date.

The Estate grounds are likewise to be restored and developed for public use. The gardens will be renovated with the original pond and water features, perennial borders, primrose path, rhododendron walkway and adjacent wildflower garden. Parts of the gardens may be prepared for interpretive display with markers installed identifying the plants and providing information on the history of the gardens. A botanical garden may be developed as well as a plant propagation area near the greenhouse. Also proposed is a new system of open channels and water features to distribute irrigation water from the water tower to the gardens. A piped irrigation system should also be provided for the formal garden area.

Another element in the development plan for the Historic Core Area will be the renovation of the orchard east of the old farmhouse. Old trees will be pruned or replaced as needed. Nearby, the original bridle paths may be restored for footpaths and nature trails. A loop pedestrian circulation system will be provided which will allow users to view the entire complex and might also include a loop trail for a horse drawn surrey ride. Finally, a grassy slope near the stable would be maintained for use as an outdoor meeting space or informal theater. The entire Historic Area could provide space for festivals or events attended by several hundred people.

New structures to be developed in the Historic Area would include two parking lots and three information kiosks. According to the development program, a new entrance with a one-way loop road to the Main House would be provided. Parking will be split into two smaller lots at either end of the loop. The lower lot north of the main house will provide parking for 45 cars, while

the upper area near the farmhouse could accommodate approximately 55 vehicles. In addition, the reservoir site across Grabhorn Road could provide overflow parking for 130 cars. The Wolf Creek Water District has given tentative approval to the District for use of the area. Currently the site is covered with shrubs. Improvements required would include clearing, grading, preparation of a gravel surface and fencing of the parking area.

The new caretaker's home would be located in an unobtrusive spot at the far southern corner of the Historic Core Area. This elevated position would provide visual surveillance over a maximum area, improving security in the historic area.

#### DAY CAMP AREA

The Day Camp Complex will be located in the wooded southeastern corner of the site. This area is well screened and will not encroach upon the historical character of the core area. A new road will provide access to both the day camp and the caretakers house and a new parking lot with capacity for 45 cars will be included adjacent to the camp. This lot will also be located to serve the Historic Core Area when scheduling permits.

Other facilities proposed in the Day Camp Area would include a picnic shelter with a seating capacity of 40 to 50 people (approximately 800 - 1000 square feet), permanent restroom facilities, and several play structures on a western theme. In addition, several small shelters should be provided which would have the capacity to house small meetings or overnight camping. A playfield for the day camp would be provided in the level northeast portion of the Camp Area. Part of this area is already cleared pasture land.

#### NATURAL AREA

The fourth area in the development program is the Natural Area which is to be essentially left in its existing, undeveloped condition. This wooded area will continue to buffer the estate from nearby quarry uses and will likewise separate the Intensive Use Area from the Historic Core. Besides hiking, nature walks and other types of activities that commonly occur in wooded parks, the old bridle paths may be improved and used as part of the horse drawn surrey ride route. Currently, many of the paths have gullies from use by horses and would have to be improved.

## ADDITIONAL FACILITIES

Though not a separate area, security is a major consideration effecting development of the entire site. Measures considered include a 6-foot high chain link fence around the perimeter of the Estate. All entrances would have gates which would be closed and locked during off hours and electric security alarms are also being contemplated for the major buildings of the Historic Core Area. In addition, park staff will informally keep an eye on the grounds and facilities during park hours while a live-in caretaker will provide constant surveillance.

Other major concerns in the development of the Estate include the provision of sewer and water services. At present, an on-site septic system is the most economical means of providing sewage disposal to the Estate. A number of separate septic tank systems are proposed to serve the various buildings and restrooms. The septic tank system should cost less than half as much as a new sanitary sewer line to connect to the existing and proposed public sewers near 207th and Farmington Road. The restroom proposed for the intensive use area may be close enough to economically connect to a proposed public sewer near 207th and Farmington. In the future when urban development occurs around the Estate it may become more economical to connect all of the buildings to the public sewers.

Water service for the Jenkins Estate will be provided by Wolf Creek Highway Water District. The Intensive Use Area at the lower part of the property can be easily connected to the existing water lines on Grabhorn Road. The upper portion of the site including the Historic Core and Day Camp



areas can be served in the future from the water district line located at the intersection of Grabhorn and Gasner Roads near the southwest corner of the site. Water service can not be provided however until the water district constructs a new reservoir to serve the existing lines. The reservoir is scheduled for operation after 1980.

Until the new reservoir is constructed the upper portion of the site can be served by the well and water tank located near the formal garden area. This existing well system will need some improvements to piping and pump controls to realize its full potential. After connection to the public water system, the well and tank should be retained for irrigation or water supply purposes.

## COSTS

Elements included in the proposed Jenkins Estate Master Plan are general in nature. Facility uses and improvements are broadly described in the Development Program and are schematically located on the Master Plan Map. Actual restoration and new construction work will necessarily relate to more detailed design plans. Consequently, precise cost figures are not available. At the same time, preliminary estimates have been made for many of the major planned improvements. These figures should be updated periodically to allow for inflation of costs. An inflation factor of 10% per year can be used as a very rough guide. A construction industry inflation index such as the "Dodge Construction Cost Index" however would provide a more reliable guide to cost increases.

### JENKINS ESTATE PARTIAL PRELIMINARY COST ESTIMATE (JANUARY 1978)

<u>ITEM DESCRIPTION</u>	<u>COST</u>
<u>Intensive Use Area</u>	
Parking Lot 21,900 square feet, 70 spaces. - clearing, grubbing, grading, paving and stripping.	\$25,000
Picnic Shelter (800 - 1000 square feet).	20,000
Restroom (minimum facility).	60,000
Open Field and Picnic Area - Clearing, grubbing, site grading and seeding	15,000
Kiosk (wooden structure)	1,000

<b>Utilities</b>	
- Septic System	\$ 12,000
- Water Service	3,000
- Site Lighting	<u>8,000</u>
Subtotal	\$144,000
20% Design & Contingencies	<u>29,000</u>
<b>TOTAL</b>	<b>\$173,000</b>

Historic Core Area

Parking Lots, 35,900 square feet, 100 spaces	
- clearing, grubbing, grading, paving and stripping	\$ 45,000
Roadway 12' lane width	
- clearing, grading and paving	21,000
<b>Utilities</b>	
- Temporary water system improvements	5,000
- water service to main house & day camp	23,000
- septic systems	
a. Main House	4,000
b. Old Farm House	2,500
c. Carriage House & Stable	22,000
Caretakers House (800 square feet)	25,000
Kiosks (3)	3,000
<b>Building Renovation &amp; Restoration</b>	
- Main House	90,000
- Stable	95,000
- Carriage House	80,000
- Pump House	6,000
- Water Tower	6,500
- Tea House	2,000

- Greenhouse	\$ 25,000
- Original Farmhouse	45,000
- Site Lighting	25,000
- Landscaping (site & garden restoration)	<u>50,000</u>
Subtotal	\$575,000
25% Design & Contingencies	145,000
TOTAL	<u>\$720,000</u>

Day Camp Area

Parking Lot 23,000 square feet	
- clearing, grubbing, grading, paving and stripping	\$ 25,000
Roadway 20' lane width	
- clearing, grading and paving	20,000
Picnic Shelter (800 - 1000 square feet)	20,000
Restroom	60,000
Trails	
- clearing and minor grading	3,000
Small Camp Shelter (5-8 shelters)	40,000
5000 per shelter	
Utilities	
- Septic system	12,000
*- Water service (see Historic Core Area)	
- Site Lighting	<u>8,000</u>
Subtotal	\$188,000
20% Design & Contingencies	<u>38,000</u>
TOTAL	<u>\$226,000</u>

\*Note: Included within Historic Core Area  
Cost Estimates

Natural Areas

Surfaced Surrey Trail	
6" 1-1/2 - 0 crushed rock topped with 3"	
3/4 - 0 crushed rock and sand	\$ 40,000
6' Chain Link Fence around Perimeter of Site	
- North Property Line	4,000
- East Property Line	20,000
- West Property Line	15,000
- South Property Line	<u>10,000</u>
Subtotal	\$ 89,000
20% Design & Contingencies	<u>18,000</u>
TOTAL	\$107,000
GRAND TOTAL	\$1,226,000

## PRIORITIES

All of these improvements cannot be made at one time. Consequently, the Jenkins Estate Steering Committee has established a general list of priorities. The list, in order of highest priority, is as follows:

1. Development of the water system on the Estate;
2. Provision of access to the Day Camp Area;
3. Structural repair of the stable;
4. Installation of a fire sprinkler system in the Main House and stable as well as the addition of security measures and park gates; electrical rewiring for the Main House;
5. Construction of the parking area near by old farmhouse; and
6. Conversion of the carriage house into restroom facilities

Though not specifically identified by the Steering Committee, two additional high priority items should include (1) development of the Intensive Use Area and (2) completion of the minor modifications required for use of the Main House. All of these items are basic improvements which would

facilitate further development of the Estate. Most of these improvements will also provide immediate user benefits.

Further priorities are divided by use area. Within the Intensive Use Area, for instance, development should proceed as follows:

1. Development of access and parking facilities
2. Provision of water service
3. Addition of picnic tables
4. Clearing of the playfield
5. Construction of the picnic shelter
6. Public restrooms built

In development of the Historic Core Area, improvements should be made first in the Main House, next on the stable, and later on the other outbuildings. Site lighting should be installed early in the development process and garden work should occur concurrently with the improvements of the structures.

In the Day Camp Area, construction should proceed from the picnic shelter to the play structures. When feasible, restrooms and parking areas should also be provided.

## IMPLEMENTATION

Funding for improvements could come from several sources. These sources might include the Bureau of Outdoor Recreation, the National Park Service, as well as a number of private foundations. Fees for use of the Main House and other facilities could also provide revenue for further development of the property. The Bureau of Outdoor Recreation (BOR) under its land and water conservation fund grants program, can provide financial assistance to public bodies for the acquisition and development of outdoor recreation areas and facilities. Under the program, facilities serving urban populations are given priority consideration. Grants from BOR can provide up to 50 percent of facility costs. The National Park Service can also provide funding. Under the National Historic Preservation Act of 1966, the Park Service can provide matching grants for the purchase and development of historic properties. To be eligible, the Jenkins Estate will need to be listed in the National Register of Historic Places.

Once the Master Plan has been adopted by the Tualatin Hills Park Board, the first step toward implementation of the Plan will be to change the property's zoning designation from its current PUD classification to a low density residential zone. A conditional use permit would also be required and might be obtained at the same time. Application for funding should likewise begin immediately following adoption of the Plan. Although not yet announced, the next deadline for BOR special projects funding through the State Parks Department will be about April 21st of this year. If this deadline can be met, the Jenkins Estate project would receive consideration for special funding at the May 25th session.

In obtaining National Park Service funding, the Estate would first be nominated by the Tualatin Hills Park District for listing on the National Register of Historic Places. The nomination would be presented to the State Historic Preserva-



tion Office in the State Parks Department for review. An Advisory Committee would then examine the submission and, if approved, would send the Estate nomination to the National Park Service in Washington. Once approved at the national level, the Jenkins Estate would become eligible for funds from the National Park Service.

Funding through the National Park Service process might be obtained within a period of six months. The State Advisory Committee meets five times a year with the next meeting scheduled for April 4. The application would have to be prepared a few weeks in advance. Following state approval, federal designation generally takes from 2 - 7 months. Park Service funding then may be granted after one or more months time.

## CONCLUSION

The proposed Jenkins Estate Master Plan includes a list of anticipated activities and facilities and their location. More detailed plans for these areas will be required as funds for restoration, construction, operation and maintenance of facilities become available. The order in which improvements will be made will depend in part on available funding sources, in part to citizen-established priorities, and to some degree on the needs of the larger Park District.

The Jenkins Estate Master Plan is a beginning. It provides the framework for future development of the old Estate as cultural and recreational center. Changes in the Plan will undoubtedly occur as new needs and demands become evident. In the meantime, area by area, the historic Jenkins Estate will once more become special place for lively activity and personal tranquility.