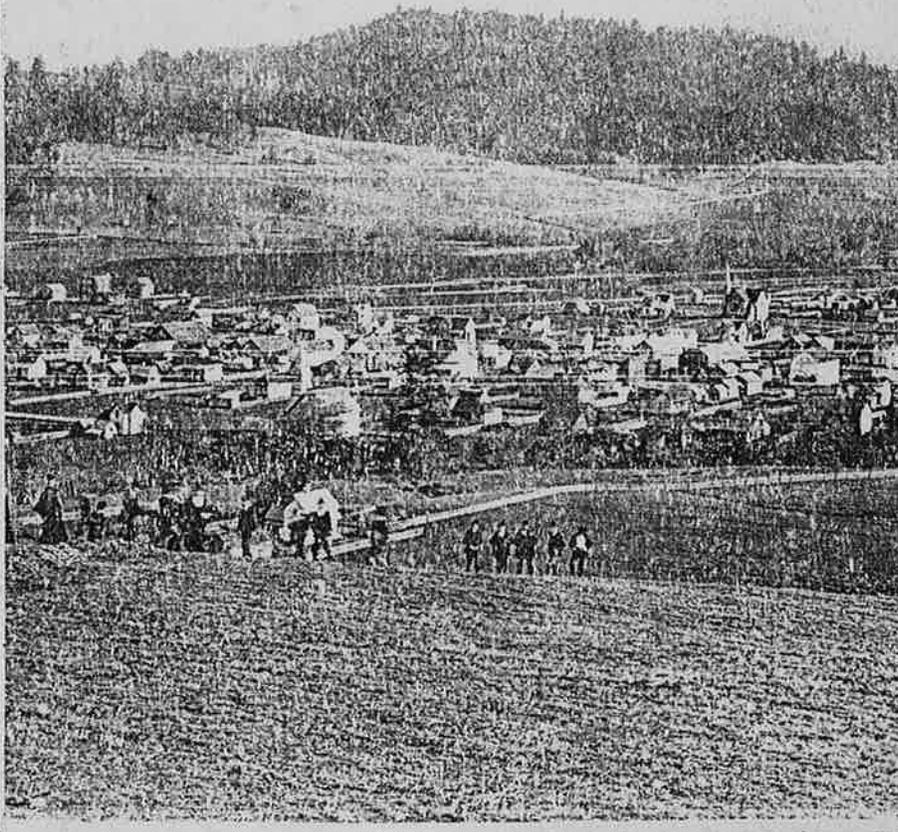


COTTAGE GROVE

HISTORIC CONTEXT STATEMENT

Cottage Grove, Oregon
August, 1992



**COTTAGE GROVE, OREGON
HISTORIC CONTEXT STATEMENT**

**PREPARED FOR THE
PLANNING AND DEVELOPMENT DEPARTMENT,
CITY OF COTTAGE GROVE
AND
THE COTTAGE GROVE HISTORICAL SOCIETY**

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August, 1992

Cover Photo: View of Cottage Grove towards the southeast, taken from McFarland Butte, circa 1880s (Courtesy of Cottage Grove Historical Society)



The Old City Hall, South 6th Street.
(Photo courtesy of Cottage Grove Historical Society)

ACKNOWLEDGEMENTS

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The accomplishments of a project of this scope and nature can never be attributed to any one person. From the beginning the Cottage Grove Survey and Inventory project has been a collaborative effort. Marcia Allen coordinated research volunteers, provided editorial assistance and contributed to the research through her understanding of Cottage Grove history. Rita Stafford coordinating local volunteers, assisted with survey work and typing. Project Director George Lavios has supported the project from the beginning, providing use of City resources and support staff. City Manager, Jeff Towery and Mayor, Jim Gilroy have maintained a keen interest in the history of Cottage Grove.

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PREFACE

For Cottage Grove, the proximity of the past is a blessing since so much of its history is represented in its remaining historic buildings, landscapes, views and local landmarks. In earlier years, Cottage Grove was not subject to the economic pressures that resulted in wholesale destruction of cultural resources. Because of its small size, and location at the bottom of the Willamette Valley, Cottage Grove remained a self-contained community until the 1950s when the construction of Interstate 5 allowed for rapid transit to the Eugene/Springfield metropolitan area. Lacking the demand for development Cottage Grove was left to fend for itself during the 1960s and 1970s.

As Cottage Grove evolves into a tourist destination point and retirement community increasing attention needs to be given to historic preservation planning. Development pressures seem to be inevitable as more people discover the pleasant atmosphere and high degree of livability that is maintained in this town. Over the years Cottage Grove has lost a number of historic resources, mostly due to the vagaries of fires in frame buildings built prior to 1900. Other structures were lost because of changing times and modern trends and needs for building usage. Most notably on Whiteaker, Gibbs and the north side of Washington Street, where parking lots, retail establishments and office buildings were constructed.

Cottage Grove has the opportunity, with its first comprehensive survey and inventory of cultural resources, to incorporate and integrate its history into future planning goals and decisions. It is hoped that this project will help to establish an identity for the community so that they can continue to work towards consensus planning and management of their cultural resources.

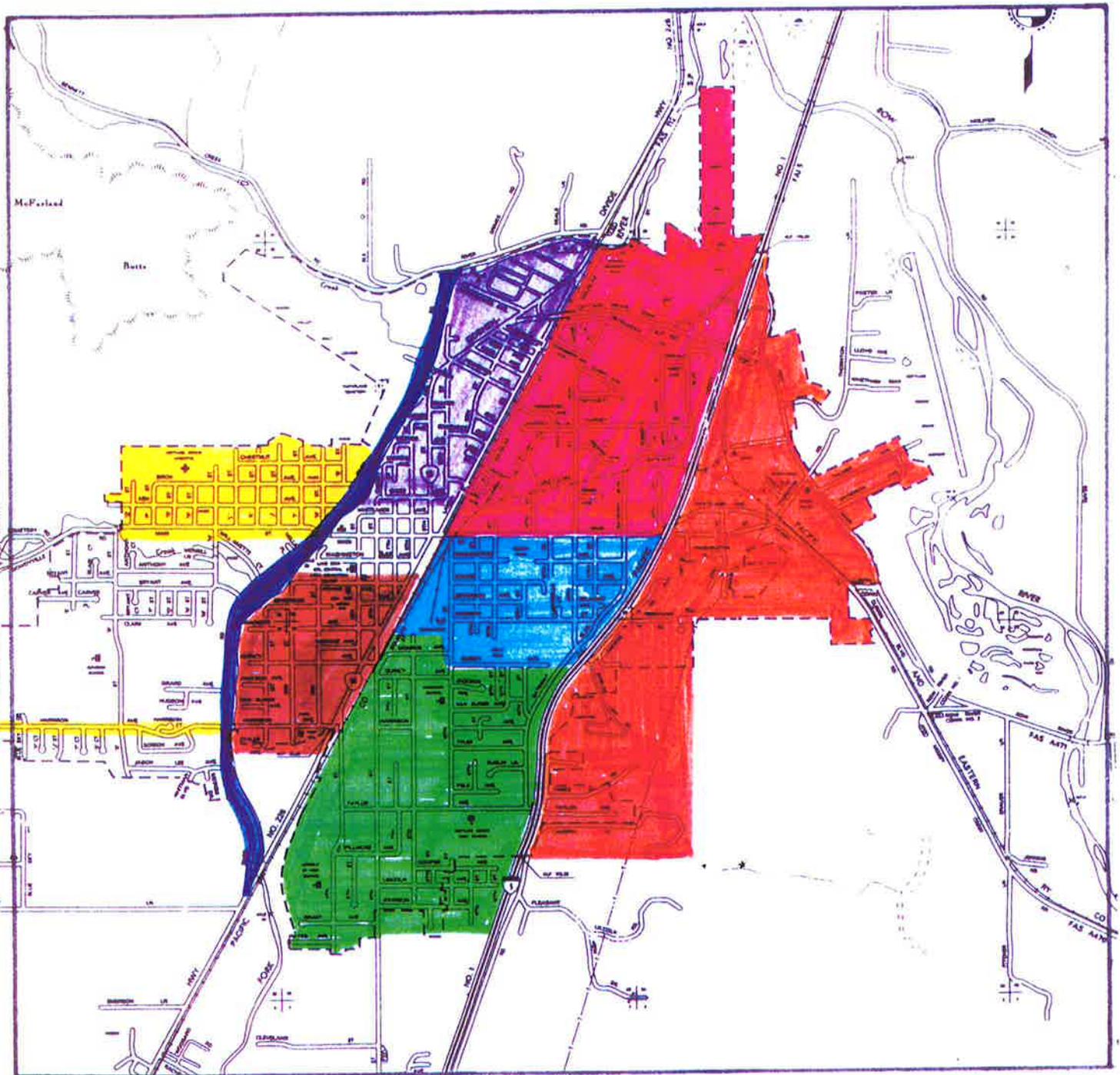
A previous report in 1976 by the Historic Preservation Advisory Committee of Cottage Grove encouraged a comprehensive inventory as part of an overall historic preservation policy plan. It is unfortunate that the City waited fifteen years to expand the local historic resource survey as mandated by the State of Oregon's Goal 5, since a number of early resources were lost during this period. With this project reconnaissance level survey work has been completed within the urban growth boundary of the community. In conjunction with the intensive level survey work conducted in the downtown core, Cottage Grove has a good understanding of the significant historical resources within its jurisdiction. Community participation has been an essential force that guaranteed the success of this project. Hopefully, continued local involvement with preservation planning will become an important aspect of the City's comprehensive planning goals.

Using the guidelines set forth by the State Historic Preservation Office in Oregon this document is a compilation of months of research that explains the history of the built environment after Euro-American Settlement in 1848. This is a context statement that discusses local history and the cultural resources that best exemplify the historic periods that were identified during the research. Principally, it is a planning document. It is also a reference document which serves as an index to the historic resources found in Cottage Grove. Through careful analysis it identifies, evaluates and suggests protection strategies for historic resources that exist within the Intensive Level Study Area of Cottage Grove, and to a much lesser degree, resources identified in the reconnaissance survey.

RECONNAISSANCE LEVEL STUDY AREA MAP

RECONNAISSANCE SURVEY 1992

NEIGHBORHOOD ZONE MAP



YELLOW NORTHWEST NEIGHBORHOOD
BROWN PINE WOODS NEIGHBORHOOD
BLUE GEORGETOWN NEIGHBORHOOD
ORANGE KNOX HILL NEIGHBORHOOD

PURPLE NORTH CENTRAL NEIGHBORHOOD
GREEN SOUTHEAST NEIGHBORHOOD
RED NORTHEAST NEIGHBORHOOD
WHITE INTENSIVE STUDY AREA

PART 1

HISTORIC OVERVIEW

HISTORIC OVERVIEW OF THE COTTAGE GROVE COMMUNITY

THEME AND TEMPORAL BOUNDARIES

This study is a geographic context statement that explores four periods of development. The development periods are Settlement, 1848-1872; Railroads and Industrial Growth, 1872-1910; Progressive Era, 1890-1916; and the Motor Age, 1917-1940. These development periods follow State Historic Preservation Office Guidelines, but the time periods have been modified to correspond to Cottage Grove's development.

Within these periods numerous themes have been identified, including commercial, religious, government, military, fraternal and housing. Discussion of the built environment focuses on extant resources, and, to a lesser degree, resources that no longer exist. Both need to be analyzed to understand the history of development and the attrition rate that is inevitable as a community grows and establishes its needs.

The historic overview section discusses the history of the community and significant resources that have been identified prior to and during field work. Specific resources are mentioned that were identified during the reconnaissance survey, but are located beyond the intensive survey area. Resources located in the intensive level survey area, which is primarily the downtown core, receive significantly more attention as they help to indicate the patterns of development, social ideals and aspirations of early Cottage Grove.

Temporal boundaries are confined within the period 1848-1941, since fifty years of age is the accepted cut-off date for establishing significance in historic preservation survey projects. One of the primary goals of this project has been to initiate an awareness of historic preservation among residents of Cottage Grove. This has been accomplished through community involvement, training sessions, town meetings and regular meetings with volunteers and planning staff at City Hall. Intensive level cultural resources have been ranked for primary, secondary, contributing and non-contributing significance.

SPATIAL BOUNDARIES

The Cottage Grove reconnaissance survey area comprises all historic properties located within the Urban Growth Boundary. The intensive level study area is located in the downtown core area. It is bounded by Gibbs Avenue on the north, Highway 99 on the east, Washington Avenue on the south, and the Coast Fork River to the west. More precise intensive level boundaries are illustrated on the map on page six.

NATIVE AMERICAN ISSUES

The Kalapuya¹ Indians inhabited the southern part of the Willamette Valley and the watershed of the Umpqua River. Their territory included parts of Lane and Douglas counties. At the time of white settlement (1848) the Cottage Grove area was home to hundreds of Indians, with their villages dotting the banks of the Coast Fork of the Willamette River, as well as Row River and Silk Creek.

The Indian inhabitants used fire as a tool to keep the valley's flora in a fire-maintained climax state for hundreds of years. This helped to ensure an abundance of plants and animals essential to their diet.² We may assume that this practice of field burning shaped the landscape of the southern Willamette Valley. Wilkes, in 1841, describes his Willamette Valley observations:

"...the Willamette's landscape is a domestic pastoral scene, with the foothills destitute of trees, except oaks, which appear more like orchards of fruit trees, planted by the hand of man, than groves of natural growth, and serene, because they relieve the eye from the yellow and scorched hue of the plains."

Remnants of this unique landscape can still be observed today. Burning contributed to the soil fertility of the area and facilitated agricultural development for the pioneers who were to arrive in the 1850's.

Camas bulbs, tarweed pods, huckleberries, hazelnuts and bracken were harvested to supply food by the indigenous peoples. They used over fifty plants, including also, insects and larvae. Salmon, eels and mammals were an important part of their diet so the hunts and harvests dictated seasonal migrations. The Indians traveled far to trade, with salt, shells, seafood and furs being considered important commodities. The Kalapuyas are believed to have traveled to eastern Oregon to obtain obsidian for fashioning tools and weapons.³

The Kalapuyas were a passive race and adapted to the rules and ways of the white settlers. Their numbers diminished because of diseases that came with white settlement. After 1834 minor epidemics like measles and dysentery, as well as lingering illnesses like tuberculosis and venereal diseases completed the Kalapuya's demise.⁴ Some Indians moved west to avoid the encroaching settlers in the valley. After the Rogue River War in Curry County (1855), many Kalapuya Indians were removed to reservations. With the influx of settlers food sources familiar to the Indians became depleted due to the introduction of livestock and the erection of fences.

It is believed that a large Indian camp existed along the river on the John Currin land claim east of Cottage Grove in the 1850s. Local lore states that a sizable Indian

¹ There is much controversy over the spelling of this tribal name. Frequent spellings include Calapooya and Callapuya. I have chosen the spelling Kalapuya as Peter Guy Boag indicates this as his preference. Oregon Geographic Names, by Lewis McArthur, further explains the history of this nomenclature.

² Peter Guy Boag, "The Calapooian Matrix: Landscape and Experience on a Western Frontier" (Ph.D. diss., University of Oregon, 1988), 20.

³ Harry Skelton, longtime Cottage Grove resident, unearthed obsidian arrow heads in his backyard at 1200 South Sixth Street.

⁴ Peter Guy Boag, 38.

village existed near Bennett Creek, northwest of Cottage Grove and within the urban growth boundary.⁵ Indians camped in the fairground area of Cottage Grove, northeast of the intersection of River Road and Highway 99. Beverly Ward theorizes on the locations appeal: "The ground had a hollow sound, and the Indians believed the great Spirit spoke to them from the earth."⁶ Old-timers from the community remember family tales about local Indians. A favorite gathering place of young people, Indians and whites, was at the old swimming hole behind the present site of the Church of Christ at 6th and Gibbs. Enoch Spores, his mother Sally, and Old Sam and Old Mary were local Kalapuya's that were well known in the Cottage Grove community. Old Mary is buried in the McFarland family cemetery at the base of Mt. David. The Fern family was another local Indian family. Sam Fern, the last known full-blooded Kalapuya Indian, died September 4, 1919.⁷

Local memory states that there have been numerous discoveries of Indian artifacts in the Cottage Grove area. Beverly Ward, in her narrative on "The Indians of South Lane" mentions numerous sites around Cottage Grove that were occupied by the Kalapuya's. Archaeological identification is not included in this survey.

⁵Beverly Ward, "The Indians of South Lane" Golden Was The Past 1850-1970 (The Sentinel Print Shop, 1970), 1.

⁶Beverly Ward, 4

⁷Beverly Ward, 6

SETTLEMENT, STATEHOOD AND STEAM POWER 1848-1872

SETTLEMENT BY EURO-AMERICANS

Early settlers came to the Cottage Grove area by traveling the Applegate Trail from its fork in Idaho that branched into Nevada and then on into southern Oregon. They also arrived from northern California by traveling through southern Oregon, which was particularly true after gold fever subsided in California in the 1850s. Other pioneers chose the Oregon Trail by way of Oregon City from Missouri. After recuperation at this western mecca of civilization pioneers traveled south through the Willamette Valley to seek their free land and realize their destinies.

The Donation Land Claim Act was passed in 1850 to encourage American settlement in the Oregon Territory. To every eligible recipient one half section of land (320 acres) was granted to single men. Twice that amount was granted to married men. The law required that these settlers be white or half-breed, over the age of eighteen, a United States citizen, and a resident of the territory before Dec. 1, 1850. This Act was in effect between 1850 and 1853. Most territories charged \$1.25 per acre, but in Oregon the land was free to encourage settlement and the holding of the land for the United States. To those settlers arriving between 1853 and 1855 only half this amount of land was granted. The Oregon Territory was divided in 1853, with the Washington Territory forming the vast area north of the Columbia River.

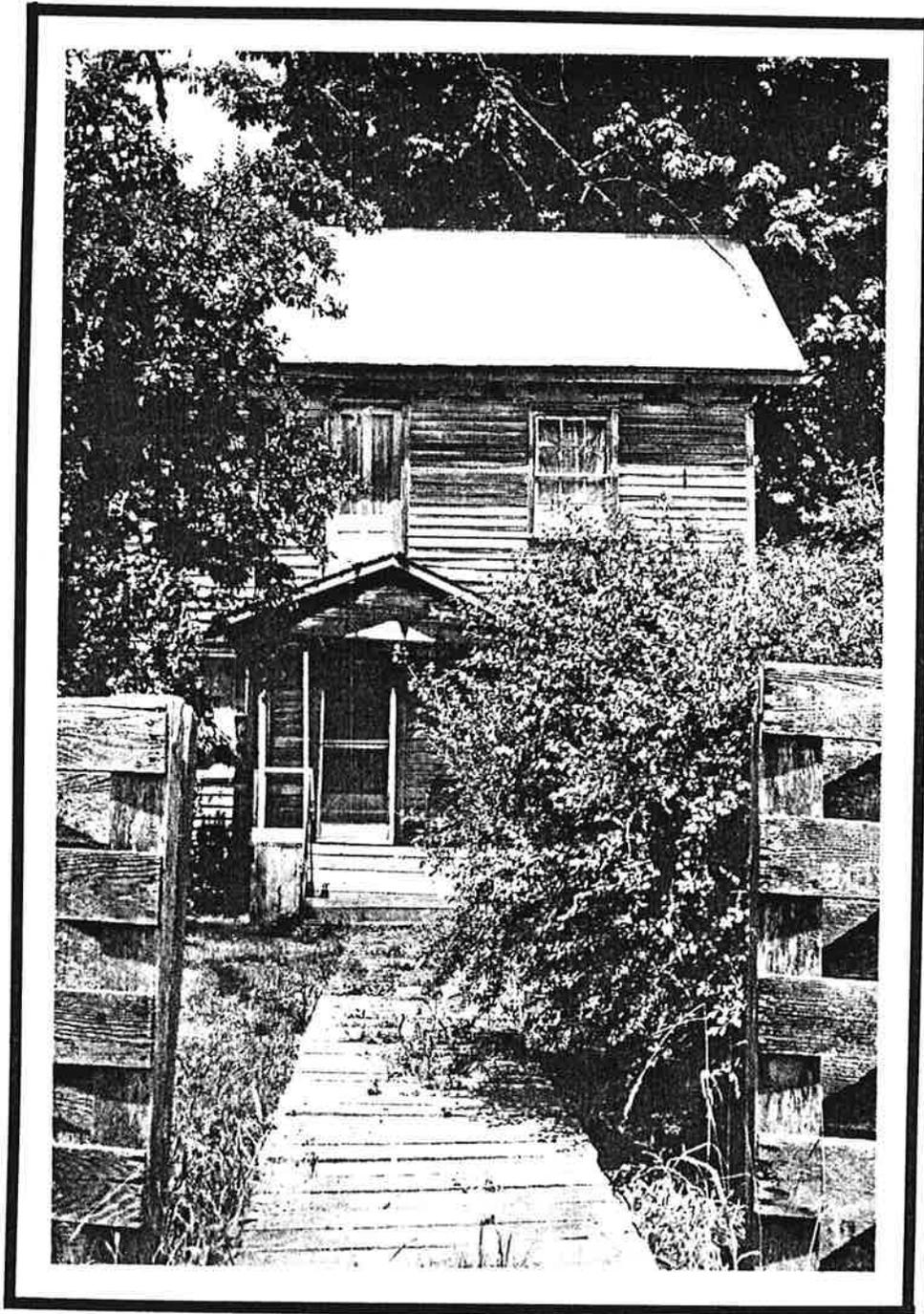
Pioneer settler, Richard Robinson, arrived in 1847 staking his claim three miles north of Cottage Grove. James Chapin traveled to the Oregon Territory by wagon train. After time in California he came by foot to the southern Willamette Valley after a shipwreck beached him and his shipmates. He settled south of Cottage Grove around 1848, and the old Chapin house (1865) still stands as his testimony on Dugan Lane. John Cochran was another early settler, arriving around 1850.

John and James McFarland traveled from Missouri in 1850. They stayed at Albany for a time and did not settle in Cottage Grove until 1853. The James McFarland claim joined the John Cochran claim on the west, with the McFarland claims meeting the Henry Small and William Shields claims to the south. John McFarland's claim was west of his brother's and north of George Small's. These early donation land claims comprise much of the Cottage Grove area.

A. G. Walling explains, in his History of Lane County, that settlement was sparse in the Coast Fork community prior to 1851. He attributes James Chapin's arrival to 1847, although this is still a controversial issue today. In 1848 A. Coryell and his son Louis settled at a point near the confluence of the Coast and Middle Forks. Mr. Wells and family, with his brother-in-law Dan Cook, pitched their tent on the ground where since has grown the town of Cottage Grove. In 1849 a Mr. French located on a portion of land now occupied by the village. Save these, there were no other settlements prior to 1851.⁹

In 1851 the William Shields family arrived and settled on land that borders East Main street. By 1853 newcomers had to settle further out of the valley on land that borders the numerous tributaries. David Mosby staked his claim east of the city along

⁹ A. G. Walling, History of Lane County, (Portland, 1884), 441.

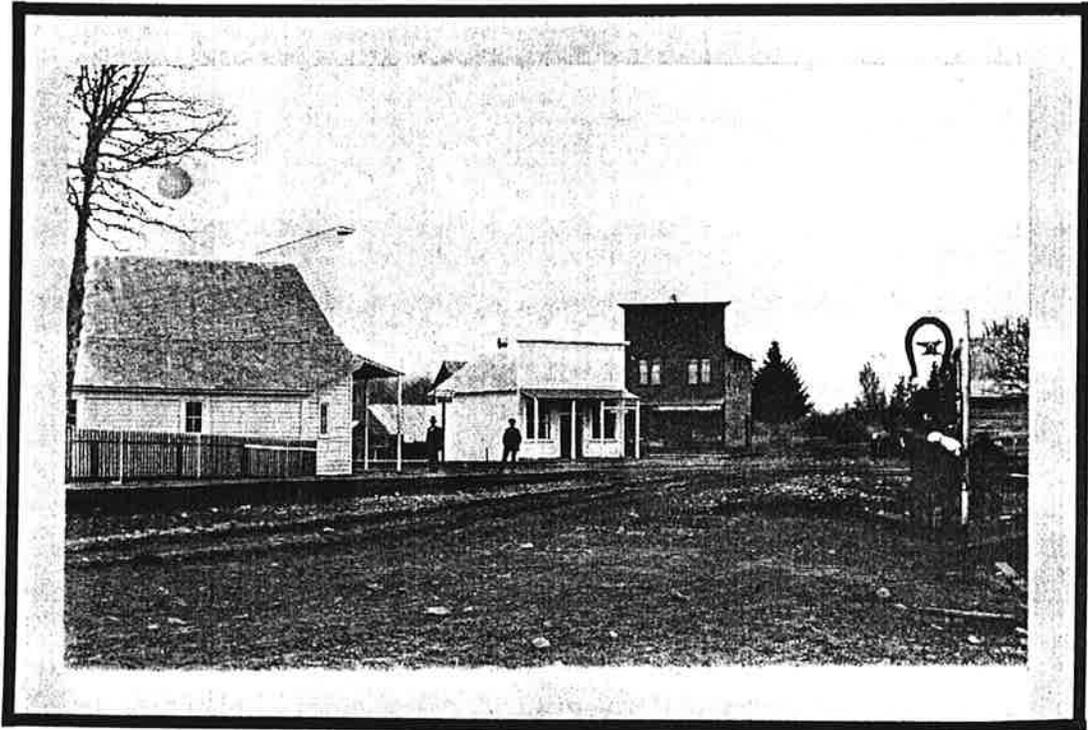


**View of the Chapin House on Dugan Lane. Federalist Style, circa 1865.
(Photo courtesy of the Cottage Grove Historical Society)**

the creek that bears his name. Henry Small arrived in 1852⁹ after spending time at Brownsville. "Slabtown" eventually sprang up on the northeast corner of his claim. Other 1852 settlers were John Bechner, Henry W. Taylor, Silas Lane, Daniel B. White, Daniel Stanton, William Cribbin and the John Harms families. James Shortridge arrived in 1852 and married his sweetheart in 1853, which was the first wedding in Cottage Grove, with Judge Vaughn presiding. They settled in the area of Cottage Grove Lake.

The trip from Missouri to Oregon by wagon train took around six months in 1853. The pioneers followed the Oregon Trail across the continent and passed into the Willamette Valley through the Barlow Pass, which wound around the foot of Mt. Hood. The Knox-Oglesby wagon train arrived in Oregon City with the members of the wagon train wintering near Albany, Oregon. In 1853 the Sam Knox family arrived and settled in Delight Valley, eventually acquiring 1,850 acres of land. The ten Knox children, William Oglesby, William Ryles, Perrin Bryant, Ira Kelly, Tom Knox family, and Harvey and Sylvester Veatch arrived en-masse in Cottage Grove aboard this wagon train. Royal H. Hazelton settled four and one-half miles west of Cottage Grove along Silk Creek. Hazelton was born in New York in 1818, arrived in Missouri in 1837, and eventually reached Cottage Grove in 1853. He started the first saw mill in the community and later operated a wagon shop and grist mill. The earliest land additions are attributed to Hazelton. Other settlers who filed claims were George Small, John Turpin, Lewis Martin, William B. Small, George Cooley, Elkanah Whitney, Philip Numbers, Joseph Gale, Anderson Hamilton, Thomas Clark, George Clark, John Bower and James Hobson. These courageous settlers comprised the early community of Cottage Grove.

⁹ The 1852 arrival date is used with hesitancy as most DLC claims state that the owner arrived in 1852 and settled their claims in 1853-1855.



Early view, looking north on River Road, showing the intersection of Main Street. Late 1870s. (Courtesy of the Cottage Grove Historical Society)

"SLABTOWN" TAKES SHAPE

Cottage Grove had its beginning on the donation land claim of Henry Small. It was through this claim, along the old Indian trail on the west bank of the Coast Fork River, where the town first took its shape. Cottage Grove is located about four miles northeast of the Douglas County border and twenty miles south of Eugene. The Territorial Road was authorized by the state legislature on February 4, 1852. By 1855 roadwork was to extend the Territorial Road from the John Cochran donation land claim north of present day Cottage Grove south to Winchester. The Territorial Road passed through Cottage Grove along this old Indian trail, which is River Road today.

The first store was opened near the community of Latham, south of Cottage Grove, in 1857. Charles Samuels established this venture but sold it to Alexander Cooley around 1858. Harvey Hazelton constructed a saw mill on the south bank of Silk Creek around 1857, about three miles west of present day Cottage Grove. The rough planks laid on River Road, supplied from the Hazelton mill, resulted in the name "Slabtown." The first bridge to cross the Coast Fork River was constructed near Silk Creek, and may have connected to Adams Street, not far from the swinging bridge that crosses the river today.

It is recorded that the first grist mill was located south of the old school house near London, and was erected by Royal Hazelton and Samuel Geer. Because of the lack of sufficient water to operate this mill during the dry season they moved the machinery to Cottage Grove in 1870. These men constructed their flour mill at the present location of the Old Mill Farm Store, on South River Road. In 1871 a mill race was dug to service the grist mill, and a wooden dam was constructed across the Coast Fork so that water could be diverted to this operation. This created an island between the mill race and the river.

The mill property was purchased in 1881 by Robert M. Veatch, and shortly after this G.H. Stone became affiliated with the milling enterprise. Around 1904 the business was sold to Harting and Hansen. In 1907 ownership was conveyed to the Matthews family, who owned it until 1945. This local landmark burned in 1949, although part of the first floor and cellar of the original mill can be seen today. A barn on the property could be dated as early as 1893, since it shows up on a Sanborn map of that time period.

Because of the availability of sawn wood from the Rouse Brothers and Numbers saw mills near London, board houses began to replace the earlier log cabins. A livery stable, blacksmith shop and a few small businesses were in operation by the late 1860s.

The post office was first established east of the present site of Cresswell March 3, 1855, with Greenbery C. Pearce as postmaster. Pearce had his home, a mere cottage, in an oak grove, so named the post office Cottage Grove. Andrew Hamilton became postmaster in September, 1861, and he moved the office to the present site of Saginaw. In 1867 Nathaniel Martin moved the post office to the west bank of the Coast Fork River. With this event Slabtown became known as Cottage Grove.¹⁰ The post office was a meeting place for early settlers and was the primary means of

¹⁰ Lewis A. McArthur, Oregon Geographic Names (Binfords & Mort for the Oregon Historical Society, 1952), 151.

communication with the world outside of Oregon.

The stage service originally brought the mail to Cottage Grove. After 1872 the railroad received and sent dispatches from the post office every day. Mail destined for the Cottage Grove post office had to be dropped off at the Latham railway stop. During the days of the Lemati feud the post office was clandestinely moved to the east side of the river.¹¹ Rural delivery was accomplished by horse and a light rig, and sometimes on foot. The post office has been located at 5th and Adams since 1952, and was located in a number of locations prior to that.

The town of Cottage Grove existed on South River Road for four decades, between the covered bridge and the mill race dam. Walling explains that there were about 250 people occupying the area in 1884. It was a pastoral community with fourteen stores, three saloons, one livery stable, one hotel, one doctor and a flour mill.¹² Some of these businesses included Harry Thompson's grocery and saloon, Polk Currin's drug store, Eakin and Bristow Mercantile, Whit Gowdy's livery stable, George McGowan's hardware, Cochran's photograph gallery, Gus Heinrich's jewelry store, George Bohlman's tailor shop and confectionery, and Robert Carey's blacksmith shop.

J.C. Stouffer established a shingle and planing mill on the north bank of Silk Creek. He produced small wooden gadgets for home use and established a sash and door factory. Around 1869 the Cottage Grove Hotel was constructed on the west side of the river. A covered bridge provided easy access to the east side of the river. The first Masonic Hall was located on the west bank of the Coast Fork, near the present day Snapp House. In the 1870's storekeepers Samuel Hayman and Aaron Lurch opened their business, which later became one of the first enterprises to move to the east side of the river..

Until the late 1870s this nucleus of commerce, and handful of dwellings, was the hub of Cottage Grove. With the coming of the railroad in 1872 businesses began to move across the river to be closer to this transportation link. Single family dwellings began to appear on streets laid out on grid after the McFarland and Shields additions were established in the mid-1880s. Residents on the west side of the river seemed content with their village and resisted changes as they began to appear with ever increasing rapidity. This was acceptable as long as the community was still predominantly agricultural in nature. The arrival of the railroad created the impetus to move into the age of industry and commerce. The effect would be lasting for this small community at the southern end of the Willamette Valley.

¹¹ Dorothy J. Bond, "Post Office Keeps Up Pace," Golden Was The Past 1850-1970, (The Sentinel Print Shop, 1970), 30.

¹² Ray Nelson, speaks on the Piper Family, April 19, 1976, in Take a Peek at Cottage Grove's Past. (no page number.)

AGRICULTURE

From the beginning, Cottage Grove was a trading center for farms located near London, Latham, Delight Valley, Lorane and Saginaw. River bottom land provided fertile ground for hay, grain crops and orchards. The lush hills supplied ample grazing for sheep and cattle. This remarkable fertility was the primary attraction for settlers, particularly in conjunction with free land. The greatest amount of good agricultural soils are found in urban Cottage Grove, the Silk Creek Valley and the foothills northeast of Cottage Grove. Prime agricultural soils are found in the Mosby Creek and Row River areas and along the Coast Fork River. Orchards, once established, produced high yields and were common in the countryside abutting the great stands of Douglas fir that covered the hillsides.

Farming was a hard life, even in Oregon with its mild climate and relatively cleared valley lands. Grasshopper infestations were a problem in the late 1850s and in the winter of 1862 there were major floods followed by snow on the ground for a month.¹³ Flooding was a yearly event in Cottage Grove until the flood control programs of the 1930s and 1940s were initiated. Prior to 1870 farming was at the subsistence level, with farm products supplying the immediate home or community needs. Picnics, dances, pie socials, quilting bees and house and barn raisings provided a satisfactory social life for hard working farm families.

The Hazelton and Geer flour mill supplied essential milling services for the wheat crops that were being produced in the outlying areas. As agriculture prospered feed stores were established, as well as a blacksmith, tin shop and hardware store. After the turn of the century barley and oats became important grain crops, but mostly for animal feed. Eakin and Bristow Mercantile and Lurch Brothers Store made small fortunes trading in wheat and grain. Wheat, which was one of the first crops grown in the region, remained the leader of grain production until after the close of World War I. After the war dairying and poultry raising took on increased priority. This was attributable to improved transportation and the realization that the small farms were not well suited to wheat farming.

In 1893 an orchard was located between Seventh and Eighth Streets, facing Whiteaker, in downtown Cottage Grove. It was probably part of the James McFarland property. Cultivated land existed along the east bank of the river, south of Main Street. J.C. Long's Flour Mill and warehouses were established southeast of the railroad depot by 1893. Two flour mills in this community indicate an established agricultural prosperity. Agriculture contributed to the commercial development of Cottage Grove. Farm families traded in the community and helped to support the bowling alley, Messenger Hand Printing Shop, groceries, barber, cobbler, butcher, millinery and jewelry stores that were firmly established by 1898.

Sanborn maps illustrate that a creamery was functioning on Willamette Court by 1905. This enterprise processed the surplus of milk and cream that was typical of the period. F.G. Stiller came from the dairy country of the Great Lakes States to establish this business. Around 1910 the creamery moved into a new building on Seventh and

¹³ The Letters of Elijah Lafayette Bristow and Minerva Jane Bristow of Pleasant Hill and Eugene City, Oregon 1857-1864. 34. These letters provide a fascinating account of the life and hardships of early pioneers that settled in Lane County.

Whiteaker Streets. Raymond S. Trask purchased the creamery in 1915 and operated it until 1951 producing Red Rose Brand ice cream, ice and butter.¹⁴ The Cottage Grove Creamery might have been the oldest, individually owned business in the state of Oregon, according to newspaper accounts of 1951.

A Commercial Club Bulletin of 1914 promoted the merits of agriculture and livestock raising at Cottage Grove. The diversified farmer was ensured success because of the financial advantages of the small farm for the responsible entrepreneur. The raising of fruits, berries, grapes, vegetables, grains, nuts, cattle and poultry were all agrarian pursuits existing in the community. There were hop yards near Mosby Creek,¹⁵ and cattle breeding took on increased importance in the latter part of the nineteenth century. Improved land was available for \$50 to \$100 per acre. In 1914 Cottage Grove was soliciting a population increase that would contribute to the diversity of the region.

Around 1915 construction began on the Cottage Grove Cannery building, which was located three blocks south of the railroad depot. It operated at peak production between 1918 and 1926. Pears, apples, beans, blackberries and prunes were the principal crops that were processed to supply local and distant markets. After 1900 American society began to turn from its agrarian roots to an urban society. Cottage Grove followed this trend. With the mining boom of the 1890s and the development of the timber industry the small family farm became less popular. Cottage Grove citizens began to move closer to their places of work. The local economy has been firmly based on forest products since the 1930s. With the growth of logging businesses residential development expanded within the city boundaries, and the family farm became a thing of the past.

¹⁴ Dove M. Trask, "Cottage Grove Creamery," Lane County Historian 28 (Spring 1983), 3-5.

¹⁵ Cottage Grove Historical Society, Fireside Chats, October 1992. Mike Mosby presented vivid recollections of agriculture in the community, as well as the hop yards, which are now destroyed.

TRANSPORTATION

It is assumed that the deer and elk created the first trails in the state with the Indians following close behind. These trails followed the logical dictates of topography causing travelers to avoid swampy areas and high hills. When possible they crossed the easiest, or natural fords, of the rivers and streams.

Cottage Grove in the 1860s was a contributing link to the California and Oregon Stagecoach Line, an early road system connecting Sacramento to Portland. The Coast Fork Trail was used by the early settlers arriving from the north. It angled south then east towards the Coast Fork River across the Robinson donation land claim and followed the river into the hills. At the Hiram Coverdill land claim a house was built on the hill, which later became a stage stop and post office for Cottage Grove. The trail continued to follow the course of the river past Mount David, connecting to River Road. From here it hugged the foothills to Calapooya Mountain on the Ira Hawley homestead, then turned east towards the river for about twelve miles where it reached the stagestop at London.

The Scotts Trail was another early transportation route through the Calapooya Mountains, with only a few stages going south by this route.¹⁹ The Stage Road followed part of this route but also continued south to Wards Butte, then west to Bear Creek Road and then on to Curtin and points south. The Hawley family operated the Stage Stop for about twenty years until the railroad arrived in 1872. The Toll Road followed Pass Creek and was disrupted with the construction of Interstate 5 in 1957.

As the area became settled the Cartwright Road connected Lorane and Cottage Grove. This stretch of road met the Applegate Trail. The trail east of Cottage Grove became Mosby Creek Road to Walden. The Knott Trail, east of Cottage Grove, was the first road to the gold mines. From the Row River near the mouth of Sharps Creek it followed the ridge rather than the river, twisting about to reach the Knott Mines.

From the beginning these roads and trails comprised the transportation routes of the Cottage Grove community. Many of these routes are still used today. They shaped the land and dictated the size of the farms and settlements that arose in later years.

River Road was the main transportation route through the community until 1910. As the community expanded to the east Main Street became the link to Knox Hill and farms out towards Mosby Creek. The Pacific Highway had become established in 1909 and connected to Fifth Street, then Main and Ninth Streets to make its loop through town. In 1940 businesses and houses were demolished or moved on Main and Ninth Streets to accommodate a direct routing of the Pacific Highway north through town. Few alterations to early transportation routes and city streets have been discovered during this study. The most noticeable being Interstate 5, as it divides Cottage Grove from the rural settlements further to the east, as well as Knox Hill. Gateway Boulevard and the Cottage Grove Connection developed in relation to Interstate 5 accessibility.

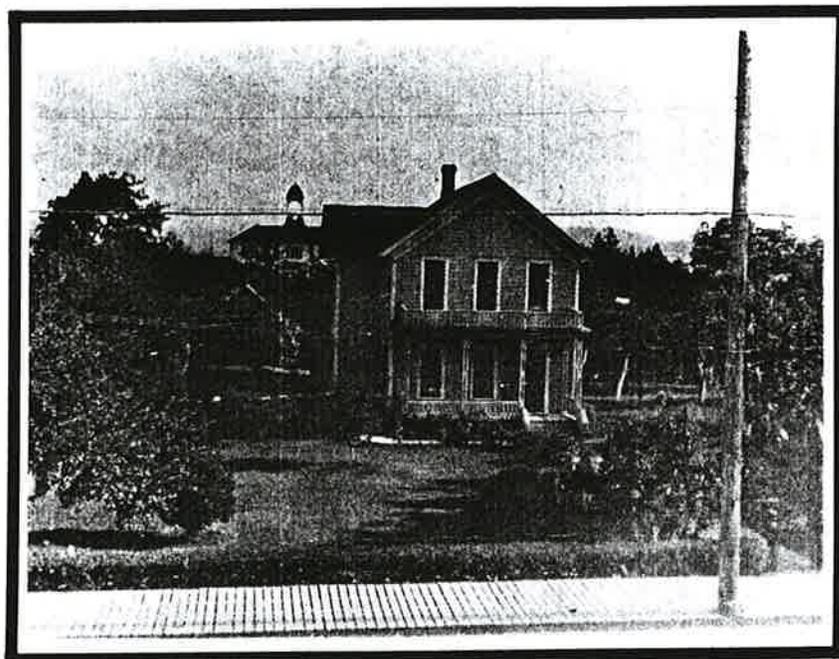
¹⁹ Marguariete Overholser, "Trails Used by Early Settlers." Golden Was The Past 1870-1970, (The Sentinel Press, 1970), 7.



**View east down Main Street, about 1910
(Photo courtesy of the Cottage Grove Historical Society)**

RAILROADS AND INDUSTRIAL GROWTH 1872 to 1910

Before railroads the river boats carried freight and passengers up and down the Willamette River. For Cottage Grove residents a strenuous trip to Eugene could be made only over undesirable roads. The Oregon & California Railroad (precursor of the Southern Pacific) arrived in Cottage Grove on July 7, 1872. The first train station was constructed south of Cottage Grove at Latham, with the Cottage Grove station being built in the early 1880s. This station, a mere platform at first, was located east of the river. After the Lurch Brothers Store was lost to fire in 1880 this firm moved to the east side of the river, occupying the northeast corner of one full block on Main Street. The Lurch residence was constructed in the 1870s and was located in the center of the block (this house was moved to its present location on Adams Street in 1926, and may be the oldest residence in the city).



**The Ben Lurch House, originally located on Main Street.
(Photo courtesy of the Cottage Grove Historical Society)**

This move marked the beginning of the inevitable and soon business and commerce began to expand in an easterly direction. East-siders wanted the post office moved to their side of the river because they believed this was where the communities development was destined to take place. This idea was met with violent protest by the west-siders and started a feud between the two communities, resulting in the establishment of a town of their own. The new town was called Lemati, which, in Chinook jargon means either: mountain, high ground, across the river, or peaceful valley.¹⁷ Sometime in the 1880s Perry Sherwood, the postmaster, asked John Durham to bring a dray to the post office so that they could move the post office building to the east side. Under cover of darkness this was accomplished. The Oregonian reported that the post office had been stolen and John Durham was accused of being the thief.¹⁸

Cottage Grove was incorporated as a town on February 11, 1887. On May 4, 1887, the first city council meeting was held with W.S. Chrisman elected mayor. The growth of the community on the east bank of the river created a good deal of friction between the two sides and for five years, 1893-1898, the communities split. There were disagreements over building sites, animal enclosures and bonding for the water system. In 1892 private wells had begun to disappear because R.M. Veatch and G.H. Stone had constructed a reservoir on Mount David and laid wooden pipes, with hydrants, into town. The water came from Bennett Creek. West-siders wanted to re-route the main road to exclude the east side, which added fuel to the fire.

The confusion was eventually carried to the State Capitol. O.F. Knox, a butcher on the east side, was chosen to present a petition to have the east side incorporated as the town of Lemati. Darwin Bristow, banker and former mayor, represented the west-siders in the opposition to this petition. The east-siders were victorious and Lemati was created as a town. O. F. Knox became Lemati's first mayor. The west-side named J. I. Jones as the mayor of Cottage Grove. The post office was named Lemati on March 28, 1898 but on May 10th it was changed back to Cottage Grove. Finally, both factions agreed to iron out their differences. This resulted in an act which consolidated the two communities under the name of Cottage Grove. On January 24, 1899 Cottage Grove became an official incorporated City in the State of Oregon.

The feud as to which side of the river was really Cottage Grove was resolved in effect by the growth of the business district on the east side of the river. In 1893, there were only three brick buildings on the east side of the river, although there were a number of businesses housed in frame structures. By 1903 the east and west sides were fairly equally balanced in the number of business establishments, but after this date the east side was dominant. Census figures of 1900 inform us that the east side population was 582, while the west side was 392.

During the height of the feuding years William Landess and George Long purchased property southeast of the railroad and made plans to establish a town site, which was to be named Georgetown. For obvious reasons the City wanted nothing to do with the establishment of another town so close to the railroad. The area is referred

¹⁷ Lewis L. McArthur, in Oregon Geographic Names, explains that the Chinook jargon word Lemati meant mountain, after la montagne, which is a corruption of the French pronunciation, 362. Research revealed this multitude of names that have been locally interpreted as defining Lemati.

¹⁸ Mary H. Workman, "Cottage Grove--The Cinderella City," Lane County Historian, 27 (Summer 1972): 26.

to as Georgetown on early maps of the community. Georgetown had three additions and today contains a quantity of historic homes. The Jones Addition was laid out by Crampton Jones and is southwest of the Georgetown Additions.

The Oregon South Eastern built a railroad towards Row River in 1902. Governor Geer arrived from Salem to dedicate the railroad by turning the first spade of earth.¹⁹ The O.S. & E became known as the "Old Slow and Easy". It traveled to the end of the line at the junction of Row River and Sharps Creek and was used to transport supplies to, and gold from, the mines. From the beginning the Old Slow and Easy was used as an excursion train. When Bohemia mines were at peak production it is estimated that there were 1500 to 1800 people residing in and around the mining community. The railroad that was built to service the mills and mines east of Cottage Grove also delivered mail to the rural post offices, and picked up milk for the creamery along the way.

As the mines became depleted timber production advanced and saved this railroad line. In 1917 J.H. Chambers secured control of the line and used it to service his lumber operations. This railroad supplied his mill south of Cottage Grove and his sawmill out towards Row River. Chambers owned this line until 1924 when he sold his lumber and railroad interests to the Anderson-Middleton Company of Aberdeen, Washington, who used the line well into the 1950s. This railroad was featured in the Buster Keaton movie "The General" in 1926.

Following the mining boom of the 1890s Cottage Grove began to focus on urban development. New construction was facilitated by the availability of finished boards and housing parts, which were offered by the burgeoning planing mills and lumber yards that were well established in the community. By 1914 the population had increased to 3,000, with ninety-five percent of the population being American born. In addition to an established timber industry Cottage Grove advertised itself as the principal trading center for a large stretch of surrounding country; "the Lorane Valley to the West, important for its dairying and horticultural interests; Calapooya Mineral Springs, a famous health resort, located 12 miles south on the Coast Fork of the Willamette River, and the valleys of Row River and Mosby Creek, lying East."²⁰ The Calapooya Mineral Springs at London was a major attraction for the community. People flocked there to bathe in the mineral springs, and the healing waters were bottled and shipped to many parts of the country. Nothing remains of this early resort.

By 1907 population growth was expanding in the south and west ends of town. Residential growth infilled vacant lots in established neighborhoods, but the City's perimeter also expanded. Density increased to five to seven homes on a block. Outbuildings were not as prevalent as in the early period of development, undoubtedly due to the decrease in livestock raising on home properties.

Bricks were supplied by the the Hamilton Wallace brickyards. Charles Hamilton Wallace also worked as a mason and was involved in local building construction. Chimneys and foundations that have been identified in this study may be attributed to this brickyard. The large Wallace clan left Davis County, Iowa in early 1864. This

¹⁹ Randall V. Mills, Railroads Down the Valleys (Palo Alto, California: Pacific Books, 1950), 104.

²⁰ Cottage Grove Commercial Club, Cottage Grove, Oregon, (1914), 5. This booklet also promotes the advantages of the timber and mining industries. Such pursuits as vineyards, walnut and filbert orchards and goat raising had unexplored potential for the community.

group included Hamilton and Ann, four children, several brothers, sisters and their families, as well as Hamilton's parents, John and Sarah. Hamilton Wallace might have come to Oregon through an arrangement with the Cumberland Presbyterian Church to preach as a circuit rider. By 1885 Wallace was engaged in building a number of Cottage Grove masonry buildings, including structures on Main Street.

The abundant clay in the Willamette Valley supplied material for on site manufacture of bricks. Bricks measured 8 1/4 by 2 1/4 by 3 7/8 inches. Fancy shapes like diamonds, stars and hearts were handmade. For stone fireplaces and foundations Wallace made use of a rock ledge near his farm, out by Mosby Creek. Wallace may have made the bricks for the Eakin and Bristow Mercantile building, the Burkholder building, Knickerbocker's, Garmen and Hemenway building, the Pen and Press, and the Pioneer Hardware building.²¹ It is believed that Hamilton Wallace had two brickyards in Cottage Grove. Wallace died in 1913 at the home of his son John Calvin Wallace, on Quincy Street, in Cottage Grove.

During this period Cottage Grove began to develop as a processing center for local produce and dairy products. With the building of an ice plant perishable products could be shipped by rail. New schools were constructed as they cyclically are in a community with an expanding residential base. Recreational needs were recognized with the construction of an indoor roller skating rink, bowling alley, billiard halls and a bandstand on Main Street.

In 1908, south Lane County residents started a movement to establish a new county in Oregon with Cottage Grove as the county seat. The original name chosen, Bohemia County, was changed in favor of the more desirable name of Nesmith, after Oregon pioneer and senator Colonel James Willis Nesmith. A bill was presented to the State Legislature on January 28, 1909 and rejected after debates and deliberations. The Nesmith supporters continued their efforts despite the opposition of Roseburg (Douglas County to the south) and Eugene, who were both satisfied with the existing county boundaries.

The arrival of the railroad in 1872 ended the isolation and began a new era of prosperity and growth for Cottage Grove. The community relied on the railroad to supply them with outside markets and transportation until the early years of the twentieth century, when the automobile made its appearance and created new demands and standards for highway improvement. The railroad still remains a prominent visual focal point for the city. The old railroad station burned in the 1980s after a successful community effort to restore the facility. Much of the property in close proximity to the railroad remains open and relatively undeveloped, with the lumber mills and industries related to the railroads long gone.

²¹ Philip Dole, "Hamilton Wallace: Brick Maker," Lane County Historian, (Spring 1983), 16-28.

THE LOCAL LUMBER INDUSTRY

Harvey Hazelton constructed the first saw mill west of Silk Creek in 1857. J. B. and J. M. Rouse established their saw mill in 1866, thirteen miles south of Cottage Grove. In 1882 it was outfitted with a sash saw and circular saw which enabled it to produce ten thousand feet of lumber per day. Eventually they established a planing mill. The Number's saw mill was first built in 1867 by William Payne and was situated about ten miles south of Cottage Grove, being purchased in 1872 by Phillip Numbers. The Latham saw mill was built in 1879 with a capacity of fifteen thousand feet of lumber per day. As of 1884 the mill was equipped with modern machinery and specialized in ship masts. The firm employed twenty men, besides loggers. The earliest lumber production was principally for local consumption. The pioneer mills were crude structures, producing only rough cut lumber at first.

The Shortridge lumber mill was located ten miles south of Latham and was completed in April of 1883. This was another modern mill which employed seven men. The business owned 320 acres of timberland adjoining the mill. Prior to 1890 a small shingle mill was constructed at the falls of Silk Creek, west of Cottage Grove. This business did not survive for long because of the fluctuations in water power, which affected shingle production.²² The Markley and Stouffer Planing Mill opened in Cottage Grove in January of 1883, on the eastern edge of the community.

The decline of the "gyppo" logger began about the turn of the century, but the small family held logging operations continued around Cottage Grove well into the 1950s. Eventually the small mill operators began to sell their holdings to more successful and better equipped companies.²³ Around 1895 J.I. Jones constructed a sawmill near Saginaw. With a \$70,000 investment he built one of the largest lumber operations in the area. Electric lights were installed in 1899 to permit full time operation during the winter months. J.I. Jones constructed a flume six miles long and 110 feet high to move the timber to the mill. After a sell out these yards became known as the Booth-Kelly operations, employing more than 200 men. The Booth-Kelly Company started the process of large scale mass production of timber products and was later joined by other large sawmills in and near Cottage Grove.

In short time lumber and logging outstripped mining as the primary source of cash income for the community. Logging crews were engaged in timber cutting in a region with phenomenal tree growth. After 1901 the railroads established more affordable rates which allowed the Willamette Valley lumber operations to compete with the coastal operations. The Brown Lumber Company logged at Nesmith in 1910 and Rujada in 1915. Before 1912 they established a plant in Cottage Grove. After World War I large trucks began to haul logs and earth moving machinery modernized road building in the hills. Because of this river drives became obsolete and many of the railroad spurs were abandoned by 1940.

Before World War II the extensive growth of the lumber industry was curbed by the lack of adequate transportation facilities and accessible roads. The lumber industries in Puget Sound, Grays Harbor and the Columbia River territories dominated

²² Janetta Overholser, "Lumber Mills--Past and Present," Golden Was The Past-1870 to 1970. (The Sentinel Print Shop, 1970), 181.

²³ "How It Used To Be." The Valley News, Feb. 25, 1972. 4-5.

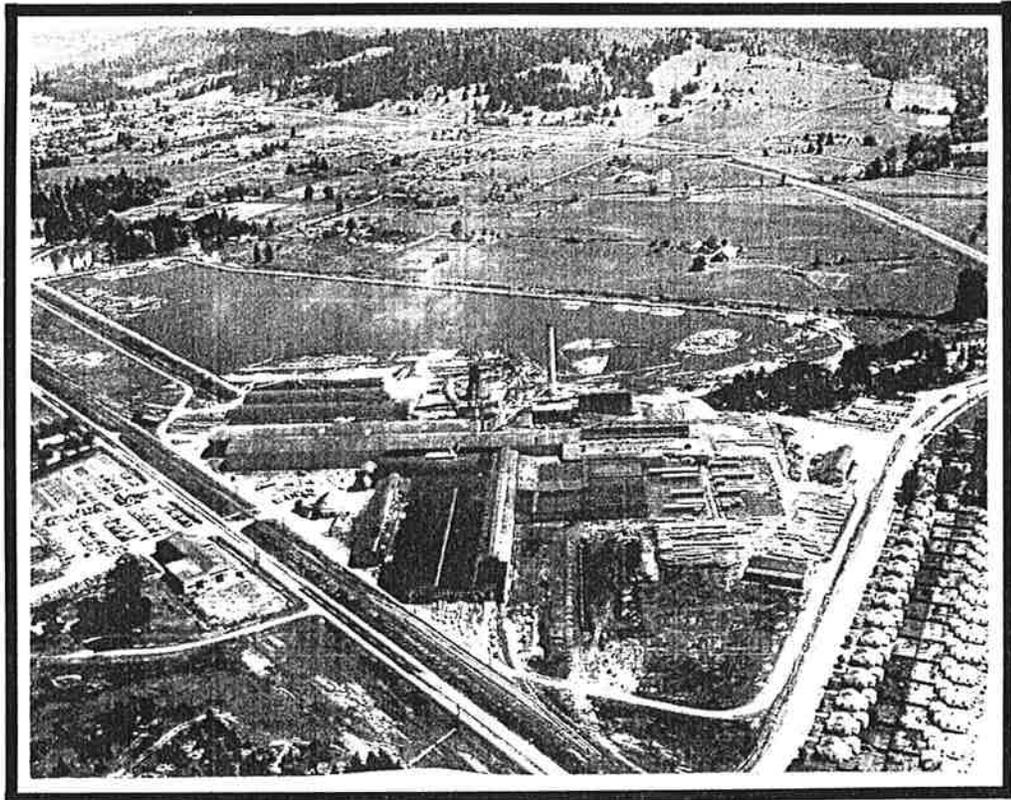
the market because of their accessibility to nautical transportation. Washington operators logged off their territory in rapid fashion. Operations in Oregon were too small by comparison to permit excessive waste.

By 1900 several sawmills and service industries for loggers and lumbermen gained a foothold in the vicinity of Cottage Grove. Even with the improvements to logging after the turn of the century the lumber industry in Cottage Grove was not carried on without interruptions. Between 1900 and 1939 the lumber industry was in a continual state of flux, as it was in the whole Pacific Northwest. Railroad strikes, overproduction, weather conditions and labor uneasiness all affected the Cottage Grove lumber industry. In the early years much of Cottage Grove's lumber was shipped to California.

J.H. Chambers, W.A. Woodard, the Bohemia Lumber Company and W.H. Daugherty had mills in the Cottage Grove area during the 1920s, 1930s and 1940s, adding to the millions of feet of timber products that made Cottage Grove one of the leading lumber centers in Oregon. In 1943, most of the mills operating in Cottage Grove had small capacities ranging between 10,000 and 35,000 board feet a day. The rest consisted of two large mills, the J.H. Chambers mill, with a capacity of 150,000 board feet per day and the W.A. Woodard mill, with a capacity of 100,000 board feet per day. These two mills produced over 50 percent of the total lumber production.

Ambrose L. Woodard began his logging career in 1905 near London. His son, Walter A. Woodard, built his logging empire on the Coast Fork River in 1923. The company operated its own power plant and sold power to the Mountain States Power Company of Cottage Grove. After the Cottage Grove Dam was constructed in 1940 Woodard's location became inadequate so he moved to the present location southeast of town in the early 1940s. Company owned housing was furnished by the Woodard operation after World War II. Walter A. Woodard believed in sustained yield production and reseeded of forest lands on company owned tree farms. The Woodard Lumber Company was sold to the Weyerhaeuser Timber Company in February of 1957, and still operates today.

There are few timber related historic resources that exist within the urban growth boundary of Cottage Grove. The concrete wigwam burner north of Main Street was built in 1925 for the Cottage Grove Manufacturing Company. The J.H. Chambers railroad bridge, built in 1925, and derelict lumber kilns east of the river are all that remain of this operation. Nothing remains of the Brown Lumber Company that was east of downtown. Timber resources have always been subject to fires, and have often been torn down after the closing of mills.



**Aerial view of the Woodard Lumber Company, south of Cottage Grove
(Photo courtesy of the Cottage Grove Historical Society)**

THE PROGRESSIVE ERA: 1890--1916

With the completion of the first transcontinental train to Portland in 1883 and the completion of the railroad line to San Francisco in 1887 Oregon became connected with the rest of the world. In the final years of the nineteenth century local lines were constructed to the coast, across the interior, and all through the Willamette Valley. The railroads facilitated immigration to Oregon. Agriculture was no longer solely dependent on areas served by water routes. By the turn of the century Cottage Grove had settled its internal disputes and was ready to participate in progressive reforms that were sweeping the nation and state.

In the decades following the Civil War rapid industrialization transformed the United States. A national rail system was completed; agriculture was mechanized; the factory system spread; and cities grew rapidly in size and number. The progressive movement arose as a response to the vast changes brought about by industrialization. The movement began in the cities, where the problems were most acute. Middle class reformers hoped to improve slum life through programs of self-help. Other reformers attacked corruption in municipal government, forming nonpartisan leagues to defeat the entrenched bosses and their political machines. Progressives advocated a wide range of political, economic, and social reforms. They urged adoption of the secret ballot, direct primaries, the initiative, the referendum, and direct election of senators. They struck at the excessive power of corporate wealth by regulating railroads and utilities, restricting lobbying, limiting monopoly, and raising corporate taxes. To correct the worst features of industrialization, progressives advocated workmen's compensation, child labor laws, minimum wage and maximum hours legislation (especially for women workers), and widow's pensions.

In Oregon, the Populists helped to protest the excesses of the Republican party, and fight the high freight rates that were allowed the railroad companies. After the election of the Populist candidate, Sylvester Pennoyer, to the governorship in 1886, reform achieved a significant victory. With the appearance of the Progressive, William S. U'Ren and his Direct Legislation League in 1898, political corruption was finally at bay. With the passing of the initiative, referendum and recall acts the Oregon System of direct participation by the electorate was completed, a model that was adopted by many other states.

This was the period of progressive labor legislation. There were some twenty trade unions, including the American Federation of Labor, active in Oregon during the 1880s. In 1913 worker's compensation laws and a minimum wage and maximum hour law for women were enacted. In a rush of reform Oregon entered the twentieth century. Cottage Grove was not affected by unionism until 1939. Local men worked long hours and six day weeks and did not consider a vacation to be a necessary perquisite.

Progressive changes and developments in Cottage Grove soon followed. Shortly after 1887 posts were set and kerosene lamps were installed to light the principal streets. In 1890 Main Street was graveled and wooden sidewalks were laid. Electricity was introduced after Andrew Nelson returned from the Chicago World's Fair. Nelson bought an Edison electric dynamo and used the rapids of the Coast Fork as the source of power. After setting poles and running wires, the first light came on in

October, 1894. Nelson received a city franchise in December of 1895, and in 1899 moved the plant, now steam-powered, to North River Road. After this plant burned on November 1, 1900 the franchise was transferred to W.H. Abrams, who set up the plant for a short time in the flour mill of G.H. Stone. After several months the plant was moved to a location near the railroad tracks, besides the Abram's Planing Mill. Sawdust provided raw material in abundance for electricity for the City. This plant was bought by Mountain States and hooked into the California and Oregon Power Company grid prior to its destruction by fire around 1927. Electrified street lights were installed in 1915 along Main Street.

After 1900 the popularity of the automobile gave tremendous impetus to highway development, which also created a greater demand for more automobiles. It was in 1910 that the Oregon Automobile Association called on the counties to put up road signs "so that autotourists. . . might be able to find their way anywhere in Oregon."²⁴ The "good roads movement" became established and increased its activity with the slogan, "Get Oregon out of the mud." In Cottage Grove increasing attention was given to the paving and improvement of streets and sidewalks, as is evidenced by a review of the Council Minutes between 1900 and 1926. Cottage Grove installed its first stoplight on Main Street in 1914. The Pacific Highway was the major north-south arterial and brought every traveler through Main Street Cottage Grove.

Prior to the rise in popularity of the automobile Oregon remained predominantly rural. Combined with the railroad the automobile brought about the gradual urbanization of the state. At the turn of the century Cottage Grove began its urbanization process. Residential development spread north, south and east of the central lumber operations. Many mill workers were able to walk to work.

As the creeping factory and railroad train moved nature farther from the doors of the homeowner, the park was introduced as a convenient sort of escape back to nature. Lewis Mumford explains that the park was "conceived in contrast to the deflowered landscape and the muddled city, the park alone re-created the traditions of civilization-of man naturalized, and therefore at home, of nature humanized and therefore enriched."²⁵

In 1909 the Cottage Grove Womens Club petitioned the City to create a City Park. This park was established to serve the recreational needs of the community and today is Coiner Park, on East Main Street. Through the 1930s Mount David was a popular outdoor recreation area for local youngsters. With the exception of baseball fields, principally located on empty lots, these two areas were the park and recreational facilities of the community. Today there are a few "pocket parks" that exist in the residential neighborhoods, as well as city owned park land on the west side of the Coast Fork River. In 1914 the Galloping Goose became an excursion train out to Culp Creek, running on the tracks of the Old Slow and Easy. This allowed people to visit the great forests and creeks that abound in the wilderness east of the city. The Callapooya Mineral Springs Resort also serviced the recreational needs of local citizens.

The Cottage Grove Leader was the first newspaper in Cottage Grove, printed by E.P. Thorp on July 15, 1889. This paper became the Cottage Grove Echo Leader in

²⁴ Terence O'Donnell, That Balance So Rare. (Oregon Historical Society Press, 1988), 100.

²⁵ Lewis Mumford, Sticks and Stones. (New York: W.W. Norton & Company, Inc., 1924): 95.

1895 under the editorial guidance of Mr. Chausse. Other newspapers were to follow: the Bohemia Nuggett, 1899-1907; The Leader, 1901-1915; Western Oregon, 1905-1909; The Sentinel, 1911 to the present. Until 1915 the city saw the benefit of two weekly newspapers, with three in circulation between 1905 and 1909. The Leader and the Western Oregon were ultimately purchased by The Sentinel. A study of these newspapers reveals that the years 1900 to 1915 were a major period of growth for Cottage Grove. Additional newspaper investigations reveal that the 1920s were the second major period of development for the community.

The telephone arrived in 1899, and a sewer system was installed by 1900. In 1903 the City boasted that it had one of the best sewer systems in Lane County. Cottage Grove received Look magazine's "All American City" award in 1969, partly because of its recently completed innovative sewage treatment facility.

Cottage Grove's Main Street consisted of frame buildings primarily until 1912, when brick structures began to replace the old frame buildings. The Allison Building (a barber and shoe repair) west of the Club Tavern, as well as the Book Mine and Witts Lumber are the only historic frame commercial storefronts that exist in downtown Cottage Grove. A frame skating rink was operating south of the bridge on the west side of the river around 1907, and was a popular social center well into the 1920s. Some of the few remaining frame commercial buildings were razed to make way for the current City Hall in 1974.

Between 1903-1920 Main Street came to be upgraded with brick and concrete structures and a number of these early buildings remain as testimony to the City's cultural and architectural heritage. Cottage Grove's commercial structures reflected the new prosperity of the period with brick buildings erected to house the banks, rooming houses and varied commercial enterprises that were needed in the community. The Club Tavern, Hemenway Building, Homestead Furniture, Arcade Theater (Pen and Press Building), Covered Bridge Restaurant, Lawson Building, Pioneer Hardware and the First National Bank all stand as testimony to this early period of development.

By 1910 the population of Cottage Grove had increased to 3,022, up 1,000 since 1900. Cottage Grove was not plagued by the social concerns of industrialization because most people resided in single family dwellings, and were still closely associated with the land. Like other rural communities, Cottage Grove was affected by the federal reforms that were sweeping the nation during this period. The Federal Reserve Act of 1913 had reformed the currency system; the Clayton Antitrust Act and the Federal Trade Commission Act (1914) extended government regulation of big business; and the Keating-Owen Act (1916) restricted child labor. Cities of this era were influenced by the City Beautiful Movement, which took hold after the Chicago Columbian Exposition of 1893. The reconstruction of downtown Cottage Grove in these boom years was facilitated by the prosperity that came with a family oriented community that was secure with its employment.

Cottage Grove leadership kept its eye on the national and state trends for improvement and beautification. The local Commercial Club was involved in a number of improvement projects and worked to promote the benefits of this small community. Eugene architect, John Hunzicker, came from Wisconsin to settle in Eugene in 1903. He became Cottage Grove's architect of choice and designed a

number of downtown masonry structures including: the Pioneer Hardware, the Stewart house, the Club Tavern, Hoover's Shoes, the 1926 City Hall, and the Armory.

America's entry into World War I diverted the energy of reformers, and after the war progressivism virtually died. Its legacy endured in the political reforms that it achieved and the acceptance that it won for the principle of government regulation of business. Most of the social welfare measures advocated by progressives had to await the New Deal years for passage. Moving at its own pace Cottage Grove continued to grow and prosper well into the 1950s.

THE MINING BOOM

As early as 1863 gold was discovered in the Bohemia Mountains by George Ramsey and James Johnson. These mountains create a divide between the Willamette and Umpqua Rivers. The Bohemia Mining District is located thirty five miles southeast of Cottage Grove and eighty miles east of the coast in the Calapooya Mountains. The area was named Bohemia after the native country of James Johnson. Mining activity was well established by 1866 when Bohemia City was founded with its code of laws setting the boundaries for the district and establishing a variety of rules for miners to obey. Property claims were 100 by 25 yards with claims limited to one per person and two to the original locator.²⁶ Bohemia City was located at the present Musick Mine site. In 1868 John Alexander and Bird Farrier built a number of cabins, hotel, saloon and a branch office for the Douglas County Recorder, as some of the mines were in Douglas County. A road to the mines was constructed in 1868. The big mining boom did not begin until the 1890s, and continued into the second decade of the twentieth century.

In the 1890s tunnel mining was utilized, which exposed the lode of gold that contributed to Cottage Grove's growth and prosperity. Dr. Oglesby and Henry Pearson discovered the famous Annie ledge. The fabulous richness of this vein did not cause the same degree of excitement as the discovery years before, but a company was quietly formed, development work begun, and in 1891 John B. McGee bought the old Knott Mill and began operations. The Eugene City Guard commented on the excitement: "Men of much experience are wonderfully elated over the rich find and think that Bohemia will make one of the richest camps in the state in the near future."²⁷ The development of the Bohemia Mining district brought new faces and money to Cottage Grove, which helped it to prosper.

The Champion Mine hit high grade ore in 1905 and the vein of gold was assayed at \$30,000 a ton.²⁸ The Musick Mine produced over \$4,000 worth of gold in its first nine days of excavation. Mine names such as Albatross, Anaconda, Excelsior, Hercules, Ivanhoe, Plato, Vesuvius and White Swan reflected a rather intellectual inclination by the miners. These men made weekly excursions to Cottage Grove and spent their earnings in the saloons, bordellos and restaurants of the town.

²⁶ Janetta Overholser, "Bohemia Country," Golden Was The Past 1870-1970, (The Sentinel Print Shop, 1970), 40.

²⁷ Eugene City Guard, August 16, 1890.

²⁸ Beverly Ward, "Growing Pains of Local Area," Golden Was The Past 1870-1970, (The Sentinel Print Shop, 1970), 26.

Eventually the big days of the gold mines ended, with work being done on a much smaller scale. The Black Butte Quick Silver Mines beyond London also supported the local economy. These mines were discovered in the 1890s by S.P. Garoutte, who later sold his interest to the Black Butte Quicksilver Mining Company. The mines became one of the world's major sources of quicksilver during World War I and continued to produce until the early 1940s.

Although the mining days were relatively short lived, the prosperity and influx of people all contributed to the shaping of the city.²⁹ By 1910 Cottage Grove was riding on the crest of the wave and hoped to compete with the burgeoning communities of Eugene and Springfield to the north. After this the community settled into its routines and began to exploit its timber resources with renewed vigor. Lumber became the business that shaped the dynamics of the city and its residents for the next seventy years.



James H. sr.
**The David McFarland House, now destroyed, in the Northwest Neighborhood
(Photo courtesy of the Cottage Grove Historical Society.)**

²⁹ Cottage Grove census figures of 1900 are 974 people, by 1910 there are 1,834 people.



Influential Cottage Grove women in front of Oscar Knox house, probably before 1910. Photo includes Mrs. Marion Veatch, Mrs. Delure Hemenway, Mrs. D. Aubrey, Mrs. H.O. Thompson, Mrs. Goodman (Hunt), Mrs. N.E.Compton, Mrs. Jae Dubrille, Mrs. William Hart, Mrs. Jennie Rosenberg, Mrs. Vandenberg, Mrs. Woods, Mrs. Snodgrass, Mrs. Kime, Mrs. A. Hemenway, Mrs. W.Conner, Mrs. Paul Jones, Mrs. Macey, Mrs. J.C. Johnson, Mrs. Henry Veatch, Mrs. H. Eakin, Mrs. Barries, Mrs. A. Brund, J.H. Chambers, F.D. Wheeler, George Hall, Mrs. Wilson, Mrs. Herren, Mrs. Briggs.

THE MOTOR AGE: 1917-1940

Oregon's response to World War I was whole-hearted. Portland's National Guard unit was the first in the nation to mobilize, and Oregon, due to the extraordinary number of volunteers, became known as "the volunteer state." The National Guard unit in Cottage Grove had been established in 1887. On August 5, 1917 the 162D Infantry was drafted into Federal Service for World War I. The majority of Cottage Grove volunteers served in England and France and returned to civilian duty on March 1, 1919. For many years the armory was located in the Eakin and Bristow Mercantile building on the northwest corner of River Road and Main Street.

The wartime shipyards on the Pacific coast did much to stimulate the timber trade, while war needs greatly increased food production and processing. Both industries contributed significantly to the prosperity of the state during the 1920s, but the intolerance of the war years extended into the next decade as well.

American society in the 1920s was still predominately rural and, in many ways, conservative. As a result social and personal concerns dominated artistic and intellectual interests. In parts of Oregon and Lane County the Ku Klux Klan established itself and represented a conservative rural reaction to the dramatic societal changes wrought by World War I. The Klan was dedicated to preserving traditional values but voiced its feelings through bigotry, anti-Catholicism and an attempt to move into domestic politics.³⁰ Their influence was pervasive in Oregon until 1925. It is unknown if there were active "Klansmen" in Cottage Grove. The postwar paranoia upon which the Klan thrived disappeared as Americans learned to live with the irrevocable changes that were brought about by the war.

In 1919 the Radio Corporation of America (RCA) was established. During the War the military monopolized the use of radio transmitters, but civilian broadcasts resumed by 1920. By 1922 the radio became common in many American homes. Between 1920 and 1925 sales of radios jumped from one million to four hundred million dollars. By mid-decade the radio was a prominent fixture in every American home. Cottage Grove did not have its own radio station until the 1940s. Prior to this the Eugene and Corvallis stations were picked up by those who could afford the old crystal radios.

The Nineteenth Amendment finally gave women the right to vote and helped to create the League of Women Voters. During the 1920s beauty parlors became prominent businesses and the cosmetic industry grew to the giant that it is today. Organizations for women continued to play a prominent role in developing social welfare issues in a community. In 1921 the Mother's Club of Cottage Grove established a public restroom downtown, a facility that is needed today. Mother's Club efforts were expended on the circulation of used clothing to the needy. This organization persisted until 1954. The Plain Dirt Gardeners was founded in the 1930s and members helped with beautification projects around town.³¹

During the 1920s the Oregon & California railroad land was reclassified and determined more valuable for agriculture than for timber. This land was opened to

³⁰ Eckard V. Toy, "The Ku Klux Klan in Oregon," Experiences in a Promised Land (Seattle: University of Washington Press, 1986), 269-286.

³¹ Mrs. Esther A. Trunnell, handwritten history of the Mothers Club. Cottage Grove Historical Society.

homesteaders with priority given to World War I veterans. In just a few years all available land was occupied. Much of the land was later sold off for its timber value, so few of the properties remain in the families of the original settlers.

By 1919, the "Anti-Saloon" League had effectively organized Protestant churches behind the idea of Prohibition. For the Progressives, destruction of the saloon was an essential part of municipal reform as it was a place where votes were bought for drinks. Oregon established prohibition laws in 1916, but enforcement was not widespread until 1919 with the passage of the strict Volstead Act. In 1909 Cottage Grove passed an ordinance making it a "dry city." After the war national prohibition became the law with the Eighteenth Amendment to the Constitution forbidding the manufacture, sale, import, or export of intoxicating liquors. Support for the dry crusade was strong in the small town, farming and middle-class communities. Bootlegging became a popular smuggling operation.

Cottage Grove had its share of illegal trafficking in spirits. The June 23, 1922 Sentinel reported that moonshiners were busted by Green Pitcher, the local marshal. Mark Foster's brother, a Cottage Grove man, was shot to death in a dispute over some alcohol at Crater Lake.³² In 1903 there were seven saloons located on Main Street, with five of them on the north side. By 1920 there were only two drinking establishments on Main Street, and they are identified as cigar and billiard halls. In 1933 the Twenty-first Amendment, repealing prohibition, was ratified.

After World War I the improved, and more powerful automobiles, necessitated the construction of wider and more direct highways. Prosperity of a community grew by their proximity to good highways. In 1919, Oregon was one of three states in the country to enact a gasoline tax for the purpose of road building. Under the 1921 Federal Highways Act, each state began building its own roads. The automobile became the supreme machine of the twenties with the automotive industry consuming much of the nation's steel, glass, wood, rubber and gasoline that in one way or another provided work for millions of Americans. The industries impact on the labor force was phenomenal.

The Pacific Highway through Cottage Grove provided a north-south connection between California and Portland. As the horse and buggy came to be replaced after 1910, dealerships and service stations sprang up on the main arterials of Cottage Grove. The first automobile dealership was operated by Oscar Woodson at his laundry on River Road and H Streets. Around 1919 he built a two story clay block tile building on North 9th and Main Street, which still stands as Holloman Ford today. This business had two gas pumps on Main Street and supplied tires, batteries and spare parts. Floyd Githens purchased the Woodson dealership in 1942 and operated it until 1959 when he sold it to Keith Roberts. The Githens Building to the west was used for commercial, auto parts sales and storage for Hollomon Ford. Service stations and auto repair shops appeared on Main Street between 1920 and 1940, with none existing now. Automotive services were clustered around the intersections of North 9th and Main until the re-routing of the Pacific Highway in 1940 (which eliminated the dog-leg through Fifth and Main Streets). After this the more direct routing allowed space for other automotive service businesses to be constructed along the Pacific Highway.

This sweeping change in American culture had been ushered in with the

³² Interview with Ed Metz by George Bleekman and Lisa Teresi-Burcham, February, 1992.

introduction of flappers and flivvers. The roaring twenties and the jazz age had arrived, and America would never turn back its clocks. Traditional folks opposed the razz and jazz of the young people and the mercurochromed lips of the young ladies. Following World War I, veterans found it difficult to secure employment. By 1920 personal savings had been depleted, while unemployment rose. Many factory workers were foreign born, and were willing to work at any job and accept low wages. In other parts of the country this situation contributed to labor unrest and a series of strikes. In Cottage Grove men were willing to work for any wage that was offered. Local workers had a strong feeling of commitment to their employers and resisted union involvement until 1939, when the American Federation of Labor became involved in the timber industry of Cottage Grove. The Congress of Industrial Organizations sent out representatives from New York, but their policies were too radical for Cottage Grove men.³³

During the 1920s Americans began to attend the movies. Films offered the working and lower-middle classes escape from dull jobs at an affordable price. With time the movie theater became the most recognizable building in a town, particularly with its flashing marquee. The Arcade and Diane Theaters brought first-run entertainment to Cottage Grove for many years. The Diane theater was demolished in 1951 for the construction of the First National Bank building. The Arcade Theater was housed in the east side of the Pen and Press building until the mid-1920s, when it moved across the street into the Penny's Block. In 1963 this complex was lost in one of the worst fires in Cottage Grove's history. Around 1951 the Cottage Grove Drive-In theater was constructed on South Sixth Street.

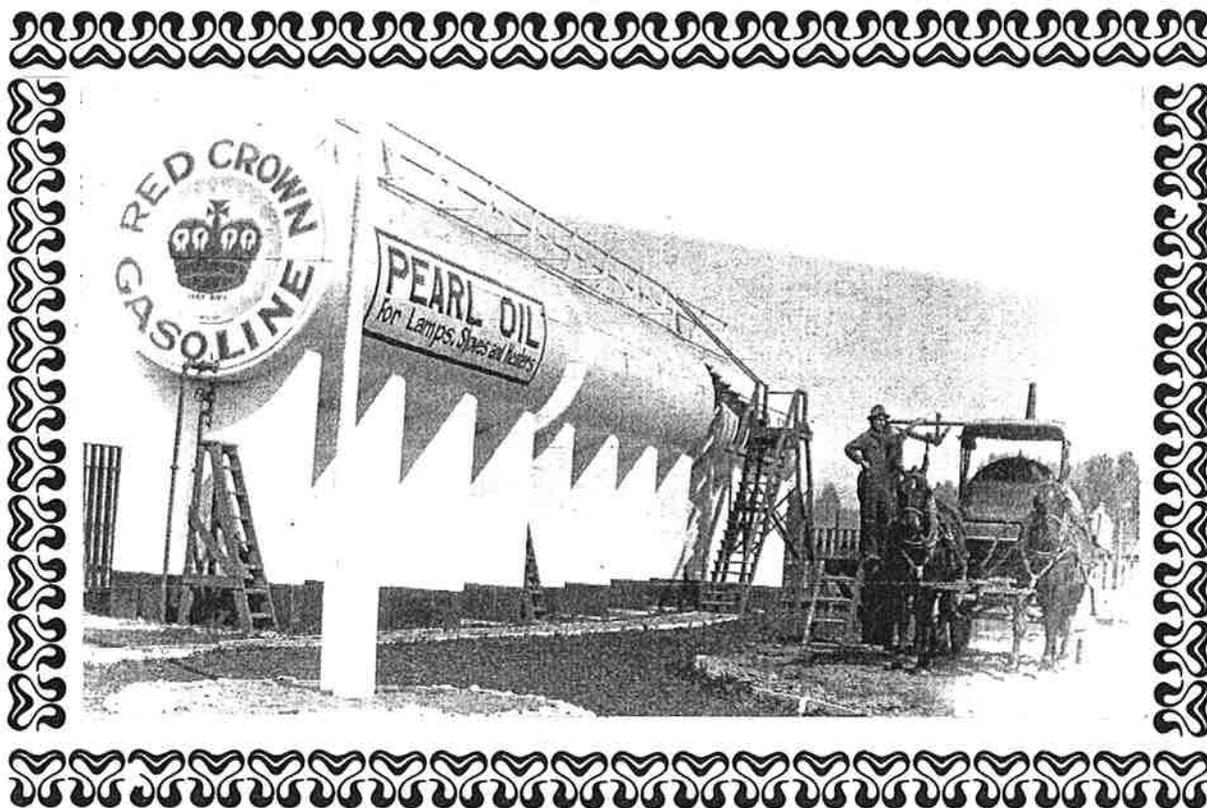
In 1926 Buster Keaton came to Cottage Grove to film the Civil War story of "The General." Carloads of equipment arrived for production of the movie. Local people were hired as extras and outfitted in either the "Blue" or "Gray" uniforms for the battle scenes. Armies fought each other then joined forces to put out the fires they had started with their muzzle loaders.³⁴ The "stars" stayed at the Cottage Grove Hotel, and the battle scenes were held in the open field where Bi-Mart is located on Gateway and Main. A bronze plaque is mounted in the sidewalk in front of the Cottage Grove Hotel to commemorate this event. In the 1970s the popular film "Animal House" would feature downtown Cottage Grove in several scenes.

The Sanborn Maps tell the story of Main Street businesses. Generally, few business were in the same location for longer than two consecutive maps (spanning approximately eight years). Possibly businesses changed locations, but it is suspected that the business failed or changed in nature. The rise in the popularity of the automobile becomes apparent with the failure of the livery stable and its conversion to car storage. Eventually gas stations, and car dealerships appear. The dry goods store is replaced by specialty shops, and the millinery shops become a thing of the past. The butcher shops, confectionery stores and groceries that were once part of Main Street become consolidated under the name of supermarkets.

The 1920s were the second period of development and growth for Cottage

³³ Telephone interview with Boyd Allen, by Ken Guzowski. April 6, 1992. Boyd Allen, and his father, were involved in Cottage Grove's lumber industry all their working days.

³⁴ Gordon Grable, "The Coming of the Iron Horse." Golden Was The Past: 1870-1870. (The Sentinel Print Shop, 1970), 52-53.



Early fuel tanks in Cottage Grove, with delivery wagon.
(Photo courtesy of Cottage Grove Historical Society)

Grove. The motor age mandated changes in the look of Main Street businesses. The gas station began to play a significant role in the look of the town. Because all traffic on the Pacific Highway was routed through town until 1957 a number of service businesses that catered to the motorist emerged. Woodson Brothers Garage added gas pumps to their facility in the 1920s. The Knickerbocker Building housed the Long & Cruson Garage for many years. In 1926 the Art Deco influenced Hart Building was used as a drug store and cafe.

To accommodate travelers the Cottage Grove Hotel began construction in 1911. Due in part to limited finances and the beginning of World War I construction was delayed on the upper two floors until 1923, when the hotel was completed and opened to the public. This was Cottage Grove's first three story building, positioned on the eastern edge of Main Street. Kem's Drug Store (Omer Apartments) was constructed on the site of the old Sherwood Hotel in 1923. It was built of clay block tile and brick, providing convenient apartment living downtown, with ten modern units on the second floor and retail spaces on the ground floor.

The International Organization of Odd Fellows building was constructed in 1926. This was Cottage Grove's second three story building. It housed the lodge rooms on the second and third floors, and commercial spaces on the ground floor. In the same year a modern City Hall replaced the unusual frame City Hall building on Sixth Street. The new building was designed by Eugene architect, John Hunzicker, and housed the city's offices, library and fire hall. After the construction of the new city hall the fire department hired one full time man and maintained thirteen volunteers. One policeman kept law and order in the community. Walter .A. Woodard funded the construction of the new library south of City Hall in 1951. The fire department moved to new facilities on Harrison Street in 1969. After the current City Hall was constructed in 1974 and the old City Hall was sold to a private holding.

By 1925 there were four hotels in Cottage Grove offering 122 rooms and dining facilities for 124 people. There were seven restaurants, 700 private houses, and four apartment houses. Cottage Grove had become a one industry town and was dependent on the three large saw mills that were within the city limits. The work force of 800 was divided with 500 in the sawmills, and 300 in the commercial and retail establishments. Fifty nine professionals comprised the clergy, educators, lawyers and physicians of the town.

Cottage Grove had no building permits prior to 1925. Building permit information, when shown for a period of years, offers a reliable indication of growth in a city and is valuable for comparative purposes. Also during this period Cottage Grove had no provision for community planning. The Chamber of Commerce (which replaced the Commercial Club), Lions Club and Boy Scouts were probably the important civic organizations in the city. In 1924 Joseph Landess built the "round house", it is now the Round-To-It Gift Shop on Gateway Avenue.

There was no hospital in the 1920s, so people traveled to Eugene for emergencies or a hospital stay. There were maternity homes in the community that were serviced by local physicians. One hundred and one retail establishments provided the town with all of its needs in 1925. These businesses covered the full range of services that were typical of the era. The more unusual operations included three blacksmiths, one laundry, one music store, one sign painter and four second



The Round House built by Joseph Landess
(Photo courtesy of Cottage Grove Historical Society)

Darker?

hand dealers.³⁵

After 1920 Mountain States Power Company effected its most important Lane County service extensions. In 1921, a high tension line was built from Springfield to Cottage Grove and beyond to connect the Prospect hydroelectric plant on the Rogue River. In the same year, the company purchased the Cottage Grove power system and began carrying lines out to serve the Lorane Valley, Black Butte, Row River and the Culp Creek sections.³⁶

In 1930 the Oregon National Guard constructed a magnificent Art Deco style armory on Washington and Eighth Streets. Phillips of the firm Hunzicker, Smith & Phillips of Eugene designed the facility. It was dedicated in April of 1931 and served the community as a meeting and dance hall, and a roller skating rink for many years.

Herbert Hagan helped to organize Cottage Grove's first 4-H Fair in the 1930s. The active involvement of local granges, 4-H, and Future Farmers of America indicate the regional importance of this event. This operation grew to become the Western Oregon Exposition, which is still a major celebration in the community. The Sweet Pea Festivals, which earned Cottage Grove the title of Sweet Pea Capital, and parades associated with early fairs, are worthy to note. Flower shows and poultry exhibitions were important social events for the community. During the 1920s Cottage Grove sponsored the motorcycle hill-climbing contest. It took place on the east slope of Mount David and was participated in by amateurs and experts from all over the state.

During the depression there seems to have been little construction in the Cottage Grove community. However, around 1933, Prager's Hardware and the Cottage Grove Auto Supply buildings were constructed of poured concrete. In 1938 the Calapooya Mercantile building was completed in clay block tile and used as a restaurant east of the Cottage Grove Hotel. The Braswell family operated it for many years. Another clay block tile building that was constructed in 1940 was McCoy Motors on South 6th and Washington Streets. This was the Chrysler/Plymouth dealership for many years.

With the establishment of the local Chamber of Commerce this organization soon became affiliated with the Lane County Chamber of Commerce. One of their primary goals was to promote the construction of roads where there were none, rather than to promote "super roads." A county road policy was established with an eye towards improving tourism in the county. A county beautification proposal was developed. The consolidated Chambers of Commerce promoted a program for the eradication of unsightly structures, including old buildings along the highways and old fences. The painting of good buildings along the highways was recommended as important for Lane County's image.³⁷ Other improvement programs in Lane County were the Pear Advertising Plan, forest development for tourism and hiking trails were encouraged by The Obsidians.

The Willamette Valley Flood Control Association was organized to rally for flood

³⁵ A.L. Lomax. "Industrial Survey of Lane County." Cottage Grove, 37-44. Lane County Historical Museum. This survey provides valuable statistical records on Cottage Grove's development, industries and civic organizations.

³⁶ The Register Guard, July 23, 1950.

³⁷ Minutes of Lane County Chamber of Commerce, 1928-1936. [MS 31-36] Lane County Historical Museum. April 18, 1929.

control in the counties along the Willamette River. After the great flood of 1927 the Willamette Basin Project was created. Its objective was to provide flood control, irrigation, power, navigation, drainage and recreation along the rivers. The swollen waters of the Willamette River had carried away precious top soil ever since white men first saw the fertile valley. After the construction of Bonneville Dam in 1935 it was realized that more dams were needed in the Pacific Northwest. In 1937 a master plan was formulated to create seven great reservoirs to hold back the floods in the Willamette Valley. In 1938 money was authorized by Congress to fund the projects.

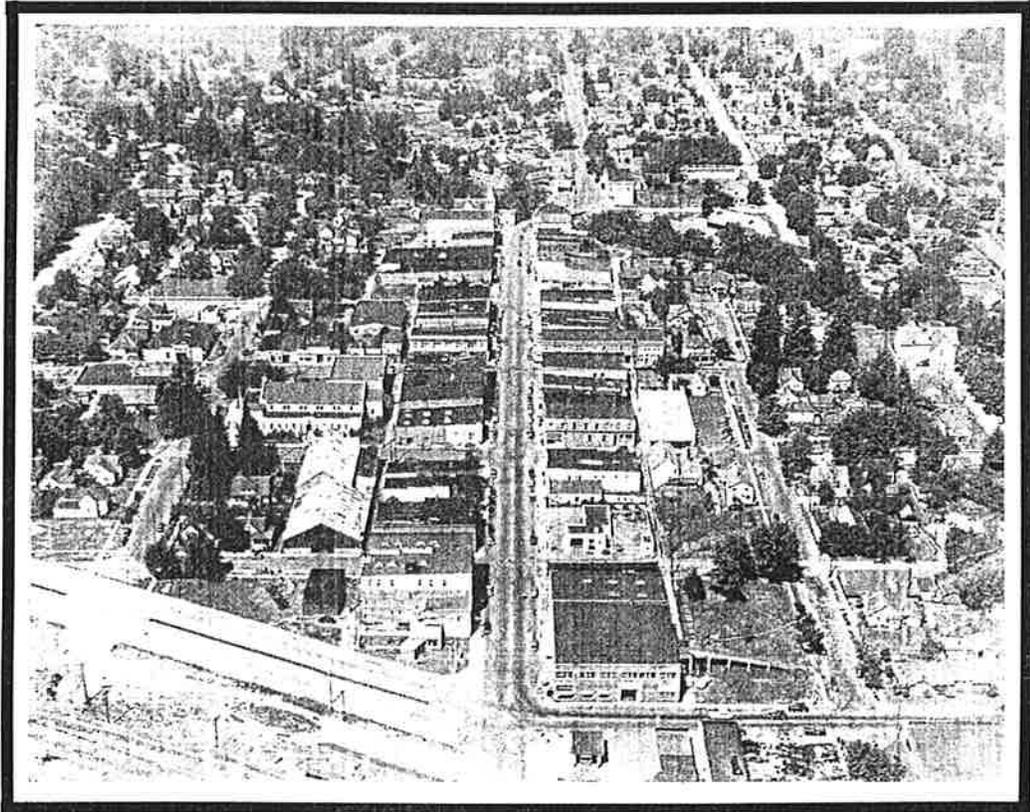
The City of Cottage Grove is located approximately two miles south of the confluence of the Row River and Coast Fork of the Willamette River on the relatively flat plain formed by these rivers. Extreme flooding has been controlled by the development of two reservoirs, Cottage Grove and Dorena, by the U.S. Army Corps of Engineers. Dorena and Cottage Grove Dams were part of the Willamette Valley Project sponsored by the the United States Government. Dorena reservoir controls the Row River and Cottage Grove Dam controls the Coast Fork River. Both were constructed after the period of significance for this project.

The Civilian Conservation Corps and Work Progress Administration were involved in the construction of the Cottage Grove Dam. A number of CCC boys stayed in the Cottage Grove area after the depression ended. Many of them had been trained by the military and were well prepared for duty after the outbreak of World War II. With flood control accomplished Cottage Grove no longer had to tolerate the cyclical floods that overflowed the banks of the rivers. These man-made lakes supply recreational opportunities for the community and its visitors.

In September of 1940 the Cottage Grove National Guard was again inducted into Federal Service as part of the nations preparedness program, because of unsettled world conditions. Following the attack on Pearl Harbor the army was assigned missions involving beach defense along the Pacific Coast. Many of Cottage Grove's men served in Australia and Japan. The Great Depression had brought a decline to the area, as it did in the rest of the country. After the survivors returned from the war in 1945 Cottage Grove experienced another period of growth and development, which is beyond the scope of this survey

From a population of 250 in 1884 Cottage Grove had grown to a thriving metropolis of 6,111 by 1940. As was typified by the baby boom of the post-war years Cottage Grove's population climbed to 9,139 by 1950. Few changes altered the look of Cottage Grove until the minimalist styles of architecture of the 1960s and 1970s began to replace some of the familiar landmarks in the community.

Ultimately the trend towards caring for the urban environment resulted in the creation of the Planning Department, establishment of city-wide zoning and mandated building permits. Cottage Grove contains a large quantity of buildings that were constructed before 1941. The identification and evaluation sections of this context statement discuss the significant structures in the intensive level survey area in more detail.



**Aerial view of Main Street Cottage Grove, looking west
(Photo courtesy of Cottage Grove Historical Society)**

PROMINENT CITIZENS OF COTTAGE GROVE

Abrams, W.H.: Prominent lumber mill owner who moved the electric light plant to the east side of the railroad tracks. Slab wood from the mill operated the steam boiler, supplying power until 1927.

Allen, Donnell: Don was the City Recorder for many years in the old City Hall on South 6th Street, at a later date he was the book keeper for Pioneer Hardware. He and his wife, Donna, were caretakers of the Cottage Grove Museum for over 20 years.

Anderson, Fred: A partner in the Peoples Meat Market with Len and Harry Culver, at the current location of Sunnyside Flowers, he later operated the Quality Meat Market. He was the first in the community to offer to his customers "locker boxes" for frozen foods.

Axley, Harold: Arriving in Cottage Grove in 1926 he was a leading physician in the community. He was the first Chief of Staff at the Cottage Grove Hospital when it opened in April of 1951.

Bagley, Orlo M.: A high school teacher who began working for Warren Daugherty in the piling business after 1936. He began KOMB radio station in Cottage Grove, which is now KNND radio. He was mayor of Cottage Grove when it was named "All American City" in 1969.

Bartels, Fred: A mining engineer who spent much of his life in the Bohemia Mines area. He and his brother Bill ran the Star Mines.

Bartels, John: A German immigrant who was an early settler of Cottage Grove. He founded Bartels Meat Market and became locally famous for his German sausage recipes. He had one of the first ice plants in the community.

Bartels, Julia & William: A prominent local couple who operated Bartels Meat Market, selling meat locally and to the CCC Camps and Bohemia Mines. They were instrumental in helping to obtain the Catholic Church for the C.G. Museum.

Brund, Andrew: A quartz miner at the Bohemia mining area in 1896. Arrived in Cottage Grove in 1904 and started a grocery store. Was a fire chief, mayor and member of the City Council. An active supporter of the local community he was a member of the Commercial Club, the forerunner of the Chamber of Commerce.

Burkholder, Charles: An early business owner and partner with Mr. Woods, who both operated the mercantile business of Burkholder & Woods for many years.

Chambers, J.H.: Widely known in the Willamette Valley as a prominent lumber mill operator. Built the first mill in 1908 at Latham, then Cottage Grove in 1926, which operated until 1942, when it burned.

Chapin, James: An unmarried man who settled on his Donation Land Claim in the Latham area in 1851. His 1865 Federalist Style house stands derelict on this property.

Chestnut, Ralph & Clarence: These brothers owned "Chestnut Brothers Transfer" on South 6th Street where Witts Home Center is located. This business was prominent during the early days of the motor age.

Chrisman, Scott: Owner of the Fashion Stables at 8th and Main Streets. He ran freight and supplies to the Bohemia Mines, and one day service to the Callapooia Mineral Springs at London.

Cochran, Charles: Band director for the city's brass band for many years. He was well known for his parades and benefit concerts that were held in the park.

Cochran, John: Settled his 643 acre Donation Land Claim on Sept. 22, 1852. Much of this DLC comprises the northeast section of Cottage Grove, extending east of 10th and north of Main Street.

Coiner, Lester W.: A civil engineer who came to Cottage Grove in 1925 to oversee a paving project. The city's park is named in his memory. He was active in local government.

Cooley, George: A pioneer settler who owned a 160 acre DLC near James Chapin and William Currin, south of town.

Cooper, W.B.: "Billy" was an early day builder who was responsible for construction of the Cottage Grove Hotel, which was a Class A hotel in Oregon.

Currin, John: Pioneer homesteader who settled along Row River. His property was a favorite camping ground for the local Indians.

Davenport, Eva: The Queen Bee of the "ladies of the night" during the mining boom of Cottage Grove. A beautiful woman who had her headquarters next to the Bohemia saloon, died May 1925.

Daugherty, Warren H.: Lumberman and philanthropist who started Daugherty Lumber Co. and Piling Co. Donated three tennis courts in Cottage Grove, as well as land for the Bohemia School. A supporter of the Cottage Grove Swimming Pool and the new Presbyterian Church.

Durham, John: Owner of one of the first transfer companies in Cottage Grove. An agent, carpenter and grocer who ran freight to the Bohemia and Quicksilver mines in the early days.

Eakin, Herbert: Arrived in Cottage Grove in 1884, and was an early day merchant associated with Darwin Bristow. Established the Eakin & Bristow Bank in 1892, which

was incorporated into the First National Bank in 1900. Served thirty three years as City Treasurer, died in 1935.

Eakin, Harold E.: Joined the first National Bank in 1936. When the bank was purchased in 1940 by the Trans America Bank Holding Company, Cy Eakin continued to manage the bank, becoming president in 1954. His father was Robert Eakin, one time Chief Justice of the Oregon Supreme Court.

Farrier, Bird: He and his partner John Alexander built a number of cabins, a hotel, a saloon and branch office for the Douglas County Recorder at Bohemia City.

Geer, Samuel: Early Cottage Grove settler who operated a grist mill with Harvey Hazelton, eventually moving the operation from London to Cottage Grove.

Githens, Floyd: Managed Woodson's Ford Agency for many years and built the Githens Building on Main Street in Cottage Grove.

Godard, Sherman L.: A local builder who owned a construction business with Vinal Randall Sr. until the late 1920s. An active Mason and respected member of the community.

Graham, Anna Oglesby: Only child of pioneer doctor W.W. Oglesby, Captain of the Oglesby wagon train. A newspaper reporter, she worked for The Sentinel as well as other newspapers for many years.

Groat, Rev. Elson: Organizer of the Baptist Church in Cottage Grove, one of 35 in his career.

Gowdy, James Whitfield: Arriving in 1874 he purchased 500 acres of fertile land west of the river. In 1903 he laid out Gowdy's Addition to Cottage Grove with ten acre tracts. The area is known as Gowdyville.

Griffin, Robert: Mayor of Cottage Grove in 1888. Charter member of IOOF Lodge and a prominent member of the Cumberland Presbyterian Church. He built the Ben Lurch store and home.

Hagen, Herbert: "Doc" opened a chiropractor office in 1922, which operated for 55 years. Served two terms as mayor and helped form the annual 4H Fair. He hired the first City Manager in the 1940s. Headed the local Economic Recovery Administration agency set up by President Franklin Roosevelt.

Harvey, Worth: A school teacher who joined the First National Bank in 1907, where he worked until retirement in 1940. He was a lifetime Mason and friend to all.

Hawley, Ira: A farmer who settled on a large acreage on Martin Creek in the Divide area, the ranch is a century farm. The property was a stage stop.

Harvey, Worth: A schoolteacher at West Side School. Joined the Eakin & Bristow Bank in 1907. An active member of the Masonic Lodge.

Hayden, Edith Darnell: A member of the Wheeler family that settled in Silk Creek Valley in 1886. Members of the old Royal Seventh-Day Adventist Academy and church. Edith drove the pilot car for her trucker husband, who worked for the Daugherty Lumber Company.

Hazelton, Harvey: Early DLC claimant and partner of Samuel Geer in the Cottage Grove grist mill. One of the pioneer members of the community who established some of the first additions to the City.

Heinrich, Gus: In 1955 he was proclaimed the oldest merchant in town that still maintained a business. Settled in the area in 1888 and worked for J.I. Jones.

Hemenway, Read: A Cottage Grove pioneer in Oregon's dairy industry. The dairy farm still functions under family ownership. His father, Almand Hemenway was a merchant and Croft Easter lily bulb propagator.

Hemenway, Ora Read: Wife of Almand Hemenway, who taught in many rural schools. Influential in the development of Cottage Grove's curriculum and grading system.

Horn, Malcolm A.: Operated a sand and gravel business at Saginaw for many years, which later became Zumwalt & Williams Sand and Gravel.

Hubbell, Welcome: Roofing and concrete contractor who arrived in 1902.

Jones, Crampton H.: Carpenter, joiner, contractor and builder arriving in 1885. Built many significant buildings in the community.

Kebelbeck, Michael: A German who was strongly instrumental in the building of the octagon Catholic Church.

Knowles, George: Arrived in the heyday of the Bohemia Mines, with Charles Gettys started a general merchandise business. A City Council member and mayor for four years.

Knox, Oscar F.: Donated land for the Church of Christ just north of the his old home, which later became Smith Funeral Chapel. Once the mayor of Lemati.

Knox, Samuel V.: Arrived in 1853 with Oglesby wagon train. This family intermarried with Veatch and McFarland families.

Landess, Henry: Arriving in 1890 developed the Long and Landess subdivision south of the William Shields Addition.

Long, George: Owned Longs Flouring Mill near the railroad. Helped develop the Long and Landess subdivision.

Lea, George: A hydraulic engineer who built the Lea house with running water and other modern conveniences. A prominent builder in the community.

Lombard, Herbert: Longtime City Attorney, establishing a lineage of lawyers who still practice in Cottage Grove.

Longfellow, Reazon: Coming from a mining family of the Bohemia Mining District he was a local expert of the mining district.

Lurch, Ben: Came in 1873 from Germany with brother, Aaron, a widower and partner in the mercantile business. Established the first store on the east side of the river.

McFarland, John Ward: Came to Cottage Grove in 1853. His DLC later became part of the Northwest Neighborhood.

McFarland, James Henry, Sr.: His Donation Land Claim is part of the original plat of Cottage Grove. Mount David is named after his son.

McFarland, Lena Veatch: Descendant of Ira Hawley who was instrumental in establishing the Cottage Grove Museum.

McReynolds, George Washington: Civil War veteran who came to Cottage Grove in 1882. Directed the first Memorial Day celebration at Fir Grove Cemetery in 1885.

Metcalf, Harry: Arriving in the early 1900s, he operated a grocery store for a period and grew vegetables. Developed the Sunnyside Greenhouses and was active in the National Guard, helping to promote construction of the armory.

Morelock, William M.: Arriving in 1921, he developed the Arcade and Diane theaters, and the Corral Drive-In in later years.

Nelson, Andrew: Steam engineer and tinsmith he built the first water powered light plant in 1894, supplying electricity to fifty homes.

Overholser, Margueriete: An avid genealogist, she was one of the writers and promoter of "Golden Was The Past", the most comprehensive publication on Cottage Grove history.

Pearce, Greenbery: Owned a Donation Land Claim east of Creswell, established the first post office in a cottage in a grove of trees.

Pitcher, Green B.: Arriving as a miner in 1888, he became the first City night

watchman. Served as the police force for thirty three years, rarely wearing a uniform.

Randall, Vinal Sr.: A partner with Sherman Godard in the building construction business. A local business for many decades until Witts Home Center purchased the enterprise.

Schleef, Doctors Henry & Katherine: Operated the first hospital on Main Street. Helped to establish the Seventh-Day Adventist Church on West Main Street.

Sharp, J.H.: Arriving in 1862, he acquired the name "Bohemia" after building the first road into the Bohemia Mining District. A former postmaster and civil engineer.

Shields, Eliza: Daughter of William Shields whose Donation Land Claim makes up the southeast corner of downtown Cottage Grove. She married Alexander Cooley who constructed the Cooley houses on Hillside Drive.

Small, Henry: Arrived in 1852 from Brownsville, Oregon. Donated land for the first school, his land later developed into "Slabtown."

Small, William: Pioneer of 1861 who came to homestead, much of his land is now part of urban Cottage Grove.

Smith, Russell: A mortician who operated Smiths Funeral Chapel in the old Oscar Knox house. Operated Smith's Furniture and later the Smith-Lund-Mills Funeral Home on South 7th Street.

Snapp, Doctor: Pioneer doctor in the community. His house and office was moved from River Road and is now a local museum.

Spriggs, Clint: Operated a blacksmith shop with a brother for many years at 6th and Washington Streets.

Stone, George: Ran the grist mill on South River Road, and built the Queen Anne house on South River Road that is a local landmark.

Stouffer, J.C.: Arriving in 1878 he built the first planing mill and sash and door factory in the City. Established Stouffer's Addition at 10th and Main Streets.

Trask, Dove: Daughter of an early preacher. Her family owned the Cottage Grove Creamery for decades. She was active in the local Pioneer Historical Society and museum.

Trask, Ray: Operated the Red Rose Creamery for years at 7th and Whiteaker Streets.

Vaughn, Judge: Pioneer of 1853, first Justice of the Peace, early miller near

Latham.

Veatch, Claybourne: Arrived in 1853 with the Oglesby wagon train. Married Jane Knox, both were charter members of the Cumberland Presbyterian Church.

Veatch, John: Grazed sheep on Mt. David while living in the Northwest Neighborhood.

Veatch, Robert McCleary: Graduate of Corvallis Agriculture College, taught school, and was elected to the State Legislature in 1872. Served three terms as Cottage Grove's mayor.

Veatch, Sylvester: Farmer who arrived in 1852, married Mariah Elizabeth Knox. Purchased part of the Harvey Small DLC and planted imported fruit trees.

Wallace, Charles Hamilton: Preacher and brickmaker, built many of the Main Street buildings in Cottage Grove.

Wells, John: A Justice of the Peace, had an office in the Stewart Building for many years.

Whipple Elisha: An early merchant, postmaster and Wells Fargo agent. Whipples Store was a pioneer institution.

Whitely, Opal: Born in 1897, a naturalist and writer. In later years became convinced she was born of royal blood and traveled to England, France and India, in search of her royal parents. Died in a London mental hospital in 1992.

Wilson, William: His Donation Land Claim includes a portion of Cottage Grove Lake bordering Wilson Creek.

Woodard, Ambrose: Established a sawmill at Divide. His son Walter built the Woodard Lumber Co., a giant logging industry. Sold the operation to Weyerhaeuser in 1957.

Woodson, Oscar: Established the first garage and automobile agency on North River Road, later established Woodson Brothers garage, which is Holloman Ford today.

Woolcott, Arthur & Marion: She came to America on the Titanic from England, one of the few survivors. A prominent farm family in the community.

Young, Joseph E.: A prominent lawyer in Cottage Grove, married Ermine Veatch in 1903.

PART II
IDENTIFICATION

METHODOLOGY AND PREVIOUS SURVEYS

The first formal identification of historic resources in Cottage Grove took place in 1976 as part of the Statewide Inventory of Historic Properties conducted by Stephen Dow Beckham for the State Historic Preservation Office. Seventeen significant resources were identified, and listed in the statewide listing. These same resources were listed on the local level as part of the City's Goal 5 compliance.

The Cottage Grove Historical Society has been involved in, and supportive of, local preservation issues for a number of years. The Society developed a criteria and program for listing locally significant structures, and supplies a complimentary plaque to owners of structures that meet the historic criteria. The Cottage Grove Planning Department administers the historic preservation overlay program.

The Cottage Grove Historical Society was the principal influence, in conjunction with the City of Cottage Grove, for soliciting funds from the State Historic Preservation Office to complete a comprehensive survey and inventory of cultural resources for the community. University of Oregon professor, Michael Shellenbarger, used Cottage Grove as a case study for his Masonry Preservation Technology class Fall term 1990. From this involvement Professor Shellenbarger recognized the need for further inventory work in the Cottage Grove community and proposed that the involvement of the Historic Preservation Program at the University of Oregon might help to facilitate the survey and inventory process. Historic Preservation graduate student Donna Hartmans helped to write the grant proposal which funded this project.

This survey began in October of 1991, with the compiler beginning field work and photography for the reconnaissance and intensive surveys. Historic research was conducted throughout the course of the project. The involvement of sixteen University of Oregon students for ten weeks between January and March escalated research and field inventory work. The consultant supervised student efforts and focused their research on specific structures located in the downtown core. Site maps and locator maps were collected during the final months of the field survey work.

Sources investigated for historic research included primarily the large collection of vertical files on local history that are located at the Cottage Grove Museum and the Cottage Grove Historical Society. Additional sources included newspapers, city directories, photographs, census records, maps and biographical files, as well as numerous secondary sources on Oregon and Cottage Grove history. The collections at the Oregon Collection, Knight Library, University of Oregon, and the Lane County Historical Museum provided valuable research material for this study. A series of "Fireside Chats" were sponsored by the Cottage Grove Historical Society during the early months of the project. Long time residents of the Cottage Grove community participated in discussions on historic topics that aided the compilers understanding of local history. These sessions were video taped.

DISTRIBUTION PATTERNS OF RESOURCE TYPES

Early transportation routes dictated the shape of modern Cottage Grove. During the settlement period the Territorial Road ran north to south along the west bank of the Coast Fork River. Early sawmills, blacksmith, and commercial enterprises sprang up around the grain mill that was located south of Silk Creek. With time houses appeared and the town moved north towards what is now West Main Street. Donation Land Claims that were owned by settlers were platted and divided to provide lots for buildings. When the railroad was laid east of the river commerce and industry began to move east, to be closer to this major transportation link with the outside world. From 1872 onward businesses and houses sprang up on additions that were divided by James McFarland to the north and William Shields to the south of Main Street. Frame commercial structures were erected on Main Street first, and by the turn of the century were being replaced by solid brick buildings, some of which were a full two story's in height. For decades this was the shape of Cottage Grove.

As transportation through the Willamette Valley increased Highway 99 was constructed to accommodate the many travelers. This transportation route ran through Main Street and continued south along Fifth Street. As the automobile became increasingly popularized auto dealerships, gas stations and repair shops, and restaurants and service businesses developed to accommodate the motorists needs.

After the mining days the timber industry became the dominant local industry, employing hundred of local people. Because timber resources were solidly based well into the 1970s Cottage Grove developed with a large quantity of single family dwellings. Historically, few multiple family dwellings were constructed, after the period of rooming houses was over, about 1920. Single rooms were available on Main Street and were built to service the influx of miners around the turn of the century. By the 1940s these types of accommodations had become obsolete.

The most significant historic resources are located predominantly on Main Street and South River Road. These areas were always the hub of the community. From this mecca of commerce residential neighborhoods were laid out within walking distance of the downtown core. The Northwest Neighborhood is one of the oldest residential areas of the town. The Pine Woods Neighborhood, south of Main Street, and Georgetown east of the railroad both containing a quantity of residential structures that were built before 1940. Other historic resources are located north of the downtown core, with isolated examples that might be as important as some located in the Northwest, Pine Woods and Georgetown Neighborhoods.

Parking needs and new development impacted historic resources on Main Street, Whiteaker and Washington Streets over time. This is particularly true on Whiteaker and Gibbs, as there are few historic resources remaining. The Cherry Court, North Eighth and North Ninth Street areas contain a mix of historic residential structures. In the formerly industrial areas east of the railroad, running north and south, the only significant industrial feature that was identified is the wig wam burner on Lane Street. The old warehouse west of the burner might merit additional documentation. On South Highway 99 there is a mix of commercial enterprises with many of the structures being built after 1950. However, at the intersections of South Fifth and South Sixth there is a cluster of residential and commercial structures that

could be significant. The George Lea house being the most notable. South Sixth Street beyond the railroad tracks contains a quantity of historic homes. This is an unusually wide street for Cottage Grove and a cluster of historic residences exists as the southernmost end of the street, just north of the Earl Stewart home.

RESOURCE TYPES

The following section is a discussion of the resource types located in the intensive study area. Other significant properties are mentioned to emphasize their importance to the community. Most of the structures discussed are ranked primary, and should be recognized as such by the City. During the course of the survey no structures were identified within the Urban Growth Boundary that are older than 1875. The Lurch House, at 412 Adams, is probably the oldest surviving house in the City. South of town, and beyond the study area, the James Chapin House still stands in a derelict condition. It is believed that this Federalist Style house was constructed around 1865. No settlement era log cabins were located in the study area.

SETTLEMENT ERA BUILDINGS 1850-1875

The only resource identified that might have been constructed in the late part of this era is the Old Mill Farm Store, located at 327 South River Road. A grist mill existed on the site until 1947, when it was destroyed by fire. A barn to the southwest possibly dates from the early 1880s. A storage building south and west of River Road, on the same property, dates from the early 20th century. This complex should be recognized and evaluated for future preservation efforts. The mill race that was diverted from the Coast Fork River historically ran west of South River Road.

EARLY ARCHITECTURAL STYLES 1880-1900

A quantity of residential architecture identified in the survey has been identified here as the **Vernacular** Style. This was a design type that was built by local builders, often according to their own ideas, regional ideas or memories of other architectural styles that were used in different parts of the country. They are usually L or T shaped with 1 or 1 1/2 story's. They are commonly gable roofed with very few decorative details. A number of examples of this style exist throughout the reconnaissance study area.

The **Vernacular Gothic** Style is characterized by steeply pitched gable roofs, and are usually 1 1/2 or 2 full stories in height. They are built of wood frame with horizontal shiplap, or vertical board siding. Narrow double hung windows are typical. Side porches, or verandahs, are common. Some significant examples of this style exist in the Northwest and Pine Woods Neighborhoods.

The **Italianete** Style has low-pitched hipped roofs, generally, with overhanging boxed eaves that are supported by decorative brackets. They are of wood frame construction with single or paired narrow double hung windows. Sometimes there are bay windows. Few Italianete Style houses have been located in the survey, with only two 2 story examples indicated in the inventory. This deficiency should be recognized

and an effort be made to preserve the few remaining examples

Typical characteristics of the **Queen Anne** Style house include a complexity of roof shapes, frequently gable and hipped in combination. Irregular floor plans and massing are common with irregular shaped windows, bays and dormers. Towers and turrets and decorative work in the Eastlake tradition are common expressions of this style. The J.I. Jones and Akin houses are two fine examples of this style. The three Queen Anne houses on South River Road are good examples. A number of residential structures have been identified as the Vernacular Queen Anne Style, which means they lack the decorative details of the Queen Anne Style.

The Eakin & Bristow Building (Preston's Antiques) at West Main and River Road is probably the oldest commercial building in Cottage Grove. Every measure should be taken to recognize and protect this resource. The second floor interior still contains the Masonic Hall and historic finishes are intact. The Snapp House on South River Road should continue to be recognized as an early example of the Vernacular Queen Anne Style of architecture. Because the Prospector's Club own and maintain the building it is more protected than other resources in the community.

Historic photographs illustrate that downtown Cottage Grove was predominantly residential north and south of Main Street. Outbuildings, privys, and stables were common throughout the urban core prior to 1900. Few of these resources survived the periods of growth and development that began at the turn of the century, with the exception of the Lurch House, which is one block south of the intensive level study area boundary. A quantity of outbuildings, mostly garages, exist in the oldest neighborhoods. The moving of buildings was quite common in the community so some of these resources might be deemed significant in future studies.

INDUSTRIAL AND PROGRESSIVE ERA ARCHITECTURE 1900-1920

Because of the discovery and development of the gold mines east of Cottage Grove a period of pronounced prosperity existed in the community after 1890. The railroad had made the transportation of agricultural goods convenient and the timber industry became solidly established after the mining boom dwindled in importance. For the urban core of Cottage Grove this meant distinct changes in the look and feel of the streetscape. The small frame commercial buildings with gable or false fronts were taken down to make way for the solid two story brick and masonry structures that became the standard after 1905. A number of these structures still exist on Main Street, some receiving a primary and secondary ranking in the final inventory.

FALSE FRONT COMMERCIAL 1880s 1920

This simple frame style typified Main Streets prior to 1900. Historic photographs illustrate that one and two story False Front Commercial buildings comprised the look of Main Street. Generally these are gable roofed buildings, sometimes with a second floor apartment space, that had a "false front", usually rectangular in form, built across the gable roof. These fronts were good locations for signage and often a simple shed roof covered the entrance. The Allison Building, 514 Main, is a two story example of this style. Further west the Book Mine, 702 Main, is an example of the gable roof

variety with covered entrance. At 49 South Sixth, the Witts Home Center is a later example of the False Front Commercial Style of Architecture. Typically, these buildings occupied only half the depth of the lot. The Allison Building still takes this form, while the Book Mine had an addition in the 1950s which caused the building to fill the lot.

BRICK COMMERCIAL

A number of brick buildings still survive on Main Street. Local brickmaker and mason, Charles Hamilton Wallace, may have made and laid the bricks on some of the oldest structures. Typical characteristics of brick commercial architecture include recessed entries, sometimes with canted display windows. Transoms were common, and many have been covered by modern siding or materials. The second floors frequently display single or paired double hung windows. Corbelled brick defines the cornice and parapets. Canvas awnings in dark colors frequently protected the entrance. Two of the most significant brick buildings are the Stewart building and the Old Town Club building. Both were designed by Eugene architect, John Hunzicker. They are stylistically similar and each have two commercial bays on the first floor. Second floors provided sleeping rooms for miners and visitors. Because the second floors of both buildings have been unused for so many years these areas should be recognized as potentially significant interiors.

The First National Bank Building, built in 1911, symbolizes the period of prosperity of this era. Although the first floor interior has been altered to suit modern office needs the second floor remains as built. This is another interior that should be recognized and protected. Other downtown brick buildings, with second floor office or rental space include: the Knickerbocker building, Lawson building, Bank building, Homestead Furniture, the Wiser building, and Burkholder-Woods building. The south side of the 600 block of Main Street contains four of these structures, unfortunately much of the historic facades are covered by inappropriate materials. Portions of these facades can be seen through the vertical boards. There is a possibility that the Burkholder Woods building was a Hunzicker design, although this was not proven in this study. Other commercial buildings that have been identified as part of this period of development include, Apland's Jewelry, The Grove, Crosstown Copy and the Covered Bridge Restaurant, which might be the oldest brick commercial structure on Main Street. The Goodwill Store and Pen and Press buildings are other examples of Main Street brick architecture, but the removal of the second floors has made these buildings unrecognizable to the historic time period.

The first three story structure erected in Cottage Grove was the Cottage Grove Hotel building. It is positioned at the east end of Main Street, which was in close proximity to the railroad station. The exterior of the building is relatively intact, with most of the alterations occurring on the interior of the first floor.

A significant cluster of residential architecture exists on Washington and South Third. The Westberg House, Walker House, Green Pitcher House, Kem House and Methodist Parsonage are excellent examples of house types that were common to the downtown area prior to urban renewal. These structures contribute to the residential quality that was characteristic of the downtown area during this period.

For many years these solid buildings rubbed elbows with the frame commercial structures of earlier years. During the building boom of the 1920s and post-World War II years many of these frame structures were lost to newer development. In some cases brick buildings like the Sherwood Hotel were destroyed to make way for more modern brick structures like the Omer Apartment Building.

The **Bungalow** Style became popular at the turn of the century. Stylistic elements include gable and hipped roofs, exposed rafters, wide eaves and generally a rectangular shape, wide gable porches are typical with truncated or massive support columns. Windows are generally double hung with small panes in the upper sash, dormers are sometimes evident. This is one of the more common resource types identified in the survey, and they are located throughout the study area. This style is generally associated with the first two decades of the 20th century in Cottage Grove.

A common residential style in Cottage Grove appears to be the **Pyramidal Cottage**. This style is characterized by a hipped roof over one story, frequently with a half or full porch running across the front. Simple details include corner boards, water table, double hung windows and shiplap siding. It may have exposed rafters, but sometimes exhibits boxed eaves. This was affordable housing and was typically constructed for the working class.

Few churches have survived from the earliest periods in Cottage Grove. The old Methodist Church, which was a prominent Main Street landmark was demolished in the 1940s. During this same period the old First Christian Church was destroyed to make way for a modern religious building. The Hunzicker designed Baptist Church was also destroyed for a modern building in recent years. The best example of historic religious architecture in the community is the octagon Catholic Church, which now houses the Cottage Grove Museum. This is one of a very few octagon buildings in the state. The rectory, now a private home, to the north of the church, is significant by association. Pietro Belluschi's First Presbyterian Church at 216 South Third was constructed in the 1950s and may be significant as one of this architect's better designed small churches in the state.

MOTOR AGE RESOURCES 1920-1940

After World War I Cottage Grove entered a new stage of development. The automobile had become popularized and businesses related to the auto industry began to appear in Cottage Grove. Along with this service industries, like motor courts and restaurants, opened to cater to travelers needs.

South Fifth Street contains some significant Motor Age commercial structures that should be inventoried in more detail. They are in close proximity to Highway 99. Much of South Fifth is residential in character, and during the historic period the Cottage Grove High School was a dominant building in this streetscape. Modern residential apartments now occupy this site. The Adams School is a holdover from this period and is the most significant historic school structure in the community. The Cottage Grove High School was constructed in 1941 and may be important as an example of streamline moderne educational architecture. It is on the edge of the historic period for identification.

The firm of John Hunzicker designed the **Art Deco** Style armory on Washington Street. This building is extremely intact and should be recognized as an important example of government / military architecture. During the historic period it played a dominant role in the social life of Cottage Grove, as it functioned as skating rink and dance hall for many years.

The only other example of Art Deco styling in the downtown core is the Hart Building on Main Street. Although the historic facade is covered by inappropriate materials, the significance should be recognized and efforts could be made to restore the front facade.

The most significant example of fraternal architecture is the I.O.O.F. Building on Main Street, just east of the Coast Fork River. This is one of two three story structures located in the downtown core. This is the only example of American Renaissance styling in the community. The Eakin & Bristow Building could be associated with fraternal architecture in future studies.



View of Cottage Grove looking southeast from McFarland Butte, circa 1900. (Photo courtesy of Cottage Grove Historical Society)

LANDSCAPES OF COTTAGE GROVE

It is sometimes difficult to understand the "eyes" of others, particularly those who planted and created early landscapes whose remnants still exist today. Local histories tend to record the accomplishments of the people who shaped the community. Landscapes are seldom recorded in such histories so oral histories, photographs and newspaper advertisements must be analyzed to read and interpret the historical landscape image. The landscape is communicated through verbal descriptions, the written word, paintings, photographs, postcards and maps. All of these resources are essential for research, but are also testaments to the lives of our forebears.

Walling's Illustrated History of Lane County, written in 1884, contains illustrations that show beautiful compositions of houses, barns, animals, fences, with hills beyond, which demonstrate the creation of a cultivated, civilized order on the Oregon land. Unfortunately there are no lithographs that illustrate the Cottage Grove landscape from the early days. Agriculture, logging, commercial and residential development all shaped the Cottage Grove landscape. As settlers felled timber and fenced their properties the agrarian landscape began to emerge. The patterns of transportation knit the community together and in the process created the landscape that we are familiar with today. Early transportation routes still are in use. Street patterns have changed little since the turn-of-the-century. The plantings of oaks, maples and other trees in the front yards of houses have grown to gigantic proportions around the community.

The railroad cut a swath through the Cottage Grove landscape, as did the Pacific Highway. Development spread in all directions after 1872. Historic photographs of the community show a pastoral landscape with open fields and forested hills in the distance. Density was minimal with three to four homes to a city block. Properties were fenced and wooden outbuildings dotted the yards. Religious and commercial structures stood out in the cluster of structures that was Cottage Grove prior to 1900. The Classical Revival and Vernacular Gothic were the predominant architectural styles of early Cottage Grove. With the arrival of the age of industry the landscape began to change. The whirl of sawmills and belching of burner smoke, and the rush of water from flume to millpond, brought a significant change to this pastoral scene. The pristine landscape of Cottage Grove was pushed further back into the hills.

Streets and roads created permanent changes in the local landscape. The road and the structures that line it contribute to the look of prosperity and affluence. The buildings become important visual landmarks for visitors and local residents. Street trees and bridges become like old friends, and are missed after they disappear. As development occurs over time the landscape is narrowed into corridors that focus the eye on a view. Main Street in Cottage Grove used to focus the view on Knox Hill to the east and the White Hills to the west. The eastern view was interrupted by the concrete ribbon of Interstate 5 in 1957. To the west the Methodist Church historically terminated the view, but now the five story senior housing tower of the late 1960s culminates the vista. As one travels the main arterials of Cottage Grove the visitor is afforded personal glimpses of homes and yards found along these routes.

Mount David is a dominant landscape feature in the northwest corner of the community. Its close proximity to the downtown core is a pleasant and appreciated

feature of the landscape. Historically it has been used for picnics and other recreational activities. Recently it was sold to a developer and lots are now available for an exclusive hillside subdivision. The McFarland cemetery, where many of the town's first settlers are buried, lies at the base of Mount David. The ridge line is a dominant feature as one enters, and moves about, in the community. In the 1920s a Reverend Olson convinced citizens to invest in an oil well at the hills summit. It never produced and the Reverend became as scarce as the oil.

The Bennett Creek area north of Mount David is another significant landscape for the community. The Cottage Grove Golf Course is located in this area, being developed in the 1930s. It is a beautiful landscape with mature trees and desirable greens. Bennett Creek remains untouched, with some hillside development to the north. The other golf course in the community is much newer and is not notable as a significant landscape, but must be appreciated as open space.

As early as 1916 the Sunnyside Greenhouses provided cut flowers, vegetable plants and nursery stock to residents of the community. They are still an active business in town, at their original location on West Main and Q Streets. A combination of newer greenhouse types exist with Silk Creek flowing along northwest of the greenhouse property.

As Silk Creek approaches the Coast Fork River it travels through an open area south of Willamette Court. This is the oldest area of Euro-American settlement for the City. Willows, oaks and native grasses abound in this shaded open space. It would be highly desirable to keep this area undeveloped. This is a significant cultural landscape for the community.

Knox Hill plays a dominant role in the eastern vista of the Cottage Grove community. It is heavily wooded and a few houses can be identified on its western slope. Parts of it are developed but the steep grade has prevented exploitation. City reservoirs are located in this area. Douglas Fir is the predominant vegetation. Its close proximity to Interstate 5 is undesirable as the roar of freeway traffic is a constant intrusion on the landscape. The Southeast and Northeast Neighborhoods are also subject to this audio intrusion. These neighborhoods are rather typical in their layout with cul-de-sacs and ranch houses. Other post-war neighborhoods are east of Gateway Boulevard and southwest of River Road. They all contain similar suburban characteristics, with an abundance of "Sunset" style residential landscapes.

The community as a whole seems to be heavily planted with ornamental shrubs and conifers. Yards are generally well maintained and home owners seem to have the American avocation for expanses of green lawn. Aside from the street trees, flower beds and foundation plantings seem abundant. The effect is very pleasant and inviting. More attention could be given residential landscapes in Cottage Grove if further survey work is conducted.

Coiner Park was established on five acres in 1909. It is Cottage Grove's premier playground. Vintage play equipment exists in a central shaded grove. Tennis courts are available in the northwest corner of the park. Picnic tables are situated in various locations that seem convenient to parking. The park is shaded by oak trees and other deciduous and coniferous trees. Some specimen ornamental plants have been added over the years. Maintenance is generally good and the park seems to be used on a regular basis by local residents and their children. In the 1920s it was used

as an auto park.

Kelly Field on Quincy Avenue has been used as a baseball field since the 1920s. It is nestled in a residential neighborhood and contains no significant landscape material. It does provide a sense of openness to the area that is desirable. Two playgrounds exist in the Northwest Neighborhood which were constructed in the 1980s. City maintenance could be improved in both of these parks as they are subject to high use by children and skate boarders. There is nothing unusual or outstanding about either of them.

School properties, specifically Cottage Grove High School, Harrison School and Lincoln Junior High School, were all constructed after the period of significance for this study. The high school contains a large stadium and is equipped for a variety of athletic activities. All of the schools have large open spaces and accommodations for outdoor activities by students. Directly opposite the high school, on the north side of Taylor and on either side of 10th Street, a pair of matched parks exist. They were donated by the Womens Club of Cottage Grove and contain identical plantings of Douglas fir, spruce and cedars. There is evidence of rhododendrons and azaleas having existed prior to the present date. Judging by the size of the trees the parks were probably planted in the mid-1940s, soon after the construction of the school. Adams school has some huge maples on its north side. Other shrubs exist around the foundation.

A small park exists on the north side of Harrison street opposite the fire station. The original fire bell is mounted east of the fire station, and is a commemorative to fire fighters who lost their lives in the line of duty. In the 1980s local volunteers reconstructed a covered bridge north of the Main Street bridge. This provides a pleasant foot path across the Coast Fork River. West of this bridge there is a small park with seats and rose plantings. On the east side a contemporary park exists with ornamental trees and shrubs. Part of the paving consists of commemorative bricks that were donated to fund the bridge project. The river and its lush growth contribute to a comfortable open space west of the City Hall.

With the improvements to local roads visitors became more commonplace in the city. The train station used to localize visitors and keep them in the downtown area. Today people roam freely around the community in their automobiles. Cottage Grove is unique in that people can easily walk to almost any area of the community. Sidewalks are sometimes inconsistent, but a path is usually worn to indicate the place to trod. Along the South Pacific Highway (Highway 99) there exist historic buildings that were built to service the travelers and visitors. These take the form of service stations, auto repair shops, markets, and motor courts. The residential district on North Ninth contains some interesting historic homes with mature trees and manicured yards. The Cottage Grove Connection to I-5 veers to the east towards the strip development of the Gateway area of town. Dr. Pierce's Barn, which is the communities only National Register Structure, can be viewed to the southeast as one ascends the overpass.

South Sixth Street appears to be a broad boulevard that directs the driver to the forested hillsides of the surrounding countryside. A residential quality is prevalent in this area of town. The railroad tracks are still regularly used, but the industrial build up is a thing of the past. A large open space exists east and northeast of the tracks.

Blackberries and wildflowers abound in these sections of the railroad. East Main street is a wide road where cars can travel at 30 mph, whisking past houses, businesses and Coiner Park.

One of the landscape jewels of Cottage Grove is the Coast Fork River that flows northward through the community. River Road accommodates vehicle, bicycle and foot traffic. The linear park land on the west bank provides a serene quality to this section of the town. River Road is accessed by three bridges (non-historic) at Main Street, Harrison and Woodson Streets. The river is shaded by oaks, maples, alder and native vegetation. The rapids south of Main Street give the viewer a sense of the rivers power and continuity. Above these rapids the dam and millrace were constructed to service the flour mill. Both have been gone for over thirty years. The river is an untapped source of recreational opportunities, be they for fishing, rafting or canoeing. The Lower Coast Fork includes the tributary valleys of Camas Swale, Lynx Hollow and Silk Creek. The Upper Coast Fork includes the separate tributary valleys of Row River, Mosby Creek and the Coast Fork south of Latham. There is evidence in these areas of the agricultural, mining and logging landscapes. This area was settled via donation land claims, with the wide prairies on either side of the river becoming the first areas that were developed for farming.

With the railroad came the poles and lines of the telegraph, and later the telephone and electricity lines, which symbolized the end to rural isolation. The rural electrification program of the 1930s brought convenience and comfort to Cottage Grove. The radio and television that followed changed the patterns of life in Cottage Grove, and the rest of the nation. Antennas, satellite dishes and video stores dot the Cottage Grove landscape.

The railroad helped to establish the logging industry of Cottage Grove. In the outlying areas dairy and livestock raising created the large fenced fields. Agricultural crops and orchards are still evident as one leaves the community. Evidence of agriculture is pretty much non-existent within the Cottage Grove urban growth boundary. There are still some open spaces and double lots that exist in the various neighborhoods. One is surprised at how fast the countryside appears as you leave town in any direction. Hillsides close in and the forests and farms become distinctly noticeable. Cottage Grove is in close proximity to the recreational areas of Cottage Grove Dam and the Dorena Reservoir. Both provide significant recreational opportunities for local residents and visitors. One can see evidence of development outside of the community as these areas become increasingly desirable places to live. There are areas near Cottage Grove that may have potential rural historic district potential, since they possess both significance and integrity. The five covered bridges in the Cottage Grove area are the largest number of covered bridges for any single river valley in Oregon. The Bohemia mining district should be identified as a potential cultural landscape. The two railroad bridges, north and south of the Pacific Highway, are visual landmarks for the community.

Street lights on Main street, and other corners in the community are generally of the 1970s vintage. In 1992 the Downtown Business Association influenced city government in the choice of "Historic Style" light standards that support traffic lights at the intersections of 5th and 6th streets. These fixtures replicate historic light fixtures that were installed in the 1920s. If further replacements are necessary they should

follow the style of those that were installed in 1992, which are compatible with the originals.

Cottage Grove has a distinctly residential atmosphere due to the large quantity of historic and non-historic single family dwellings that exist in the community. South Pacific Highway and East Main Street have begun to look like rather typical strip developments that can be found in other parts of the state. A number of historic resources exist along these arterials and an effort should be made to further identify these resources for significance.

The landscapes of Cottage Grove are important to the overall character of the City. They help to create a sense of place that is familiar and friendly. Every effort should be made to preserve and enhance this character in future planning efforts.

RESIDENTIAL NEIGHBORHOODS

The Northwest Neighborhood is composed of six McFarland Additions, which were annexed to the city of Cottage Grove after 1891. Evidence of this era is represented by a mixture of Vernacular and Queen Anne residential architecture that is typical to Oregon.

Sanborn maps indicate that this area was the second platted residential neighborhood of the community. The first McFarland Addition took place in 1885 and consisted of the north side of Main Street and the area of Whitaker and Gibbs Avenues. Blocks are laid out in squares and the streets are letter named (G to Q) on the north south axis. Main, Ash, Birch and Chestnut Avenues form the east and west arterials. During the period of development most blocks contained from three to five dwellings, with numerous outbuildings and fences indicated. Infill that occurred after 1910 increased the density to eight to ten dwellings to the block.

The old Catholic Church (today the Cottage Grove Museum) occupies the northwest corner of H and Birch Streets. The Catholic Rectory, circa 1907, stands to the west of this stately octagon structure. The West Side Grade School, now destroyed, was built in 1904, and stood on the site of Cottage Grove Hospital, on Birch between M and P Streets. Some dwellings have been replaced by clinics and offices that relate to the hospital business. Aside from these public facilities the neighborhood still retains its integrity as a late nineteenth century residential district. Main Street is within easy walking distance for local residents.

The old Eakin & Bristow Mercantile (now an antique store), Gireau's Market (originally a drug and stationary store), and the Health Food store (originally a hardware store) stand at the corner of North River Road and West Main Street, and serve the neighborhood, although in a different capacity than they did in the past.

The Pine Woods Neighborhood was developed between 1885 and 1920. Stately houses exist close to the downtown core. These were the homes of some of the prominent citizens of the community. The majority of the neighborhood is made up of the Long and Landess Addition. The Perkins, Currin, Wynne's, Young's and Shield's Additions are considerably smaller. This neighborhood is connected to South River Road by the swinging bridge at the end of Madison Street. Three large Queen Anne style houses stand south of the bridge. The Snapp House and a few vernacular residences remain from the early days of Cottage Grove. North of these structures

were the Hazelton Additions, which are probably the oldest residential neighborhoods in the community.

The Georgetown neighborhood contains a pleasant mix of bungalow and revival styles of architecture, mostly constructed between 1900 and 1930. There are a few vernacular gothic structures that were probably small farms prior to neighborhood development. This neighborhood would have been closely associated with the timber and railroad industries that were located to the west. The Jones Addition lies along South Sixth Street, and contains some interesting historic structures.

North of Main Street the McQueen's, J.H. McFarland, Harm's, Stauffer and Mrs. C.A. Perkins Additions developed. These neighborhoods contain a mixture of bungalow and revival styles, and are in close proximity to the downtown core. Prior to 1950 Whiteaker and Gibbs Streets contained numerous residential structures. These dwellings were destroyed or moved to accommodate the Safeway Store, parking lots and business offices that exist today. North Ninth Street has a mix of residential structures and like North Tenth Street was part of the building boom that occurred in Cottage Grove during 1925.

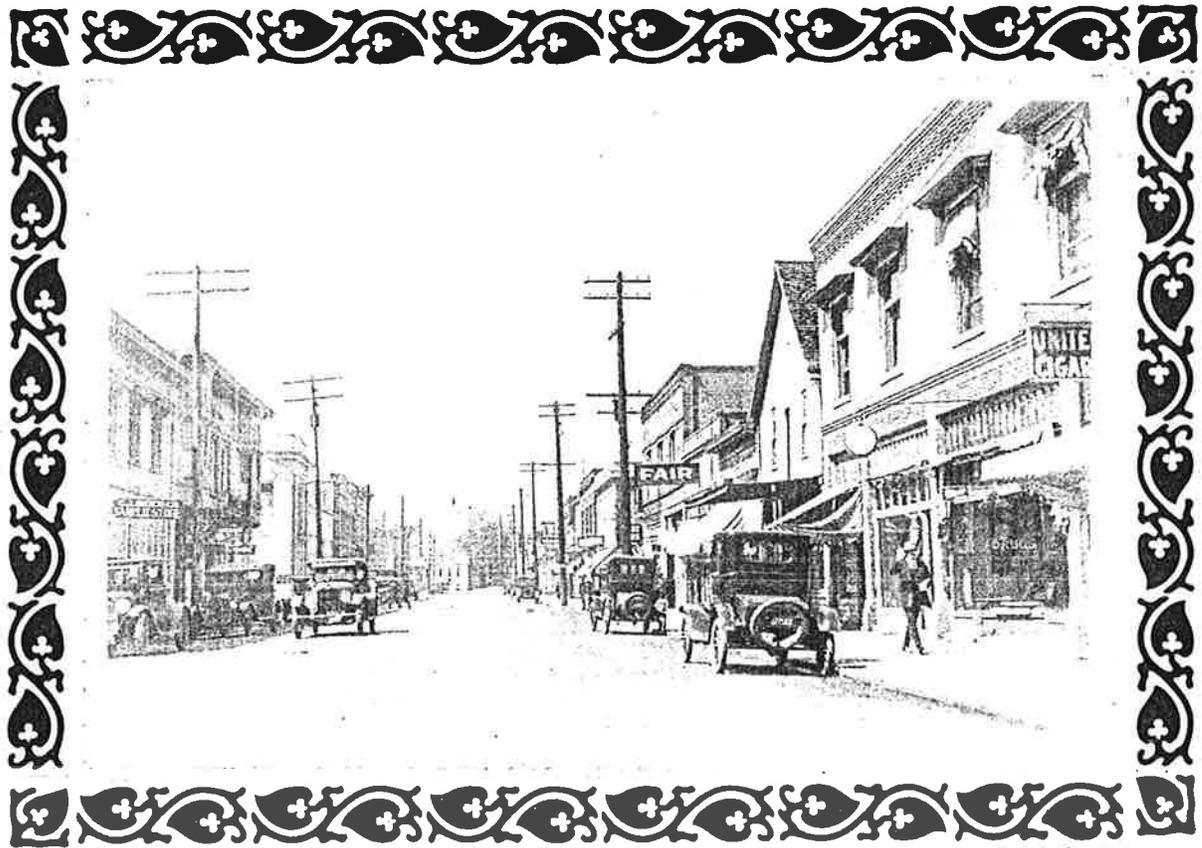
These neighborhoods comprise the historic residential districts of the Cottage Grove community. Downtown is accessible by foot from any of these districts. Infill began to occur in the 1920s, and this era's varied style of architecture is evident in all of these neighborhoods, and provides a pleasant ambiance, particularly with their mature trees and tidy yards.

BRIDGES AND OBJECTS

The most significant bridge in the Urban Growth Boundary is the Chambers Bridge constructed in 1925. Originally part of the Chambers logging operation this bridge brought the railroad logging spur to the forested hillsides west of Cottage Grove. Constructed of heavy hewn timbers and vertical board siding it stands as a fitting tribute to the logging days of Cottage Grove.

West of the Village Green Motel complex three train engines are installed. They were brought to Cottage Grove to be part of a railroad museum that was planned for the site.

Three commemorative plaques are mounted on large stones in the vicinity of the covered bridge north of Main Street. Although none of these plaques meet the fifty year criteria for historic significance, they are worthy to note as they commemorate local events.



View west on Main Street, Cottage Grove, Oregon. (Photo courtesy of Cottage Grove Historical Society)

PART III
EVALUATION

PART III.: EVALUATION

The evaluation section of this document explains the methodology used for assessing the existing condition of identified resources in the intensive level survey area. This is the final process for determining the significance of primary, secondary, contributing and non-contributing properties. It is recommended that these property rankings not be viewed as the final word for determining the future of identified historic resources. There are times when new information comes to light that could affect the ranking of a building. A property owner may choose to restore a building to its original character and the City should encourage and recognize such restorations, and be willing to adjust the ranking to reflect the new status of the property. Many of the identified resources have local significance which are associated with local memory and the communities sense of place. It is hoped that the City will realize this and be attentive to changing needs as they develop.

METHODOLOGY

The Cottage Grove evaluation is based on a series of recommendations that were provided by the Oregon State Historic Preservation Office, found in the Grants Application Manual, Part III. Evaluation is the process of ranking properties by their stylistic significance to other resources in the community. Condition and integrity of the resource has a direct effect on the evaluation. Cultural value is an important part of the process and may alter the final ranking in a significant manner.

Condition is based on an evaluation of construction materials and the function of the building. For example: The I.O.O.F. Hall was built to house the lodge and social rooms of this fraternal organization in 1927, with two retail spaces on the ground floor. The exterior of the building is relatively unchanged from the date of construction, while the use remains the same. This building therefore exhibits a high level, on a best to minimum example, for condition and function. As survey sheets are evaluated it is possible to ascertain the final evaluation of the identified structures.

Integrity is the second condition that affects evaluation. Resource types are assessed according to the rate of deterioration, social/economic value, and the threats to the resource. In the case of the I.O.O.F. Hall the rate of deterioration seems minimal because of its poured concrete construction and the fact that the building has always been well maintained. This is a prominent Main Street building that plays a key role in the social fabric of the Cottage Grove community because of its use as a fraternal lodge. The economic value is high considering the Main Street location and the income producing value of the retail establishments. Because of the long association with the lodge the resource seems well protected. In this case it is determined that the I.O.O.F. Lodge maintains a high level of integrity.

Each property is evaluated according to the following criteria: 1. intact 2. slightly altered 3. very altered 4. few remaining 5. no remaining **features**. Some of this information is discussed in the statement of significance when determined.

In the downtown core study area the predominant resource type is commercial,

with none dated earlier than the 1890s. No historic religious examples remain within this study area, although three churches were part of the turn of the century skyline of Cottage Grove. A cluster of early 20th century residential architecture exists at the southwest corner of the study area. Architectural styles within this grouping include Vernacular, Vernacular Queen Anne, Spanish Mission, and Dutch Colonial. Construction techniques are either frame or masonry. The condition and integrity of identified resources varies greatly, with many of the commercial buildings exhibiting periodic layers of remodeling, mostly following the fifty year age period for determining eligibility. The highest level of integrity exists with properties that are the most intact from the original period of construction. Their exteriors exist with few alterations to the massing, arrangement of openings, or exterior surface material and detailing. Properties with less integrity have had changes to the overall massing and alterations to the roofs, openings, exterior surface material or detailing. Therefore, primary structures have been deemed the most intact, while secondary ranked structures have received modifications to the exterior elevations and facade. Many of these changes are reversible, with a number of secondary structures eligible for revitalization. Contributing structures have received major modifications to their exterior, but may possess associative value through their role in the evolution of Main Street history. Non-contributing structures are over fifty years of age but have been so altered as to be unrecognizable from their original forms. Some of these buildings have burned and were rebuilt using modern materials. Although a sizable amount of historic structures still exist in the downtown core many of the early frame structures have disappeared. This includes two churches, assorted styles of frame houses, industrial structures and both frame and masonry commercial buildings.

THE THEME OF COMMERCE & TRADE

The majority of the existing historic structures in the downtown core relate primarily to the theme of commerce and trade. Twenty two buildings were built for commercial purposes, and still function for that use. Three of these are of frame construction and include the Allison Building, Witt's Home Center and the Book Mine. Three masonry buildings were built for commercial purposes, but also provided overnight accommodations on the second floor. In the case of the Omer Apartments, these facilities were designed for long term occupancy. The Stewart Building and the Old Town Club were designed for overnight occupancy, with both of these buildings still containing the original room configurations off central hallways. The other sixteen buildings were designed as commercial buildings and serve that function today, with a small percentage not being fully occupied. These buildings represent an interesting mix of development on Main Street Cottage Grove, since they span the time periods between the 1890s to the late 1930s.

THE THEME OF CULTURE: 19TH & 20TH CENTURY ARCHITECTURE

Private single family dwellings comprise this theme, with fourteen residences identified in the inventory document. It appears that most of these house were built for working class people which are generally modest in appearance. Larger and more grandiose

homes were identified in the reconnaissance survey. Some larger brick homes were identified on Adams Street, one block south of the intensive level study area. The most significant cluster of residential architecture exists on Washington and Third Streets. These buildings are representative of the early residential quality that existed in Cottage Grove one block north and south of Main Street. Buildings in this cluster include the Kem House, Westberg House, Earl Hill House, Green Pitcher House and the Methodist Parsonage. The Lurch House has been included in the intensive level survey because it originally stood on Main Street, and appears to be the oldest residence standing within the urban growth boundary. Few alterations appear to have taken place on any of these structures, with the exception of modifications to two porches.

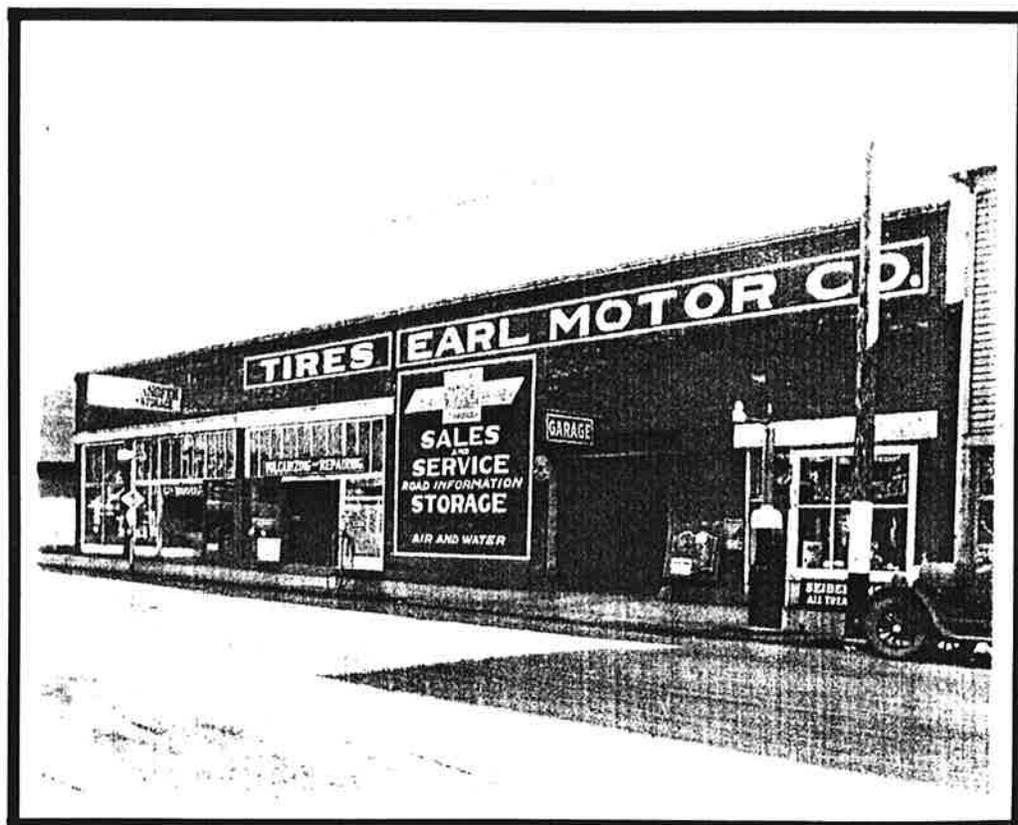
PUBLIC AND SOCIAL BUILDINGS

The Hart Building is the only historic church that remains in the intensive survey area, although it now is used for commercial purposes. It is one of two structures in Cottage Grove that were built in the Art Deco style.

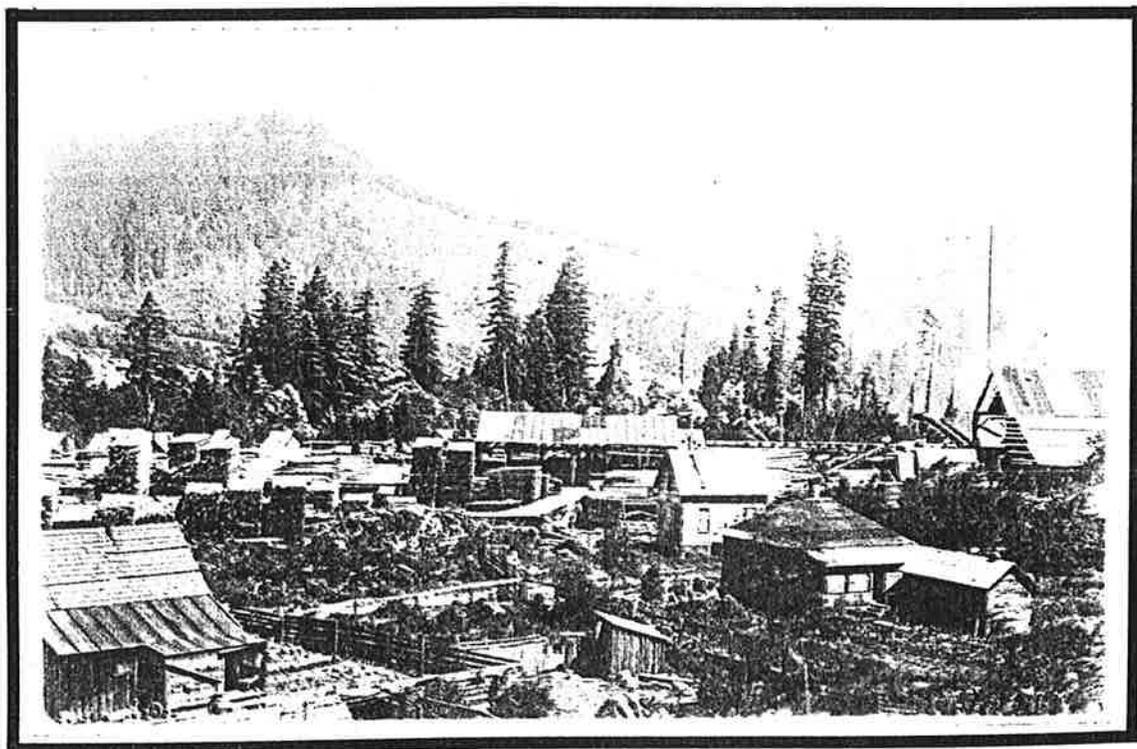
One example of government / military architecture remains in the form of the Art Deco Armory. Under the theme transportation / communication the Cottage Grove Hotel is probably the most outstanding feature in the study area.

Architectural identification is not a precise science. Buildings are seldom pure examples of one style. They frequently contain components of numerous styles. Over time structures are remodeled which can leave little trace of original stylistic elements. Style identification helps to date construction. Dates have to be adjusted because of the lag in building styles reaching the lower Willamette Valley.

GREEK REVIVAL: 1845-1865
GOTHIC REVIVAL: 1850-1880
ITALIANETTE, OR BRACKETED: 1860-1885
FALSE FRONT COMMERCIAL: 1860-1915
QUEEN ANNE: 1880-1905
TRANSITIONAL BOX: 1890-1910
COMMERCIAL STYLE: 1890-1935
COLONIAL REVIVAL: 1895-1930
BUNGALOW: 1905-1925
WESTERN STICK STYLE: 1910-1925



**Earl Motor Company, Main Street, Cottage Grove, Oregon.
(Photo courtesy of Cottage Grove Historical Society)**

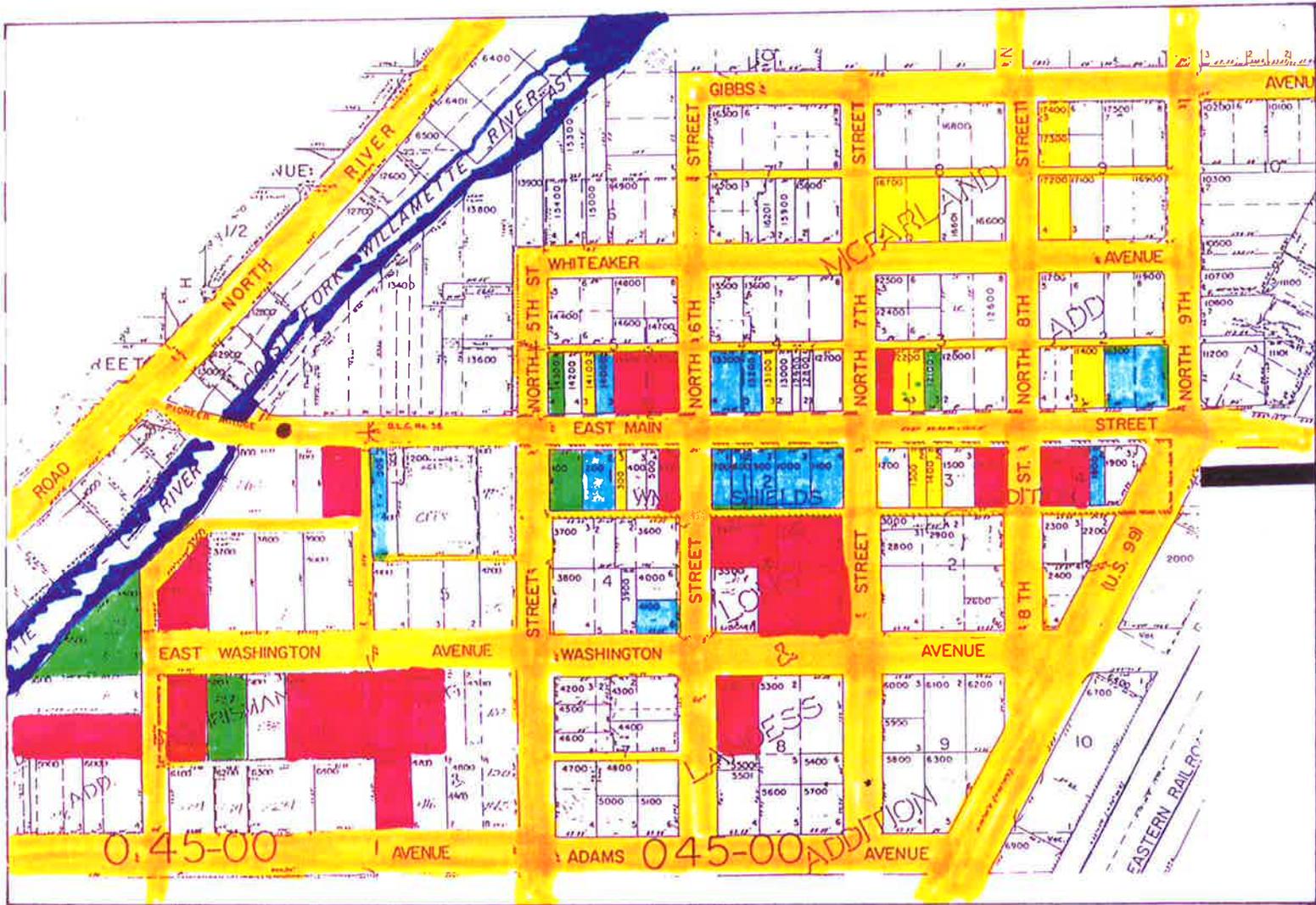


**Bohemia Lumber Company, Cottage Grove, Oregon.
(Photo courtesy of Cottage Grove Historical Society)**



View West on Main St., Holloman Ford to right.
(Photo courtesy of Cottage Grove Historical Society)

INTENSIVE LEVEL STUDY AREA MAP



RED	PRIMARY STRUCTURE	DESERVING OF THE MOST PROTECTION
BLUE	SECONDARY STRUCTURE	DESERVING OF PROTECTION
GREEN	CONTRIBUTING STRUCTURE	DESERVING OF RECOGNITION
YELLOW	NON CONTRIBUTING STRUCTURE	MORE RESEARCH REQUIRED
WHITE	CHECK WITH THE COTTAGE GROVE HISTORICAL SOCIETY, FILES BEGUN	

PART IV
TREATMENT

PART IV: TREATMENT

This survey completes the intensive level documentation of the Downtown Cottage Grove Business District and reconnaissance level identification for historic resources within the Urban Growth Boundary of the Cottage Grove community. Documentation via the survey and inventory process is the first step necessary for protecting historic resources. This section of the context statement identifies additional survey and research needs, and makes recommendations for protective measures that pertain to historic resources in the study area. Through the course of this research it has become apparent that historic resources contribute significantly to Cottage Grove's sense of place and character, because of this, every effort should be made to protect identified historic resources from non-compatible use or insensitive rehabilitations.

FUTURE RESEARCH AND SURVEY NEEDS

1. Future research should be conducted on archeological resources pertaining to Native American occupancy in the vicinity of Cottage Grove. Some of the sites discussed in the section "Native American Issues," in the historical overview section of this report, may serve as a beginning point for further investigations. The Division of Archaeology, at the State Historic Preservation Office, can offer further information on the feasibility of such research.

2. Additional survey and inventory work could be conducted on rural resources in the vicinity of Cottage Grove. Through the course of this study a number of rural properties have been noticed that have historic significance. The James Chapin House on Dugan Lane is a rare example of Federalist Style architecture that should be rehabilitated and protected. A rural survey could contribute to Lane County's understanding of historic preservation needs in the rural areas surrounding Cottage Grove. The City of Cottage Grove and Lane County Council of Governments could work together to encourage the preservation of historic resources in the nearby environs. This should include the quantity of covered bridges located in the area. Other rural properties that should be identified and protected include: the David Mosby House, John Cooley House, Earl Stewart House, the Bohemia Mining Area and the McFarland and Shields cemeteries.

3. Funding should be sought to continue intensive level documentation of the Northwest Neighborhood and North and South River Road. These neighborhoods are some of the oldest residential districts in the community which contain a large quantity of early 20th century residential architecture. Documentation should include the Eakin and Bristow Block on the corner of West Main Street and River Road. The Chambers Bridge, the Old Mill Farm Store located on South River Road, and the grouping of three Queen Anne houses at 553, 625, 653 South River Road, should all be included in this documentation as they are some of the more significant historic properties in the community. The Octagon Church (Cottage Grove Museum), and the Catholic Rectory north of the church are probably eligible for listing on the National Register of Historic

Places. The Octagon Church could be the only publicly owned octagon building that remains in Oregon. The Veley House, Boundary House, Akin House, J.I. Jones House and Keibelbeck House are other important properties located within the Northwest Neighborhood. There are numerous examples of Vernacular Gothic and simple Queen Anne architecture that could be included in a historic designation. This neighborhood contains many significant old street trees, which should be identified and protected for the future. The close proximity of the neighborhood to the south side of Mount David is highly desirable. The City should make every effort to ensure the continued openness of the south and west sides of Mount David. The Northwest Neighborhood, in conjunction with River Road, might be eligible for listing as a Historic District to the National Register of Historic Places. The City of Cottage Grove should encourage continued citizen involvement for future survey projects and research on the history of locally significant properties and groupings located within the Urban Growth Boundary.

4. Additional research should be conducted on significant properties located in the Pine Woods Neighborhood, south of the downtown core. There are fine examples of residential and commercial architecture that need to be protected after further identification and evaluation is completed. There are resources located on Adams Street, Jefferson Street, and the northern portions of First, Second, Third, Fifth and Sixth Streets that could be included in a National Register District nomination for the downtown core. There are some old street trees in this neighborhood which should be identified and protected. The ambiance of the northwest corner of the neighborhood is increased by its close proximity to the Coast Fork River. The footbridge allows convenient access to South River Road and the park that lies on the west side of the Coast Fork River. The Pacific Highway was routed north along South Fifth Street, until turning east on Main Street, into the 1940s. Significant commercial buildings exist as remnants of the Motor Age on South Fifth and South Sixth Streets that should be recognized.

5. The diversity of historic structures on Main Street probably makes the area eligible for National Register District nomination. Nineteen primary and eleven secondary commercial structures have been identified on Main Street. Five primary residential structures are a significant cluster on Washington Street. The Methodist Parsonage, Old City Hall, Owen's Automotive, the Lurch House and the Cottage Grove Armory are other primary structures that are located south of Main Street. A National Register District for the downtown core could be extended south to include significant structures on Adams Street. Resources north of Main Street have not been deemed overly significant from the findings in this study. Because of the intimate scale of Cottage Grove there is a strong possibility that the Northwest Neighborhood, River Road and the Downtown Core could all be included in one listing as a historic district. Such a designation would be cost effective and provide the optimum measure of protection for cultural resources located in these areas. The State Historic Preservation Office should be consulted on procedure for establishing Historic Districts.

6. Although the Georgetown and Southeast Neighborhoods contain a quantity of historic residential structures, these areas do not seem to qualify for house-by-house intensive level documentation. Property owners, or interested members of the Cottage Grove Historical Society, could conduct intensive level documentation on significant structures that are identified in the reconnaissance level survey. Resources at 1408 Quincy, 1620 South Sixth, and 1711 South Sixth should be included in such a study.

7. The Northeast and Knox Hill Neighborhoods contain the least quantity of significant historic resources. However, the small cluster of structures on Villard Avenue and Columbia Court, as well as the Wig Wam burner on Lane Street should be recognized and protected. This cluster could be included in further intensive studies for the North Central Neighborhood, where a large quantity of historic structures exist. Additional research on these areas could be accomplished at the local level, through the participation of property owners and interested members of the Cottage Grove Historical Society.

8. Every effort should be made to continue protection of the "Dr. Pierce's" barn sign on North Ninth Street, as it is the only National Register listed property in the community. The Packard sign at 406 South Fifth Street is one of a few significant historic signs that still exist in the downtown core. Other Main Street signage that should be identified and evaluated for protection exist at 319 Main (I.O.O.F.), 514 Main (Allison Building), 521 Main (The Grove), 522 Main (The Club Tavern) and 621 Main Street (Apland's Jewelry). Cottage Grove's sign ordinance should be reviewed.

Every effort should be made to encourage the strong support and involvement of local citizens with future historic preservation projects. Strong citizen participation made this survey and inventory project enjoyable and produced a locally generated document that has been designed for use by City Staff, members of the Cottage Grove Historical Society and Museum, and local citizens.

PROTECTIVE STRATEGIES

The City of Cottage Grove should consider strengthening its historic preservation ordinance to better assist in the protection of local historic resources. Open spaces are being reduced as development pressures continue to dictate new residential construction in the community. In the future Cottage Grove will be faced with increased development pressures as land values continue to rise within the Urban Growth Boundary. Real estate with an appraised value less than the land value will be increasingly threatened by demolition. Fire protection of historic resources is an important concern and must be addressed by owners of historic properties. Inappropriate remodeling is a constant threat to historic resources. These issues must be considered as Cottage Grove continues to plan for its future, and as the City embraces historic preservation as part of its local commitment towards improving the quality of life in the community.

RECOMMENDATIONS

(Note: the following recommendations are not prioritized)

1. The completed inventory identifies significant properties that should receive protection and consideration for rehabilitation. Property owners of **primary** and **secondary** resources in the downtown core should be notified by letter of the current historic status that has been determined by this projects findings. Citizens should be given the opportunity at a public hearing to contest or accept the historic designation. Notification should become standard procedure for future historic designations.

2. The City of Cottage Grove should continue to support and enforce the existing historic preservation ordinance that created regulatory measures to designate and protect historic resources. When deemed an effective time the City should move to establish an approved and recognized Historic Preservation Landmark Commission of five, and no more than seven, qualified citizens to study and review issues pertinent to protection and preservation of historic resources. Members may be appointed by the Mayor after applications are approved by the Director of Planning. This advisory council should meet monthly.

3. The historic preservation ordinance for Cottage Grove should be reviewed to determine its effectiveness for the newly identified historic resources located in the community. The City should evaluate the need for changing the ordinance to allow the City to regulate or prevent demolition of significant resources. It would be advisable for the City to refuse demolition of significant resources for the construction of parking lots. The land should be used for more intensive purposes, and hopefully to the communities benefit, to justify demolition. All efforts to strengthen the historic preservation ordinance should be preceded by a strong educational campaign.

4. The City should officially recognize and accept the inventory document and landmark list of primary and secondary resources upon its completion and acceptance

by the project's advisory committee.

5. The City should continue to apply for grant funds from the State Historic Preservation Office to continue survey and inventory work within the community. Additional funding could be sought to include intensive surveys, archeological identification, educational brochures, and rehabilitation workshops.

6. The maintenance of the inventory should be supported by City Staff. A data base should be established for all significant properties identified in the community following the format set forth in the inventory. The inventory should be kept up-to-date by consistent review on a regular basis, including field checks and addition or deletion of pertinent material. A method should be devised to field check the inventory on a periodic basis. This will help to ensure that properties listed on the inventory will continue to qualify for historic designation.

7. Intensive level resources have been ranked as primary, secondary and contributing. The city should move to protect these resources from demolition or alterations that are non-compatible. The information in this survey should be used to help meet future planning goals for development and historic preservation projects.

8. The City of Cottage Grove should work with property owners of significant historic resources in the downtown core to encourage productive use and re-use of these resources. There is a quantity of space available on second floors that have potential for income production for property owners, potential tenants, and the City, in the form of increased tax revenue. A variety of uses are possible as office space, retail space, large areas for dance or exercise functions, residential quarters and meeting and reception rooms. Some of these vacant spaces contain significant historic interiors and could be remodeled to complement the historic ambiance of the downtown core. Superb views can be had from many of the upper floors of older buildings along Main Street. Financial incentives could enhance a downtown revitalization program.

9. The City of Cottage Grove should encourage the removal of non-historic facades on significant buildings in the downtown core. Renovations of historic facades could be encouraged through the use of tax incentives and low interest loans. The City should encourage the use of federal tax credits for rehabilitation of eligible income producing properties. This could include investigation of the Main Street Program offered by the National Trust for Historic Preservation.

10. The City of Cottage Grove should consider a local "Landmark" designation for distinguished properties that have been identified in this survey. This would be a local designation that would help to enrich local history and act as an incentive for sound preservation practices by the owners. Special recognition helps to make this listing an honor and source for community pride. Charging a fee for historic designation is generally considered to be a disincentive, and should be discouraged.

11. The City of Cottage Grove should provide information and educational material for property owners who wish to renovate their historic properties. City Staff, the local Landmark Commission, the Cottage Grove Historical Society, and historic preservation consultants should work with citizens to encourage sensitive restoration of historic buildings. A sympathetic owner should be encouraged to sensitively restore a property to serve as an example and incentive for other preservation efforts in the community. In conjunction with the Cottage Grove Historical Society the City should begin to compile a library of restoration and preservation reference materials that would be available to interested citizens.

12. In future the City should consider sponsoring "Rehabilitation" workshops for interested property owners in the community. Funding can be sought to help defer expenses of experts in the field from the State Historic Preservation Office.

13. Because of the high level of local interest and support for historic preservation in the Cottage Grove community the City should continue to encourage and assist citizen involvement in future preservation efforts. The formation of neighborhood groups should be encouraged. The City should strive to promote more printed material on Cottage Grove history and local preservation efforts. This can take the form of newsletters, walking tours, post cards and educational programs in the local schools. All of this helps to expand the awareness of local history and enhance planning efforts for City Government.

14. The City, in conjunction with the Cottage Grove Historical Society, should look to publishing a book on local architectural history. This could illustrate significant properties that are familiar landmarks to the community. Such a publication could help to fund future preservation efforts.

15. The City should investigate ways to assist in funding the Cottage Grove Museum and the Velely House, which are City owned properties. Signage on major transportation routes would help to increase visibility and income for these important historic properties and the Museum and Genealogical Society that use and maintain these buildings..

16. Properties determined primary in the community could be listed on the National Register of Historic Places through the support of the City of Cottage Grove. This will help to increase protection strategies and help to educate the community on the value of historic preservation.

In summary, the City of Cottage Grove should continue to advocate historic preservation efforts. Such a decision could lead to effective neighborhood organizations that might increase the quality of life and safety of local residents. Revitalization of historic structures can produce financial benefits that will serve property owners and the City of Cottage Grove. Strong community participation ensures that planning decisions are based on community support. Historic Preservation is also a fine way to get to know your neighbors.

COTTAGE GROVE TIMELINE

- 1848:** First settlers James Chapin and Richard Robinson build on their Donation Land Claims near Cottage Grove.
- 1851:** First land claims in Cottage Grove--J. Cochran and William Shields.
- 1857:** First lumber mill on Silk Creek built by Hazelton. First store built by Charles Samuels.
- 1862:** East Coast Fork of the Willamette River name changed to Row River due to the feuds that took place there.
- 1863:** Gold discovered in Bohemia Mountains.
- 1867:** Post office moved to Cottage Grove from Cresswell.
- 1869:** The first Cottage Grove Hotel built, it burns in 1906.
- 1871:** Good Templar's Lodge built on Main Street.
- 1872:** Oregon Central Railroad arrives in Cottage Grove, giving birth to sawmills and logging camps.
- 1874:** Cottage Grove Grange #75 organized.
- 1880:** First school established on Second and Adams Streets. J.C. Stouffer sets up shingle and planing mill on north bank of Silk Creek.
- 1881:** Telegraph office arrives.
- 1884:** Year of the big snow, three feet in December.
- 1887:** First Cottage Grove City Council meeting. Cyclone hits Cottage Grove.
- 1889:** Telephone comes to Cottage Grove.
- 1890:** Population soars from 800 to 3,000, due to the mining boom. Oregon Hotel and Sherwood Hotel built.
- 1892:** First City water flows in wood pipes from Mt. David Reservoir.
- 1894:** The town of "Lemati" secedes from Cottage Grove, and stays so until 1898.
- 1897:** Catholic Church dedicated.
- 1898:** First telephone exchange with the "hello" girls.
Booth Kelly Lumber Company formed.
Cottage Grove post office moved on March 28 to east side of the river. May 10th the name changed back to the Cottage Grove Post Office.
- 1900:** George Lea contracts to gravel Main Street, and the rumor begins that the street was paved with gold, as the gravel was from the mine tailings.
- 1900:** Fire Department established.
- 1901:** Cottage Grove incorporated as a town.
- 1902:** Oregon Southeastern Railroad is formed to service the mining district. (The Old Slow and Easy.)
- 1904:** Levi Geer opens the Calapooya Mineral Springs Hotel in London.
- 1905:** Chambers Lumber Mill opens.
- 1906:** San Francisco earthquake and fire. Local logs shipped to rebuild it.
- 1908:** The Electric Arcade Theater opens, in the current Pen and Press building.
- 1909:** Pacific Highway and Main Street paved. First automobile comes to the community.
- 1912:** Clinton and John Spriggs build blacksmith shop at the present day Witt's Lumber Company site on Sixth and Washington.
- 1913:** The Masonic Temple addition was constructed on top of the old Eakin &

Bristow building.

1914-1918: World War I. Cottage Grove men called to bear arms.

McFarland cemetery deeded to Lane County in 1914.

1916: Bohemia Lumber Company gets its start.

1917: The Hotel Bartell opens.

Diphtheria epidemic claims many lives.

1918: Cottage Grove Cannery opens.

1919: The Galloping goose trolley offers Row River passenger service.

1920: first commercial radio station goes on the air, KDKA, Pittsburgh, Pa.

1920: O & C lands reclassified opening new land for homesteading. Veterans get first preference.

1925: The Chambers railroad bridge built across the Coast Fork River.

1926: The silent movie, "The General" filmed in Cottage Grove, starring Buster Keaton. Talkies began in 1927.

1929: Oct. 24--stock market crashes.

1931: Safeway and J.C. Penney open new stores.

1932: The first Bohemia Days celebration.

1933: Mt. David oil derrick crashes, recalling questionable 1923 scam.

1940-1943: Cottage Grove Dam and lake constructed, flooding settlement of Hebron.

1941-1943: Dorena Dam and lake constructed, flooding town of Dorena.

1941: In July, the old Westside school razed.

1950s: Interstate 5 constructed through Cottage Grove.

1958: Cottage Grove Museum created.

1969: Cottage Grove named Look Magazines "All America City".

1977: Movie, "Animal House" filmed in downtown Cottage Grove.

1979: Gateway Plaza shopping center opens.

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**Mineral Hot Springs, London, Oregon.
(Photo courtesy of Cottage Grove Historical Society)**

PART V
APPENDIX

RANKING FOR COTTAGE GROVE DOWNTOWN INTENSIVE SURVEY

PRIMARY STRUCTURES

412 Adams	The Lurch House	Primary
304 Washington	Kem House	Primary
305 Washington	Westberg House	Primary
343 Washington	Walker House	Primary
411 Washington	Earl Hill House	Primary
421 Washington	Green Pitcher House	Primary
628 Washington	Cottage Grove Armory	Primary
319 Main Street	I.O.O.F. Building	Primary
522-524 Main Street	Old Town Club	Primary
534 Main Street	Omer Apartments	Primary
536 Main Street	First National Bank	Primary
702 Main Street	The Book Mine	Primary
733-737 Main Street	Stewart Building	Primary
811 Main Street	Cottage Grove Hotel	Primary
117 South 3rd Street	Methodist Parsonage	Primary
28 South 6th Street	Old City Hall	Primary
104 South 6th Street	Owen's Automotive	Primary

SECONDARY STRUCTURES

401 Main Street	Covered Bridge Restaurant	Secondary
513-516-519 Main Street	Lawson Building	Secondary
514 Main Street	Allison Building	Secondary
602-606 Main Street	Knickerbocker Building	Secondary
603-605-607 Main Street	Bank Building	Secondary
612 Main Street	Apland's Jewelry	Secondary
615 Main Street	Homestead Furniture	Secondary
625 Main Street	Wiser Building	Secondary
637 Main Street	Burkholder-Woods Building	Secondary
819 Main Street	Calapooya Mercantile	Secondary
836 Main Street	Holloman Ford	Secondary
49 South 6th Street	Witt's Home Center	Secondary

RANKING FOR COTTAGE GROVE DOWNTOWN INTENSIVE SURVEY

CONTRIBUTING STRUCTURES

510 Main Street	Crosstown Copy	Contributing
521 Main Street	The Grove	Contributing
611 Main Street	Bakery on Main	Contributing
711 Main Street	Cottage Grove Auto Supply	Contributing
717 Main Street	Automotive Grinding Service	Contributing
722-726 Main Street	Hart Building	Contributing
814-818-820 Main Street	Githens Building	Contributing
704 Whiteaker	Bartel House	Contributing
802 Whiteaker	Cottage Grove Creamery	Contributing
122 South 3rd	Robinson House	Contributing
128 North 8th Street	McIntyre House	Contributing
136 North 8th Street	Holderman House	Contributing

NON-CONTRIBUTING STRUCTURES

317 Washington	Mount House	Non-Contributing
501 Main Street	Goodwill Store	Non-Contributing
504 Main Street	Pen and Press	Non-Contributing
522-527-531 Main Street	Puckett Complex	Non-Contributing
730 Main Street	Schweitzer's Mens Wear	Non-Contributing
49 South Third	"Dressmaking" House	Non-Contributing
101 South Third	Oglesby House	Non-Contributing

SUMMARY OF ARCHITECTURAL RESOURCES FOUND DURING RECONNAISSANCE SURVEY

NORTHWEST NEIGHBORHOOD

Vernacular	29	Classical Revival	2
Vernacular Gothic	16	Vernacular Queen Anne	5
Queen Anne	12	Pyramidal Cottage	17
Bungalow	32	Transitional Box	2
English Cottage Revival	3	Colonial Revival	2
Dutch Colonial Revival	2	Minimal Tract	6
Half Modern	1	Unknown	1
Octagon Church	1	St. Andrews Episcopal Church	1
Commercial	3		

SIGNIFICANT ADDRESSES IN NORTHWEST NEIGHBORHOOD

820 West Main	1010 Birch
904 Ash Street	1004 Chestnut
1142 Ash Street	147 North H Street
1308 Ash Street	207 North H Street
628 Birch	39 North I Street
704 Birch	105 North L Street
823 Birch	119 North L Street
928 Birch	

PINE WOODS NEIGHBORHOOD

Vernacular	17	Italianate (1 story)	1
Vernacular Gothic	7	Queen Anne	10
Pyramidal Cottage	16	Bungalow	32
Craftsman	1	Prairie	1
English Cottage Revival	4	Colonial Revival	3
Dutch Colonial Revival	1	Cape Cod	2
Minimal Tract	5	Unknown	5
Commercial	1	Commercial	3
Church of Christ	1	Educational (Modern)	1

SIGNIFICANT ADDRESSES IN PINE WOODS NEIGHBORHOOD

236 Adams	455 Adams
428 Madison	247 South Second
141 South Third	211 South Third
210 South Fifth	406 South Fifth (Packard Sign)

NORTH & SOUTH RIVER ROAD NEIGHBORHOOD

Vernacular	5	Vernacular Gothic	1
Queen Anne	3	Pyramidal Cottage	2
Transitional Box	1	Bungalow	8
Modernistic (Apartments)	1	Barn	1
Commercial	2		

SIGNIFICANT RESOURCES IN NORTH & SOUTH RIVER ROAD AREA

360 South River Road	553 South River Road
625 South River Road	653 South River Road
Chambers Railroad Bridge	Pedestrian Suspension Bridge
Old Grain Elevator & Barn Buildings	

NORTH CENTRAL NEIGHBORHOOD

Vernacular	9	Vernacular Gothic	1
Vernacular Queen Anne	3	Italianate (1 story)	1
Pyramidal Cottage	4	Bungalow	35
Norman Farmhouse	2	English Cottage Revival	6
Dutch Colonial Revival	1	Cape Cod Revival	1
Minimal Tract	9	Modernistic	1
Unknown	1	Multi-family Residential	1

SIGNIFICANT RESOURCES IN NORTH CENTRAL NEIGHBORHOOD

409 North Ninth Street	238 North Tenth Street
------------------------	------------------------

GEORGETOWN NEIGHBORHOOD

Vernacular	10	Vernacular Gothic	2
Queen Anne	3	Pyramidal Cottage	5
Bungalow	27	Colonial Revival	1
Minimal Tract	4	Utilitarian	1

SIGNIFICANT RESOURCES IN GEORGETOWN NEIGHBORHOOD

1408 Quincy

SOUTHEAST NEIGHBORHOOD

Vernacular	14	Vernacular Gothic	9
Vernacular Queen Anne	1	Queen Anne	4
Pyramidal Cottage	12	Italianate (2 story)	1
Transitional Box	1	Bungalow	48
English Cottage Revival	1	Colonial Revival	1
Dutch Colonial Revival	1	Minimal Tract	2
Utilitarian	1	Educational (Art Deco)	1
Unknown	4		

SIGNIFICANT RESOURCES IN SOUTHEAST NEIGHBORHOOD

1620 South Sixth
Cottage Grove High School

1711 South Sixth

NORTHEAST NEIGHBORHOOD

Vernacular	6	Queen Anne	2
Pyramidal Cottage	1	Bungalow	4
English Cottage Revival	2	Minimal Tract	15
Unknown	2	Multi-family Housing	1
Industrial	1		

SIGNIFICANT RESOURCES IN NORTHEAST NEIGHBORHOOD

1640 East Gibbs
945 Gateway Boulevard

Wig-Wam Burner

KNOX HILL NEIGHBORHOOD

Vernacular	3	Pyramidal Cottage	4
English Cottage Revival	2	Bungalow	3
Minimal Tract	3	Commercial	1

SIGNIFICANT RESOURCES IN KNOX HILL NEIGHBORHOOD

Train Engines 3



Brad Perkins
Preservation Development
Company

342-2909

259 E. 5th, Suite 2
Eugene, Oregon 97401

COTTAGE GROVE MAINSTREET

Problems with Central Business District

1. Absentee landlords not willing to participate
2. Inadequate merchandising
3. Lacks sense of place
4. General citizens don't understand or appreciate the importance of CBD
5. Unskilled leadership
from 1974 Downtown Plan by Mitchel & Associates

Main Street Preservation Developer

Coordinating common objectives of the following plan:

- organize a team of merchants, interested citizens and city staff;
set goals and timeline
- get Main Street on National Register of Historic Places for distinction
and tax advantage. (help from volunteers essential)
- survey empty lots condition; describe existing and potential use
- survey buildings condition and degree of importance
- contact owners of most significant buildings that will have most impact
due to restoration. Encourage participation in major or minor facade
rehabilitation program.
- set up major incentive program for rehabilitation
 - *low interest loans
 - *matching grants
 - *free first phase consultation
 - *tax freeze
- set up minor incentive program for rehabilitation
 - *free Christmas lights
 - *facade cleaning and painting program - free first phase consultation
 - *present design ideas for sign and awning design
- locate areas for murals and work with design and painting team from
high school
- work with City on OEDD funding for building improvements
- seek funding for historic light fixture program
- structure promotion plan with Chamber of Commerce
- work with City planner on economic improvement analysis



National Trust for Historic Preservation

NATIONAL PRESERVATION LOAN FUND

- ◆ The municipal preservation corporation in Seattle acquires and rehabilitates six contiguous historic properties that were threatened by development pressures for use as 16 single-room-occupancy units and 31 apartments for low-income residents.
- ◆ A preservation organization in Denver establishes a commercial rehabilitation revolving fund in cooperation with the City of Denver to provide loans for the acquisition and rehabilitation of endangered buildings in the downtown historic district.
- ◆ A national nonprofit organization purchases the site in Tallahassee that was Hernando de Soto's winter encampment of 1539-40 for resale to the state of Florida, thus protecting this irreplaceable archeological site from planned commercial development.

The National Trust for Historic Preservation assisted each of these projects through its most flexible financing program, the National Preservation Loan Fund (NPLF). The NPLF promotes the revitalization of commercial and industrial centers, the conservation of neighborhoods and rural communities, the protection of endangered landmarks and the preservation of archeological and maritime resources. Through the NPLF, the National Trust provides financial and technical assistance to help preserve historic resources as well as strengthen the real estate development capabilities of recipient organizations.

The Fund provides nonprofit organizations and public agencies with loans and other forms of financial assistance to help establish or expand local and statewide revolving funds and loan pools, and to acquire and/or rehabilitate historic buildings, sites and districts. The Fund also offers special assistance for buildings and sites certified as National Historic Landmarks (NHL) or that exhibit qualities of national significance.

NPLF Assistance

- | | |
|---|--|
| Awards | NPLF funds generally are awarded as below-market rate loans; however, loan guaranties, lines of credit and participation agreements with other lenders may also be available. |
| Uses | NPLF awards can be used to acquire, stabilize, rehabilitate or restore an historic property for use, lease or resale; establish or expand a preservation revolving fund; or purchase options to acquire historic properties. |
| Matching and Leveraging Requirements | NPLF assistance is designed to leverage local participation in a project. As a result, a minimum dollar-for-dollar match of National Trust funds usually is required. |
| Terms | Interest rate, collateral requirements and other terms vary depending on the proposed project. Maximum terms and loan amounts generally are five years and \$150,000 for site-specific projects and ten years and \$200,000 for revolving funds. |
| Deadlines | There are no deadlines for application to the NPLF program. |

1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4000 / FAX (202) 673-4038

Eligible Organizations and Projects

- Applicants** Except in the case of National Historic Landmark properties, applicants must be public agencies or incorporated organizations exempt from federal income tax and authorized to engage in the proposed project. All applicants must be members of the National Trust's Preservation Forum. Applicant organizations must show evidence of community support and demonstrate the capacity to manage, staff and finance the project.
- Projects** The major consideration for NPLF funding is the historic significance of a project property. All properties must meet at least one of the following criteria: individually listed in the National Register of Historic Places; located in and contributing to a historic district listed in the National Register; supported by a letter from the state historic preservation officer (SHPO) stating that the property meets National Register eligibility criteria either individually or as a contributing part of a potential historic district. Innovative project models are encouraged, and threatened NHLs will receive the highest priority for funding.

All proposed projects should reflect the applicant's preservation development strategy and should result in additional preservation activity in the area. Applicants should explain clearly why National Trust funds in particular are needed for the project.

Stabilization, rehabilitation and restoration work must be done in accordance with the Secretary of the Interior's Standards for Rehabilitation or Standards for Historic Preservation Projects. In most cases, plans and specifications must be approved by the SHPO.

NPLF Selection Process and Award Conditions

Prospective applicants to the NPLF program should first discuss the proposed project with the appropriate National Trust regional office. A brief letter of intent including the following should then be submitted to the regional office with a copy to the Office of Financial Services at National Trust headquarters: a concise summary of the proposed project and schedule for completion; the amount of NPLF assistance requested and intended use of funds; total project cost and other sources of project financing; proposed collateral and source of loan repayment; and background information on the applicant and the property's historical significance.

If the proposed project is eligible, the applicant will be invited to submit an application to the NPLF program. In most cases, a site visit will be made by National Trust staff after the final application is submitted. Selection of loan recipients usually takes place within six weeks of submitting a complete loan application.

NPLF recipients will be required to execute an agreement with the National Trust outlining the terms and conditions of NPLF assistance. Recipients also will file quarterly reports beginning at the time of loan commitment and submit a final project report.

For more information on the National Register of Historic Places, the National Historic Landmark program and the Secretary of the Interior's Standards for Rehabilitation and Standards for Historic Preservation Projects, contact your state historic preservation officer.

1/24/92



National Trust for Historic Preservation

INNER-CITY VENTURES FUND 1992 NATIONAL ROUND FACT SHEET

The National Trust for Historic Preservation is pleased to announce the 1992 national round of the Inner-City Ventures Fund and invites eligible nonprofit organizations from throughout the United States and its territories to apply.

Purpose: The Inner-City Ventures Fund (ICVF) is an innovative financial and technical assistance program of the National Trust for Historic Preservation, directed toward helping low- and moderate-income residents of historic neighborhoods benefit from historic preservation. Through the ICVF program, the National Trust provides critical financing and technical assistance to housing, industrial, commercial and mixed-use projects in endangered historic neighborhoods.

Awards: In the 1992 national round of the ICVF, ten to twelve awards will be made. Although specific awards will depend on need, awards are expected to range between \$40,000 and \$150,000 and consist of both a loan and grant. The loan component of each award will be for a maximum term of five years, will carry an 8 percent annual rate of interest, and will require collateral. Loan funds often are used as construction/bridge financing or as an operating deficit line of credit. Grant funds provide equity capital.

Eligible Applicants: To be eligible, an applicant must:

- o be a community-based, incorporated 501(c)(3) nonprofit organization, authorized by charter to engage in the proposed activities
- o demonstrate significant involvement by a neighborhood's low/moderate-income residents; priority consideration will be given to projects in neighborhoods with large minority populations.
- o demonstrate the capacity to manage, staff and finance the project. To strengthen its capacity to carry out a project, the applicant may enter into a partnership or joint venture with another nonprofit or a for-profit entity if the applicant plays a significant role in the development and execution of the project.
- o be a member of the National Trust Preservation Forum. Non-members can join by enclosing a \$75 check payable to the National Trust for Historic Preservation.

Eligible Projects: Eligible projects must include the following components:

- o rehabilitation of a historic building or buildings in the U.S. or its territories. Rehabilitation work must comply with the Secretary of the Interior's Standards for Rehabilitation.
- o neighborhood revitalization focus with direct benefit for low/moderate-income residents
- o location in a neighborhood which is threatened with or experiencing displacement of low/moderate income residents from disinvestment or conversion to high income housing or commercial use
- o potential to strengthen the applicant's ability to undertake future real estate projects. Projects suitable as models for ventures in other cities will be given priority consideration.
- o realistic project schedule
- o building or group of buildings that meet at least one of the following criteria:
 - listed individually, or as a contributing part of a thematic or historic district listing, in the National Register of Historic Places or
 - supported by a letter from the state historic preservation officer stating that the project buildings appear to meet National Register eligibility criteria either individually or as a contributing part of a potential thematic or historic district listing.

Uses: ICVF awards may be used for acquisition and rehabilitation and, to a limited degree, architectural costs. ICVF funds may not be used for administrative costs. At no time can ICVF funds be the only money invested in a project.

Matching and Leveraging Requirements: ICVF funds may provide up to one-sixth of the rehabilitation funds needed to finance a project; therefore, each ICVF dollar awarded must be matched on at least a 5:1 basis, (i.e., at least five dollars in other loans and grants for every ICVF dollar, including equity equal to the grant amount of the ICVF award). This translates into a minimum project budget of \$240,000 to qualify for the smallest ICVF award. These funds must be spent after notification of the ICVF award.

Deadline: Preliminary applications for the ICVF's 1992 national round are due no later than **May 1, 1992**. Finalists will be notified by May 15, 1992 and requested to submit a final application by June 15, 1992. A site visit will also be conducted to each finalist. ICVF award decisions will be made by July 31, 1992. Prior to submitting a preliminary application (using the attached form) to National Trust headquarters, we recommend that you consult with the applicable National Trust regional office, below:

<p>Mid-Atlantic Regional Office Cliveden, 6401 Germantown Ave. Philadelphia, PA 19144 (215) 438-2886</p>	<p>Delaware, District of Columbia, Maryland, New Jersey, Pennsylvania, Puerto Rico, Virgin Islands, Virginia, West Virginia</p>
<p>Midwest Regional Office 53 West Jackson Blvd., Ste. 1135 Chicago, IL 60604 (312) 939-5547</p>	<p>Illinois, Indiana, Iowa, Michigan, Minnesota, Missouri, Ohio, Wisconsin</p>
<p>Northeast Regional Office 5th Floor Seven Faneuil Hall Marketplace Boston, MA 02109 (617) 523-0885</p>	<p>Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island, Vermont</p>
<p>Southern Regional Office 456 King St. Charleston, SC 29403 (803) 722-8552</p>	<p>Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee</p>
<p>Mountain Plains Regional Office 511 - 16th St., Suite 700 Denver, CO 80202 (303) 623-1504</p>	<p>Colorado, Kansas, Montana, Nebraska, North Dakota, South Dakota, Oklahoma, Wyoming</p>
<p>Texas/New Mexico Field Office 500 Main St., Suite 606 Fort Worth, TX 76102 (817) 332-4398</p>	<p>Texas, New Mexico</p>
<p>Western Regional Office One Sutter St., Suite 707 San Francisco, CA 94104 (415) 956-0610</p>	<p>Alaska, Arizona, California, Guam, Hawaii, Idaho, Micronesia, Nevada, Oregon, Utah, Washington</p>

Sample ICVF Projects

Rental Housing and Neighborhood Revitalization

Through a limited partnership tapping both the low-income housing and historic rehabilitation tax credits, **Lower Price Hill Community Urban Redevelopment Corporation** in Cincinnati, Ohio acquired and rehabilitated six vacant buildings as 24 low/moderate income apartments at a cost of \$1.6 million. Its distressed neighborhood, which is marked by widespread deterioration, vacancy and demolition, has also become listed in the National Register as the Lower Price Hill Historic District.

Limited-Equity Cooperative in a Gentrifying Neighborhood

In the gentrifying Spring Garden neighborhood of Philadelphia, Pennsylvania, **Spring Garden United Neighbors**, through a limited partnership utilizing the historic rehabilitation tax credit, acquired and rehabilitated the vacant Lydia Darrah School as a limited-equity housing cooperative at a cost of \$1.8 million. The Art Deco-style property was part of a thematic listing in the National Register.

Multi-Tiered Housing and Social Services

Church Community Housing Corporation, through a limited partnership utilizing the historic rehabilitation and low-income housing tax credits, acquired and rehabilitated a partially occupied YMCA building in the Newport National Register Landmark District of Newport, Rhode Island. Today, the \$5.8 million project includes a 70-unit single-room occupancy (SRO) hotel, 38 low- and moderate-income apartments, a 36-bed homeless shelter, a mental health residential facility and 19,236 square feet of commercial space in seven offices for related social services. This important housing resource had been threatened with conversion to upscale condominium or hotel use.

Preserving SRO Housing from Commercial Encroachment

Threatened with demolition because of the expansion of the nearby financial district in San Francisco, California, Chinatown's 82-unit Clayton Hotel was acquired and rehabilitated by **Chinese Community Housing Corporation**. Rehabilitated floor-by-floor without displacing current residents, the \$1.9 million project continues to serve as a residential hotel and senior center for very low-income elderly and single individuals. The first nonprofit organization in San Francisco to acquire an SRO building, the organization has since acquired and rehabilitated many others.

Moderate-Income Homeownership

In a \$477,000 project, **Eastside Community Investments, Inc.** acquired and rehabilitated eight deteriorated "double" (duplex) houses in Indianapolis, Indiana as 16 units. These eight properties were sold to moderate-income residents who qualified for private mortgage financing by renting one of the double units to Section 8 low-income tenants and occupying the other unit. The neighborhood has since become listed in the National Register as the Holy Cross Westminster Historic District.

Housing Rehabilitation Training

As part of a job-training program in rehabilitation skills for neighborhood youths, **Eighteenth Street Development Corporation** acquired and rehabilitated a vacant c.1890 building in the Pilsen neighborhood of Chicago, Illinois. The \$490,000 project now provides nine low/moderate-income apartments and 2,600 square feet of office space. To position trainees for higher future wages, they learned preservation techniques such as ornate plasterwork, in addition to the basics. Many graduates of the training program entered the local union journeyman program.

Neighborhood Commercial/Housing Anchor

Detroit Shoreway Community Development Organization, through limited partnerships utilizing the historic rehabilitation and low-income housing tax credits, acquired and rehabilitated the Gordon Square Arcade, a commercial and architectural centerpiece of the Detroit Shoreway neighborhood of Cleveland, Ohio. Once threatened with demolition for a "modern" mall, this historic property now contains 64 low/moderate-income apartments and 33,000 square feet of commercial space for 28 businesses. The \$3.8 million project has inspired other nearby commercial and residential investment.

Adaptive Re-use as a Business Center

Through limited partnerships utilizing the historic rehabilitation tax credit, **Walnut Hills Redevelopment Foundation** rescued the National Register-listed Cummins School from demolition and rehabilitated it as a 39,000 square foot business center and day care facility. Free technical assistance will also be provided to small and minority businesses to promote further business expansion and job creation for neighborhood residents. The \$2.2 million project has generated nearby housing and commercial investment.

Neighborhood-Wide Revitalization

Historic Springfield Redevelopment Corporation created a \$550,000 property acquisition, rehabilitation and resale revolving fund for the Springfield National Register Historic District of Jacksonville, Florida which is threatened with significant property abandonment, deterioration and demolition. Part of a National Trust-assisted revitalization strategy, the fund is expected to preserve 60 endangered historic homes for low/moderate-income use over five years.



TREE CITY USA BULLETIN

for the
Friends of Tree City USA

Bulletin No. **23**
James R. Fazio, Editor

How To Conduct a Street Tree Inventory

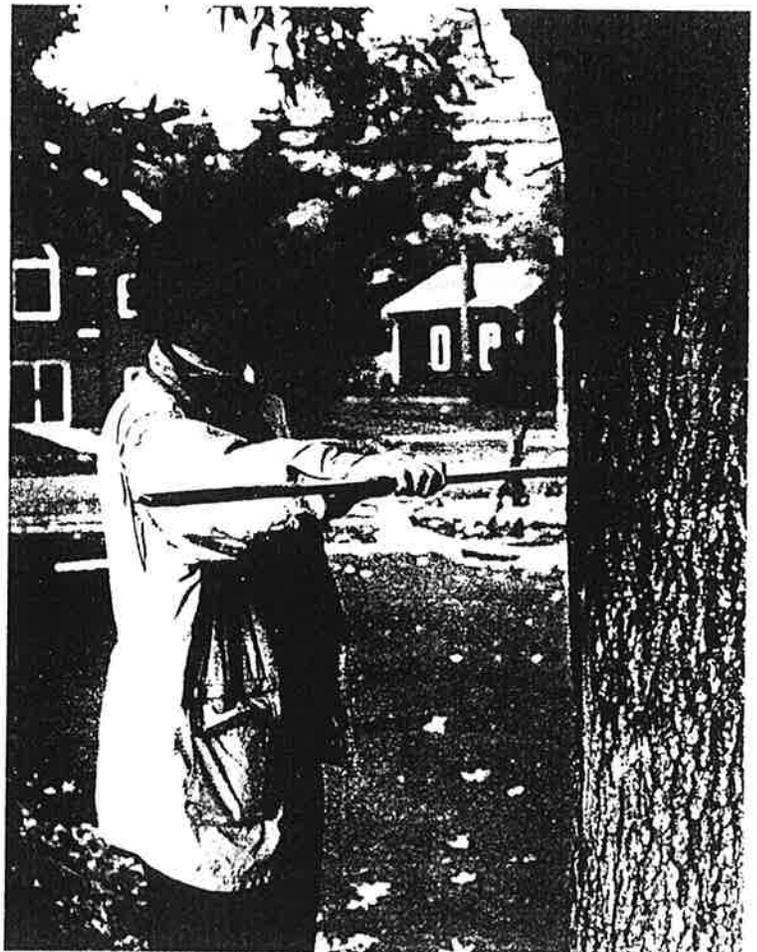
Whether a farmer or a diamond merchant, anyone who produces or manages items of value keeps an inventory. The figures are not only a monitor of current value, but a constant guide to decisions. In community forestry, a street tree inventory can be a valuable tool for upgrading management and assuring a healthy forest for the future.

There have been many people lost in the woods while carrying a compass, an instrument they thought would prevent such a happenstance. Once lost, they found there is nothing magic about carrying a compass — it must be working properly and the bearer must know how to use it.

Community tree inventories are much the same. It is often said that an inventory is the necessary first step toward good management of the tree resource. Yet, it is also well known that in smaller cities, especially, once an inventory has been completed, the results often end up on the proverbial shelf to gather dust. Rather than being a help to management, the inventory is held up by taxpayers or an elected official as an example of wasted time and money.

In larger cities, an inventory is more often part of the daily routine of tree management. Its initial preparation is a major project, but once completed it is used regularly to plan work for city crews or contractors and to keep tabs on what is accomplished. On this scale, both the inventory and its use are work for experts.

In smaller communities there is more opportunity — and need — to adopt inventory-based tree management. It is toward this goal that *Bulletin 23* is dedicated. In these pages are some of the basics needed to conduct a useful inventory. More instruction and professional guidance will be necessary before the work is actually conducted, but for the uninitiated or someone who has had a brief and bad experience with an inventory, the purpose here is to remove some of the mystery and
nt the way toward inventories that help.



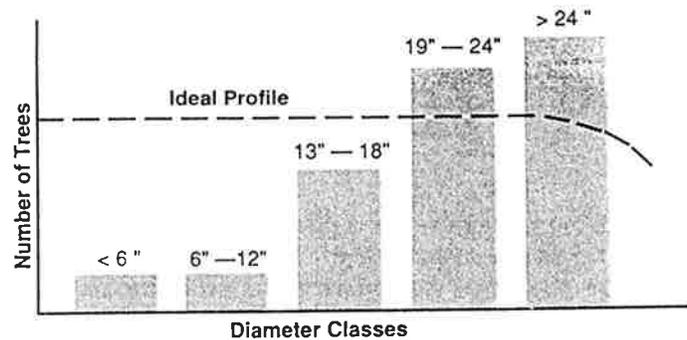
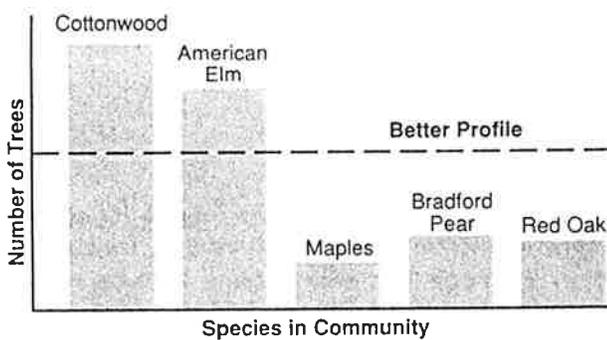
James R. Fazio

Why Do An Inventory?

Knowing why an inventory is to be done is the single most important factor in determining success or failure of the project. Before trying to decide what kind of inventory to do or how to do it, make sure the tree board or forestry department has a crystal clear idea of how the inventory will be used in the on-going management program.

Here are some of the things an inventory can achieve, with appropriate modifications needed depending on the size of the community. Most of these items form the basis of a management plan, a useful annual guide to efficient and effective action.

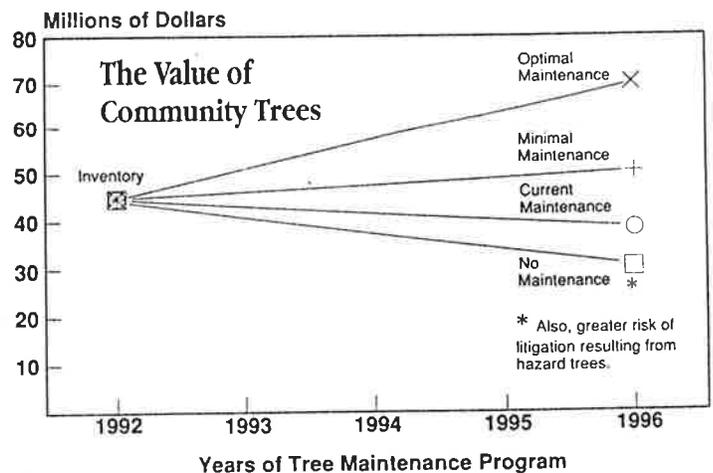
- Engenders public support, especially if citizens are involved as data collectors.
- Provides an accurate, insightful profile of the species and size (age) composition of the community forest.



Profiles can be used to foresee problems such as losing large numbers of trees at once as a result of insect or disease epidemics, ice or wind storms, or the limits of longevity being reached. Profiles can guide plans for replacements and new plantings that will mean healthier diversity through the use of suitable species that are currently under-represented.

- Reveals planting needs and suggests priorities to assure balance and diversity.
- Identifies hazard trees that should be treated or removed, thereby preventing damage and costly litigation.
- Determines tree maintenance needs, providing a sound basis for how many people are needed to do the work, and how much it will cost.
- Provides information for defensible budget requests that compare in accuracy and sophistication with those from other municipal departments.
- Establishes the monetary value of community trees and convincingly shows the effects of budgeting and management on the resource value.
- Locates trees that are special because of their large size, unusual form or connections with history. By pinpointing such specimens, special care can be provided and they can be included in educational materials.
- Allows keeping records of work performed to be used for:
 - (a.) reporting to the administration and elected officials,
 - (b.) better planning of time and crew size needed for tree maintenance,
 - (c.) assuring systematic care of all trees, and
 - (d.) continuity of information when personnel changes occur.
- Enables quick and intelligent responses to property owner questions and requests.

- Provides factual data for coordination with other departments such as planning and streets.
- Useful for monitoring planting success and growth of trees to enable evaluation of nursery sources.



Using a formula developed by the International Society for Arboriculture, an inventory can place a dollar value on community trees. This model, based on a study by ACRT, Inc., of one city's trees, illustrates the effects of adequate and inadequate tree care. Information such as this can help build a strong argument for budget requests.

Courtesy of ACRT, Inc.

Kinds of Inventories

There are many kinds of inventories and even more ways of conducting them. There is no single "right" inventory, although there are definitely correct procedures that must be followed in each one if the results are to be valid and useful.

Selecting the kind of inventory that is best for your community depends on the reasons for conducting it. That is, how are the results to be used? Matching the purpose with the kind of inventory is a necessary step if the inventory is to be useful.



Specific Problem Inventory

This is simply a search for information related only to a specific problem. For example, it may locate all elms in preparation for arrival of the Dutch Elm Disease, or identify trees that could be hazards if not treated or removed. Its use is limited to the one problem rather than to broader management.



Parks and Natural Areas

Trees in manicured parks and arboretums can be individually inventoried and keyed to a map with a location number. In more natural areas, where trees grow in dense groups, methods usually used gather information by sampling and generalizing rather than measuring all trees.

This will be covered in a forthcoming *Bulletin* on managing community natural areas.



Cover Type Survey

Using aerial photographs, the extent and distribution of tree crowns (the canopy) can be quantified. This is useful for monitoring trends, determining energy-saving potential, and establishing tree protection requirements for new developments.



Sampling Method

If interested only in statistical summaries such as species and size composition, available planting spaces and similar data, a sample (often ten percent) of the streets or blocks in the community may be all that is necessary. This kind of survey is relatively inexpensive and can be quite accurate

if the trees are generally homogeneous. If not homogeneous, accuracy is still possible by dividing the city into sections that are reasonably alike, such as old and new areas, and taking samples in each. In either case, the key to accuracy is in making sure the sample is purely random.

If these conditions are met, results of the sample can be generalized to the community as a whole and accurate profiles can be obtained.



Windshield Survey

In a windshield survey, data are collected by a team of observers and recorders (usually 3 or 4) riding in a car as it moves slowly along the street.

This popular technique is more of a data collection method than a specific kind of inventory, but it is often referred to and promoted as an inventory choice. Actually, it can be used in gathering data for either a sample or a complete inventory. Its advantages are that it is relatively fast and inexpensive, but its disadvantages are that less information can be collected and it is less precise than visiting each tree individually.



Complete Inventory — Periodic

In a complete survey, all street trees are inventoried and usually keyed to a specific location like a house address or a block. It is a detailed accounting of all trees. It is also the most time-consuming and expensive inventory, but the most accurate.



Complete Inventory — Continuous

This is the same as above except that a record is continuously maintained for each tree and planting site. Maintenance work is prescribed for each tree and planting is scheduled for the empty sites. As work is accomplished, the records are updated. For managing a community forest and reducing the liability for accidents, this is the most valuable method.

It is therefore the one covered in this *Bulletin*.

Note: In any inventory, even a so-called continuous one, a re-survey is usually necessary every 5 - 10 years. This is to account for growth, unreported tree work or removals and other changes in conditions. The exception is if all trees are visited and records updated, including diameter, within that period. In the long run, this could be the most economical, as well as effective, method.

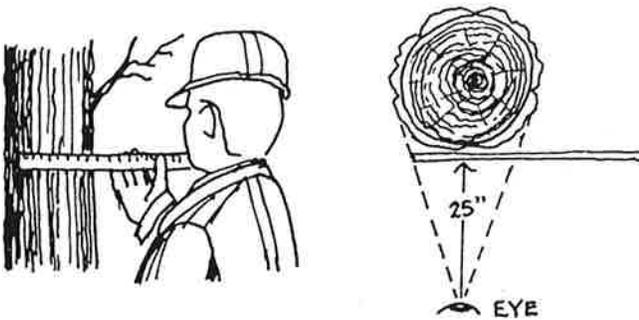
2. Tree Information

Species *Locust, Black* *Robinia pseudoacacia* **LOCB**
 Maple, Sugar *Acer saccharum* **MPSU**

A checklist of trees known to be in the community should be developed before the inventory begins. Abbreviations can be made up or adopted from a standard list such as one developed by researchers in the USDA Forest Service. A good computer program will allow the user to switch back and forth between common and scientific names at will. Some require a numeric code for each species in order to manipulate or summarize data

Size <3" 4-6" 7-12" 13-18" 19-24" 25-30" >30"

Taking exact measurements of diameter slows data collection and is usually not important for managing the trees. Therefore, size categories with reasonable, but usually arbitrary spreads should be used. Height and crown widths are usually unnecessary for management purposes. If needed, they can be obtained by measuring a sample of trees and correlating these measurements with diameter classes of species growing under the same general conditions.



With practice, tree diameters can be estimated by eye with a high degree of accuracy. For greater accuracy or to check estimates occasionally, a Biltmore stick is the quickest way. This device resembles a yard stick but is calibrated to be read in inches of diameter.

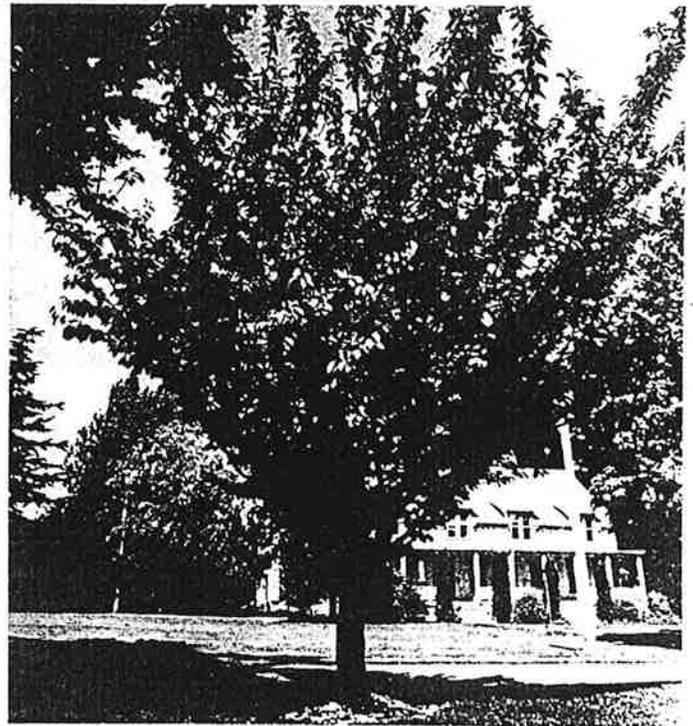
Condition *Excellent Good Fair Poor Dead*

Condition classes can be described in general terms for data collectors. For higher precision, a checklist can be obtained from the International Society of Arboriculture's *Guide for Establishing Values of Trees and Other Plants*. Summaries of these data are good indicators of the health of the urban forest. When combined (by a computer program) with species, size and location, they can also help estimate the monetary value of trees.

3. Maintenance Needs

Code	Work Needed
0	Plant
1	Remove
2	Priority Prune (safety)
3	Routine Prune
4	Training Prune
5	Remove Grate
6	Remove Stump
7	

This entry is the guide to planning work and determining budgets. The list of treatments or practices will depend on which ones are being used (or could be used) in the particular community. Each is coded to save space on data collection forms.



4. Site Information

Some inventory programs have entry fields for information that describe site features important to management. The entry may call for a simple "yes" or "no," or a measurement. For example:

Overhead Lines	Y
Treelawn	8'
Sidewalk Damage	N
Land Use	164

Land use, coded in this example using a list of USDA Forest Service code numbers, is used by the computer as the tree's location to calculate tree value. Using ISA's valuation formula that considers size, species, condition and location, a tree coded 164 (adjacent to privately owned, suburban residential property) would receive a higher dollar value than the same tree coded 324 (next to a freeway).

Again, use only that site information that helps meet an objective, or purpose, of your inventory. Otherwise, it is a waste of time. Also, these data are no substitute for actually inspecting a site before selecting planting stock or planning some other project.

5. Other Information

Insect or disease problems are sometimes inventoried, but usually this kind of information requires an expert and is obtained more effectively by other means.

A remarks category can also be used. This is helpful when the inventory is used for responding to phone calls from residents and maintaining work histories and plans. Remarks can include anything from the presence of a dangerous dog to noteworthy specimen trees. The drawback of a remarks field is that the information can usually not be summarized by computer or retrieved by topic unless it is coded and built into the program being used.

Managing the Project

Here are four steps essential for a successful inventory project.

1. Plan

Besides carefully determining the objectives for the inventory and deciding what data must be collected to meet them, a form must be designed to allow for all conditions that may be encountered. This being virtually impossible, flexibility should be built-in, such as allowing space for features or conditions to be added that were not anticipated. Part of planning is also developing comprehensive checklists or code sheets for data collectors, and making "rules" for how measurements will be taken, tree numbers will be assigned and other field situations will be handled to assure consistency. Test everything by working through the trees on several blocks in different parts of the community, refine the procedures, and put it in writing for each data collector.

2. Train

Whether using volunteers, summer youth crews or paid employees, begin with a workshop session. Explain the "why" behind the project as well as procedural rules and your expectations of quality work. Then conduct a practice session on the streets, working with all individuals or teams. (Teams of two are most efficient when using non-professionals.) Be sure to explain a procedure for handling unknown species or other problems that require delayed data recording or the supervisor's assistance.

To prevent problems from suspicious character reports, it helps to notify the city police and other city departments about when and where crews will be working. Identifying inventory workers with customized t-shirts, caps or wind-breakers also helps. Residents can be alerted through the news media. Crews should be briefed about how to handle inquiries from residents. A handout explaining the project is a good device and reduces the problem of crew members spending time in conversations.

3. Supervise

The history of street tree inventories teaches that spot checking for accuracy and honesty is essential. The nature and intensity of supervision will vary widely, but in all cases it should be done regularly by the person responsible for the project. Brief, daily meetings can be a useful way to discuss problems and work out solutions.



The National Arbor Day Foundation's computer inventory program includes a manual that is easy to understand and use, even with no previous experience.

4. Use!

Make sure that inventory reports are used at every opportunity. Continuous inventories need regular updating. This requires a clear procedure for editing or adding data. In larger communities, this may be daily attention by a clerk or technician to update the data base as crew reports are turned in, permits for tree work are issued or citizen calls are received. In smaller communities, updates are best done periodically but regularly (perhaps once a month) by a tree board member or the forester. Tree work, blow downs, new plantings and other changes need to be reflected promptly in the inventory.

Managing the Data

In very small communities, records for each tree, block or street can be kept on index cards. But even in these cases, today's technology makes it easy, useful and for many people—even fun—to use a computer to store, sort and report inventory data.

There are many computer programs available, each with different capabilities and limitations. The urban and community forestry specialist in your state forester's office will be able to provide suggestions and possibly a list of suppliers. However, The National Arbor Day Foundation, through a donation from Davey Resource Group (formerly Golden Coast Environmental Services), has developed an inexpensive, powerful and flexible program specifically for communities with 5,000 trees or less. Named *TreeKeeper™ jr.* its key features include:

- User friendly. (No previous experience necessary.)
- A "plain English" manual.
- Works on any IBM-PC or compatible unit.
- Includes 90 days of free technical support.
- Full range of abilities; can do everything described in *Bulletin 23*, including computing tree values.
- Fast, easy editing (correcting or updating data).
- Can be expanded as the community and its forestry program grow and more features are wanted.
- Costs only \$200. (\$99 to communities with Tree City USA recognition.)
- Guaranteed satisfaction or purchase price is returned.

TreeKeeper jr. is made available as a service of The National Arbor Day Foundation's training and continuing education arm, The Arbor Day Institute. It is provided in the belief that a program of this quality will make complete, continuous inventories easier to use and more widely adopted by communities of all sizes. This, in turn, will be a major step toward more intensive management of community trees nationwide.

To order *TreeKeeper jr.*, write, phone or Fax:

The Arbor Day Institute
P.O. Box 81415
Lincoln, NE 68501-1415
(Phone: 402/474-5655 Fax: 402/474-0820)

Reports

A major benefit of computerizing an inventory is the ability to instantly generate summaries of data any way desired. Of course, this can also be done by hand using index cards or other forms, but it is time-consuming, tedious and prone to errors.

There are many ways in which data can be reported. Once again, how it is done depends on the purpose of the inventory and how the data help meet management needs. Most frequently the summaries help guide decisions in developing a management plan, illustrate budget requests, justify programs or provide information to city officials for making public presentations or fielding inquiries.

Here are some examples of ways data can be reported:

- **All trees at a single address**

2621X LINWOOD AVE				
#1	Red oak	13-18" DBH	Cond.: Good	Value: \$1,921
#2	Litlf linden	7-12" DBH	Cond.: Good	Value: \$1,225
#R1		(Planting site)		

- **All trees on a block or street**

On LINWOOD AVE from NORWOOD ST to EAST ST					
Tree #	Species	Diameter	Condition	Maintenance	
2619 1	American elm	25-30"	Fair	Priority prune	
2619 2	Silver maple	13-18"	Poor	Remove	
2621X 1	Red oak	13-18"	Good		
2621X 2	Lit.lf.linden	7-12"	Good	Routine prune	
2623 1	Dead	7-12"	Dead	Remove	
2623 2	Fl crab apple	<6"	Excel.	Remove stake	

- **All trees needing specified maintenance**

ALL TREES IN NEED OF PRIORITY PRUNE			
On LINWOOD AVE			
2619	1	American elm	25-30"
2690	3	Green ash	13-18"
On MARCY LN			
32	1	Sugar maple	7-12"

- **Species frequency for entire city**

American elm	Ulmus americana	1,550	40.3%
Green ash	Frax penn laneolata	329	8.5%
Silver maple	Acer saccharinum	246	6.4%

- **Species cross-tabulated with any feature (Example: Condition)**

	Excellent	Fair	Good	Poor	Dead	Totals
Ash Species		234	678	29		941
Buckeye	23					23
American Elm	10	1		5		16
Malus Species	2		3			5
Norway Maple			3	2		5
Norway Maple Crimson King		2		2		4
Silver Maple				3		3
Dead					5	5
Report Totals:	35	237	684	41	5	1,002

In short, any information that is collected in an inventory and entered into the computer's data base can be retrieved and reported. From this rich storehouse of information, visual aids such as bar graphs and pie charts can be developed to enhance any presentation about the community forestry program.



**TREE CITY USA
BULLETIN**

Other Sources of Information

Tree City USA Bulletin will inform readers about helpful, up-to-date publications that provide more depth, serve as good models, or are readily available for community distribution. The editor welcomes sample copies to consider for inclusion in revised editions of this and other *Bulletins*.

Publications

- *Urban Forestry — Planning and Managing Urban Greenspaces*
by Robert W. Miller
Prentice Hall, Englewood Cliffs, NJ 07632 (404 pp.)

This book should be on the shelf of anyone beginning or expanding a community forestry program. An entire chapter is devoted to street tree inventories, complete with a helpful bibliography.

by E. Thomas Smiley and Fred A. Baker
Journal of Arboriculture 14(2): February 1988

There are many articles about inventories in the trade and professional journals of the green industry, but this is one of the more thorough overviews of the subject.

- *What City Foresters Do*
edited by James R. Fazio
Tree City USA Bulletin No. 12

This *Bulletin* is worth reviewing as a summary of what is included in a well-managed community forestry program.

Training Opportunity

Because of its importance to the regular, systematic management of community forests, "Street and Park Tree Inventories" is a topic of training available through The Arbor Day Institute. This workshop is not offered on a scheduled basis, but is available Chautauqua-style. This means that the workshop will be taught in any area of the country where a local, state or regional co-sponsor assures a minimum of 20 participants.

"Street and Park Tree Inventories" is a practical, 3-day workshop taught by highly experienced instructors. It results in the skills necessary for participants to plan and conduct an inventory. The workshop also includes how to develop a useful management plan from inventory data and how to select a software program that meets your needs.

For more information, phone The Arbor Day Institute at 402/474-5655.

Assistance

It is improbable that a good inventory can be carried out without at least some initial assistance from someone who has professional experience. The best starting point to find such assistance is to contact your state forester for the name of the urban and community forestry specialist that services your area.

Many urban forestry consultants are also available to either assist or to conduct the entire inventory. The names of consultants with experience in street tree inventories can be obtained from these professional organizations:

- **American Society of Consulting Arborists**
3895 Upham St., Suite 12
Wheat Ridge, CO 80033
(Phone: 303/420-9554)
- **Association of Consulting Foresters of America**
5410 Grosvenor Lane, Suite 205
Bethesda, MD 20814
(Phone: 301/530-6795)
- **International Society of Arboriculture**
P.O. Box 908
Urbana, IL 61801
(Phone: 217/328-2032)

To order additional *Bulletin* copies... Friends of Tree City USA members may obtain a single copy of this or any of the 22 preceding *Tree City USA Bulletins* free of cost. Quantities of any issue are available at 25 for \$6.25 or 500 for \$100. To order: specify the issue number and quantity, and make your check payable to "National Arbor Day Foundation," 100 Arbor Ave., Nebraska City, NE 68410.

To join the Friends of Tree City USA... To receive a subscription to the *Tree City USA Bulletin*, and to become more involved in the community forestry movement in your town and throughout America, send a \$10 dues-donation to Friends of Tree City USA, National Arbor Day Foundation, 100 Arbor Ave., Nebraska City, NE 68410. Make your check payable to "National Arbor Day Foundation."

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