



W I L L A K E N Z I E A R E A P L A N

HISTORIC CONTEXT

AUGUST 1989

EUGENE, OREGON



Coburg Road, 1908

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WILLAKENZIE AREA PLAN

HISTORIC CONTEXT

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Cover: In 1908, Coburg Road was surfaced with crushed rock. "The paved highways of Lane County reduce the distance of miles to minutes." [Oregon Historical Society, Negative #61373]

TABLE OF CONTENTS

SECTION I: HISTORIC OVERVIEW	
Temporal Boundaries: 1847 - 1939	1
Spatial Boundaries	1
Related Study Units.	3
Historical Overview.	3
Significant Area Residents.	17
SECTION II: IDENTIFICATION	
Previous Surveys	22
Resource Types	22
Farm Sites.	22
Residences.	25
Schools	29
Cemetery.	31
Golf Course	31
Grange.	32
Distribution Patterns of Resource Types.	32
SECTION III: EVALUATION	
Historic Significance.	35
Historic Integrity	36
Individual Resources.	37
Multiple Resources.	38
Registration	38
SECTION IV: TREATMENT	
Survey and Research Needs.	39
Survey Needs.	39
Research Needs.	40
Treatment Strategies	42
Historic Inventory.	42
Landmark Nominations.	42
Local Historic Ordinances and Citizen Involvement	43
Preservation Incentives	43
BIBLIOGRAPHY	45

LIST OF FIGURES

1. Generalized Potential Historic Resource Area Map
2. Cadastral Map, 1853
3. Cadastral Map, 1860
4. Cadastral Map, late 19th century
5. Real estate advertisement, 1907
6. Cadastral map, 1900
7. Southern Pacific Railroad advertisement, 1910
8. Turn-of-the-century view of Cal Young Road
9. The John Thramer house
10. Armitage Road and George Armitage house, 1884
11. The Calef home, Willakenzie Road
12. The Willakenzie School, 1912
13. Children of migrant workers, 1949

WILLAKENZIE AREA PLAN
EUGENE, OREGON

HISTORIC CONTEXT

SECTION I: HISTORIC OVERVIEW

The historic context developed for Eugene's Willakenzie area is a geographically oriented study which will be used in the preparation of city and county policies pertaining to historic resources in the area. The framework for the study incorporates thematic categories and chronological periods established by the Oregon State Historic Preservation Office (SHPO) and National Park Service and taken from the Oregon Statewide Inventory Historic/Cultural themes list.

Temporal Boundaries: 1847 - 1939

The first Euro-American to settle a claim between the McKenzie and Willamette Rivers was William M. Stevens, who arrived with his family in 1847.¹ Subsequent settlement in the area of Stevens' claim was steady. By 1860, nearly all the land in the river plain was settled and had become the primary base of Eugene's agricultural economy. Over the next sixty years, the rural agricultural character of this area remained largely unchanged. Gradually, however, the area became part of an expanding urban landscape. In 1960 the Coburg Road corridor south of Willakenzie Road became the first piece of the Willakenzie area to be annexed to Eugene. By 1979, more than 100 annexations were completed.

This historic context will follow development of the Willakenzie area from its 1847 settlement date through 1939, the date determined by the National Register's fifty year-old evaluation criteria.

Spatial Boundaries

Since it was laid out in 1862, Eugene grew exclusively to the south and west of the Willamette River. The city's piecemeal annexation of the land to the north of the river after 1960 signified the Willakenzie area's growing importance to local urban development.

The survey area falls within a fertile delta formed at the fork of the Willamette and McKenzie Rivers. (See Historic Resource Area Map.) It

¹ Although Stevens' homestead was located outside this survey boundary, his history is significant to the area's development.

GENERALIZED POTENTIAL HISTORIC RESOURCE AREA



Current area map indicating survey boundaries and location of historic man-made and landscape resources.

includes all incorporated areas of Eugene located north and east of the Willamette; its eastern-most boundary is formed by I-5. The Cal Young Neighborhood Association and Harlow Neighbors are the residential neighborhoods that constitute this area. The study area also includes an unincorporated area of metropolitan Lane County that lies between the Eugene city limits and the Urban Growth Boundary; the UGB to the north of this urban transition area forms the northern boundary of the survey. Two unincorporated islands in the vicinity of I-5 and Centennial Boulevard are considered, as well.

Related Study Units

Significant themes identified in the Willakenzie historic context include settlement, agriculture, transportation and communication, and culture. Those broad themes encompass a number of more specific Oregon themes, such as horticulture, stock raising, waterways, land travel, and 19th and 20th century architecture. Landscape and archeological features are discussed specifically in the context of those established themes.

Historical Overview

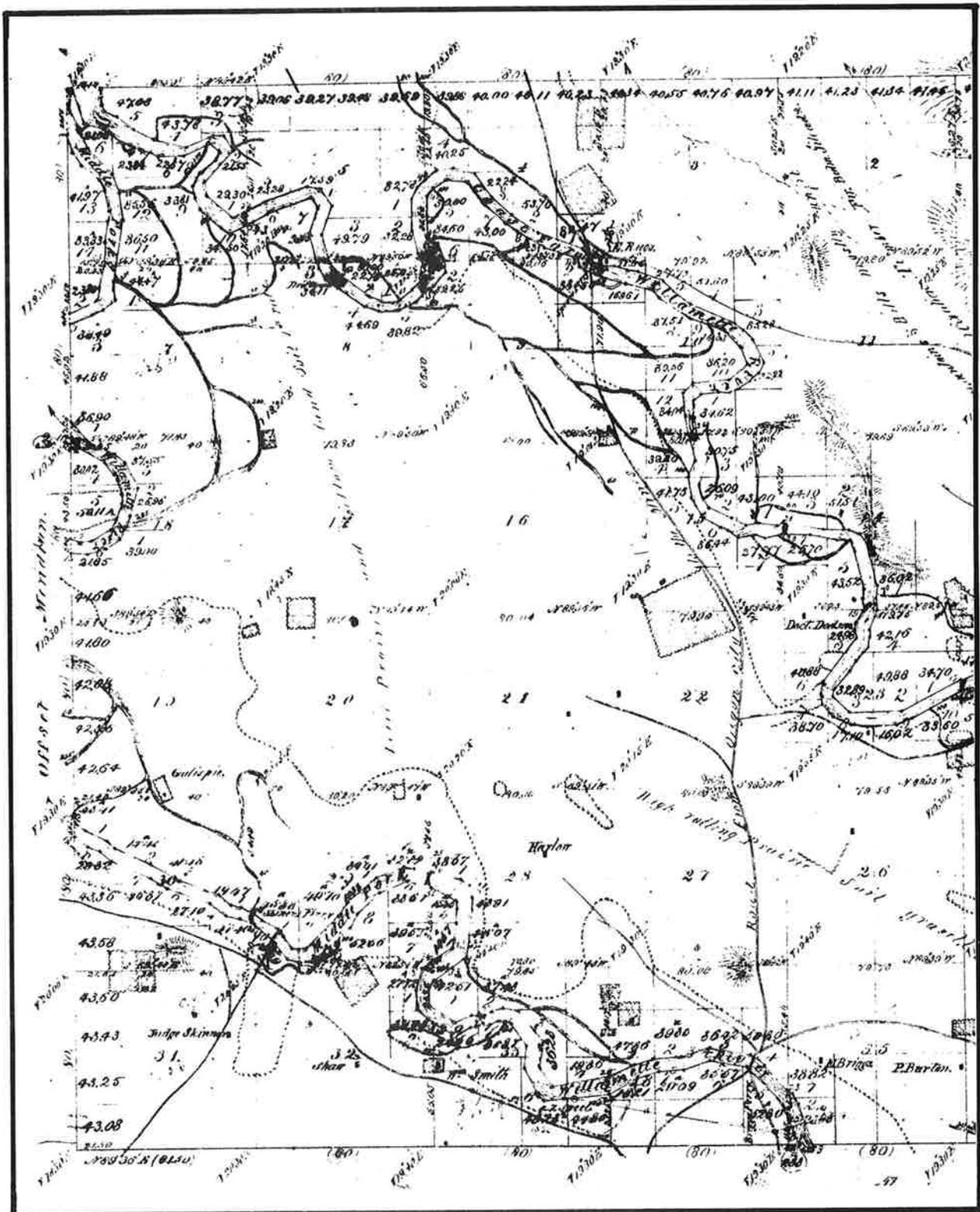
Historically known as Willamette Forks, the survey area is a broad delta situated above the confluence of the McKenzie and Willamette Rivers. Rich alluvial soils were deposited there by mineral-bearing streams in an inland arm of the ocean which occupied the valley at one time occupied.

The western and southern boundaries of the Willakenzie area are at present defined by the main channel of the Willamette River. This channel has remained mostly unchanged since about 1902, but prior to that time its location often varied from one decade to the next due to changes induced by flooding. Before 1890, for example, the Willamette River made a loop to the north of the area now known as Alton Baker Park and Autzen Stadium. Goodpasture Island was indeed an island at a time when the river split into two major channels on both sides of that area. Landscape features such as Patterson Slough and Dodson Slough are evidence of former river channels.

Also significant are the many swales and drainage channels in the area. Most of the channels run in a southeast to northwest direction, and were created by floodwaters during the centuries preceding Euro-American settlement. The vegetation of some of them remains little changed.

The pre-settlement landscape of the Willakenzie area was the result of a combination of natural and human forces. For centuries, the Kalapuya Indians annually set fire to the vegetation in the Willamette Valley in order to clear brush and provide better habitat for the game and plants on which they depended for food. These fires resulted in a mosaic of habitats ranging from

CADASTRAL MAP, 1853



General Land Office surveyor's map, 1853. The road from Oregon City to the gold mines was a major thoroughfare which crossed the McKenzie River at Spore's Ferry, and the Willamette River at Brigg's Crossing. Rectangular "patches" indicate cultivated land.

treeless prairie, to tree-studded savanna grasslands, to dense forests with well-developed herb and shrub layers.

Federal land surveyors in the early 1850's described in considerable detail the topography and vegetation of that time, which had changed little since settlement by Euro-Americans began in the 1840's. (See Cadastral Map, 1853.) According to those surveys, most of the current survey area was prairie, with trees and shrubs found in some swales. Along the southern and western edges of the area, however, dense forest existed along the Willamette River. This forest consisted mostly of cottonwood, alder, Oregon ash, Bigleaf maple, Douglas fir, and occasional incense cedar and ponderosa pine. Farther from the river, along the open prairie, a savanna existed which consisted primarily of scattered Oregon white oak, with an occasional Douglas fir or ponderosa pine.

The rich, well-drained alluvial soils here were most attractive to pioneer farmers who, responding to the natural landscape, first claimed sites along the prairie rim. William Stevens was the first white man to locate a claim in the region. In December, 1847, Stevens arrived at his donation claim with his three eldest sons, Ashland, Alvin and Isaac, and began building a home. On Christmas day the family "entered into full possession" of the humble log home, which "bade defiance to the winter winds and rains, and lent a cheering impress to the solitary wilds around."² Within a year, 40 acres of ground was broken directly behind the house and sowed in wheat; in the spring of 1849 an additional fifteen acres were planted in corn, turnips and other vegetables. The garden "made him famous the country over for size, quality and quantity of Oregon products."³ Stevens sold his produce to newly arriving settlers and helped them through their first winter.

In 1848, the total population in Lane County was approximately 150 people. Many of them came to the area by way of the territorial road on the east side of the Willamette Valley which ran past the Stevens claim. Following Indian trails that once connected regional native groups, the well-established road became the principal route from Oregon City to the California gold fields in 1849. With a constant demand from the south for flour, wheat, lumber and agricultural products, road improvement became a priority to both farmers and merchants at that time. Freight companies in Portland and California, particularly, lobbied heavily for improvement of the rough Oregon highways. Farmers, too, required market roads to make their farm sites more accessible to local trade centers. The first such petition, presented to the Lane County Court at its first meeting in 1852, established a road from Spores' ferry at the McKenzie River to Skinner's ferry across the Willamette. The basic course of today's Coburg Road--the first "highway" built under the auspices of the county court--was thus established. With a steady influx of

² Albert Walling, Illustrated History of Lane County (Portland, 1884), p. 451.

³ Register Guard Anniversary Edition (1904), p. 5.

money from the gold mines to the south and a ready market for agricultural goods, the Willakenzie area flourished.

Recognizing the vast potential of this "garden of Lane County", a steady stream of settlers followed William Stevens' lead in settling in the Willamette Forks area. Among the first arrivals were: George Armitage in 1850; Alexander A. King, Mahlon H. Harlow and his in-laws, the Tandys, in 1851; Charles Walker Young, Jacob Gillespie, and John Day in 1852; and William Bogart, Vincent McClure, John Bushnell and Alexander Goodpasture in 1853.⁴ According to 1860 census records, all settlers in this area were farmers. (See Cadastral Map, 1860.)

Locally, wheat, oats and vegetables were the basic field crop raised throughout the last half of the 19th century. Wheat was particularly well-suited to pioneer cultivation, as there was always a ready market for the grain, it was easily transported, and it was a practical medium of exchange. Farmers were advised of the sound investment potential of wheat in 1881:

The production of wheat immediately attracts the attention of the man who commences farming with the view of making an income. He may plant a garden and orchard, grow oats and hay, improve his pasture and seek to diversify his farming by all practicable methods. . . but when it comes to a means of income to supply the wants of his family and make it possible to educate and provide for the children, he has to look to the wheat fields as the most reliable source of supply.⁵

The 1850's also witnessed the growth of the livestock industry in the area, which remained important there throughout the century. After 1860, however, the centers of stock raising began to shift to eastern and southeastern Oregon, as ranches were divided and population density increased. Certainly, many stockmen in the Willakenzie neighborhood were able to continue their business, but often in somewhat limited circumstances. With the disappearance of unlimited grazing land, farmers were forced to consider other, more intensive uses of their land.

Diversification was encouraged at this time as a means of becoming "independent and self-reliant."⁶ Most farmers, of course, had always produced eggs and butter, vegetables and fruits for sale and barter in local markets or for their own consumption. Slowly, however, certain specialty crops--such as hops, peppermint, clover and flax--were introduced around the

⁴ Before coming to Oregon, the Harlows, Tandys, Gillespies and Youngs had all been neighbors in Missouri.

⁵ Willamette Farmer, 14 January 1881, p. 4, cited by Christopher Dean Carlson, "A Rural Family in the Nineteenth Century," p. 78., PhD dissertation, University of Oregon, 1980.

⁶ Willamette Farmer, 11 January 1878, p. 4, cited by Carlson.

turn of the century. This kind of diversification signalled a new direction in land use in the Willakenzie area.

For the most part, all arable acreage in the Willakenzie area was in private hands by 1880.⁷ (See Cadastral Map, late 19th century.) As the original family Donation Land Claims were divided among heirs of the original claimants or sold to newcomers, the size of farms in the Willamette Valley declined. In 1860 the average farm size was 388 acres; by 1900 the average farm was only 170 acres.⁸ The trend towards even smaller farms continued throughout the first decades of the century.

One of the earliest subdivisions in the area was Miller's Little Farm No. 1, dedicated in 1907 by George Melvin Miller on the Daniel Snelling DLC. Sixteen lots, ranging in size from five to twenty acres, were platted near the north end of Norkenzie Road. (See Figure 5.) The Jacob Gillespie DLC was similarly divided in 1912 by John Debrick, who named the neighborhood Debrick Gardens. For the most part, however, area farms were reduced in a more piecemeal fashion, with families selling off portions of larger claims. (See Cadastral, 1900.)

Magazines published in the early 1900's by local civic and commercial groups promoted small-scale farming as a healthy and virtuous lifestyle. From the 1907 Morning Register:

There is nothing more conducive to health and happiness, nor adds more to comfort and attractiveness than the growth of an abundant supply of luscious fruit for the home. That person must indeed be of perverted disposition who would live in a fruitless country when he can live in such a land as this. . .⁹

Other organizations like the Southern Pacific Railroad and Sunset Magazine's Homeseeker's Bureau also promoted small-farm settlement in the west. (See Figure 7.) According to their advertisements, "ten acres in the Willamette Valley should be as valuable from the standpoint of production and earning power as 160 acres in Minnesota, Wisconsin, Illinois and some other states in that section."¹⁰

For most area farmers, a garden was an essential part of first settlement, providing food for consumption, barter or sale. In the late 1800's, many local farmers--among them Palmer Ayres and Frank Chase--sold farm produce door-to-door from a peddle wagon in Eugene. That practice continued until the early 1900's, when local farmers found other, more effective methods of marketing their goods. Several factors made this possible.

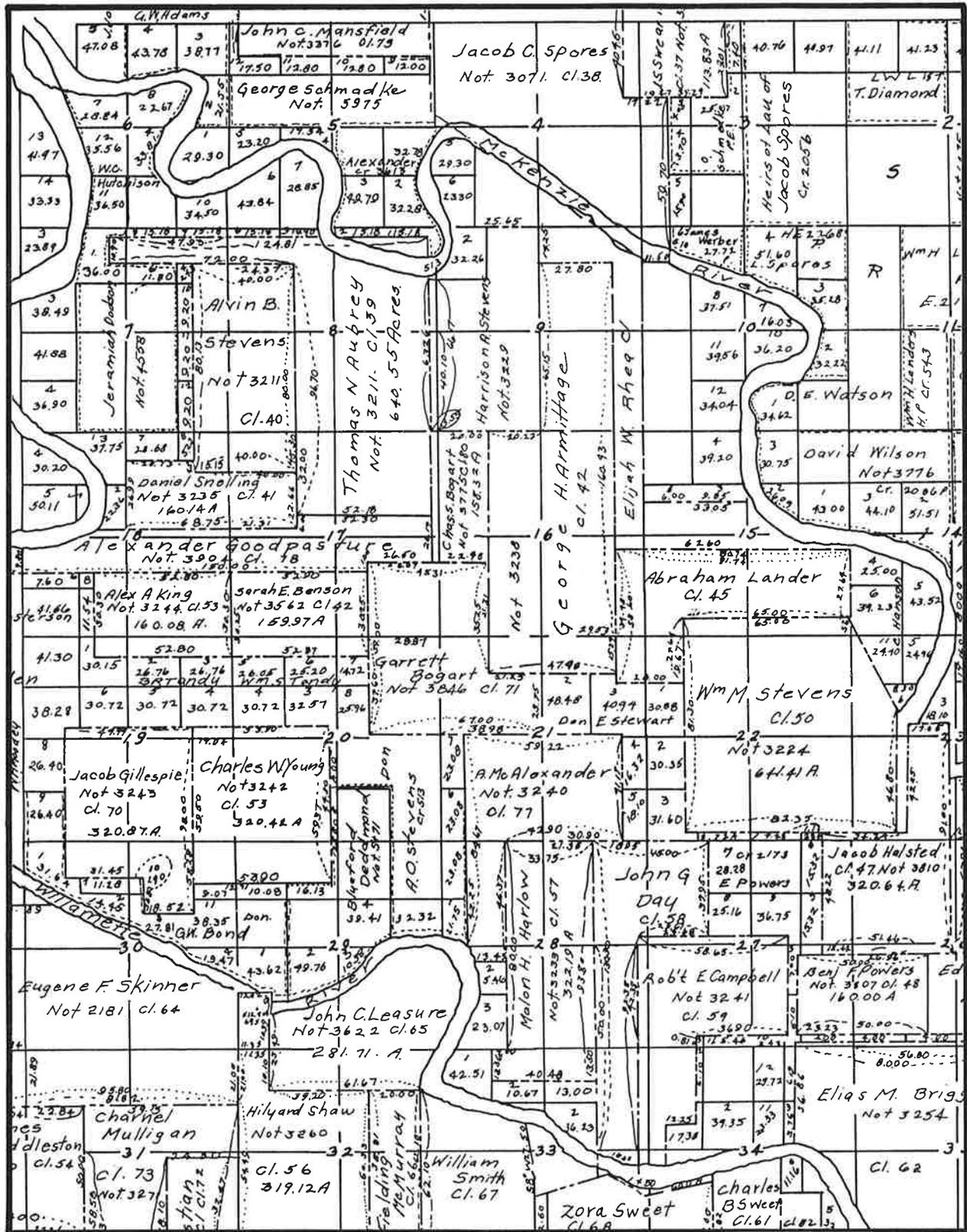
7 Carlson, p. 70.

8 Carlson, p. 74.

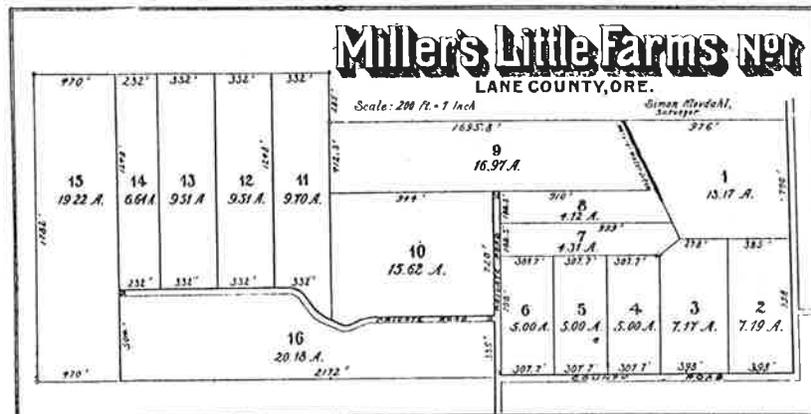
9 Morning Register Industrial Edition (1907), p. 9.

10 Anybody's (1910), p. 28.

CADASTRAL MAP, late 19th century



Late 19th century cadastral map shows property boundaries and landholders' names. (Lane County Surveyor's Office)



The above plat of land lies $2\frac{3}{4}$ miles due north from the business center of Eugene and is for sale in tracts as platted at prices from \$75 to \$125 per acre, subject to change without notice. Terms 20 per cent cash and balance on or before 5 years at 6 per cent in. It lies on macadamized road leading into Eugene, on telephone line and good school is near, in a splendid neighborhood of enterprising people. This land will produce anything that grows in the Willamette valley. To get the highest revenue out of this land it should be planted in English walnuts 40 feet apart, or 30 trees to the acre. At 12 years old these trees will produce 100 pounds of nuts each, worth 15 cents per pound wholesale. Between the rows of walnuts plant peach trees 40 feet apart which at four years old will produce 150 pounds worth two cents per pound. Between the rows of peach and walnut trees plant two rows of blackberries, or raspberries, which at two years old produce full crops, always saleable in the Eugene markets at 3 to 4 cents per pound. While the trees and shrubs are small the ground can be cultivated to potatoes and other garden truck and as they grow and shade the ground, the berry bushes may be taken out and eventually the walnut will crowd out the peach trees and yield from \$500 to \$1000 per acre yearly, without any cultivation while the ground between them may be planted to grass and yield good cow pasture.

I also have a large list of stock farms, timber lands, seaport property at Florence in this county, city and suburban property in Eugene and Springfield.

I have been in the Real Estate business in Eugene since 1882 and know the country thoroughly. References any bank or business house in Eugene.

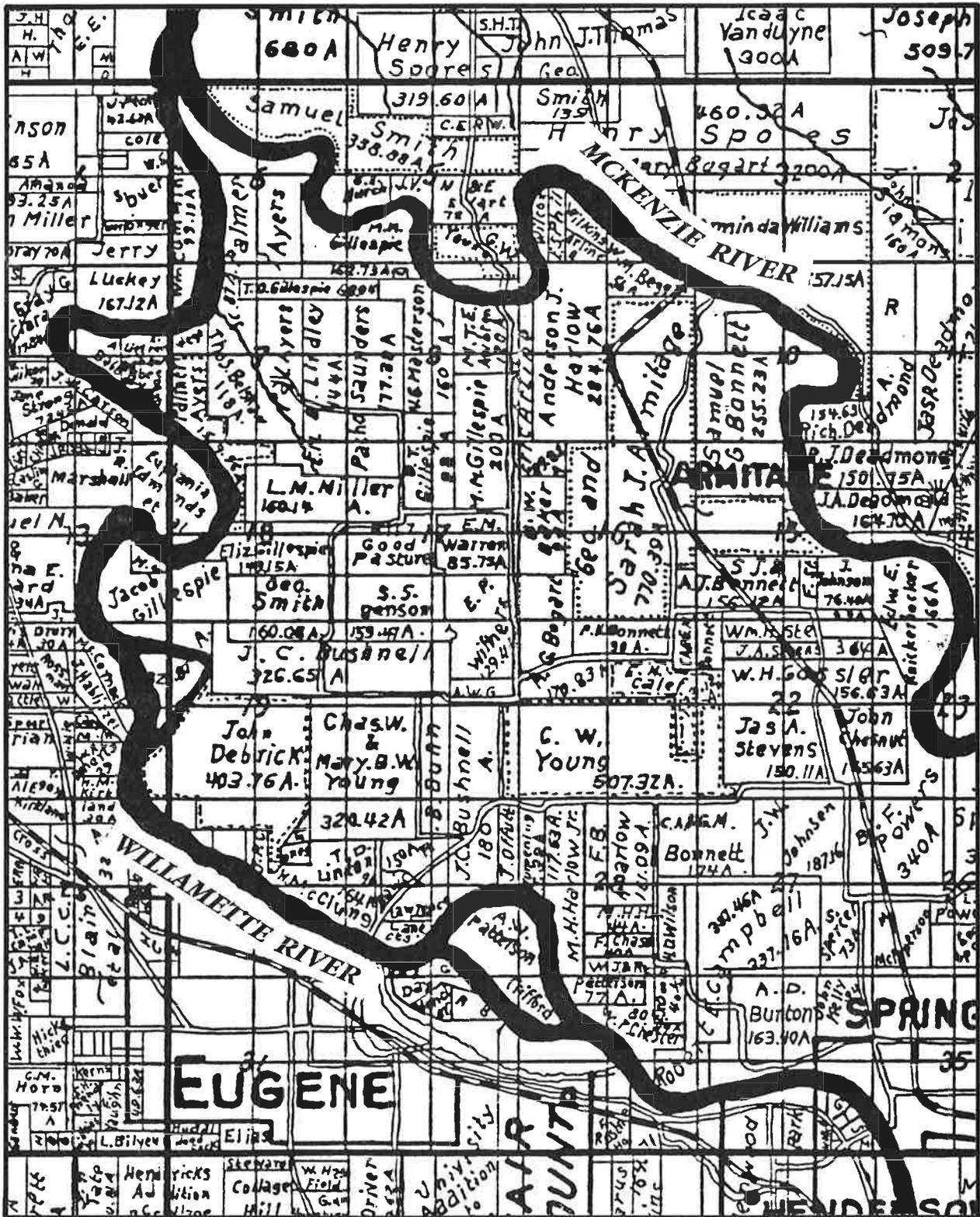
Geo. Melvin Miller

Rooms 20 & 21 McClung Block,

EUGENE, OREGON.

Figure 5. Real estate advertisement for one of the area's earliest subdivisions includes directions on how to cultivate for maximum yield. (*Morning Register Industrial Edition* (1907), p. 19)

CADASTRAL MAP, 1900



Cadastral map shows land holdings and roads, 1900. Although many properties still bear the names of original settlers and their descendants, the trend towards division of large holdings has clearly begun. (University of Oregon Map Library)

Advances in transportation technology, for instance, simplified farmers' lives in many ways. From 1856 to 1870, steamboats were the principal method of transporting goods to Eugene from the northern Willamette Valley. Then, in 1871, the Oregon and California Railroad arrived in Eugene from Portland. Rail service--particularly after 1883, when intercontinental lines were completed to Portland--expanded the potential market for local growers tremendously.

Improvement of market roads also helped farmers transport goods locally with less effort. Many "new" roads established in the late 1800's were, in fact, laid on well-worn paths or old road beds. When Armitage Road was reestablished in 1894, for instance, surveyors commented that "it is a very important thoroughfare and has been very much travelled ever since the settlement of this country. . ."¹¹ Other roads established at an early time were: Cal Young Road in 1869; Garden Way, Ayres and Gilham Roads in 1874; Coburg Road south of Harlow Road in 1889; Centennial Boulevard in 1900; Locke Road (formerly Calef Road) in 1909, and; Norkenzie Road in 1919. (See Figure 8.)

Farming practices were also influenced by certain fraternal and business organizations established at this time. The Eugene Commercial Club issued circulars nationwide proudly promoting the profitability of agriculture in Lane County.

Here intensive methods of cultivation of the soil. . .brings big returns and guarantees a competence. . . When you, Mr. Farmer, reflect upon the changeableness of seasons in some parts of the Middle West, on the thin-soiled land, the rocky, worn-out farms, on which crops are limited and uncertain at best, observe that it takes a lifetime to earn a home or establish independence for your family. Come and see the superb country around Eugene, or Junction City, or Springfield--they're all good.¹²

Attracted by such notices, new farmers came to Lane County to face many of the problems dealt with by farmers in other parts of the country: lack of transport facilities, high freight rates, fluctuating farm prices, and a lack of capital for purchases of land and farm machinery. The Oregon State Grange was established in 1873 to address some of those issues. That year, Springfield Grange No. 12 became the first grange in Lane County. On a statewide level, political pressure from the Grange had led to legislation regarding public utilities, legislative referendums, recall of public officials, and the election of state senators. Grange action also led to the improvement of public schools and growth of the state agricultural college

11 Road dedication #
12 Anybody's (1910), p. 40.

The Ten-Acre Tract Farmer



CHERRY TREE ON CHARLES FRANZ' RANCH THAT BORE 2200 POUNDS THIS YEAR.

Low Fares West Bound

Beginning September 15, and continuing daily to October 15, 1910, colonist rates from Chicago and Missouri River common points to Oregon will be in effect. The rate is \$33 from Chicago; St. Louis, \$32; Oklahoma City, \$28.45; Omaha, \$25.00; Atchison, Kan., \$25.00, with other points corresponding:

For Information

About Eugene and vicinity not contained in this magazine, address D. C. Freeman, Manager Eugene Commercial Club, Eugene, Oregon. Other attractive literature on Eugene is in course of preparation. We shall be glad to send this to any lists that may be furnished us. Send us the names of friends who may be interested in Oregon. Write for our postal folder.

James J. Hill, the "empire-builder," has been down in the Willamette Valley, and this is what he says about our small farm units:

"The day of the large farm is past. What you want here is the man who will take ten acres and cultivate it thoroughly. The man who takes ten acres of your rich land and works it as it should be worked, can easily make \$5000 per year. Ten acres in the Willamette Valley should be as valuable from the standpoint of production and earning power as 160 acres in Minnesota, Wisconsin, Illinois and some other states in that section. I do not know of any land anywhere that will compare with your land here. Your market will be east of the mountains because in that part of the country are more people who are able and willing to pay the highest price for the fat of the land. We are going to do our share in developing your beautiful valley by furnishing the transportation facilities, but you will have to do the rest."



Com. No. 33-B-8-10-10-7 1/2 M

Figure 7. In the early 20th century, national advertisements promoting Lane County intensified local development. (*Anybody's*, Volume 1, #2 (1910), p. 28)

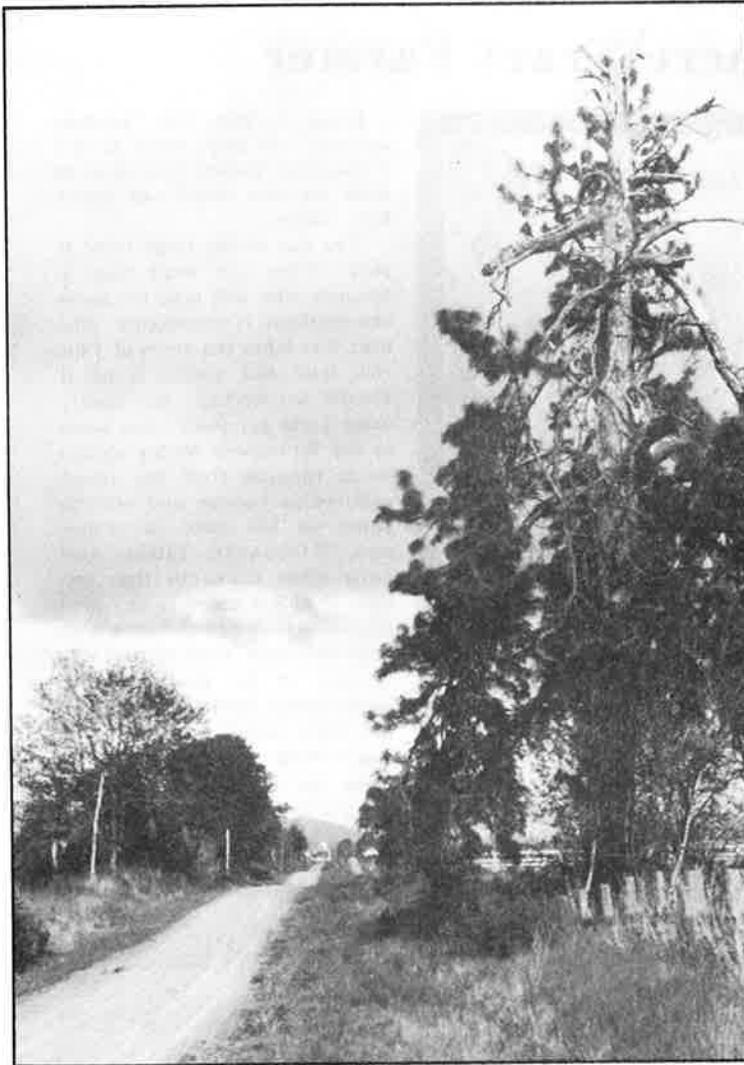


Figure 8. Turn-of-the-century view of Cal Young Road, looking east from in front of Cal Young's home. Cascade peaks are visible in the background. (Lane County Historical Museum, Negative #17C/L84-188)

now OSU) in Corvallis. In his part of the state, the issue of local marketing opportunities was of foremost importance to area farmers.

In response to that issue, the Lane Pomona Grange was established in Springfield in 1909. The Willakenzie Grange followed in 1913. Since its inception, the Willakenzie Grange aimed "to not only serve its own needs but that of the community as well, giving particular attention to farm problems and a long-range program that will promote proper use of land and water resources."¹³

The Grange also played an important role in the social and economic life of the community. Grange members of all ages were actively involved in the County Fair, 4-H, Future Farmers of America and other activities. The women of the Grange "not only gave plays, food sales, bazaars, flower and plant sales, but they held rummage sales, served

turkey dinners, held box socials and pie socials. And they sold cook books, vanilla, and Xmas cards to raise funds."¹⁴

One very significant contribution of the Grange was the creation of the Producers' Public Market in 1915. As previously mentioned, operating a peddle wagon was a common means of selling fresh produce in Eugene and

¹³ Charlotte Mitchell, "The Story of Willakenzie Grange" (1963), p.5.
¹⁴ Mitchell, p. 5.

Springfield; selling wholesale to local markets was another. Unfortunately, both systems were either too time-consuming or unprofitable for the farmer. With the support of Eugene's Commercial Club and the Lane County Credit Association, the Pomona Grange proposed another alternative: formation of a public market. According to R.B. Coglon, county agricultural agent, "our object is to bring together the consumer and producer for their mutual benefit. It is not to be a commercial project. The housewife will get good fresh produce at a fair price, the farmer will get a little more money for things he has to sell. . ."15 For a small rental fee, farmers could sell their produce on Tuesdays, Thursdays and Saturdays directly from a covered stall at 8th and Park. The Producers Public Market was a tremendous success, operating at its first site from 1915 to 1929, then expanding to a larger building at the southeast corner of Broadway and Charnelton until 1959.16

As valley farmers became less able to compete with wheat production in eastern Oregon, emphasis gradually began shifting to vegetable and orchard crops after the turn of the century. "To say that the Willamette Valley is a great fruit country is but to reiterate an already well-established fact," said the Morning Register in 1904.17 Fruits had been part of the farm landscape since the early days of settlement. As early as 1884, Walling had commented on the "scores of splendid farms producing vast quantities of grain, hay and fruit" in the Willamette Forks area.18 Until a stable and profitable market for those crops was found, however, the local fruit industry remained small.

The industry was given a big boost in 1891, when the area's first canning factory was established in Eugene at 8th and Ferry on the railroad right-of-way. Until 1908, fruit was dried and canned at the factory.19 Factory owners assured growers that "over-stocked markets, resulting in loss to the grower, has become a thing of the past, and a stable, profitable market [is] assured for all good grades of desirable varieties."20

The cooperative movement, in the meantime, was generating a great deal of interest among Northwestern farmers. The financial panic of 1907 and a weak local economy forced Lane County farmers to search for new markets for their produce. Facing the crisis, three prominent county orchardists--J. Beebe, Dr. H.F. McCornack, and George A. Dorris--called a meeting of farmers interested in cooperative production and marketing. On January 11, 1908, the Lane County Fruit and Vegetable Growers' Association was incorporated. Many

15 Stan Bettis, Market Days (Eugene: Lane Pomona Grange Fraternal Society, 1969), p. 40.

16 Now a string of specialty shops across the Downtown Mall from the Bon Marche.

17 Morning Register Anniversary Edition (1904), p. 61.

18 Walling, p. 306.

19 The plant was owned by the Eugene Canning & Packing Company (1891-94) and Allen Fruit Company (1900-08).

20 Morning Register Anniversary Edition (1904), p. 9.

of its early members and stockholders were Willakenzie farmers. In 1909 the Association changed its name to the Eugene Fruit Growers' Association and, the following year, purchased the Allen Fruit Company plant. The company is known today as Agripac. With clear control over local distribution, the Association became one of the largest food plants in the Northwest.

The cooperative was an immediate success, and the local press marvelled at "the renewed interest that has been awakened in the fruit producing sections of the county."²¹ Blackberries, strawberries and loganberries were marketed on a large scale, along with pears, apples, peaches, prunes²², and, most popular of all, Royal Anne cherries. Walnuts and filberts were also introduced around 1910 and went on to become a significant area crop. Remnants of those orchards are still scattered throughout the district.

Vegetable crops also became important to the local economy at this time, one measure being the huge quantities being processed and sold through the Fruit Growers' Association. In 1915 the Association made the first commercial pack of canned carrots in the U.S. Beets, first handled by the company in 1912, became their major product.²³ Blue Lake green beans, introduced by Manager Holt in 1923, were credited with boosting company growth and continue to be a profitable item. Parsnips, turnips, rutabagas, spinach, cabbage, pumpkin, squash, tomatoes, onions, asparagus, cucumbers, cauliflower, broccoli and beet greens were all processed there for a time.

Throughout the first half of the century the Willakenzie area retained its rural agricultural character, in part due to Eugene's concentrated growth on the left bank of the Willamette River, and partly to the fact that the area was still subject to periodic flooding. Only after World War II, when dams were constructed on upper Willamette River tributaries, did urban development finally begin spreading from Eugene into the Willakenzie area. Land that was once periodically inundated was opened for more intensive uses at that time. In the 1950's new residential development between the Willamette and McKenzie Rivers created a strong demand for basic services, which eventually resulted in the annexation of the Willakenzie area. Even today, the small farms that were once the sole occupants of this rich bottom land are intermingled with sprawling new subdivisions. The pressure to remove those older structures is intense. (See Figure 9.)

²¹ Anybody's (1910), p. 40.

²² The area near Chase Gardens was known for a time as Pruneville because of the nearby prune orchards.

²³ Today, Agripac is the country's largest single packer of garden beets.

Significant Area Residents

George Armitage, enroute from Brownsville to California in 1850, travelled the Oregon City road which ran past the William Stevens homestead. Armitage spent several nights with the Stevens family, then continued his trip. Shortly thereafter he returned to the area, settled a nearby claim and, in 1851, married Sarah Jane Stevens. Armitage and Harrison Stevens briefly ran a ferry on the McKenzie opposite Jacob Spores. He also operated a sawmill which furnished lumber for the cabins of many early area settlers. Armitage was described in 1904 as "a zealous worker, and untiring in his efforts to assist in every undertaking for the development of county interests and institutions. To him belongs the honor of having first hoisted the Stars and Stripes within the present limits of Lane County. . ."24 For

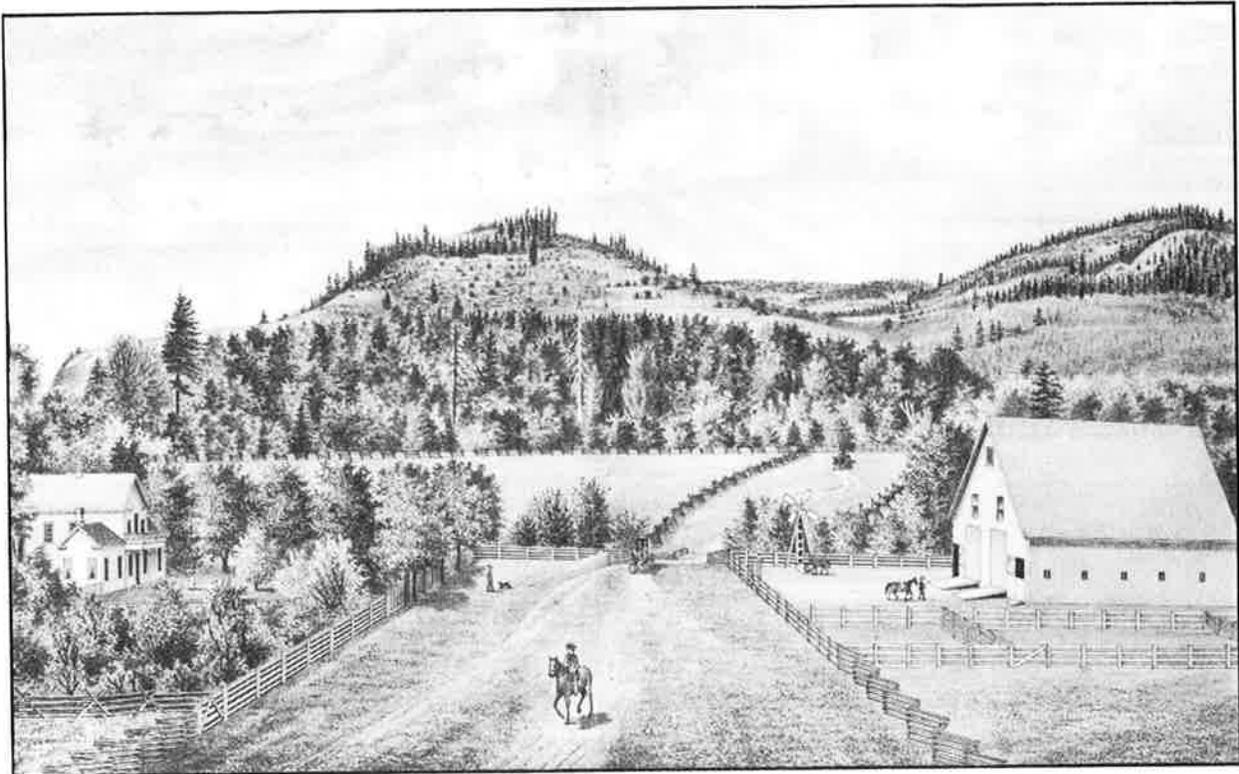


Figure 9. Located on the north bank of the Willamette River - now Alton Baker Park - the John Thramer ranch represented an important part of area history and development. For ten years, community supporters worked to save the Thramer house for use as an interpretive center. The home was demolished in 1989 by the City of Eugene. (Lane County Historical Museum, Negative #171/L72-307)

24 Register Guard Anniversary Edition (1904), p. 6.

several years, a freight stop called Armitage was located on the Albany-Springfield branch of the Southern Pacific Railroad at the junction with Armitage Road. From 1854-59, Armitage was postmaster of the McKenzie Post Office, located near Armitage Station. Armitage's son, **Frank**, was Deputy Sheriff and Court Bailiff for twelve years, and manager of the local government employment office for eighteen years. The George Armitage home (ca. 1855) still stands on Armitage Road, where it was moved one-half mile north of its original site in 1918; remaining farm site structures date back to 1860.²⁵ (See Figure 10.)

Palmer Ayres and his wife, **Mary (Benson)**, owned over 500 acres of land on the east bank of the Willamette River. Ayres was among the first to import pure-bred cattle into Lane County. His son, **Will**, farmed about 200 acres of his father's land, and he also raised pure-bred shorthorn cattle. Will was market master of the Producers' Public Market in Eugene from 1915 to



***Figure 10.** Looking north along Armitage Road towards the Coburg hills. The George Armitage house on the left, constructed around 1855, is a rare local example of Classical Style architecture. The house has been considerably altered and moved from this site. (History of Lane County (1884), p. 120.)*

25 These structures are located outside survey boundaries.

1942 and was active with the Grange and Lane County Fair Association. The large Italianate home (1900) there is surrounded by a significant stand of older pine and maple trees. Until recently, a barn, smokehouse, greenhouse and pumphouse were also located near the home; the barn was lost to nearby development of a golf course.

Edwin T. Bushnell, son of **John C.** and **Jemima (Tandy)** spent all but five years of his life on the DLC settled by his family in the 1850's, raising large crops of grain, corn and fruit. He was a member and stockholder of the Eugene Fruit Growers Association, the Poultry Association and the Farmers Creamery.

Frank Chase constructed one of the first commercial greenhouses in the Northwest on 60 acres of land he purchased in 1889 (the present location of Chase Gardens). For ten years, Chase sold produce door-to-door in Eugene, marketing hothouse vegetables as early as 1895. In 1921, he began growing flowers commercially, becoming the country's largest orchid grower in the 1940's. Chase was one of the first to introduce irrigation into the Willakenzie area. His brother, **Jack**, farmed 60 adjoining acres.

Rev. Jacob Gillespie, "being a man of forceful character and a natural leader of men," was chosen captain of an eight-wagon train which arrived in Oregon in 1852.²⁶ For \$850 and one yoke of steers, Gillespie and his son-in-law, **Walker Young**, purchased 640 acres of land squatted by **Abraham Peek**; Young took the east half, and Gillespie the west half. Gillespie built Eugene's first meeting house, the Cumberland Presbyterian Church, in 1856. In 1895 he donated a portion of his land for a cemetery which still bears his name. He represented Lane County in the 1854 Territorial Assembly and, in 1857, served on the board of County Commissioners.

Alexander Goodpasture was an 1853 settler who raised grain, sheep and cattle on a 320-acre land claim east of the Willamette River. His son, **Thomas**, continued to operate 69 acres of the homestead for market gardening. Thomas was a member of the Grange. Another son, **William**, was a farmer and merchant in the grocery and feed business.

Mahlon H. Harlow headed the Harlow-Tandy wagon train from Missouri to Oregon in 1850 (see Tandy). For rights to 322 acres of land, Harlow paid \$5 and an old pistol. Harlow worked as a farmer and carpenter; among his building projects were the Willakenzie area's first school house (1852) and Eugene's first county courthouse (1855). Harlow was elected first Clerk of Lane County in 1851 and in 1865 was appointed County Assessor. His son, **Anderson Jackson Harlow**, bought 280 acres near the McKenzie River in 1865;

²⁶ History of the Willamette Valley, Oregon (Chicago: S.J. Clarke Publishing Co., 1927), p. 357.

his eleven-room home there (1874) was the focal point of a farm and large orchard. It is located on County Farm Road and is presently known as the Country Inn Restaurant. A.J.'s son, **Frank**, cultivated part of that property in fruit, nuts, asparagus and grain. Frank was on the board of directors of the Eugene Fruit Growers Association and, for many years was an officer of the Pomona Grange. The tenth and last child of M.H. Harlow, **Mahlon Harlow, Jr.**, remained on the family homestead and expanded it into one of the most successful cherry orchards in the valley. He was on the first board of directors of the Eugene Fruit Growers Association and was president for several years. He also served eight years on the Board of County Commissioners. His son, **Elmer**, assumed his father's orchard business but phased it out years later and subdivided much of the property for housing. His bungalow (1922) on Harlow Road, known as the Elmer Harlow house, is a city landmark and is listed on the National Register of Historic Places.

Jacob O. Holt was the first secretary and general manager of the Lane County Fruit and Vegetable Growers Association. The latter position he held from 1908 until his death in 1935. During his tenure there, Holt made the Association one of the dominant food processors in the Northwest. On his 50-acre farm, he tested all new crops; his introduction of the Blue Lake green bean in 1923 is credited with being the greatest single factor in the growth of the Association from that time. Holt was a member and officer of the Northwest Cannery Association (president, 1914-21), Oregon State Horticultural Society, State Board of Agriculture and National Cannery Association. He was regarded by his peers as "one of the true pioneers who helped make the Pacific Northwest one of the great food processing centers of the world."

William M. Stevens crossed the plains from Missouri in 1847. With his wife and ten children, he was the first white settler south of the McKenzie River in the Willamette Forks area. In 1849, Stevens operated the Briggs Ferry across the Willamette near Springfield. He was killed in a farming accident in 1860. William Stevens' home (1851) is in Springfield on Game Farm Road. It is possibly the oldest house in Lane County. His son's house (1875) is nearby. Both homes are outside the survey boundaries.

Sarah Snelling Tandy, matriarch of the large Tandy family, arrived in the Willamette Valley in 1851. Sarah settled adjoining claims with her children, **Robert, William and Sarah (Benson)**. Besides farming, her sons helped build the old Emigrant Trail over the Cascades to Fort Boise in 1853. Sarah Tandy's brother, **Rev. Vincent Snelling**, was founder of the area's first church, the Willamette Forks Baptist Church of Jesus Christ, in 1852.

John Thramer reclaimed 55 acres of "stumps and brush" along the north shore of the Willamette River in 1905, developing it into a fruit farm that, in 1927, was "one of the most attractive and valuable ranch properties in

this part of the valley."²⁷ The Thrumer orchards are now part of Alton Baker Park. According to Thrumer's granddaughter, Edith McMillan, "every kid in town picked cherries, filberts or walnuts out there during the 30's and 40's."²⁸ (See Figure 9.) Thrumer was a large stockholder and member of the first board of directors of the Eugene Fruit Growers Association.

Cal M. Young, the youngest son of pioneer settler **Charles Walker Young** (see Gillespie), was born on his father's donation land claim in 1871. From 1918 until his death in 1957, Cal Young cultivated hay and grain and raised cattle, horses and sheep on 268 acres of his father's land. Young was the University of Oregon's first football coach in 1893, and he served as Lane County Commissioner from 1933-41. He was also closely associated with production of the Oregon Trail pageants from 1926 (its first year) until 1950, and in the establishment of Lane County's Pioneer Museum. Cal Young's home (1913), extensively remodelled in 1928, is located at 1610 Cal Young Road. The home was designated a City Historic Landmark in 1976.

²⁷ History of the Willamette Valley, p. 174.

²⁸ Larry Luta, "Hard Times on the Home Front," Register-Guard, 1 October 1978.

SECTION II: IDENTIFICATION

In the absence of any comprehensive survey or inventory, identification of resource types within the Willakenzie area is based on predictive models. For that reason, descriptions of characteristic features of resource types are generic ones, based on typical Lane County typology and drawn from research regarding local landmarks.

Previous Surveys

Stephen Dow Beckham's 1976 reconnaissance inventory of Oregon sites is the only historic inventory to include properties located within the Willakenzie area. Broad regional issues and historical trends were identified in the summary report of the 1986 Lane County Cultural and Historic Landscape Resources Survey, although it did not include discussion of incorporated areas of Eugene or areas within the Urban Growth Boundary. Lou Ann Speulda's draft context report on agricultural development in Oregon was also useful in the identification of themes and resource types associated with agriculture.

Resource Types

From its first settlement until the late 1940's, the foundation of social and economic life in the Willakenzie area has been agriculture. Naturally, the largest percentage of resource types identified in the Willakenzie area fall under the broad theme category of agriculture; all other resources are necessarily related to it. To emphasize the full range of development within each category, the following discussion is organized according to resource type.²⁹

Farm Sites

Within the historic period, nearly every property in the study area was dedicated, in some sense, to farming. The early farm, according to Philip Dole,

. . . was an extensive, industrial enterprise, initiated by one family. It involved not only the planning and management of six hundred acres, but also the design, construction and operation of a variety of buildings, each of which had special requirements. One may guess that a typical farm would contain ten or twelve different structures. However, the number of kinds of farm buildings used in the county a

²⁹ The reader unfamiliar with architectural terminology is encouraged to follow this discussion with McAlester's Field Guide to American Houses.

hundred years ago, including all specialized types, might make a list of as many as fifty buildings.³⁰

For the most part, the farm site was arranged in a linear fashion--with the barn and outbuildings strung back behind the house--or in a rectangular arrangement around the perimeter of an open yard. This arrangement of parts also included landscape features such as gardens, orchards and fences.³¹ With changes in agricultural practices and introduction of machinery, the relationship of these parts changed in subtle ways.

The most important building on the farm site, apart from the family home, was the barn. The design for early Willamette Valley barns was based on types and styles carried to Oregon by settlers from other parts of the country.

The barns of the 1840's to 1870's "were organized around the movement of ox or horse teams through the barn and were characterized by low-pitched roofs on hewn frames enclosing a single story space."³² Unpainted vertical siding covered the simple rectangular building, to which were usually added lean-tos. The barn was either end- or side-opening, depending on whether the wagon doors were at the long side or gable end of the building. Inside the barn was a large hay mow, a central drive (also used as a threshing floor until about 1865), grain bins, and stalls for special stock.³³ The Armitage farm site, dating to 1860, typifies early construction of this kind.

The introduction of horse-powered threshers during this period called for the addition of a number of outbuildings near the barn, as well. Machine sheds and stock shelters, for instance, housed machinery and animals. Increased productivity demanded granaries for grain storage. Loafing sheds and field barns for stock were built some distance away.³⁴ Board fences frequently enclosed the barnyard and areas near the house; rail fencing kept grazing livestock out of cereal crop fields.

Although size and forms remained essentially the same, gable-roofed barns became steeper after 1870, particularly following the introduction of the hay forklift in the late 19th century. Powered by horses, the forklift carried hay to the ridge of the barn and through a door opening into the second-floor

30 Philip Dole, "Farmhouse and Barn in Early Lane County," Lane County Historian (Vol. X), p. 23.

31 Lou Ann Speulda, "Oregon's Agricultural Development" (draft, 1989), p.

42.

32 Style and Vernacular (Western Imprints, 1983), p. 119.

33 Thomas B. Forster, "The Cultural and Historic Landscapes of Lane County" (Eugene: Lane County Land Management Division, 1986), p. 65.

34 Forster, p. 65.

storage area. A hood or cantilevered ridge extending from the roof sheltered the hayfork and allowed for outside loading in any weather. Additional storage requirements raised the barn's roof dimensions considerably and allowed lean-tos to be incorporated into the mass of the building. Cupolas and rolling or sliding doors also appeared at this time.

In 1869, George Leasure marketed the first crop of Oregon hops from his property along the Willamette (now the Alton Baker Park area). Until the 1950's, hops continued to be grown in the Willakenzie area, particularly in bottom lands near the river. Once harvested, hops were dried in kilns which were recognizable by the tall ventilating towers on top. Into these basic square or rectangular buildings, hops were loaded onto a slatted second floor. The building was tightly sealed with horizontal shiplap or board and batten siding. Heat was applied from underneath and was drawn up through the building to dry the hops, often with the help of a fan, through a ventilating cupola.

Flax dryers may also have existed in the area.

Beginning in the 1870's, windmills were built to supply the farmhouse with water.

The residential windmill usually sat behind the kitchen, probably above the original well. Its canted, trussed structure was encased in finished siding as was the tank above. Toward the end of the century, windmill structures were provided with manufactured elements. Open framed steel windmills began to appear in farms out in pastures or beside the barn.³⁵

Residential windmills appeared less frequently after the turn of the century, when inside plumbing was introduced, and nearly disappeared with the coming of electricity. At that point, the wells were sometimes fitted with electrically operated pumps, and the tower was removed.

Around 1900 a structural system was developed which "maximized the usefulness of the hay forklift through creating a large open storage area free of posts and girders."³⁶ The new plank frame barn allowed for a greater variety of roof shapes. A bell-cast roof was common until the 1910's, and the gambrel barn "came to epitomize the 20th century dairy farm."³⁷

Although dairy farming was not prevalent in the Willakenzie area on a grand scale, there are examples of small-scale production. The specialized barn types associated with dairy production can be identified by three basic elements that are common across the country:

35 Forster, p. 82.
36 Forster, p. 84.
37 Forster, p. 84.

First, a large barn, usually with a gambrel roof containing a hayfork system and a lower floor lit by a series of windows used for storage, special stock or cow stables. Second, attached to this huge building at one end is a silo or sometimes a pair of silos. The third element would be a large one story wing perpendicular to the main barn, built to house the herd; down its length are single sash, four or six light windows placed at regular intervals, usually indicative of the spacing and of the size of the dairy herd.³⁸

Silos were "built either of an orange-red cast tile or barrel fashion of tongue and grooved planks set vertically and bound with iron hoops."³⁹

Barn construction changed very little through the remainder of the historic period. With the popularity of small-scale diversified farming after the turn of the century, however, many older barns were adapted to new uses.

Residences

In the mid-19th century, the first structure erected on a claim was a temporary shelter, such as a lean-to or gable-roofed building. William Stevens' first home, constructed in 1847, was briefly described as "built of logs, sixteen by eighteen feet in dimensions, its bed being what is known as a puncheon floor."⁴⁰ Materials for construction were taken from the land as it was cleared and improved.

Soon, the temporary log shelter was replaced with a hewn log house of squared, notched logs (usually dovetailed). Early log homes were low and rectangular in shape, possibly with a parallel lean-to porch addition. An end chimney and small door and window openings were typical of this simple style. No examples of this style are known to exist in the survey area.

Vernacular. Many of the first "permanent" homes constructed by early settlers defy all attempts at stylistic definition, as they were adapted from regional styles of the east or south, or followed a strictly functional formula. (See Figure 11.) Vernacular buildings captured the flavor of a particular region by synthesizing popular style and local taste. In Lane County, the vernacular type was a broad, low-pitched gabled building standing 1-1/2 to two stories tall. A one-story kitchen wing in back of the house with porches on each long side was standard.

Development around the house was also somewhat predictable. Until about 1870, for instance, nearly all rural farmhouses in Lane County were sited on

38 Forster, p. 83.

39 Forster, p. 84.

40 Walling, p. 451.

a rise or at the bend of a road, and were "well fenced, with either excellent rails or good boards and posts."⁴¹ Inside the fence, the yard was planted in shade trees--often maples or oaks--and other ornamental trees and shrubs. In a cool, shaded location near the house a brick "cellar" was used to store dairy products and perishables. Nearby were a privy, wood shed and summer kitchen. A chicken house and smoke house might also have been located outside the yard.⁴² In most cases, outbuildings like these were strictly functional, without decorative detail or paint.

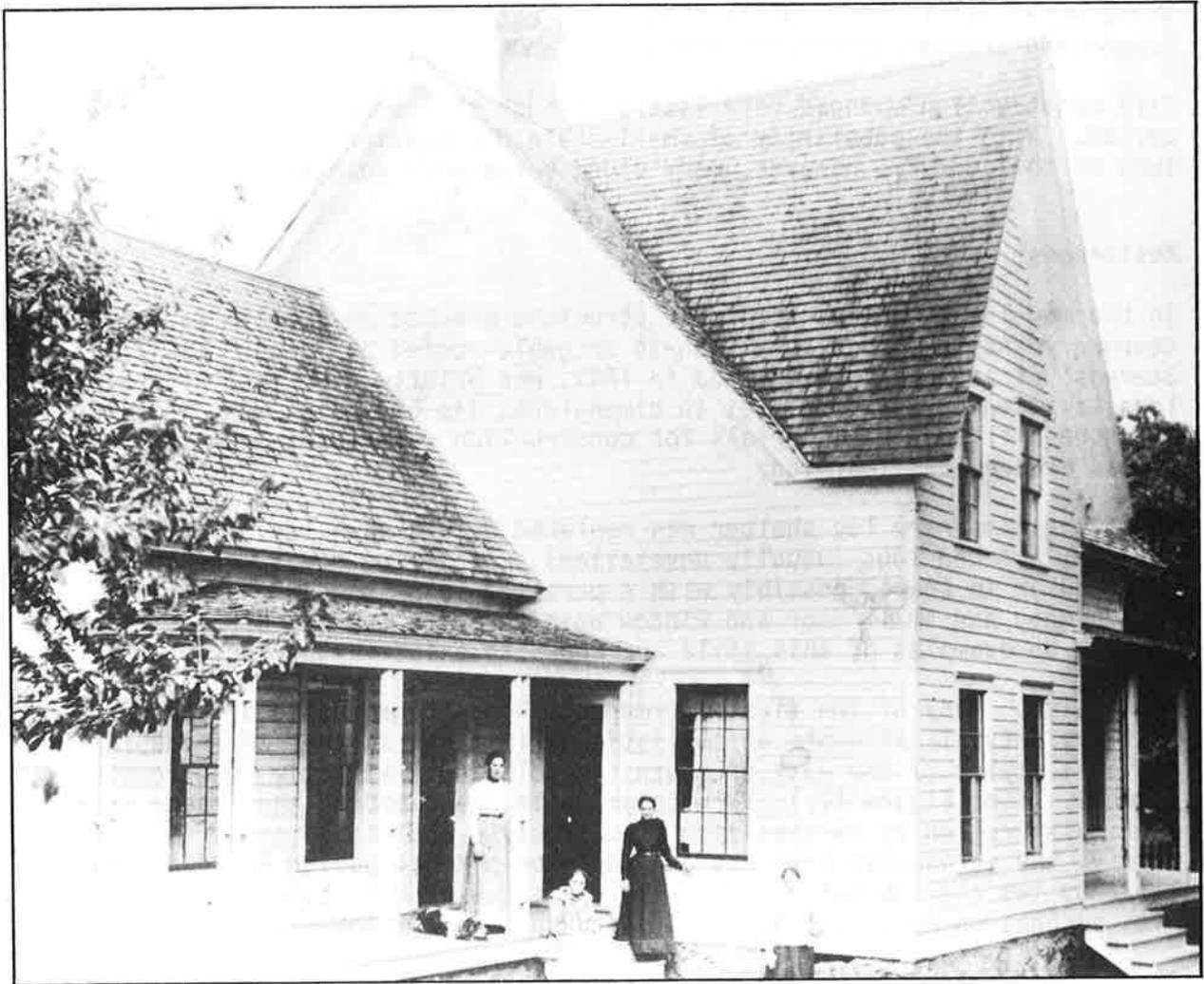


Figure 11. The Calef home, constructed around 1875, was copied from a house in Vermont. A large stand of trees at the end of Willakenzie Road marks the site of this farmstead. (Lane County Historical Museum, Negative #19V/L74-764)

41 Walling, p. 306.
42 Forster, p. 66.

Classical Revival. Several popular 19th-century styles were used in rural areas of Lane County. The earliest of them, the Classical Revival style, was common from the late 1840's to the early 1860's. Buildings of this type were generally one or 1-1/2 stories tall (sometimes two) and carry a low-pitched gable roof with eave returns. A porch with boxed posts or Classical columns often ran across the front of the building; in back, a kitchen wing was common.

Classical features of the style included regular fenestration and bilateral symmetry which, overall, created an orderly sense of space and proportion. Narrow weatherboard siding--usually painted white--covered a wood frame. Other features included pilastered cornerboards, full entablature, and thin-muntined double-hung 6/6 (sometimes 12/12 or 9/6) sash windows.

Despite some contemporary modifications, the Abraham Landes house on Old Coburg Road (1850's) is a rare existing example of this simple early style. The Harlow and Armitage homes, also in the eastern side of the survey area, represent other variations. (See Figure 10.)

Gothic Revival/Western Farmhouse. The Gothic Revival style was introduced to Lane County in the mid-1860's and, for 35 years, went through a number of incarnations. Early versions of the style drew heavily from magazines, builders' guides and pattern books which gave step-by-step instruction on how to design and build a home.

Early Gothic buildings featured many of the characteristics espoused at the time by Andrew Jackson Downing, a landscape architect and strong proponent of the style: steeply pitched gable roofs, dormers, board and batten siding, tall chimneys and long windows. Few examples of Downing's pure Gothic style survive in Lane County.

Of the Gothic Revival, the second and most popular version was a vernacular style that appeared in rural areas from about 1870 to 1900. Sometimes known as the Western Farmhouse, the building was 1-1/2 or two stories tall and had a gable roof. Several building plans were common locally. The simplest of them was a symmetrical T-shape (a large kitchen wing in back), measuring three to five bays across, with a small central gable over the front door. Another common form was L-shaped, with the front door on the gable end and the kitchen and dining rooms in the opposite wing, opening onto the front yard. A cross-shaped plan was also used.

All versions of the Gothic Revival style emphasized vertical lines in their design and detail. Jigsaw work--or "gingerbread"--frequently embellished (flat) porches and eaves; in rare cases, this same detail also appeared on barns and other outbuildings. Horizontal weatherboard siding was used until 1875, when shiplap became popular.

Italianate. In rural Lane County, modified forms of the Italianate style appeared from 1880 into the first decade of the 20th century. Locally, the

style was characterized by a low-pitched hipped roof, with broad, bracketed eaves above a panelled entablature. Buildings were one or two stories tall and, in most cases, symmetrically arranged; a small central porch flanked by bay windows was sometimes used to reinforce that effect. 1/1 or 2/2 double-hung sash windows added vertical emphasis.

A simple, one-story cottage with central entrance and bracketed eaves was also popular before 1900. After that time, decorative elements like brackets were reduced in size or omitted altogether, and the style was distinguishable only by its flat roof form and boxy massing.

A later version of the Italianate style--from the late 1800's to 1920--featured a steep-pitched gable roof form.

Queen Anne. Variety and texture were the hallmarks of the Queen Anne style, although rural versions were much more subdued than their urban counterparts. At its simplest, the rural Queen Anne home combined various roof shapes (usually gable and hip together) with porches and surface patterns. Vertical siding, horizontal ship-lap and patterned shingles covered a single wall surface which was, in turn, punctuated with a variety of window shapes. Architectural details were sometimes incorporated from other, earlier styles. Modified versions of the Queen Anne style eliminated nearly all decorative detail, so are identifiable primarily by their complex massing.

Bungalow and Craftsman. A majority of homes surviving from the historic period in Lane County were executed in the Bungalow style, which was popular from 1905 to 1930. It is likely that some bungalows in the survey area were purchased as precut kits from companies in the Northwest.

Bungalow design emphasized the building's organic sources by way of low, horizontal massing, varied surface materials, and exposed structural members. The basic rectangular one-story bungalow sat high off the ground and had a broad porch or veranda across the front. Porch supports were solid, and were sometimes massively piers or battered. The low-pitched hip or gable roof had broad overhanging eaves with exposed rafters, purlins or braces. The attic level was sometimes lit by means of dormer windows with gable, hip, or shed roofs. Double-hung windows with small panes in the upper sash were the hallmark of Bungalow or Craftsman homes.

The Craftsman style was based on many of the same aesthetic principles used in bungalow design: fine craftsmanship, structural honesty and use of natural materials. Like the bungalow, it featured large open porches, a low-pitched hip or gable roof and exposed wooden structural elements. The Craftsman home, however, was larger and boxier than the bungalow, standing 1-1/2 or two stories tall; the added height encouraged the use of multiple roof planes. Certain decorative elements, such as half-timbering or decorative woodwork, sometimes lent the style a Tudor, Japanese or Swiss flavor.

When the interior floor plan was in quarters--that is, four rooms on the first floor and four on the second--the house was commonly called a **Foursquare**.

Twentieth-Century Period Revivals. Traditional architectural styles were popularized from the teens to the thirties by a number of American trade publications. In Lane County, revival buildings may be categorized on the basis of only one or two distinctive elements applied to the basic vernacular form. The following is a description of the three most frequently seen in Lane County.

Locally, the **Mission** style was adopted in extremely modified terms. Emphasis on horizontal lines and squat proportions was achieved through the use of projecting roof beams, round-arched window and door openings and low-pitched tile roofs. Stucco was the most common wall finish.

Colonial Revival refers to a simple 1-1/2-story rectangular building that was symmetrically organized. A low-pitched gable roof was most common, but hipped and gambrel forms were also used. The wood-frame Colonial Revival home was sided with shingles or clapboards, and was often painted white. Small-paned windows, fanlights and sidelights illuminated the home. In front, a small central porch with pediment and classical columns was often seen.

The most distinctive feature of the picturesque **English Cottage** style was the steeply-pitched gable or half-hip roof with rolled eaves imitating a thatched roof. Several asymmetrical roof forms often covered the 1-1/2-story building. A steeply-pitched entrance vestibule was common to the simplest cottage. Multi-paned windows (sometimes lattice casements), round windows, and arched recessed openings lent depth to wall surfaces, which were finished with brick, stucco, half-timbering, shingles or horizontal siding, often in combination.

Schools

A school building was usually the first community center in a rural area, and often doubled as a church or public hall. The earliest log school was frequently built by a family--one with a number of school-age children--on their own property. Typically, the school was a simple one-story, one-room gabled structure with an entrance at the gable end and, perhaps, a cupola with bell over the entrance. Behind the school were two privies, a wood shed and a well. Schools were often located at a road crossing in an open setting, with a row of maple trees surrounding the site.

According to several reminiscences, the first schoolhouse in the Willakenzie area was a log structure located on the Eben Stewart claim (Section 21).

Mahlon Harlow helped with the construction of the schoolhouse, which was raised on April 20, 1852.

In 1854, the Bogart school district was established on the Bogart DLC, just west of the Stewart claim on Willakenzie Road. Many of the area's youth--like Cal Young--were educated in this building. A 1912 photograph shows the simple, gable-roofed schoolhouse. (See Figure 12.) The Willakenzie School is now located on that earlier school site.

Another early school serving students at the southern end of the district was started in 1896 by area residents on land donated by Frances Harlow, widow of Mahlon Harlow. The school was known for a time as the Harlow School, the Chase School, the Pruneville School and, finally, the Garden Way School. In appearances, this school was nearly identical to the Willakenzie School: a simple rectangular building with gable roof and gable-end entrance covered by a small porch. Inside the school was

. . .a black pot-bellied stove in the center of the room. The back wall was painted black and was used as a blackboard. On the opposite wall was the entrance and on either side of the door were hooks for coats. The windows on the side walls furnished the only light as there



Figure 12. Like most community buildings, the Willakenzie School, pictured here around 1912, was simple and utilitarian. (Lane County Historical Museum, Negative #19V/L76-552)

were no kerosene lamps. There were two rows of desks on either side of the stove, facing the blackboard. They were fastened together and two people sat at each desk. The desks were of varying sizes to accommodate all ages of pupils.⁴³

The school was located just within the eastern-most boundary of the survey area.

Cemetery

Most early rural cemeteries were sited on private property, and were intended strictly for family use. Later, community cemeteries were often located on an elevated site, where the dearly departed might enjoy a scenic view of the surrounding countryside or, possibly, his or her own home.

The only cemetery serving the Willakenzie area, the Gillespie Cemetery, is located on the north side of Gillespie Butte. The cemetery is, in fact, the second burial site on the Jacob Gillespie DLC; the first was originally located near the Gillespie home, but may have been moved to higher ground because of frequent flooding. The butte is one of only two elevated sites in the area. A rare, relatively undisturbed patch of oak savanna vegetation dating from pre-settlement time is also located further up the butte.⁴⁴

The Gillespie Cemetery was donated (for \$1) to the Gillespie Cemetery Association in 1895 by Jacob and Elizabeth (Goodpasture) Gillespie. The Association's officers and board members, all descendants of past trustees,⁴⁵ continue to oversee the operation and financial management of the cemetery.

Golf Course

Golfing became a popular pastime around the turn of the century as middle-class Americans enjoyed increased leisure time and greater prosperity. The golf course was a specialized sort of landscape feature designed specifically for this outdoor sport. One of the first clubs in the Eugene area was located on a large tract of land in the southern part of the survey, once part of Walker Young's original DLC. The gently rolling landscape, once used for grazing livestock, was ideally suited for golf course development. In the 1920s, the Eugene Golf Club (now the Eugene Country Club) was known as one of the best golf courses in the state.

⁴³ Daye M. Hulin, "William Stevens and George Armitage," Lane County Historian (Vol. II), p. 26.

⁴⁴ The top of the butte is owned by EWEB, who entered into an agreement with the City of Eugene for maintaining it as a park.

⁴⁵ Taken from Kay Mattison's "Gillespie Butte: A Historical Perspective" (University of Oregon term project, 1988).

Although most of the vegetation there has been planted, this green space lends distinctive character to the area and, in a limited way, acts as a nature preserve when compared to adjacent subdivisions.

The Oakway Golf Course, located just north of the Country Club, was established some years later. Another course was recently completed on Ayres Road.

Grange

In rural areas, social institutions such as schools, churches, granges and lodges played an important role in creating and maintaining a sense of community. The schoolhouse, as previously described, was generally the first community center in a rural neighborhood. Later, other buildings were designed for more specific uses.

On May 10, 1913, 64 residents of the Willakenzie neighborhood attended a meeting at the Bogart School for the purpose of forming a local Grange. C.A. Rice was elected first Master. By September of that year, a site on Willakenzie Road was purchased from Mrs. Abe Bogart for \$250. Quickly, a two-story hall measuring 32 by 60 feet was constructed there at a cost of about \$1,700. Like most community buildings, the Grange hall was simple and utilitarian: rectangular, with gable roof and entrance on the gable end. A stove was donated and an organ purchased from the school for \$5, the cost of repairing it. The first meeting was held in the new hall on November 15. Shortly afterwards, a horse shed--large enough for 23 horses and surreys--and pair of privies were also constructed. Although the horseshed and privies are gone, the Willakenzie Grange Hall continues to stand on its original site.⁴⁶

Distribution Patterns of Resource Types

The method used to identify potential and existing historic resources was simple: 1936 aerial photographs were studied to identify all structures and distinctive landscape features present at that time. Aerial photos from 1986 were then examined to determine if the 1936 resources still existed. No predictive scheme was used to determine the distribution of properties.

Resources identified from aerial photographs were plotted on an area map. The resources were field checked through a windshield survey whose exclusive purpose was to verify their continued existence. Further research on each site is required to determine and document any historic significance.

46 Harlow, n.p.

Approximately 175 structures were identified in 1936 aerial photographs of the entire Willakenzie area. By comparing those aeriels with 1986 aerial maps, 74 structures were found to have survived from that period; another 56 landscape resources were also identified (see Treatment section).

Nearly seventy percent of the architectural resources identified in the 1936 aerial no longer exist. The highest proportion of historic resources existing since 1936 is concentrated in the area north of Crescent Avenue, which still contains 30 of 55 structures that predate 1936. The area of greatest loss is in the vicinity of Coburg Road just north of the river; west of Coburg Road and south of Cal Young Road, only eight of more than sixty sites identified in 1936 aeriels still exist. All eleven resources on Coburg Road between Harlow Road and the Ferry Street Bridge have been destroyed since 1936. Except for a few landscape features, the heavily developed residential areas along Oakway and Gilham Roads have also lost all trace of historic fabric.

The pattern of development of this area explains many of the above observations and the reason for property loss over time. Repeatedly since 1936, large tracts of land that were originally farmsteads (each of which contained a few residences, barns and outbuildings) were sold to developers who carved out subdivisions from the individual parcels. More often than not, the existing buildings were destroyed because of the large area that such a grouping of buildings occupied. However, trees, orchards and other landscape features from these original homesteads can sometimes still be identified.

A smaller but not insignificant factor in the loss of resources involved commercial development in the Coburg Road corridor. Loss of two potential resource sites has occurred along this route between 1986 and 1989, alone.

Those structural resources that still exist fall into one of the following three categories:

a) Old farmstead buildings that were preserved when subdivisions were established. Few examples of this class still exist, but one such a structure is the Cal Young home on Cal Young Road.

b) Homes that were built prior to 1936 on parcels of land not part of a large tract. These homes are often of a modest size and constructed in the bungalow style, such as the Elmer Harlow house on Harlow Road.

c) Structures that remain associated with farms or large tracts of land, often in the urban transition region, and which have not yet been victims of housing development pressures. Examples of this class are the string of farmhouses and outbuildings along County Farm and Ayres Roads. The buildings there are especially noteworthy because they still retain elements of the original agricultural landscape. Notwithstanding their continued

existence, these resources are threatened by the same factors that doomed many other pre-1936 structures.

SECTION III: EVALUATION

In establishing a historic context for the Willakenzie area, potential historic resources were identified by location. No specific information was gathered concerning style, age, or physical integrity of individual sites or properties. For that to be accomplished, a historic survey must first be implemented. Information gathered during the survey identifies resources that reflect the history and contribute to the unique character of the community. Planners may use inventory information to monitor and channel new development in ways that accommodate the community's irreplaceable historic resources.

One purpose of this report is to provide a context by which future surveyors may determine the relative significance of buildings or sites in the area. This section of the report will discuss the various criteria used to evaluate the significance of those historic resources.

Historic Significance

The National Register of Historic Places, established in 1935, was designed to be an authoritative guide for identifying historic resources of local, state and national significance. Throughout the United States, governments, private groups and individuals use the criteria established by the National Park Service as a standard for evaluating historic resources. The National Register criteria for evaluating historic significance are as follows:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

All nominations to the National Register are reviewed against these criteria to establish historic significance. Most local governments have also adopted

the national standards in order to provide the protection and benefits available through Federal programs, as well as to comply with community development block grant environmental review requirements. In Eugene, National Register criteria have provided a framework for evaluating resources in the community context and have been adopted virtually unchanged into the City's Historic Preservation Ordinance.

One important function of these criteria is to establish a distinct period of significance for each resource considered. If, for instance, a building is deemed significant because it was occupied for a time by a famous person, then the home's significance is associated with that period of occupancy. On the other hand, a farm operation owned by three generations of one family has a much longer period of significance. The importance of establishing chronological significance will be referred to in the following section.

Individual resources which might qualify for protection are usually structures, with associated landscape features. In the Willakenzie area, with a history rooted in agriculture, such individual resources are most likely to be houses or community buildings. However, solitary landscape features of special significance might also qualify.

Isolated agricultural resources often have little associated historic significance by themselves, unless they are the best extant example of a certain type of structure. However, an assembly of such buildings and landscape features (a farm unit) may have significance as a group that they lack as individual structures. In the Willakenzie area, several such assemblies exist and should be evaluated as a group when assessing their significance and integrity.

Historic Integrity

Another important consideration in the evaluation of historic resources is their historic integrity, which essentially refers to how intact the original features of that resource are. Does the resource⁴⁷ still retain the character-defining features that identified it as an example of a particular style or type? In many cases, this question may involve a number of related issues. Eugene's Historic Ordinance, for instance, considers location, design, setting, materials and workmanship as contributing to a building's historic integrity. All are weighted equally in determining whether:

A. The property is in its original setting and remains essentially as originally constructed or fabricated;

B. Sufficient original workmanship and material remain to show the construction technique and stylistic character of a given period;

47 By definition, a property, structure, object or site.

C. The immediate setting of the property retains the planting scheme, plant materials or land uses of the relevant historic period or the landscaping is consistent with that period;

D. The property contributes materially to the architectural continuity or scheme of the street or neighborhood.

Item C refers to a point made earlier concerning a resource's period of significance (here, relevant historic period). When evaluating resources, it should be kept in mind that the historic integrity of any given resource is determined in relation to its period of significance, e.g. the condition of the bed when George Washington slept there, or the appearance of a 19th-century building when it served as a stop on the underground railroad. If the underground railroad home was handsomely remodelled in 1928, has the building thus lost its historic integrity? Yes, because all vestige of that historic association has presumably been erased. If, however, the remodelling was designed by Ellis Lawrence, then the building might assume a new period of significance in association with this prominent 20th-century architect.

Individual Resources

Determinations of historic integrity are fairly straightforward when considering individual sites or structures. The question is whether or not the essential historic form of the property has been altered or impaired. If not--that is, if the resource "is essentially as constructed/fabricated in its original setting, and it demonstrates original workmanship, materials, and character"--then the resource would be deemed virtually intact.⁴⁸

If slightly altered, the resource "has minor, appropriate, or easily reversible alterations to its original condition [but] the original historic character is still clearly communicated." Although a certain measure of alteration is allowable under this category, most stylistic characteristics (porches, bays, decorative trim) should be present, siding materials should be intact, and wall openings retained with limited modification. An acceptable level of modification might, for instance, be a window enlargement, providing it is compatible with the building's historic style; installation of picture windows on a vernacular farmhouse would be unacceptable.

If a resource "has inappropriate and/or non-reversible modifications which substantially obscure its historic character" then it is judged very altered. In many cases, addition of an exterior stairway can result in a

⁴⁸ Definitions are drawn from Eugene's "Cultural Resource Inventory Field Guide.

loss of historic integrity to this degree. Again, surveyors should be reminded that if the alteration was made within the building's historic period, then it may be regarded as part of the structure's incremental growth and, thus, an appropriate modification.

Multiple Resources

Having determined the significance of a farm unit, integrity is an important issues which must be resolved, as with any other resource. (Unlike other resource types, farm units might also present the problem of selecting boundaries consistent with the period of significance.)

Groupings of buildings that might qualify for nomination must all come from the same period of significance. In addition, the various structural and landscape components should all retain the same original spatial and functional relationships. These components will, of course, include buildings and associated trees, but should also include fences, corrals, gardens, orchards, irrigation canals, etc. In short, any feature associated with the function of the farm as a whole should be considered. Addition of buildings or landscape features from outside the period of significance need not detract from the significance of a farm unit if they do not dominate or overwhelm the older features and if they were added as part of the normal evolution of the farm unit. However, alterations to structures in the group since the period of significance must be considered with the same rigor as in the evaluation of individual resources. When dealing with a group, however, the importance of the altered building to the group may be considered as well as the effect of the alteration on that building. The most important guiding concept is that the group relate or portray the idea of a functioning farm or ranch.

Additional guidance on issues related to the farm unit is available in National Register Bulletin #30. The State Historic Preservation Office report: "Oregon's Agricultural Development: A Historic Context", presently available only in draft, may also provide useful information.

Registration

There are two designated historic landmarks within the survey boundaries. The first, the Cal Young house at 1610 Cal Young Road, was designated a City Historic Landmark on January 26, 1976. The second, the Elmer Harlow house at 2991 Harlow Road, was designated a City Historic Landmark in July of 1978. The Harlow house was also listed on the National Register of Historic Places on February 12, 1980.

SECTION IV: TREATMENT

Today's intense development pressures in the Willakenzie area indicate a serious need for resource management planning. Much of the area's growth has been concentrated along the Coburg Road corridor which has, as a result, lost most of its historic fabric. Elsewhere in the neighborhood, the transition from agricultural to residential land use has been less intrusive, with fewer commercial intrusions, conflicts, or loss of character. Nevertheless, residents and planners have both recognized the significant risks posed by uncontrolled development, particularly in the area of natural and historic resources. The Willakenzie refinement planning process was initiated in June of 1988 to address those and related issues.

Planning goals adopted by a citizen planning team appointed to that project (meeting notes, April 6, 1989) recognized the need "to preserve important landmarks and historic resources" as well as "provide for the protection and enhancement of. . .significant natural resources in the Willakenzie area. . ." The treatment section of this historic context is intended to provide some direction towards those goals.

Survey and Research Needs

A total of 130 historic resources were identified in a reconnaissance survey of the Willakenzie area; these included 74 structures and 56 landscape features. Eleven resources in the Armitage Road area were included in that tally, although they are located outside City jurisdiction. Most identified resources were homes, landscapes and outbuildings associated with the neighborhood's rural agricultural past. Although useful, this cursory site "count" is only the first step in developing mechanisms for protecting significant resources. The next crucial step is to specifically identify those resources through an historic inventory. Eugene's city inventory identifies potentially historic sites by location and describes their physical characteristics in terms of construction materials, architectural style, plan shape, condition, alterations, etc. A photograph and site plan, along with a brief statement of significance, are also included on each inventory form. Findings are then compiled and evaluated as an aid to developing preservation planning strategies. For this to be accomplished in the Willakenzie area, however, several points beyond the scope of this historic context should receive further study.

Survey Needs

Historical landscape features are eloquent reminders of our community's past. Moreover, the value of landscape features often increases considerably

as they change with time. Individual trees acquire evermore impressive dimensions and character as they mature. Native plant communities such as oak savanna and grasslands can disappear with time if they are not managed to maintain them in their original state. If we wish to acknowledge landscape features as important historic resources within our community, we need to identify and evaluate them before they are lost or destroyed.

To that end, a complete inventory of significant landscape features and natural resources should be part of any comprehensive historic survey of the Willakenzie area. Shade and orchard trees planted around farm sites in the 19th and early 20th centuries are a distinctive feature of local land use patterns and should be recorded, as should the native trees predating Euro-American settlement. Entire plant and animal communities still exist in a relatively undisturbed state in some swales and former river channels. Even on highly disturbed sites such as the delta ponds, natural vegetation is reclaiming the site.⁴⁹ These areas serve as important wildlife habitat in an increasingly urbanized part of Eugene. Furthermore, as more land is developed, the few remaining swales and sloughs may be filled in or otherwise seriously disturbed, and these landscape remnants may be lost forever. Scattered oak savanna remnants in the southeast and northwest sections of the survey area, as well as Gillespie Butte, are examples of significant landscape resources that might warrant preservation.

Research Needs

Pre-settlement sites also need more thorough investigation than this report has provided. Local Indian history essentially ended in the late 1850's when the Kalapuya tribes were moved by Federal treaty to the Grande Ronde Reservation near Willamina. Still, their presence was noted in a variety of reminiscences of pioneer settlers. According to Cal Young, for instance, his father was approached in 1853 or 1854 by an Indian demanding payment for his land; Young traded a sack of hog peas for the 320-acre claim. A headstone on his property--now the Eugene Country Club--bears the name of "Indian Liza." Further research on the topic of native activity in the area and the identification of archaeological resource sites would yield a broader base from which to interpret events and artifacts.

Siting of the branch railroad line through the eastern edge of the survey area had a significant impact on local marketing trends. Only passing reference, however, is made in historical documents to the Armitage freight stop near the junction of Armitage and Game Farm Roads. What is the significance of that stop to area development? What remains of the site? The broader issue of transportation might also be addressed in greater depth here.

49 For more detailed information, see City of Eugene Delta Ponds Study.

The issue of migrant farm labor also warrants further study. Most written material regarding farm harvesting focuses on the contribution of local laborers. Thus far, no written documentation of migrant workers, or the workers' camps reputedly located in the Ferry Street Bridge area, has been located. (See Figure 13.)

The Lane County Farm was located for many years on Coburg Road at Kinney Loop. What was the relationship between that institution and the local population? Why was the County Farm located there? What was its history?

Finally, a thematic study of floriculture within this district may be appropriate, given its local associations with various family and business histories (Chase, Pruitt, etc.)



Figure 13. "Children of migrant workers gathering at water pump at the Ferry Street Bridge settlement outside of Eugene." - 1949. (Oregon Historical Society, Negative #14540)

Treatment Strategies

The inclusion of historic preservation in local general plans is mandated in the state's land use planning goals and guidelines through the provisions of Goal 5. Appropriate implementation measures are derived from historic inventories. The inventory identifies historic sites and provides information about each site which is evaluated for historic significance and, finally, incorporated into long-range planning strategies.

Historic Inventory

In terms of continuity, the inventory and evaluation of resources in the survey area would be most meaningful if conducted cooperatively with Springfield, which shares some significant early history with the Willakenzie neighborhood. Rather than allow I-5 to create an artificial division of the historic Willamette Forks area, it might work to the benefit of both cities to combine forces in inventory work there. That way, common themes might be identified on a broader scale and connected in some way with established regional sites such as Dorris Ranch. For purposes of comprehensive planning, the same approach might also be applied to the documentation of other parts of the Eugene urban transition area as a whole.

The format for inventory of each site could follow the standard inventory form previously adopted by the City of Eugene for use in other metropolitan areas. However, when documenting a farmstead or other group of buildings, thorough documentation of the relationship between structures and landscape elements within the appropriate historic boundaries of the site should be emphasized.

With the completion of an inventory, a number of strategies may be adopted to insure the protection of historic properties in the Willakenzie/Urban Transition areas.

Landmark Nominations

In addition to individual landmark nominations, multiple resources can also be recognized as a group. Over the past ten years, national trends in preservation planning have been "toward a more comprehensive designation process" such as district nominations, and multiple resource and thematic nominations.⁵⁰ Resources within the Willakenzie area might easily lend themselves towards a thematic grouping such as agriculture or horticulture, for example. One aspect of group designation which should be noted is the potential for associated tourism and economic development dollars. A recent

⁵⁰ Hisashi Sugaya, "Historic Preservation in Eugene" (City of Eugene Planning Department, 1983), p. 6.

study for the State Tourism Council identified historic sites and museums as the third most popular destination for Oregon visitors. As a group, local landmark owners might be able to capitalize on this historic interest by coordinating with similar theme sites in the region or state.

Local Historic Ordinances and Citizen Involvement

Historic resources located within the incorporated survey area are provided some measure of protection by the Historic Preservation Ordinance in the Eugene City Code. The "donut" of unincorporated areas surrounding the city, however, falls outside the purview of any such regulatory protection. It is crucial, therefore, that the same level of protection afforded by the City's Preservation Ordinance be extended to all urban transition areas. One option may be to adopt similar policy language into land use regulations affecting those transitional areas. A temporary solution may be to initiate a voluntary compliance program which relies on citizen participation; although not enforceable, it can be as effective as regulation, especially if it is accompanied by a strong public education element.

Preservation Incentives

Eugene's historic preservation ordinance provides a certain measure of protection to local landmarks and National Register properties. By ordinance, historic landmarks are "subject to special regulations for development, alterations, moving, demolition, restoration and maintenance."

Locally, landmark owners are eligible for low-interest loans for the repair, maintenance, rehabilitation or restoration of their buildings through the city's Historic Loan Fund. Similarly, a special assessment program available through the state offers a 15 year property tax freeze on the assessed value of National Register properties. The program is designed to encourage landmark owners to preserve or improve the condition of that property without suffering an increase in taxes on it. The Federal government also offers tax credits for rehabilitation of National Register properties.

Other public and private incentive programs focus on energy conservation, commercial revitalization, and business development. The National Trust for Historic Preservation, for instance, operates a very successful rural preservation program which provides assistance in the re-use and renovation of old barns for new agricultural purposes.

To the extent possible, owners of historic properties should be advised of the benefits of preserving and rehabilitating landmarks, and should be informed of the various programs available to them for those purposes. This might be accomplished through a larger citizen awareness program. If administered concurrently with inventory work, such a program could enhance

public interest in preservation activities in the area. Funding for such a program might be available through Grants-in-Aid and Certified Local Government (CLG) programs at the state level.

No matter what strategy is implemented, the success of further preservation activity in the area depends largely on the responsiveness of Willakenzie residents. For that reason, community involvement is just as important as government support, and should continue to be part of future planning efforts.

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