NPS Form 10-900-b (Rev. 01/2009) OMB No. 1024-0018 (Expires 5/31/2012)

United States Department of the Interior
National Park Service

National Register of Historic Places
Date Listed 2-24-15
NRIS No. 64501236
Oregon SHPO

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting property groups relating to one or several historic contexts. See instructions in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items

X New Submission _____ Amended Submission

A. Name of Multiple Property Listing

Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Oregon

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Exploration and Settlement of the Willamette Valley, Oregon, 1841-1865

Residential and Agricultural Architecture of the Willamette Valley, Oregon, 1841-1865

C. Form Prepared by

name/title Liz Carter, Preservation Consultant

organization _____ date 30 Oct 2013

street & number 1375 E. 22nd Avenue telephone 541.343.6499

city or town Eugene state OR zip code 97403

e-mail lizcarterhp@gmail.com

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

[signature] 1-5-15

Signature and title of certifying official | Date

Oregon State Historic Preservation Office
State or Federal Agency or Tribal government

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

_____ _____

Signature of the Keeper Date of Action

Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in National Register Bulletin *How to Complete the Multiple Property Documentation Form* (formerly 16B). Fill in page numbers for each section in the space below.

E. STATEMENT OF HISTORIC CONTEXT

Setting

Western Oregon's Willamette Valley is located in the northwestern quadrant of the state, surrounded by mountain ranges to the east (the Cascades) and the west (the Coast Range) and bound on the north and south by the Columbia River and the Calapooia Mountains, respectively. (Figure 1) "The Willamette Valley is distinguished from the adjacent Coast Range and Cascades by lower precipitation, less relief and a different mosaic of vegetation. Landforms consist of terraces and floodplains that are interlaced with and surrounded by rolling hills. Productive soils and a temperate climate make it one of the most important agricultural areas in Oregon."[1]

The sediment from the Missoula floods that took place between about 18,500 and 15,000 years ago covered the valley floor and created a rich growing environment for the open grassland and scattered oak groves. "The hillsides scattered with oak woodlands and openings provided good soil above the rivers, creeks and many intermittent streams. The abundant water supply in turn supported a rich riparian forest of native ash, cottonwood and willow in many of the lower areas, and big-leaf maple on slightly higher elevations."[2]

The geographic parameters of this Multiple Property Documentation Form comprise nine counties within the Willamette Valley: Benton, Clackamas, Lane, Linn, Marion, Multnomah, Washington and Yamhill. (Figure 2) In the year 2000, the population of these counties collectively exceeded 2.3 million. The largest urban center in the valley is Portland and its environs; other significant urban centers include Salem, the state capitol located in Marion County, Corvallis in Benton County, and Eugene, located in Lane County. Those areas on the valley floor and in the lower foothills that are not densely populated are spotted with small towns and settlements, and are largely utilized for agriculture, including grass and hay production, orchards, vineyards, and a multitude of other crops.

Broad National and Regional Context

Originally encompassing an area extending from the Pacific Ocean to the Rocky Mountains and from California into present-day British Columbia, early nineteenth-century United States claims to any of the Oregon territory were not a foregone conclusion. Explorers from a multitude of countries had made forays into the area with varying degrees of success. Expansionist attitudes persisted and grew among the American population, and the 1803 Louisiana Purchase provided the U.S. with clear overland access to unclaimed Oregon. Soon after, preliminary routes to the Pacific Coast were established, led by the U.S. government-sponsored Lewis and Clark Expedition of 1804-1806. As reports of the character of the territory, and specifically the Willamette Valley, reached the eastern States, the Willamette Valley became the focus of eventual American political expansion and settlement.

The Willamette Valley was the primary destination for the Oregon pioneers, but other areas of Oregon were also subject to mid-nineteenth American settlement. Early occupation at the mouth of the Columbia River and around the present-day Clatsop County area, west of the Willamette Valley near the Pacific Ocean, expanded with the arrival of overland emigrants. With the opening of the Southern

[1] William G. Loy, editor, *Atlas of Oregon* (Eugene, Oregon: University of Oregon Press, 2001), p. 174.
[2] Koler/Morrison Planning Consultants, *Polk County, Oregon Historic Context Statement* (August 1991), p. 3.

Route/Applegate Trail, the Rogue and Umpqua River Valleys of southwestern Oregon also became desirable areas for settlement and agricultural pursuits. As early as the 1860s, a number of western Oregon pioneers determined to move to eastern Oregon for yet another new start, and the areas east of the Cascades were settled until as late as the early 1900s.

The Natives' Landscape

The Willamette Valley landscape appreciated by the early settlers was not vacant, nor was it untouched by human activity. Native Americans occupied the Willamette Valley for thousands of years prior to western settlement and expansion. "At the opening of the nineteenth century, Kalapuyan speakers occupied all of the Willamette Valley above the falls at Oregon City..."[3] By the time Europeans and Euro-Americans arrived, this landscape had long been altered and tended by the native people, who used prescriptive burning to encourage growth of desired food sources such as camas root and oak acorns, as well as to improve habitat for wild game. "The most reliable estimates put the Kalapuya population at 20,000 in 1770, but by the mid 1840s...population was estimated at less than 600..." due to devastating epidemics that ravaged the people and their culture.[4]

"The earliest writings of the valley describe an idyllic scene; Robert Stuart, an employee of John Jacob Astor's Pacific Fur Company, reported in 1811 that the valley was 'delightful beyond expression,' one of 'the most beautiful Landscapes in nature.'"[5] Later explorers and settlers expressed similar sentiment, and found that the fire management had created optimal grazing land and open prairie that was largely tree-free and ready for the plow.

Early Exploration

In the late eighteenth and early nineteenth centuries the Pacific Northwest was being explored and its natural resources exploited by a variety of western powers. American, British and Russian fur traders had been plying the coast and trading with local Indian tribes for decades prior to any attempts at permanent settlement in what would later become Oregon, the expeditions largely supported by companies such as the British Hudson's Bay Company (HBC). Early western exploration and eventual expansion was predominately resource driven; little to no major settlement in the Oregon country is known to have occurred before the Lewis and Clark Expedition made the first serious American foray into the territory in 1805-1806, when the party overwintered at Fort Clatsop near what is now Astoria. Only a few years later, on the heels of Lewis and Clark's journey,

> The first house on the Northwest Coast that was intended to be permanent was built on the south shore of the Columbia River in 1810. Nathan Winship of Boston warped his ship, the Albatross, forty miles up the river to Oak Point, a few miles northeast of present-day Clatskanie...[and] set his crew to building a log house. [...] By early June 1810, the timbers on the house reached ten feet high.[6]

---

[3] Melvin Aikins et al., *Oregon Archaeology* (Corvallis: Oregon State University Press, 2011), p. 286.
[4] Aikins et al, *Oregon Archaeology,* p. 287.
[5] Ibid., p. 284.
[6] E.W. Giesecke, "Winship Settlement," Oregon Encyclopedia Website (Portland State University: 2008-2013) <http://www.oregonencyclopedia.org> Accessed March 2013. See also John Terry, "Comcomly: Chinook Nation CEO," in *Eminent Astorians*, Karen Kirtley, editor (Salem Oregon: East Oregonian Publishing Co., 2010), pp. 31-32.

This early settlement didn't survive - Winship abandoned the endeavor, frustrated by the incessant flooding and the (understandably) aggressive Indians.

Within a year, in 1811, John Jacob Astor's Pacific Fur Company established the first permanent American settlement at Fort Astoria, the site of the present-day community of Astoria. The Company was,

> ...an American firm that intended to have permanent headquarters in the Pacific Northwest and to trade with China and the orient. Established by Astor employees in 1811 (coming by land and by sea), the post became the first permanent white occupancy in the region. In 1813 the men sold to the North West Company; the then raging War of 1812 would have delivered the post as a military prize to the British in any event. The Treaty of Ghent technically restored the American claims at Astoria in 1814 and contributed to the Joint Occupancy agreements between Britain and the U.S. in 1818 and 1827. In 1821, with the merger of the North West Company and the Hudson's Bay Company [HBC], the post, then known as Fort George, became headquarters for the H.B.C. in the Pacific Northwest. It lost that position in 1825 with the construction of Fort Vancouver.[7]

The relocation of the HBC headquarters from Fort George up the Columbia River to Fort Vancouver (at present-day Vancouver, Washington), would contribute significantly to the eventual success of American settlement in the Willamette Valley.

Movement Into the Willamette Valley

Fort Vancouver became firmly established on the north side of the Columbia River, with mills and extensive agricultural production on the site by the late 1820s. An 1832 account stated that there were "...several hundred acres fenced in, and under cultivation ...[producing] abundant crops, particularly grain ... and the various culinary vegetables, potatoes, carrots, parsnips...melons ... [and] apples. On the farm is a grist mill, a threshing mill, and a saw mill [and] in the vicinity of the fort are thirty or forty log huts."[8] An initial herd of ten cattle increased to seven hundred within a few years, and pigs and sheep were also part of the Company livestock holdings.[9] This extensive development was meant to provision other HBC posts in the Columbia District (the Pacific Northwest area within which the HBC was operating), saving the company the cost of shipping supplies from the East Coast.

With the decline in the fur trade in the late 1820s, retired French-Canadian Hudson's Bay trappers began moving south of the Columbia River into the Willamette Valley, intending to settle with their families.[10] In the area known as French Prairie they established the first farms in the Oregon

---

[7] Stephen Dow Beckham, "Fort Astoria," State of Oregon Inventory Historic Sites and Buildings (1974). Astor's was the Pacific Fur Company; the North West Company was British, as was the subsequent Hudson's Bay Company.

[8] James R. Gibson, *Farming the Frontier: The Agricultural Opening of the Oregon Country 1786-1846.* (Seattle: University of Washington Press, 1985), pp. 33-34.

[9] Gibson, *Farming the Frontier, p.* 34; Michael Leon Olson, "The Beginnings of Agriculture in Western Oregon and Western Washington," (PhD Dissertation, University of Washington Department of History, 1971), pp. 26-29.

[10] "...Hudson's Bay Company servants were retiring there, partly because they were used to, and fond of, the lower Columbia, partly because they were aware of the agricultural advantages of the valley, and partly because they knew that their "country" [Indian] wives and children would be ostracized in the Canadas." Gibson, *Farming the Frontier,* p. 130. The Hudson's Bay Company strenuously discouraged this settlement—in fact they prohibited it—but were ultimately unable to keep their former servants away from the richness of the valley.

country. Although it is not entirely clear who was the first to actually farm in the Valley, by the end of 1831 or early 1832 there were at least three farms on the upper Willamette - those of Joseph Gervais, Etienne Lucier, and Jean Baptiste McKay. Louis Labonte, another French-Canadian, was also living as a farmer in the area.[11] These four were reported by British Army officers as being the first to settle "above the falls," apparently in 1830; one source suggests there were eight or nine farms in the Valley by 1833.[12]

Ewing Young, an American trapper who arrived in the valley in 1834 from California with a herd of horses, established himself on a claim "...near the mouth of Chehalem Creek [in present-day Newberg, Yamhill County], and he built a home on the bank of the Willamette almost opposite Champoeg. This structure has been termed 'the first house built on the west side of that river by a white man.'"[13] Other Americans who settled in the 1830s, albeit in some cases temporarily, included John Ball "...the original settler of Champoeg proper," and Webley John Hauxhurst, who had come in the company of Ewing Young and built a grist mill at Champoeg.[14] American Nathaniel Wyeth, an independent trapper and tradesman from New England, had a farm southwest of present-day Butteville. He and the men who came with him, "in contrast to the Americans in the Astor enterprise, were the first United States citizens to till the soil in earnest and to establish permanent farms in the Oregon Country."[15]

While these former trappers and traders aided in the early exploration and colonization of the Willamette Valley, Methodist missionaries played a crucial role in larger-scale settlement. Intending to Christianize and "civilize" the native people, the Methodist church in 1834 sent Reverend Jason Lee to establish a Mission in what became known as "Mission Bottom" just north of present-day Salem. Tragically, the exploration and early occupation of Oregon came at a heavy price to the indigenous people who were unable to fight the foreign diseases brought by the whites, and waves of sickness decimated the population in the late eighteenth and early nineteenth centuries.[16] By the time of the missionaries' arrival in the middle 1830s, the population was already substantially diminished.

Nonetheless, Lee persisted for nearly ten years in the largely unsuccessful attempt to Christianize the remaining Indian people. In an effort to gain additional support for his work, he returned to "the States" and enthusiastically promoted the Oregon country through a series of lectures starting in 1838, including talks at Peoria, Illinois and elsewhere in the Mississippi Valley and New England.[17] Painting a picture of the Willamette Valley as "...a fertile land, [with] a salubrious climate

---

[11] J.A. Hussey, *Champoeg: Place of Transition* (Portland, Oregon: Oregon Historical Society, 1967), p. 55.

[12] Hussey, *Champoeg..., p.* 55; Gibson, *Farming the Frontier,* p. 130. "Above the falls" refers to the area upriver, or south, of the Willamette Falls at present-day Oregon City. The Willamette River flows north, so references to "upriver" or "upper Willamette Valley" refer to areas in the southern portion of the Valley.

[13] Hussey, *Champoeg...,* p. 74.

[14] Hussey, *Champoeg...,* pp. 65-76. According to Hussey, John Ball's farm was near that of J.B. Desportes McKay, on the south bank of the Willamette River, and "...there is probably substance to the local tradition which says that Ball's developments were on the present Zorn farm, directly east of the park [Champoeg State Park]." Hussey, *Champoeg...,* p. 65. The circa 1860-1890s Zorn farm is located on Champoeg Road in Marion County.

[15] Hussey, *Champoeg...,* p. 71.

[16] American aggression toward the tribes in the mid-nineteenth century further diminished the populations (in Oregon and elsewhere in the United States).

[17] Hussey, *Champoeg...,* p. 126; William A. Bowen, *The Willamette Valley: Migration and Settlement on the Oregon Frontier* (Seattle: University of Washington Press, 1978), p. 10; Cornelius J. Brosnan, "Jason Lee's Part in the Founding of the Commonwealth of Oregon," *Northwest Science* Volume 4, Issue 3 (1930), p. 68.

and an abundant water supply..." Lee attracted additional attention to the region and succeeded in drawing reinforcements to his missionary efforts.[18] Despite this, the Missionary Society finally recalled him in 1843, and Reverend Lee returned to his home in Canada, passing away in 1845.[19] Buildings related to the Lee Mission are the earliest known to remain in Oregon. The 1841 Jason Lee House, probably Lee's second residence in Oregon (his first being a log building) and the Methodist Parsonage of the same year still stand as part of Salem's Willamette Heritage Center/Mission Mill Museum.[20]

Between 1830 and 1840, the population of the Willamette Valley comprised a mix of native people, retired HBC employees (many of French-Canadian descent living with their Indian wives on French Prairie), a handful of American missionaries (near what is now Salem), and a few American mountain men/explorers, most living and farming in the lower (northern) Willamette Valley. "Until the early 1840s, there were literally no more than forty Americans in the entire territory, which covered everything on the Pacific between the forty-second parallel north of San Francisco to Alaska."[21] This population laid the groundwork for the hundreds of American pioneers that would arrive in the early 1840s, claiming land, establishing farms, building houses and organizing schools and churches. Log, hewn log, and sawn lumber buildings of French, British and American provenance were scattered on the landscape. Ewing Young erected the first sawmill in the region in 1836 along Chehalem Creek.[22] Although short-lived (the mill was washed out in a flood in the winter of 1840-1841), it was an advantageous source of much-needed lumber for the early Willamette Valley occupants. By 1841 there was also a sawmill related to the Methodist Mission that provided the lumber for construction of the Lee House, the Mission Parsonage, and other lumber buildings of the period.

American Settlement and Land Claims

> In the fall of 1842 the first substantial and organized body of American emigrants to reach Oregon arrived in the Willamette Valley after an overland journey from the Missouri frontier. It consisted of 125 men, women, and children under the leadership of Dr. Elijah White [formerly with the Lee Mission] and Lansford W. Hastings. A number of these newcomers settled at Oregon City, pushing it in a few months from a hamlet of three or four structures to a respectable town containing more than thirty buildings. Other members of the party found employment at the Methodist Mission, and the remainder scattered out over the Willamette Valley and to other settled localities.[23]

Oregon's population grew significantly in 1843 with the major American settler migration of about 900 men, women and children to the territory, a trek that became known as the "Great Migration." As these emigrants were making preparations and starting their journey across the plains, those already in Oregon were organizing a provisional government through a series of meetings at

---

[18] Mary Gallagher, "Corvallis Historic Context Statement, Euro-American Presence 1811-1844," 1993; Michelle Dennis, "Oregon City Historic Downtown Re-Survey Report," (2000), pp. 5-6.

[19] Elisabeth Walton [Potter], "Lee (Jason) House," National Register of Historic Places Nomination Form (March 1973). Reverend Jason Lee's remains were reinterred in the Lee Mission Cemetery in Salem in 1906. Lee Mission Cemetery website <http://www.leemissioncemetery.com/LeeHistory1.htm> Accessed May 2013.

[20] Both buildings are listed in the National Register.

[21] Anders Stephanson, *Manifest Destiny: American Expansion and the Empire of the Right* (New York: Hill and Wang 1995), p. 35.

[22] Hussey, *Champoeg...*, p. 68.

[23] Ibid, p. 104.

Champoeg. In the absence of any real support from the United States, residents felt the need for a legal framework for addressing problems affecting the settlers, particularly those relating to livestock protection and land ownership, and by July of 1843 they had passed a resolution to create a provisional government and had adopted a constitution.[24]

Several factors converged to fan the ensuing "Oregon Fever" and prompt the first significant wave of migration. HBC reports, as well as those of American explorers, reached the East Coast and described the Oregon country as mild and temperate, with rich soils and a climate so moderate that men could farm year-round.[25] The Panic of 1837 had led to a depressed economy in the east, and farmers suffered from record rainfall followed by flooding and then malaria outbreaks. Reverends Jason Lee, Elijah White and Marcus Whitman, among others, had been espousing the virtues of the territory in their promotional speaking circuits in the East, and were instrumental in bringing American families to the country. Perhaps more influentially, starting in 1841 Missouri Senators Lewis Linn and Thomas Hart Benton repeatedly proposed bills in Congress that would extend American jurisprudence to Oregon and offer a generous donation of land to those who would settle there.[26] The 1842 bill "...failed to pass Congress, but the idea had become fixed in the popular mind that settlers in Oregon might expect no less than a section of land free for the cultivation."[27]

British and French-Canadian HBC retirees settled on the land according to the rules and laws of Upper Canada in the patterns of their respective traditions; in the 1840s, Americans were claiming land under the Preemption Act of 1841 and later the Organic Laws of Oregon, as revised and approved in July of 1845.[28] Article Two of the Organic Laws outlined the circumstances under which individuals could claim up to 640 acres of land (one square mile) by marking the boundaries, improving the property (with buildings or fence), and residing on the claim. If occupancy was not immediately possible, the claimant could pay the "treasury" $5.00 per year to hold the land in their name.[29]

Before government surveys of the 1850s enforced the division of land into the familiar square-grid pattern of township-range-section (each section being one square mile, or 640 acres), settlers chose and delineated claims based on optimal natural features with little regard for conformity to the cardinal directions. Later claims were more regular in shape, generally square or rectangular and in compliance with the cardinal directions, following the newly-established government land subdivisions. The result was an eccentric patchwork of polygonal and other irregularly-shaped plats of land combined with more regular, rectangular property lines; these patterns are still evident today in aerial

---

[24] A marker was placed on the site of this momentous event in 1901, and stands today in Champoeg State Park. A major factor in the desire to establish a form of government was the case of Ewing Young, who at the time of his death in Oregon in 1841 was one of, if not the wealthiest man in the territory. He died without a will, and with debts, and in order to deal with his estate equitably it was determined that some system of government was needed to facilitate fair decision-making. Charles H. Carey, *A General History of Oregon Prior to 1861* Volume 1 (Portland, Oregon: Metropolitan Press, Publishers, 1935), p. 319.

[25] Gibson, *Farming the Frontier,* p. 127.

[26] Dorothy O. Johansen, "The Role of Land Laws in the Settlement of Oregon," *Genealogical Material in Oregon Donation Land Claims,* Volume I (Portland, Oregon: The Genealogical Forum of Portland, 1957), np; Hussey 1967, p. 126.

[27] Johansen, np.

[28] The laws of Upper Canada extended to the region south of the Columbia commensurate with the Hudson's Bay Company occupation of the region. The U.S. Preemption Act of 1841 essentially allowed "squatters" the right of ownership to public land on which they had been residing. The Organic Laws were published in the first issue of the *Oregon Spectator*: "Organic Laws of Oregon," *Oregon Spectator* Vol. 1, No. 1 (February 5, 1846), p. 1.

[29] Ibid.

views of many rural areas of the Valley.

Emerging Market Centers

A large percentage of emigrants to Oregon were farmers or ranchers, and the fertile soil of the Willamette Valley provided both ideal farming opportunities and lush grazing lands. Although settlers were essentially self-sufficient, there was at times a need for items that could not be made or grown on the land. Throughout the 1840s, market centers were limited to the well-established Fort Vancouver and Oregon City. Initially little money was exchanged and wheat was the dominant currency; valley farmers would sell their wheat crop to the HBC in exchange for credit. At Fort Vancouver in the 1840s was a "...sawmill, gristmill, dairies, blacksmith shop, carpenter's shop, cooperage, tanneries, shipbuilding and salmon processing facilities..." as well as significant large-scale crop production, grazing land, and orchards.[30] This level of development proved to be crucially important to the survival of families entering the territory. Although Fort Vancouver was a British outpost, its Chief Factor Dr. John McLoughlin was sympathetic to the needs of American pioneers. After months of overland travel, many landed in the Valley destitute, with little in the way of possessions, currency or even food. Against the wishes of his superiors, McLoughlin loaned, bartered and sometimes gave the new arrivals desperately-needed supplies, tools and seed (which the HBC had in relative abundance), which allowed the Americans to gain a foothold in the Oregon country. Soon, smaller-scale grist- and sawmills were established, crops were planted, livestock began to flourish and American dependence on the HBC post diminished.

McLoughlin had also laid the groundwork for the future establishment of the Willamette Falls community (later called Oregon City) as early as the late 1820s by claiming land he believed to be ideal for industrial and commercial use. With the arrival of additional missionaries in 1839 and 1840, some of whom opted to settle at or near Willamette Falls, a church and store were added to the existing small cluster of houses and the millrace. In 1841, Methodist Reverend Alvan F. Waller "...established the Island Milling Company and by 1842 was operating a small sawmill and was making plans for a flour mill..."[31] By 1846, with thousands of American emigrants moving west, Oregon City was firmly established as an American community with a population of over 500 souls and a growing number of businesses. Portland would soon follow.[32] As a result, supplies such as building materials (lumber, nails and window glass), household goods and foodstuffs became available through commerce with "local" merchants rather than the British HBC post.

Boundary Agreement, the Gold Rush and American Occupation

The American hold on the region became more and more evident as increasing numbers of pioneer settlers made the journey west. In 1844 and 1845 the population of the Willamette Valley grew significantly with the migration of over 4,000 new settlers, nearly 3,000 in 1845 alone.[33] Emigrants journeyed farther up the Willamette seeking land, venturing beyond the Mission into present-day Linn,

---

[30] Meredith J. Mullaley, "Rebuilding the Architectural History of the Fort Vancouver Village" (Portland State University Master's Thesis, 2011), p. 9.

[31] Hubert Howe Bancroft, *The Works of Hubert Howe Bancroft, Volume 29, History of Oregon Volume I - 1834-1848* (San Francisco: The History Company, Publishers, 1886), p. 207.

[32] Dennis, "Oregon City Survey," p. 6; *Oregon Spectator*, February 5, 1846, page 3 advertisements.

[33] Bancroft, *Works* Volume 29, 1886, 448 and 508; John D. Unruh Jr. *The Plains Across: The Overland Emigrants and the Trans-Mississippi West, 1840-1860* (Urbana: University of Illinois Press, 1979), p. 119.

Benton and Lane Counties. (Figure 3) The earliest permanent settlers reached this southern Willamette Valley region in 1845 and 1846, though the area had been traversed and explored years earlier.

Having operated under joint occupancy agreements since 1818, Great Britain and the United States finally settled their long-standing boundary dispute by establishing the 49th parallel as the international boundary in 1846. This agreement gave Britain the region north of that line, and the U.S. the area south, extending to the present-day Oregon-California border. With this resolution the doors to American westward migration opened wide. Seduced by land, the possibility of greater prosperity, and for many a healthier living environment (free of the malaria typical of the Mississippi and Missouri valleys), American settlers began moving in droves.

The trip from Missouri took some six months, challenged by desert and river crossings as well as hardships such as illness and mishap. The dangers of the last leg of the Oregon Trail, down the Columbia River rapids, prompted the establishment of the Barlow Toll Road in 1846 and the scouting of the Southern Route, or Applegate Trail in the same year. While each of these options were wrought with their own dangers, both helped further settlement and aided in definitively securing the United States' claim to the region. (Figure 4)

The California Gold Rush, beginning in 1848, diverted some Oregon-bound travelers to central California, and lured many others already settled in the territory away from their farms in the hope of finding riches through mining. Some were lucky to return with substantial wealth, enough to buy additional acreage and build more substantial lumber houses. Others were not as fortunate and returned from the venture to farm their claims. Many who stayed in Oregon benefitted from the frenzy, as they suddenly found a seemingly-insatiable market for their wheat, lumber and agricultural goods, which were shipped south for sale in the burgeoning mining towns.

Oregon became a United States Territory in 1848, and Congress continued promoting American settlement with persistent but unsuccessful attempts to pass land laws legalizing settlers' land claims. Finally in 1850 the Donation Land Act codified the disposal of public lands to settlers, and further promoted the American "Manifest Destiny" ideal by providing a "free" one-half to one square mile of land to "...every white settler or occupant of the public lands, American half-breed Indians included, above the age of eighteen years, being a citizen of the United States, or having made a declaration according to law, of his intention to become a citizen... ."[34] In order to receive title from the government, the Act stipulated four consecutive years of occupation and improvement on the claim, and proof of the same, a process that became known as "proving up." Some 7,000 claim patents (deeds) were ultimately issued in Oregon, about 4,600 of those to Willamette Valley settlers.[35]

For a large number of Oregon pioneers, the trip overland was an extension or continuation of

[34] This so-called "free" land was dependent on the native people having relinquished, abandoned or been driven off of their native homelands, often forcibly or deceptively by U.S. citizens. Under the Donation Land Act, unmarried claimants who arrived prior to 1850 were entitled to 320 acres, and married couples could claim 640 acres, with ownership of one half the holding recorded in the woman's name. Those who settled after 1850 were entitled to half that quantity. This was one of the first laws in the United States that permitted married women to hold land in their own name. Donation Land Act of 1850, Section 4. <http://www.ccrh.org/comm/cottage/primary/claim.htm> Retrieved September 2011.

[35] These numbers are approximate. The statewide estimate of 7,000 is taken from Johansen 1957, np; the Willamette Valley number is based on an informal hand-count of claims, data derived from the Bureau of Land Management General Land Office records.

earlier migrations. "Many American families from before and many since the Revolution had lived only ten to twenty years in any one place."[36] The implications of this were that a large percentage of those that came across to Oregon had previous experience in traveling, settling and establishing a new home on an undeveloped frontier. They had already—in Ohio, Kentucky, Illinois, Missouri—selected land, cleared, fenced and planted it, built shelter and barns and outbuildings, and planned the overall layout of their farms. Some had done it several times in their multiple migrations westward. "Each move meant new building, development again and again."[37]

American emigration to the West occurred largely in close-knit groups of people bound by familial relationships, years of migration associations, religious affiliations, or shared backgrounds. "Even young men or couples who came alone might have an acquaintance to contact upon arrival, someone else from Indiana or another Methodist. More than half of Oregon's pioneers were accompanied by relatives or former neighbors and examples of extensive clan migrations are numerous."[38] On arrival, settlers who had traveled together tended to stake claims near each other, reinforcing family and neighborhood ties by living in close geographic proximity.

This clan migration seems to have resulted in a strong sense of tradition in pioneer buildings. "Convention or the appearance of convention and of strong tradition [was] perhaps inevitable with pioneers; circumstance, building in a land yet undeveloped with limited [manufactured] resources..." resulted in any number of similarities, especially within family groups or neighborhoods.[39] Building forms were carried from places of origin (New England or Virginia, for example) to intermediary states (i.e. Kentucky, Illinois or Missouri) and finally to Oregon, the traditional types adjusted to fit the environment and resources available.

The earliest phases of settlement in Oregon took place almost exclusively in the valleys of the western half of the state, primarily the Willamette, Umpqua and Rogue River drainages. (Figures 5-7) The vastness of the Territory presented options with regard to choosing a claim, and it was not uncommon for early arrivals to move around before making a final decision:

> ...often there was an intermediate step between their arrival and their acquisition of a claim. Since most immigrants arrived in late summer and had used all of their provisions on the trail, they had to supply themselves with food and shelter for the ensuing winter. Some wealthier pioneers could buy provisions and rent rooms or cabins, but others worked for those already established in the country... Most settlers took their time selecting a claim. During the winter, while they worked, they could talk with others about the land and occasionally take trips to look at various sites.[40]

Ideal claims included a water source and comprised a mix of prairie and timber, which provided open land for grazing and wheat growing, and an ample supply of building material and fuel.

---

[36] Philip Dole Papers, "Covered Wagon," nd. Un-catalogued collection, University of Oregon Special Collections, Eugene, Oregon.

[37] Dole Papers, "Covered Wagon."

[38] Philip Dole, "Farmhouses and Barns of the Willamette Valley," in *Space, Style and Structure: Building in Northwest America* (Portland, Oregon: Oregon Historical Society, 1974), p. 79.

[39] Dole Papers, "Covered Wagon."

[40] Olson, "The Beginnings of Agriculture in Western Oregon...", pp. 82-84.

> [To] gain access to as many resources as possible, settlers had to choose carefully from a large geographic area a single piece of property that could offer them various necessities for daily living. Euro-American settlers needed wood and water, which they obtained from the forests of the valley. They also needed land for grazing, which they obtained from the extensive prairies. In addition, setters sought out well-drained lands for early planting.[41]

Some settlers opted to purchase squatters rights or partially developed claims. Those arriving after 1855 often did this, as the Donation Land Act expired in that year, and the option for free land in the Willamette Valley was no longer available.

Advancing Settlement and Statehood

The Donation Land Act was in force through December 1, 1855, providing vast acreage to any white male citizen willing to live on and work the land for several years. Government surveys continued through the 1850s, and a number of the large claims of the earliest (pre-1850) arrivals were divided amongst children or partitioned and sold. With the increased population in the Willamette Valley and throughout western Oregon, pressures on the native people and the disintegration of their life-ways caused significant strife between settlers and Indians. From 1856 to 1875 Indians were confined to the Coast Reservation. The reservation had three administrative units: Umpqua and Alsea-Sub-agencies to the south, Siletz Agency in the center, and the Grand Ronde Agency in the north. With Congressional diminution of the reservation in 1875 one unit survived and was henceforth called the Siletz Reservation.[42] The military presence at Fort Hoskins (in Benton County, for the Siletz Agency) and Fort Yamhill (in Yamhill County, for the Grand Ronde) was meant to quell disturbance of the Indians by settlers and vice versa, and for those farmers in the western regions of the mid-Willamette Valley, the military's presence created a market for their wheat, cattle and other goods.

In 1859 the Oregon Territory became a state, and only one year later the country was embroiled in the Civil War. Some Oregonians left to fight; most were satisfied to remain a physical distance from the conflict, though opposing political views were certainly voiced through local newspapers and at the polls. By the 1860s, the successful re-creation of lives left east of the Mississippi became more evident as communities established schools, churches, road systems, industrial and shipping capabilities, and towns and cities were firmly established on the frontier landscape. Between 1850 and 1860, Portland's population had grown from about 800 to nearly 3,000, with the smaller communities of Oregon City, Corvallis and Eugene showing similar patterns of growth.[43]

"In the Willamette Valley, many of the major centers grew up around landings along the river where goods, particularly grain, could be easily shipped to larger markets in California or to the Pacific ports. More than 180 named landings as well as ferry locations denoted the important flow of commerce on the Willamette River between 1841 and 1861. Canoes, scows, steamboats, and tugs plied the waters

---

[41] Peter G. Boag, *Environment and Experience: Settlement Culture in Nineteenth-Century Oregon,* (University of California Press, Berkeley, California, 1992), p. 73.

[42] Stephen Dow Beckham, *Oregon Indians: Voices from Two Centuries* (Corvallis, Oregon: Oregon State University Press, 2006), p. 221.

[43] H.W. Scott, editor, *History of Portland, Oregon* (Syracuse, New York: D. Mason & Co., Publishers, 1890), p. 143.

to carry freight and passengers through the heart of the valley."[44]

The railroad was a significant development for the state in the mid-1860s. Locally, the earliest railroad was a portage line along the Columbia River, constructed in the late 1850s, but not until the later 1860s did the Willamette Valley see the beginnings of the route that would later connect Oregon with California. With the completion of the transcontinental railroad to California in 1869 - not thirty years from the first American emigration to the territory - the West Coast, including Oregon, was linked with the eastern United States. The more "direct" connection to the eastern states allowed more rapid communication and more efficient transfer of ideas and goods. Personal letters and publications arrived more quickly, as did consumer goods (some of which had previously been shipped "around the Horn"). With regard to buildings, this made design and technological advances more readily available to those in the West and the lag time between the advent of a particular architectural style or technology east of the Mississippi and its appearance on the West Coast diminished as the rail system expanded. As a result, later nineteenth century buildings in both town and rural settings were perhaps more current with East Coast architectural trends after the arrival of the railroad than in the earliest years of settlement.

Architecture

Given the challenges of the frontier environment, the architecture of early Oregon was surprisingly varied and sophisticated, both in level of refinement and in terms of the effective interpretation of architectural styles. Tools and skills were carried over 2,000 miles to the frontier, where they were put to work creating buildings reflective of eastern regional types and nationally popular styles of the day. Regional and even ethnic influences could be evident, albeit sometimes subtle, in the buildings constructed by the early settler-builders.

Some studies suggest that many who originated from the northeast tended toward town or non-farm-based living, while those from the mid- and south-Atlantic states appear to have had more rural tendencies.[45] Indeed, early views of Portland's Front Street are reminiscent of New England towns, with white, front-gabled wood-framed buildings. Census data does indicate that a large number of rural settlers had come from Kentucky and Tennessee originally, and not surprisingly building forms typical of that region commonly appeared throughout the territory.

Regardless of origin, claimants were faced with two urgent tasks as soon as they had moved onto their claim: provision of shelter and food.

> When a settler moved onto his claim he had two immediate concerns. One was to erect a shelter for himself and his family; the other was to begin tilling a patch of land... They may have abandoned the family furniture along the trail, but they usually brought their tools through. With them they built log houses with mud and stick chimneys, a typical

---

[44] SDB; Howard McKinley Corning, Willamette Landings: Ghost towns of the River. (Portland, Oregon: Oregon Historical Society, 1973), pp. 214-218.

[45] Bowen, *The Willamette Valley,* p. 46. According to Bowen, 58% of Northeasterners in the Oregon country lived in urban areas.

first home for most pioneers in the region west of the Cascades.[46]

Depending on the circumstances (time of year, building skills and available assistance) some of the earliest dwellings were simple single-cell sheds, erected quickly to serve only as long as required to build the more substantial but still rustic cabin, perhaps several weeks.

According to the work of University of Oregon Professor Philip Dole, a noted expert on early Oregon architecture, building on a claim followed a predictable sequence:

> On a typical claim three successive homes would be built, each an improvement over the preceding one. The last was, of course, the lumber house, but for almost every farm that 'real' house was at least six years into the future. A home of the first type...is characterized by: the speed of its erection; the use of rails or poles (round logs); the small size (the term 'pen' implies a single room); and what it was called, as 'shelter,' 'rail pen' or 'log cabin.' Partly on the basis of the quality of its construction, this pen or cabin might be used only a month or it might be used for years. Following it and proceeding the lumber house was the second type - substantial, carefully built, emphatically distinguished from the first 'log cabin' by its designation as 'hewn log *house*.' The logs are squared to give a flat inner and a flat outer wall. Of one or two rooms, with a sleeping loft above, the house would have glazed sash windows, doors, a fireplace, a staircase and one or two porches. The building process would require at least a month's time and a 'raising' crew.[47]

Few examples, if any, of the earliest, original shelters remain in the valley; in most cases they were either dismantled and the materials utilized elsewhere, or they were re-purposed as agricultural or storage buildings, and used until they deteriorated beyond service.[48] A rare few hewn log houses remain, but nearly all of the extant houses from the Willamette Valley's pioneer period are examples of sawn lumber buildings.

There is not abundant detailed information about the first shelters. The few existing photographic depictions suggest the earliest buildings were rather rudimentary in character, round log cabins being the roughest in appearance and make-up; early hewn log buildings were sometimes slightly more sophisticated. Stories of these first dwellings were often passed down in family lore from generation to generation, and in many cases their locations are still known to the present day, though virtually all of these sites are today archaeological in nature.

Building Technology in Early Oregon

Initially, little beyond tools, materials and skill were needed to build a serviceable house. With more settlers came stronger social and economic networks, as well as increasingly available

---

[46] Olson, "The Beginnings of Agriculture in Western Oregon...," p. 85.

[47] Dole, "Farmhouses and Barns...," p. 82.

[48] The first cabin on the Daniel Waldo claim in Marion County (built in 1843) was occupied for about a year before being replaced with a rustic hewn log cabin that was extant on the site for 100 years, until the early 1940s. The hewn log building served as a storage structure before it succumbed to deterioration and eventual demolition. Mid-twentieth century sources reported that remnants of both the James Chapin (Lane County) and the Jeremiah Lamson (Yamhill County) cabins were visible on the landscape well into the mid-twentieth century, but both have now disappeared from surface visibility. Although the earliest constructions are no longer visible, these sites hold archaeological value in their ability to inform the narrative of the first months or years of settlement on a given site.

technology (lumber and sash mills, more specialized tools), both of which supported greater complexity in building forms and types, and the adoption of popular architectural styles. Throughout the early period, building quality and construction method were largely dependent on the background and skill of the individual builder.

The abundance of wood in Oregon made it the preferred building material on the frontier, and several structural techniques were used in early dwellings.[49] Round and hewn log, hewn frame, balloon and box (also known as plank or single-wall) construction technologies were common throughout the settlement period. Apart from log building, all other methods were usually at least partially dependent on sawn or hand-planed/hand-worked lumber. Sawmills were established early in the territory; Fort Vancouver had one as early as 1828, and Ewing Young operated the first saw mill in the Valley starting in 1836. "By spring of 1841 the first lumber milled by the missionaries was available, and the ambitious construction program began. The first of the buildings to be erected with the new lumber was "Mill Place," [the Jason Lee House] adjacent to the sawmill. As headquarters of the principal station of the mission, it housed Superintendent Lee and three other families."[50] In Oregon City, saw- and gristmills were present by the early 1840s. Government surveyors who arrived in the early-to-mid 1850s to map the settlement landscape noted small private mills at various locations along creeks and rivers, providing neighborhoods with much-needed building materials.

Many, perhaps most, of the remaining early houses in the Willamette Valley make use of some hand-hewn elements. A few have entire hewn frames (sills, joists, posts, girts, plates and/or beams), notched and pegged together and combined with studs, interior walls, exterior siding and roof framing materials of sash- or circular-sawn lumber. Others contain fewer hand-hewn elements, maybe only the sills, and are made entirely of sawn materials. Accessibility of sawn materials, the skill of the builder and possibly the economic status of the family may have affected decisions regarding the construction methods and structural techniques employed. In all cases, the buildings tended to display a variety of architectural embellishments, either hand-planed or sawn.

Round Log Construction: To circa 1860

The first buildings constructed by newly-arrived settlers ranged from simple and very temporary lean-tos or pens, to more traditional log cabins usually intended to provide shelter for one winter or for several. References to dugout dwellings have also been noted in oral histories or diaries.[51] Log cabins of various types generally consisted of simple one- or one-and-one-half-story, single- or double-pen buildings built with round logs, notched corners, dirt or puncheon floors, gable roofs and, at least initially, few window openings, if any. Chinking of mud, straw and other materials was used to fill the drafty gaps between the logs. "For most prairie farmers, fireplaces were made of sticks plastered with

[49] One rare exception was the 1842 brick residence built by George Gay in Yamhill County, constructed of local hand-made brick, and considered to be the first brick house west of the Rockies. The house was documented in the 1934 HABS survey, and stood until the mid-twentieth century.

[50] "Mill Place" refers to the extant Jason Lee House, now located at 1313 Mill Street SE as part of the Willamette Heritage Center/Mission Mill complex. It is one of the two earliest extant building standing in the Willamette Valley, the other being the Methodist Mission Parsonage, also constructed in 1841 and sited within the same Mission Mill complex. Both buildings are listed in the National Register. Elisabeth Walton, "Jason Lee House National Register Nomination Form," 1973.

[51] One example is that of the Jeremiah Lamson family, who arrived in Yamhill County in 1848, and according to family tradition lived in a dugout for their first months or year. Liz Carter, "Lamson Ranch," National Register of Historic Places Nomination Form, 2013.

clay. There were few stoves. Cooking generally was done over the coals or in kettles swung on cranes in the fireplace."[52] It might be assumed that these were intended as short-term, temporary shelter until a house of sawn lumber could be constructed, but records indicate that many families resided in such cabins for years after their arrival - sometimes ten or more years - before graduating to a more spacious and sophisticated lumber house. Very few if any of these early claim cabins remain; none have been identified in historic site surveys in the Willamette Valley, though the former locations of several have been noted in National Register nominations and other documentation.[53]

> A resident of the Tualatin Plains...described a typical frontier home in the following graphic terms: 'We are living, and have lived ever since we came to the country, ... in a rude log cabin without a single pane of glass. Our furniture consists of three chairs, three stools, a small pine table about two feet by three, two old trunks which have traveled with us about 20 years, and a very few cooking utensils... Indian mats often served for coverings for both floors and beds.[54]

Hewn Log Construction: 1830s-1865

In some cases a hewn log house was made to replace the original pen or log cabin. As early as the 1830s, apparently, hewn-log houses were being built in the Willamette Valley: "A few of the French-Canadians lived in substantial hewn log or frame houses, neatly painted, surrounded by thrifty orchards, and generally displaying an air of 'rude plenty.'"[55] These one- to two-story buildings were more carefully constructed than their predecessors, with logs hewn (or in some cases sawn) square to make a tightly-fitted solid wall with flat surfaces on the interior and the exterior. Their form often followed the double-pen pattern, but there were variations in layout and scale. Hewn log houses frequently displayed glass windows (usually six-over-six paned wood sash), some architectural detailing and occasionally later layers of weatherboard or shiplap siding not easily applied to the earlier round log cabins. A few of these have survived, including the middle-1860s John Stauffer house (Marion County), the 1850s James A. Crabtree cabin (Linn County), and the circa-1856 Horace Baker log house (Clackamas County).[56]

Timber Frame Construction: 1845-circa 1860

The timber frame house employs the earliest Euro-American construction method utilized in North America, the system having been imported to the American colonies from England to the eastern seaboard in the seventeenth century.[57] While most early lumber houses in Oregon made use of some

---

[52] Hussey, *Champoeg...*, p. 117.

[53] Locations of these cabins typically come to be known through family tradition, diaries, letters, or later reporting, which specify in varying detail the type and location of the early cabin. Cabin locations have been mentioned in documentation for the Lamson Ranch (Yamhill County, 1847), the James Watson Farmstead (Benton County, 1848), the Daniel and Melinda Waldo claim (Marion County, 1843), the William Masterson claim (Lane County, 1851) and the Daniel and Catherine Christian House (Lane County, 1853). Southern Oregon examples include the Charles and Melinda Applegate House (Douglas County) and the Beeson-Foss Ranch (Jackson County). In none of these cases do above-ground building features remain evident.

[54] Hussey, *Champoeg...*, p. 118. Hussey provided no source for this quote.

[55] Ibid, p. 117.

[56] Another example in southern Oregon is the now heavily rehabilitated 1855 Birdseye house in Jackson County.

[57] More detailed information on the genesis of log and hand-hewn building in America can be found in H.R. Shurtleff, *The Log Cabin Myth: A Study of the Early Dwellings of the English Colonists in North America* (Gloucester, Mass.: Peter

hand-hewn or sawn timber elements, a few have entire timber frames (sills, joists, posts, plates and/or beams), notched and pegged together much in the way of colonial dwellings on the East Coast. This hewn timber framing system was sometimes combined with milled studs, roof framing and exterior siding. Adopting a one- to two-story form with a double pen, hall-and-parlor or center-hall plan, timber frame houses typically have multi-paned wood sash windows, central or end brick chimneys, horizontal weatherboard siding and any stylistic detailing chosen by the owner or builder.

These buildings can be difficult to identify without some intimate knowledge of their histories, or access to sub-structures, walls or attics, as they may not present overt clues to their structural makeup. In some examples, the large structural members may project into rooms at the corners or at the ceiling, but in other cases the framing may be entirely invisible, enclosed within the walls. Extant examples include the 1848 Forbes Barclay House in Clackamas County; the Daniel and Melinda Waldo House of circa 1853 in Marion County; the 1848-1849 Monteith House in Albany, Linn County, the A.T. Smith House, built in 1854 in Washington County, and the 1856 Commander's House at Fort Hoskins, Benton County.

Box Construction: 1840-1865 and Later

Box construction, also known as plank or single-wall construction, is an early method in which 1"-2"-thick sawn boards are set vertically and connected to the sill and top plate without the use of studs. The solid board wall forms the structural makeup of the building, and much of the structural strength is dependent on the fasteners (nails). The resulting wall has no cavity (because there are no studs), and is in total two to three inches thick. "The vertical pieces...comprise the interior and exterior walls as well as the main structural system that transfers all of the activity and gravity loads to the foundations."[58] While difficult to discern from the exterior, box constructed houses can often be identified by the projection of window frames into the interior space, or by analysis of the substructure or attic space.

Box construction was quick and relatively simple, used for dwellings from the 1840s through about 1880. Utilized for a number of different house forms and styles during the early period, box-constructed buildings may display a variety of window types (primarily six-over-six, four-over-four or two-over-two sash), siding (including vertical board-and-batten, weatherboard, or later shiplap), and other architectural features typical of the period or style of the building. In the later nineteenth and early twentieth centuries this manner of construction was still used where expedient construction was desirable, such as at logging camps or mining sites. The 1852 James Watson house in Benton County, the circa 1850 George Cooley house in Linn County, and the William Masterson residence in Lane County of 1857 are examples of this mode of construction.

In some cases vertical boards or planks were applied in this manner to a heavy frame, and have been identified as "plank-on-frame."[59] Examples of these somewhat hybridized buildings are also difficult to identify, but some include the Alexander Cooley house in Lane County built circa 1865, and

---

Smith, 1967).

[58] Shannon Micah Sardell Bell, "The Preservation of Vertical Plank and Box Constructed Buildings in the Pacific Northwest. (Master's Thesis, University of Oregon Historic Preservation Program, March 2006), p. 9.

[59] Bell, "...Box Constructed Buildings...," p. 16.

the Francis Fletcher house in Yamhill County of circa 1863.[60]

Balloon Framing: 1850s-1900 and Later

Balloon framing, made possible by the mass production of machine-cut lumber, was developed in the 1830s and was in regular use on the East Coast by the time of Oregon settlement. "[F]reed of the complicated joinery of the traditional heavy timber frame, a mechanic of the mid-century, using a handbook, could assemble a house frame in a day. Such houses were said to have 'balloon frames' because of the speed with which they went up."[61] In balloon frame construction, walls of sawn studs rest on hewn or sawn sills and are capped with sawn roof rafters, skip sheathing and split or sawn shingles. The characteristic feature of this method is the use of studs that extend uninterrupted from the sill to the top plate or eave, regardless of the height of the building. This technology was employed in Oregon as early as the 1850s (or perhaps earlier) and continued in use throughout the nineteenth and into the twentieth centuries. The Daniel Christian house built circa 1855 and the circa 1865 James Chapin house, both in Lane County, use balloon framing, as does the John Phillips house, finished in 1853 in Polk County.

Builders

Information about early builders and designers in Oregon seems scattered at best. Although many settlers were probably proficient in basic building or carpentry techniques, teamwork was a matter of course. "Many house records give the name of a carpenter; it is clear that a professional builder with a crew, not the owner alone, built the majority of pioneer homes. The builder's preferences would affect his work and he might introduce a type, repeating it through all the houses he built. Other builders' work was much more inventive."[62]

Skilled carpenters and building mechanics were among the earliest arrivals, and these men showed great ingenuity at plying their trade in limiting circumstances. Several of those known to have designed or built specific buildings include Absalom Hallock (generally acknowledged as Oregon's first architect), Philip Foster, Hamilton Campbell, William Pitman, Dow Gilbert, Rice Dunbar, the Reverend James Wilbur, and William Kane.[63]

Those responsible for the construction of Oregon's early buildings had varying levels of formal training in the building arts or carpentry, but by "using pattern books and other buildings for guidance, and making use of the handiest or least expensive materials available, designers and builders crafted a remarkable collection of edifices."[64] Architectural features and detailing were very effectively produced using the skills, tools and materials at hand, though in many cases without the elaboration seen on contemporary East Coast buildings.

They may have worked exclusively on building projects, but more likely divided their time

---

[60] A prominent southern Oregon example is the Charles and Melinda Applegate house constructed between 1852 and 1856. A portion of the nearby Baimbridge-Kanipe house dating to about 1860 also employs this hybrid system.

[61] Leland M. Roth, *A Concise History of American Architecture* (New York: Harper & Row, Publishers, 1979), p. 121.

[62] Dole, "Farmhouses and Barns...," p. 99.

[63] Information on these and other builders was derived from National Register and HABS documentation, state historic building inventory data, family histories, and review of numerous other sources.

[64] Robert K. Sutton, *Americans Interpret the Parthenon: The Progression of Greek Revival Architecture from the East Coast to Oregon 1800-1860* (Niwot, ,Colorado: University Press of Colorado, 1992), p. 9.

between establishing and running their own farm or perhaps operating a sawmill, and assisting others with the construction of houses and barns. "The sawmills of the 1850s were essential to the construction of...early buildings and were sometimes built and operated solely to supply materials for buildings in one location. Often, after they had served their purpose, they [the structures] were abandoned or seldom used again."[65] There were no doubt many builders and designers about whom little is currently known; additional research on these individuals and their buildings would certainly serve to enrich the current body of knowledge on this period of Oregon's history.

The skill of local builders is still evident in many pioneer buildings in Oregon, but it is also known that those with means sometimes had building parts shipped from the East Coast. Features such as windows, doors or staircases (or sometimes entire buildings) were shipped "around the Horn" to be placed in some of the finer houses in the Willamette Valley, such as the Daniel and Melinda Waldo House in Marion County. In rare cases of particular affluence, finish material for nearly the entire building was shipped, as was reportedly done for the Morton M. McCarver House and possibly the Dr. Forbes Barclay House, both in Clackamas County.[66] Although unusual, this short-lived trend is worthy of note. According to Philip Dole, "...nearly a dozen Oregon houses came all or in part around the Horn by ship from Maine. Most of the houses are located convenient to shipping ... several were located in the vicinity of Oregon City."[67] A 2008 report on the Barclay House goes on to suggest that "Dole's estimate of a dozen houses falls short of what was reported in the *Oregon Spectator* in July 1850, that twenty-two ready-made houses arrived in Portland from San Francisco."[68]

Architectural Styles

Stylistically, the first houses in Oregon tended toward the vernacular, particularly the early single- or double-pen, round or hewn log buildings. These were the earliest American buildings on the landscape, and were of types and construction methods that had been used successfully on earlier frontiers and carried across to the Oregon country.

Frame dwellings, which were present by the early 1840s, adopted recognized styles popular in the period, predominantly those of the Federal, Classical or Gothic Revival influences. Long-standing plan types such as the hall-and-parlor, central hall or I-house configuration were common, and architectural detailing specific to a chosen style was often applied to these common forms. In Oregon, large numbers of emigrants came from both the New England region, and from Kentucky and Tennessee, so it is not surprising to find building forms derived from the traditions of those areas.

The three dominant settlement-period styles—the Federal, Classical Revival [also known as Greek Revival] and Gothic Revival—were differentiated predominantly by architectural detailing and roof pitch, with many of the other components such as plan types, siding, window type and framing methods being common to residential buildings throughout the 1841 to 1865 period. The Federal and Classical Revival styles were more common prior to 1860, while the Gothic Revival became popular in

---

[65] Rosalind Clark, *Oregon Style: Architecture of 1840 to the 1950s* (Portland, Oregon: Professional Book Center, Inc., 1983), p. 26.

[66] Paul Hartwig, "Locust Farm or McCarver, Morton Matthew, House," National Register of Historic Places Nomination Form (1973), Sections 7 and 8.

[67] Dole, "Farmhouses and Barns...," pp. 101-102

[68] Susan Johnson, "The Forbes & Maria Barclay House: 1849-2007, Oregon City, Oregon," (University of Oregon Historic Preservation Program, Terminal Project, 2008), pp. 7-8.

the late 1850s and early 1860s, and dominated after 1865. All were used in both rural and town settings.

The Federal style became popular in eastern states at the turn of the nineteenth century, during the Federalist era; examples in Oregon, such as the Dr. John McLoughlin House, appeared some fifty years later. (Figure 9) It was soon eclipsed in popularity by the Classical Revival style, which was cleverly interpreted in many different ways on the Oregon frontier. Published pattern books and builders guides provided descriptive and graphic guidance on many of the style-specific details, some of which may have been copied directly. Although operating in often limiting circumstances, with a minimum of tools and a challenging, often isolated environment, designers and builders were able to create an impressive array of Classical Revival buildings, which today stand not only as important social and historical markers, but as excellent stylistic examples. The circa 1850 George Cooley house in Brownsville (Linn County), the 1856 Sam Brown House in Gervais (Marion County) and the Watson House in Kings Valley (Benton County) of 1852 illustrate the variations seen within this style category. (Figures 10-12)

There are early examples of the Gothic Revival style, but not until the early to mid-1860s did it become the dominant influence in domestic architecture. The shift away from the horizontal emphasis of the Classical Revival to the more upright character of the Gothic Revival distinguished the two styles, as did the emerging use of sawn scrollwork and other decorative elements on the later buildings. The 1857 Charles Gaylord House in Corvallis (Benton County) and the David McCully House in Salem, (Marion County), built in 1865, are two examples. (Figures 13 and 14)

Although more popular in later decades, houses of Italianate influence began to appear on the Oregon landscape in the mid-1860s. The James Stephens House in Portland (Multnomah County) was built in 1864, and the William Shindler House of circa 1865, located in Milwaukie (Clackamas County) are the known examples that date from the late pioneer period. (Figure 15)

By the close of the era of pioneer settlement, circa 1865, distinct towns were emerging that would become modern-day centers of commerce, industry and education, including Portland, Milwaukie, Salem, Albany, Corvallis and Eugene. In all cases, the sites upon which these towns and cities are now located started as rural donation claims, but were fairly quickly platted and lots sold for the purpose of establishing town sites. In the Willamette Valley, many of the major centers grew up around mill or ferry sites, where goods, particularly grain, could be easily shipped to larger markets in California or the east. Smaller towns were often initiated at the site of a grist or sawmill operation, which would serve the immediate neighborhood.

Settlement-era Farms and Farm Buildings

Pioneers settling in rural Oregon sought to create a sense of permanence and "civilization" on the frontier through construction of a home, fencing of land, and creation of their working farm. The sequence of improvements followed a fairly predictable pattern throughout Oregon in this period. Once more or less permanent shelter had been established, enormous amounts of time were dedicated to plowing and fencing.[69] Not only was this labor necessary for survival (both for food production and in some cases growing crops for market), the Donation Land Act required improvements on the claim to

[69] Such activities were noted in a number of pioneer diaries, including those of Welborn Beeson (1851-1893), A.T. Smith (1841-1871) and Basil Longworth (1853).

show intended permanent residence. As the need arose and time and materials permitted, outbuildings such as springhouses, wood sheds, workshops, granaries, cellars, chicken houses, threshing floors and other utilitarian buildings and structures were built.

Although a "good barn" was quite possibly the most important building on a farm and might be expected among the first on the claim, it was a significant investment and its construction was typically delayed for several years after arrival.[70] According to Dole, "The earliest we can expect a hewn frame barn to appear would be two or three years after the claim was taken."[71] During the intervening years, numbers of smaller, sometimes temporary, but critical buildings were constructed in close proximity to the dwelling, many within the first six to twelve months.

Few of these initial outbuildings appear to remain. Their heavy use and the constant evolution of the farm during the first generation and in ensuing decades has resulted in the deterioration and replacement, reconstruction, or dismantlement of most. Farm groups initially established during the settlement period may retain later buildings of similar type, function and location as those built in the 1850s or 1860s, but the originals have in many cases disappeared. Nonetheless, even farm groups comprised of later nineteenth or twentieth century features have the capacity to reflect the layout and character of earlier farms. According to Dole,

> Some of the first year's improvements had a lasting effect on the organization and character of the farm. The claim chosen with a practiced eye ultimately had to supply meadows, fields, vegetable gardens and orchards, as well as timber land. In many cases the original cabin's site had clearly identified the best spot on the farm for a permanent building grouping: water supply, good drainage, attractive position, driveway and a central location from which most of the farm lands could be easily reached from the barn or the house.[72]

When the time came to build the "good barn," that, like building a house, was often a neighborhood undertaking. Most farmers engaged a carpenter or 'professional' barn builder to assist in the time-consuming task of hewing, assembling and raising the barn. Individuals known to have been involved in mid-nineteenth century barn building in the Willamette Valley include John Ridgeway (James Watson barn), Squire and George Rycraft (Ransom Belknap barn), and Joe Laderoute (George Boone Miller barn), among others.[73]

Typically livestock free-ranged, and barns were used for the storage of hay and grain, rather than exclusively for animal shelter. In the Midwest and in Oregon, at least in the early years, "...it was not customary to stable any farm animals except the most valuable, such as the work horses or oxen, though exceptions were made in particularly severe weather."[74] A permanent barn was a crucial part of a successful working farm, and its importance is shown by its early construction date, usually

---

[70] The term "good barn" was used by settlers to describe the large, permanent, hewn-frame barns that were constructed some years after initial settlement, and usually before the lumber house. Dole also used the term in his work on the buildings of this period.

[71] Dole, "Farmhouses and Barns...," p. 86.

[72] Ibid.

[73] Ibid, pp. 93-95.

[74] Donald A. Hutslar, *The Architecture of Migration: Log Construction in the Ohio Country, 1750-1850.* (Athens, Ohio: Ohio University Press, 1986), p. 252.

preceding the lumber house. Requiring significant labor and resources to erect, and several months to complete, the barn was often not built until several years after initial settlement, though in most cases it pre-dated the permanent, sawn-lumber house.[75]

> Most side-opening barns in Oregon were derived from a Southern antecedent. In England by the 16th century farmers of the yeoman class were building side-opening barns, a scheme taken to America with the colonists. A side-opening barn without lean-tos developed in New England. The general lean-to form familiar in Oregon occurred early in Pennsylvania and more particularly in the South from Virginia to North Carolina. It followed the first migrations into Kentucky, Tennessee...and on west. It is clear that the earlier barns in Oregon were conventions, not innovations. The same form appeared almost immediately and at great distances apart throughout the Willamette Valley.[76]

With the construction of the hewn-frame, permanent barn, organization of the farm buildings group was more firmly established, and "...farming entered a more stable and advanced level of operations."[77] The barn served to anchor the location of the pioneer homestead, and future farm developments grew up around it.

Excepting the house and barn, pioneer farms were in a seemingly constant state of evolution, with early structures being built, altered, moved, deconstructed and re-purposed as settlement progressed. While their arrangement may appear haphazard, placement of outbuildings was determined not only by the family's origins and the type of farm layout to which they were accustomed, but also with thought to location and protection of the domestic water source, avoidance of farm odors and fire danger, and relative location and distance from the main house. Dole suggested there were three typical farm layouts in Oregon.[78] The first consisted of the house, outbuildings, and barn arranged parallel to the main road. In the second, the outbuildings and barn were strung out behind the house in a pattern roughly perpendicular to the main road. The third, which was less common, had the house and domestic buildings on one side of the road, with the barn across the road. As time progressed and the farm grew and changed, the basic layout was shifted or augmented as needs dictated.

Although farm groups were, and continue to be, a common sight on the early Oregon landscape, very few from the pre-1865 period remain with any semblance of pioneer-era completeness. Nearly all have lost a majority of their earliest features, and many retain only fragments of the original group although later nineteenth or twentieth century replacements may still be in use. Extremely rare is the farm that retains both the settlement-period house and the barn.

The James Watson Farmstead in Benton County is one such rarity, with the 1848 barn, 1852 house, and a collection of smaller outbuildings in between. Several sites retain the house and later outbuildings but no barn (the circa 1860 David and Philesta Zumwalt house in Lane County, and the 1856 Sam Brown House in Marion County are two examples). A handful of barns remain standing but

---

[75] From the time of arrival, some five or ten years or more could pass before the lumber house was finally constructed.

[76] Dole, "Farmhouses and Barns...," p. 93.

[77] Ibid, p. 86.

[78] Dole Papers, "Claim Development."

without the early dwelling (such as the circa 1850 Lamson barn in Yamhill County or the Isaac King barn in Benton County, dated circa 1852).

Conclusion

For pioneers arriving in the Willamette Valley in the 1840s and 1850s, creating a sense of permanence and civilization on the frontier through construction of a home and successful working farm or prosperous business was no small achievement. By perhaps the late 1860s or early 1870s, most pioneer farms could be considered "complete" with the culminating construction of the fine lumber house. By the 1880s, a new generation was taking over and moving, repairing or replacing both rural and urban buildings as they saw fit.

The history of the settlement of Oregon is significant not only to Oregon but to the nation as arguably representing the story of the last American frontier. While numerous archival materials in the form of diaries, letters, photographs and reminiscences remain to tell the story, the physical remnants of the pioneers' efforts in the form of buildings are few. These survivors are not simply examples of architectural styles or building techniques; they demonstrate ways of living - and thriving - in physical circumstances many in the modern era cannot conceive. Social order, building traditions from throughout the eastern states, and responses to the natural environment are all reflected on these early pioneer sites.

F. ASSOCIATED PROPERTY TYPES

The Multiple Property Document (MPD) entitled "Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley, Oregon" includes residential and agricultural resources constructed between 1841 and 1865 that are representative of the settlement period in western Oregon's Willamette Valley.[79]

Broadly speaking, property types associated with the settlement period in the Willamette Valley include buildings, structures, and objects and combinations of these resources.[80] All share a common associative attribute in that they were constructed during the early period of Euro-American settlement in Oregon. While such resources exist throughout western and in parts of eastern Oregon, this MPD focuses only on the dwellings and outbuildings of the settlement period, defined as 1841 to circa 1865, located in either rural or town settings within nine counties of the Willamette Valley as identified in Section G of this document. While historical archaeological sites are probable in this setting, no known sites were identified as part of the recent survey, few have been definitively identified to date, and no comprehensive historic archaeological context or comparative data exists at this time.

Survey data analysis completed in 2013 indicates that to date, 238 known extant dwellings, barns and farm groups have been identified in the nine subject Willamette Valley counties that date to the Euro-American settlement era. (Figure 8) This number includes 202 houses, 25 individually-identified barns, and 28 farms (or "farmsteads") that were specifically identified as such.[81]

Physical attributes of these resources vary depending on the resource type, function, and builder, although it can be stated that the vast majority of dwellings and farm buildings were constructed of wood. Common characteristics of early dwellings include their wood construction; one- to two-story height; foundation systems consisting of stone, brick, wood or a combination of these; gable roofs; brick chimneys; wood siding; and multi-paned, wood sash windows. Barns are typically hewn-framed, clad with vertical boards, and have a low-slung appearance due to the low-pitched roofline and the integrated or attached sheds. Farm groups vary in layout as well as the number and types of features and buildings present, and are thus difficult to classify or categorize, although typical features historically included the house and barn, as well as a privy, woodshed, chicken house and cool storage of some type.

In addition to their common physical qualities, these properties share some commonalities in terms of their significance and registration requirements, which are discussed below. More specific information pertaining to each individual property type and sub-type is discussed on the following pages. It should be noted that a relatively small amount of information is available about some of the

[79] The end date utilized for the recent survey of settlement-era dwellings was 1865. It should be noted that under some circumstances properties with a period of significance that extends slightly beyond this date may still be eligible under this Multiple Property Document, provided they meet other criteria as stated under Section F.

[80] Farm groups are classified as individual properties, as they are typically too small to be considered historic districts.

[81] The re-survey of previously-identified resources from this period was completed in June of 2013. There is some overlap among the dwelling, barn and farmstead database entries. Note that settlement-period farms included in the State Historic Preservation Office database were identified as such if they included at least one feature (house, barn or other outbuilding) dating from the 1841-1865 time period. Precise information on the number, type, and construction dates of resources built within the 1841-1865 timeframe is not clear in each case, and some of these farm/farmstead properties may not qualify as farm groups as they are defined in this Multiple Property Document.

property sub-types included in this document, specifically outbuildings. In the absence of a comprehensive survey or study that includes identification of outbuildings and farm groups (including buildings, structures and landscape features), the descriptions of those buildings and structures presented here are somewhat limited. As further research and survey work is conducted, the information pertaining to the descriptions of Associated Property Types may warrant modification or updating.

Significance in General

The Willamette Valley was the expressed destination of most emigrants to the Oregon country during the initial settlement period of the 1840s through the mid-1860s.[82] The buildings and landscapes created by this enterprising group are unique to Oregon, and those that remain are the last visual reminders of the craftsmanship, aesthetic values and aspirations of the pioneer generation. They represent the concluding chapter of the Oregon Trail story, the tangible culmination of years, and sometimes generations, of travel, toil and sacrifice. The remaining log buildings of the period are reminiscent of (and modeled on) shelters constructed on earlier American frontiers. The surviving Classical Revival buildings that were the final, permanent houses of the land claimants reveal how emigrants adapted diverse cultural traditions to the Oregon landscape, and illustrate the skill with which frontier craftsmen interpreted the style in simplified form.[83] Similarly, barns and farm groups reflect traditions of previous generations and locations, adjusted for the environment and farming in the early years of Willamette Valley settlement.

The resources known to remain represent a very small percentage of the buildings and structures that existed during the 1841-to-1865 period, and they stand as the last examples of types that were once relatively plentiful but are now rare and diminishing in number.

All eligible resources associated with this context have some significance under **Criterion A** in the area of Exploration/Settlement by virtue of their associations with the earliest Euro-American settlement in western Oregon. Resources may also demonstrate significance in other areas such as Agriculture, Architecture, Archaeology, Community Development, Education, Government, Ethnic Heritage or Industry, and may meet other criteria in addition to Criterion A.

Some properties may also be eligible under **Criterion B** for their association with a person or persons of demonstrated significance related to early Oregon history. Because there were few settlers in the territory in the 1840s and 1850s, a large percentage of early arrivals were involved in undertakings that were vital to the eventual establishment of Oregon as a state, such as the organization of provisional and territorial government frameworks, creation of industrial sites, commercial centers or transportation routes (some of which are still in use), or organization of educational institutions.

Many, but not all, of the resources associated with this context will qualify under **Criterion C** in

---

[82] In the late 1840s, some westward travelers were intent on going to California to try their luck in the mines. A large majority of those on the trail to Oregon were intent on settling in the Willamette Valley.

[83] Elisabeth Walton Potter, personal communication with author, May 14, 2013; Stephen Dow Beckham, personal communication with author, May 2, 2013.

the area of Architecture for their design merit, for association with a particular craftsman or builder of known skill, or as a particularly good or perhaps unusual example of a style, type, or method of construction.

Although archaeological sites and significance are not addressed specifically in this MPD, properties eligible under this document may also contain associated eligible archaeological sites. **Criterion D** may be applicable if a property has the potential to yield important information related to the study of the settlement period in the Willamette Valley and Oregon. Information that may not be readily available through other sources, including that which aids in the understanding of daily life on the frontier, construction technology, agricultural or industrial activities, the influence of ethnic groups, or other aspects of life in this early period in Oregon may be attainable through archaeology. Because of the lack of current contextual and comparative information pertaining to historical archaeology on these early Oregon properties, Criterion D cannot be used as the sole nominating criterion. It could be used in conjunction with Criteria A, B or C, however. In such cases, clear research questions would be developed and integrity and significance evaluations would be addressed on a case-by-case basis.

General Registration Requirements: All Property Types

Some registration requirements apply to all property types and sub-types. These include:

1. Construction must have been completed between 1841 and circa 1865.[84]

2. The resource must be located within the geographic area described in Section G of this document.

3. A resource does not need to retain its original function if its historic integrity remains.

4. A resource must possess sufficient physical integrity to effectively convey its historic appearance and significance. According to the National Register, "...integrity cannot be thought of as a finite quality of a property. Integrity is relative to the specific significance which the property conveys."[85] Recognizing that "to retain historic integrity a property will always possess several, and usually most, of the aspects [of integrity]," some consideration should be given to the age of this category of properties and the fact that few settlement-period properties survive completely intact with no alterations.[86] The seven aspects of integrity are location, design, setting, materials, workmanship, feeling and association.

Generally, for standing buildings and structures, integrity of design, workmanship, materials, feeling and association will be most important to consider; if the building or structure has been moved from its

---

[84] As previously noted, properties that were constructed or have a period of significance end date that is slightly later than 1865 may still be eligible under this MPD if other requirements are met.

[85] Barbara Little, et al, *National Register Bulletin, Guidelines for Evaluating and Registering Archaeological Properties* (Washington D.C.: U.S. Department of the Interior, National Park Service, National Register, History and Education, 2000), p. 37.

[86] National Register Branch Staff, *National Register Bulletin, How to Apply the National Register Criteria for Evaluation* (Washington D.C.: U.S. Department of the Interior, National Park Service, National Register, History and Education, 1997), p. 44.

original location or its setting compromised by encroaching development or changing land use, it may still qualify if it retains integrity in other areas, namely those related to design, workmanship and materials, and perhaps to a lesser degree, association.

Note that many, perhaps most, of these early buildings have been altered in some way. It is not necessary for a resource to retain high integrity in all areas; it should retain *sufficient* historic fabric and features to convey its stylistic or design intent and period of construction, but need not be unaltered to be considered potentially National Register-significant. Depending on its character, a resource should possess integrity in at least several of the seven aspects.

If the property has been removed from its original location, and therefore lacks integrity in that area, it must retain integrity in other areas, and meet Criteria Consideration B for moved properties as indicated in the National Register guidelines. A property in which the physical setting has been altered or compromised by relocation, encroaching modern development or loss of historic landscape features may still be eligible if it retains integrity in several other areas.

A resource should retain a combination of elements, such as the original form, plan, organization of space, structural system, evidence of building technology, materials or style, in sufficient measure to convey its original design. Additions made during the settlement period likely have themselves gained significance and should be evaluated as such. Additions or alterations made subsequent to the mid- to late-1860s may also have acquired significance, but for eligibility under this Multiple Property Document the settlement-period construction should visually dominate in scale, massing and detail. Design elements related to specific resource types are noted, as appropriate, in the property type description sections below.

In settlement-era buildings, materials and workmanship are closely linked, since many early buildings were hand-made of local, readily-available materials with the tools at hand. Retention of the original framing structure, siding, windows and doors, and architectural detailing, as well as stone or brick elements such as foundations, fireplaces and chimneys, is important in conveying a building's period of construction; these features may also reflect original workmanship, particularly if they are hand-made. A resource whose historic materials or workmanship have been lost or are deteriorated may still be eligible if repair or replacement work matches the original in material, dimension and design. In some cases the property may need to meet Criteria Consideration E for reconstructed properties, as presented in the National Register guidelines.

According to the National Register, "A property has integrity of feeling if its features in combination with its setting convey a historic sense of the property during its period of significance."[87] In other words, the property should retain a number of original physical elements such that the combination evokes the viewer's sense, or feeling, of the site's historic nature. Because feeling depends on individual perceptions, its retention alone is not sufficient to support eligibility to the National Register.

The Willamette Valley's settlement-period resources have a strong association with the period of westward migration and early Oregon settlement. This direct link should be sufficiently evident, as established through research and the site's physical attributes, to convey the historical association. Association, like feeling, depends on individual perception, and its retention alone is not sufficient to

[87] Little, et al, *Guidelines for Evaluating and Registering Archaeological Properties* (2000), p. 42.

support eligibility to the National Register.

Descriptive information and registration requirements specific to each of the three associated property types, as well as sub-types, is presented below.

DWELLINGS, 1841-circa 1865

Description

Individual dwellings are the most numerous of the resources remaining from this period in the Willamette Valley. Recent reconnaissance-level survey data suggests that approximately 196 properties classified in this category remain standing in the nine-county study area. Built between 1841 and 1865, these dwellings illustrate a broad range of construction types, forms and styles including log cabins, hewn log houses or frame dwellings displaying elements or the influence of mid-nineteenth century Federal, Classical Revival, Gothic Revival and Italianate styles, or they may be vernacular buildings with little overt expression of an identifiable style. Typically wood construction and one- to two-stories in height, form- and plan-types include single- and double-pen, upright-and-wing, central hall ("I-house" and double-pile), double house and hall-and-parlor, among others, nearly all with at least one fireplace, and some with more. Almost exclusively, the buildings were originally clad in horizontal weatherboard either planed or sawn and exposed about 4½ to 5 inches to the weather, and they displayed multi-paned wood sash windows (often six panes over six or four-over-four), many being hand-made. Most of the dwellings that are still in use continue to function as residences today, though a few have been converted to commercial or museum uses; some are vacant.

Architectural Styles and Types

Vernacular Buildings

Many of the earliest dwellings in the Oregon territory were simple, functional buildings displaying traditional forms with little in the way of identifiable style, termed "vernacular" for want of a more precise categorization. Though the definition of vernacular architecture has been the subject of discussion for years, it is generally recognized as being traditional or folk architecture common to a particular people, place and time. Such buildings are largely dependent on local interpretations and functional needs, constructed by local builders using locally-available materials. Vernacular dwellings often take particular functional forms, many of which are carried with people as they move from place to place. In Oregon, large numbers of emigrants came originally from the New England region, and from Kentucky and Tennessee, so it is not surprising to find building forms in Oregon derived from the traditional buildings of those areas with clear eastern regional antecedents.

> Many early Oregon settlers...based...their first houses on very old techniques and styles. Some pioneers were also familiar with the Federal style, popular in the East between 1776 and 1820, and built their first homes in this manner. Thus, in the 1840s and 1850s, Oregon architecture reflected building styles that had been evolving in America

since the 1600s, but also included more recent styles.[88]

Most of the dwellings identified to date have a style attributed to them, however vernacular in interpretation. There are several, however, that fit readily into the "vernacular" category, of both log and frame construction. The Horace Baker Log Cabin (circa 1856) and the John W. Propst House (circa 1861) are two such examples.

Federal Style

"The first houses in Oregon to be constructed of sawn lumber often defy precise stylistic classification. Generally they were based upon architecture of the American colonies and were uncomplicated and unadorned."[89] The Federal style, which was derived from colonial architecture, was popular on the East Coast during the Federalist era of American history around the turn of the nineteenth century, and was familiar to some of the Oregon pioneers. A few built their first sawn-lumber houses in Oregon in this style in the early 1840s and 1850s, thus "...Oregon architecture reflected the building styles that had been evolving in America since the 1600s."[90] Its period of popularity in Oregon only lasted a few years, as it was soon usurped by the Classical Revival.

Characteristic elements of Federal style Oregon houses include a low-pitched roof (either hip or gable) with shallow eaves, symmetry in form and fenestration, hand-hewn or sawn framing members, horizontal weatherboard siding with corner boards, and simple moldings around doors and windows, sometimes with more elaborate molding features at the eaves, and multi-paned wood sash windows usually of six or nine panes per sash. The Jason Lee house and the Methodist parsonage were "...built by lay missionaries recruited for their skills in carpentry and mechanical arts, were extremely simple versions...of architecture, which had been fashionable in the East during the Federal period."[91] Other examples of Federal-style type houses in Oregon include the 1845 Francis Ermatinger House and Dr. John McLoughlin's House of 1846, both located in Oregon City. Approximately 20 dwellings classified as Federal style or having Federal style influences remain standing in the nine-county area.

Classical Revival Style

The Classical Revival (also sometimes known as Greek Revival) was perhaps the most common architectural style in Oregon's early buildings, and it is still well-represented in the list of known extant pioneer houses. Borne of the rediscovery of the antiquities of Greece and Rome,

Greek Revival architecture first appeared in Europe in the mid-1700s...and crossed the

---

[88] Clark, *Oregon Style,* p. 26. Current data on vernacular dwellings in the study area suggests that some 88 buildings are identified as vernacular interpretations of a particular style.

[89] Ibid., p. 26.

[90] Ibid.

[91] Elisabeth Walton Potter, "Jason Lee House," Oregon Encyclopedia entry (Portland State University, 2008-2013). <http://www.oregonencyclopedia.org/entry/view/jason_lee_house/> Accessed March 2013. See also Elisabeth Walton, "Lee (Jason) House," National Register of Historic Places Nomination Form (1974). On file at the Oregon State Historic Preservation Office.

> Atlantic some fifty years later. The first representations – America's high style phase – were, for the most part, created by professional architects who used the materials and sourcebooks of European designers.... Close behind the high style period of Greek Revival architecture, the vernacular phase exploded onto the American landscape and spread from coast to coast. Using pattern books and other buildings for guidance, and making use of the handiest or least expensive materials available, designers and builders crafted a remarkable collection of edifices.[92]

Intensely popular in the eastern U.S. in the early years of the 1800s, the use of the classical styles was declining on the eastern seaboard at the time of Oregon's most fervent mid-nineteenth century settlement. The style had traveled with emigrants from the eastern seaboard west to Ohio, Kentucky, Indiana and Illinois in the 1820s and 1830s. Large numbers of early settlers came from these states to the west coast, bringing with them recollections of the architecture of their states of origin, and the Classical Revival appeared in a variety of forms in Oregon through the mid-1860s.

Characteristics common to most iterations of the style include the use of often modest but classically-inspired details in the low roof pitch, a well-developed entablature, eave returns, the suggestion of base and capital on porch posts, multi-paned (six-paned, nine -paned, or a combination) double hung windows, entrance doors accented with sidelights and transom, and horizontal weatherboard siding most often painted white. The overall impression of restraint and balanced proportion was evident in nearly all Classical Revival buildings.

Interpretations of the Classical Revival in Oregon hinged to some degree on the origin of the builder; building forms derived from both northeastern and southern traditions and exhibiting classical detailing were common throughout the Willamette Valley. Jamieson Parker, District Officer for the Civil Works Administration's Historic American Buildings Survey (HABS) of the mid-1930s, surmised based on the buildings that he encountered in the course of his work in Oregon, that a large number of early Oregon settlers had come from or been exposed to the southern building types.[93] He further observed that "...the heaviness and bombast seen so often in southern Greek revival buildings..." was seldom suggested in the Oregon versions, which seemed to adopt a more refined interpretation of their eastern predecessors.[94]

Architectural features and detailing were very effectively produced using the skills, tools and materials at hand, though in many cases without the elaboration seen on contemporary East Coast buildings. "For the first decade, pioneer house cost, size and character must have felt restrictions due more to circumstance, location, available materials then to personal standards."[95] Although some may have had formal training, most builders in early Oregon did not have an academic understanding of classical architecture. Builders guides allowed them to handle the details of the classical orders, which were effectively superimposed onto conventional building forms.[96]

Several notable examples of the Classical Revival include the Sam Brown house of 1856, and the 1859 William Case House both in Marion County. The community of Brownsville retains an unusual number

---

[92] Sutton, *Americans Interpret the Parthenon*, p. 9.
[93] Jamieson Parker, "Historic American Buildings Survey," *Oregon Historical Quarterly* 35 vol 1 (March 1934), p. 38.
[94] Ibid., p. 39.
[95] Philip Dole, "Farmhouse and Barn in Early Lane County," *Lane County Historian* 10 no. 2 (August 1965), p.24.
[96] Clark, *Oregon Style*, pp. 33-35.

of buildings in the classical vein, including the exceptional Hugh Fields House of circa 1859 and the George Cooley house constructed circa 1850. Many more modest examples remain throughout the Willamette Valley, the style comprising a large number of the remaining settlement-era dwellings. Currently, about 91 known dwellings from the period of significance display the influences of the Classical or Greek Revival styles.

Gothic Revival Style

By the mid-1860s the Gothic Revival style had begun to dominate residential construction in Oregon, and the earlier Federal and Classical Revival modes were all but abandoned. Introduced to the Oregon country as early as the mid- to late-1840s, the Gothic Revival style was inspired by the late eighteenth and early nineteenth century picturesque movement, and in Oregon "...appeared in conjunction with the availability of pattern books by Andrew Jackson Downing (1815-1852)."[97] Gothic Revival houses were often less symmetrical and restrained, with a more vertical emphasis than their classical counterparts. Typical features included steep gable rooflines, central gables and wall dormers, elongated windows of two-over-two or four-over-four-paned sash, pointed-arch window and door openings, and the greater availability of specialized tools allowed for jig-sawn decorative elements such as eave trim and porch details. It should be noted that during the late 1850s and into the 1860s some houses exhibited characteristics of both the Classical Revival and Gothic Revival styles, creating a pleasing mélange of form and features. The circa 1860 Cora Cox House and the circa 1857 Charles Gaylord House are two such examples. Fifty-four houses identified as Gothic Revival in style or influence are known to remain from the period of significance in the nine county area.

Italianate Style

The rectangular orderliness of the Classical Revival had all but disappeared by the mid-1860s, supplanted by the more picturesque Gothic Revival and the beginnings of Italian-inspired styles. Influenced by the early- to mid-nineteenth century publications of John Claudius Loudon and later Andrew Jackson Downing, American East Coast architects began incorporating Italian design features into domestic architecture by the mid-1840s. Although the Italianate (or Italian Villa) style was not common in western residential architecture until the late 1870s and 1880s, a few early (1860s) examples have been identified in Oregon. The style was utilized for commercial buildings several years earlier, but the earliest residential example in Oregon may be the Benjamin Franklin Dowell House in southern Oregon's Jacksonville, built in 1861.[98] In the Willamette Valley, Italianate styles first emerged in the town setting of Portland. "Portland Italian Villa style houses were modest in the beginning. One of the first houses to show definite signs of the style was the James B. Stephens House (c. 1864)."[99] Historically the Stephens House presented clear reference to Italian architecture, the most notable being its roof-top belvedere, while retaining the symmetry of the central-entrance

[97] Ibid., p. 45. Influential publications included his collaborative effort with Alexander Jackson Davis entitled *Cottage Residences* published in 1842 followed in 1850 by *The Architecture of Country Houses.*

[98] The Dowell House is remarkable not only for its early date, but also for its brick construction and its close resemblance to houses presented in Downing's "The Architecture of Country Houses." Clark 1983, p. 60.

[99] William J. Hawkins, III and William F. Willingham, *Classic Houses of Portland, Oregon, 1850-1950.* (Timber Press: Portland, Oregon: 1999), p. 73.

theme typical of the Classical style.[100]

Characterized by symmetrical and asymmetrical plans in rectangular, T and L shapes with low-pitched hip or gable rooflines, Italianate buildings displayed horizontal weatherboard or shiplap siding, a variety of porch designs and details, tall windows and doors often with arched or segmental-arched openings, polygonal bays, and details such as quoins, paneled corner boards, and brackets at the eaves and window pediments.[101] Early Italianate houses in Oregon, which are rare, seem to be more commonly found in town settings, where the style was already being used in commercial architecture, and where historically residents had greater access to current news and fashions from the eastern states, allowing for more immediate application of the latest architectural trends. More affluent residents were more inclined to build in the most up-to-date styles, as "[Italian] villas...implied the 'gratifications resulting from the display of wealth and taste.'"[102] "Advances in technology, such as machine-made nails and standardized lumber...along with new machines that could mass-produce ornamental building elements such as brackets and trim..." made it possible for more and more people to build fashionable houses.[103]

While the earliest examples of the Italianate style in Oregon date to the early- to mid-1860s, most are of late 1860s to 1880s vintage (outside the period of significance for this MPD). Settlement-era houses originally built in the Italianate style include the 1864 James Stephens house and the George Curry house of circa 1865, both in Portland. Some earlier buildings from the 1850s, originally displaying vernacular or Classical Revival characteristics, were later altered with Italianate-style additions. Although six pioneer-era dwellings are identified as Italianate in style, only two (the aforementioned Stephens and Curry Houses) appear to have been originally built in that style toward the end of the period of significance in the mid-1860s.

Significance

The significance of early Willamette Valley dwellings lies in their association with westward migration and settlement, specifically the first years of Euro-American settlement of the Oregon country during the mid-nineteenth century. The buildings should, through both physical attributes and historical background, have the ability to represent and illuminate the nature of the region's early pioneer history and the architecture of that time. Properties may be significant under National Register Criteria A, B, C or D under this context, depending on their nature and integrity. Properties need meet only one of the National Register criteria to be eligible.

Criterion A. Remaining pioneer residences are significant under Criterion A in the area of Exploration/Settlement as representative of the earliest surviving houses built by pioneers in the Oregon country; they stand as the tangible culmination of mid-nineteenth century westward migration and mark the end of the Oregon Trail journey. These buildings embody not only the physical characteristics and limitations of frontier construction, but many also illustrate, through their locations, settings, structural and stylistic makeup, and other embodied characteristics, the physical and social circumstances of life in mid-nineteenth century Oregon.

---

[100] Hawkins and Willingham, *Classic Houses of Portland, Oregon*, p. 74.
[101] Ibid., p. 118.
[102] Ibid., p. 72.
[103] Clark, *Oregon Style*, p. 57.

Criterion B. Residential buildings that have strong associations with individual people may be eligible under Criterion B in the areas of Exploration/Settlement, Agriculture, Government, Religion, Commerce, Education or other areas. A number of early arrivals to the territory made significant contributions to, the formation of the Provisional, Territorial or State governments, the establishment of religious and educational institutions, creation of market centers, the scouting and establishment of significant transportation or travel routes, or they influenced social movements. Buildings significant under this Criterion were constructed or occupied by such individuals, and retain sufficient integrity to convey the period during which they were associated with the person(s) and the period in which the significant individuals made their contributions, both of which must have occurred during the period of significance for this MPD, defined as 1841 to circa 1865.

Criterion C. Many of these residences meet the requirements of Criterion C in the area of Architecture as good or typical examples of a particular type or style of the period. Numerous early Oregon houses illustrate the builders' ingenuity in their elegant expression of style and craft that was achieved despite limiting circumstances. Several buildings are attributed to known architects or builders, and may meet Criterion C for those associations. Buildings nominated under Criterion C should retain sufficient integrity to clearly convey their architectural character and significance. A residential property that does not meet Criterion C as a representative example of a style or type due to alterations, additions or integrity concerns *may still be eligible for listing under Criteria A, B or D.*

Criterion D. Although this MPD does not specifically address archaeological sites, a residential property may meet Criterion D as a resource that embodies, illustrates, or has the potential to illuminate some aspect of settlement history or architecture, the information for which is not otherwise readily available. Archaeology-based investigation can "...dovetail with architectural and archival information to provide a more accurate scenario for building episodes, and an intimate glimpse of the lives and activities of the early occupants of the residence."[104] Archaeological investigation and excavation may also "...enhance the historical interpretation relating to the early period of occupation of a particular site."[105] Although Criterion D is most often applied to below-ground archaeological resources, it may also be appropriate for standing buildings if they have the potential to illustrate a particular method of construction, the peculiarities/skills/markers of a builder, or other architectural elements about which little is known. Such properties are to be evaluated on a case-by-case basis, and may be nominated under Criterion D, but only in conjunction with at least one other criterion as described above.

Registration Requirements

General Registration Requirements - Dwellings

To be eligible for listing under the Dwelling property type of this MPD, a building must:

---

[104] Melissa Cole and Elizabeth O'Brien, "Beeks, Silas Jacob N., House," National Register of Historic Places Nomination Form (1984), Section 8, page 3.

[105] Cole and O'Brien, "Beeks House," Section 8 page 3.

- Have been constructed between 1841 and circa 1865[106]
- Have been originally constructed for use as a dwelling
- Be located within the geographic area described in Section G of this document
- Retain integrity as described in the General Registration Requirements for All Property Types (above) and as more specifically defined for dwellings, below.

Registration Requirements

Criterion A: All Dwellings

Because of their relative rarity, dwellings constructed between 1841 and 1865 should be considered potentially eligible under National Register Criterion A by virtue of their inherent association with the early years of Oregon settlement. They are emblematic of the westward migration and expansionist view that captured the imagination of much of the United States during the mid-nineteenth century, and are the visible reminders of the remarkable mass movement to the American west by thousands of emigrants. Such dwellings may be rural or "urban" in nature, historically or at present. Under this criterion, buildings should have been initially constructed as a single- or multiple-family residence and used as such during the period of significance. If the building was originally erected as a dwelling and was later converted to another use(s), it may still be eligible for listing under this Multiple Property document if it retains integrity and can still be interpreted as a residence.

Many of the remaining houses from this early period have been altered or updated in some way, and yet they continue to effectively present themselves as pioneer-era buildings. "A property that is significant for its historic associations is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event or historical pattern..."[107] Regardless of style or type, in order to be eligible for listing under Criterion A, buildings will ideally retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.[108] Integrity of design and workmanship may be less important than integrity of setting, materials, feeling, and association. "A basic integrity test for a property associated with an important event...is whether a historical contemporary would recognize the property as it exists today."[109] Visual exterior features such as the building's overall form and configuration, siding, windows, and at least some of its characteristic architectural features should remain to identify the property as a product of its time and place.

Although the relationship between a resource and its historic associations is often compromised if the resource is moved, it was not uncommon for early buildings to have been repositioned or moved, either in the historic or the modern period. Such change does not automatically disqualify them from listing under this criterion, particularly if the move occurred early in the building's history. If the property has

---

[106] As noted, properties that were constructed or have a period of significance end date that is slightly later than 1865 may still be eligible under this MPD if other requirements are met.

[107] National Register Branch Staff, *How to Apply the National Register Criteria for Evaluation* (1997), p. 46.

[108] Ibid., p. 48.

[109] Ibid.

been removed from its original location, it must retain integrity in several other areas, and also meet Criteria Consideration B for moved properties as indicated in the National Register guidelines.

Criterion B: All Dwellings

A dwelling may be eligible under Criterion B for association with a significant person if it was constructed or occupied by the significant individual during the period of significance (1841 to 1865) AND that person's important activities or contributions coincide with the period of significance. The accomplishments of the individual(s), which should have occurred during the historic period, may fall under any of a number of areas such as Commerce, Education, Government, Religion, or others as defined by the National Register.

In addition to a strong and documented association with an individual who is significant to early Oregon history, the building should retain the essential physical features that it had or attained during the period of its association with that individual. "Historic character and associations are embodied in and conveyed by the physical features of a resource. All properties change over time, but a basic test of the integrity of a property significant under National Register Criterion B is whether the significant person(s) associated with the resource would recognize it as it exists today."[110] Ideally, the building would display some quality in all aspects of integrity. At a minimum, it should retain integrity of materials, feeling and association and *sufficient* integrity of material, design, workmanship and/or setting to convey a sense of the building's appearance during its association with the important individual.

Criterion C: All Dwellings

A dwelling should be considered eligible under National Register Criterion C if it stands as a good representative of a particular type, style or method of construction specific to the settlement period, or if it represents the work of a master.

As representatives of a particular architectural example, buildings nominated under Criterion C typically are held to a higher standard of physical historical integrity than those being nominated under Criteria A or B. Although many settlement-period houses have been altered by additions, repairs, or upgrades at various times during or after the period of significance for this study, such changes, if minor, do not necessarily preclude eligibility. "A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling and association."[111] More specifically, the original building form, cladding, fenestration (pattern, materials and features), roof type, and most features typical of the building's particular architectural style (including window and door trim, eave and rake details and porch elements) should be largely intact. Dwellings of identified architectural style or stylistic influence (Federal, Classical Revival, Gothic Revival or Italianate) will display features characteristic of their style, however modestly, and those features should remain intact and visible. More vernacular buildings may also qualify under Criterion C, but because of their relative or seeming lack of architectural or decorative detail illustrative of a

---

[110] Beth Grosvenor Boland, *National Register Bulletin, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons* (Washington D.C.: U.S. Department of the Interior, National Park Service, Interagency Resources Division, no date), p. 23.

[111] National Register Branch Staff, *How to Apply the National Register Criteria for Evaluation* (1997), p. 48.

particular style, their integrity is even more important. In those cases, original form, structural framing, roof type, siding, and windows should remain largely intact.

On any building type or style, later repairs made using in-kind materials, design and workmanship are acceptable. Changes to siding and windows that require the removal of original material or features, such as the installation of vinyl or composite siding or vinyl windows, may compromise the building to the point of eliminating it from Criterion C eligibility.

Generally, buildings of simpler character, with fewer architectural or decorative details, can withstand less change than more complex or highly detailed buildings before their integrity is diminished to a point of non-eligibility. An example of such a building is Linn County's John Propst house of about 1861. More elaborate buildings, or those with a significant amount of detailing or stylistic articulation, can tolerate a greater degree of change and still retain their overall historic character and appearance. The circa 1865 John Cooley House in Lane County and the 1854 Daniel Waldo House in Marion County have both been somewhat altered, but retain sufficient historical integrity from the period of significance to convey their pioneer-period heritage.

Additions or changes made during the period of significance (before 1865) will have acquired historical significance as illustrations of the physical evolution of houses during the pioneer period. Buildings so altered should be considered eligible for National Register listing if integrity thresholds are met. Later additions should not physically overwhelm the original portion of the house; those made to the rear of the dwelling, or smaller side additions may be acceptable if the original volume and detail dominate the building visually.

Dwellings that have been altered or have large, later additions may no longer meet Criterion C as representative stylistic architectural examples if they cannot effectively convey their original or historic appearance as pioneer-era houses. However, this does not preclude them from being nominated under this MPD using another criterion addressing their associative or archaeological significance.

Criterion D: All Dwellings

Criterion D is not addressed directly in this MPD, and situations calling for its use will be addressed on a case-by-case basis. If warranted under this MPD, Criterion D may be used in conjunction with at least one other criterion as described above. A residential property may be considered to have significance under Criterion D if it has the potential to provide significant information about Oregon's early history or architectural history.

Some indication of the presence and potential significance of archaeological features should be evident, as determined through archival research and an understanding of the property's historic composition, or through physical evidence such as remnant buildings, features or artifacts either still visible on the surface or determined present by means of sub-surface archaeological probes.

Houses that have been removed from their original location are not eligible under this criterion. Properties whose immediate setting has been visibly altered through modern intrusions or ground-disturbing activity may still retain archaeological deposits, and should be evaluated by a professional archaeologist prior to assuming ineligibility under this criterion.

Listed Properties

Seventy-six settlement-period dwellings are currently listed in the National Register, either as contributing properties in historic districts or individually. Three of those are listed both individually and as part of a district. Nine are listed as farms or farmsteads that include multiple historic outbuildings.

BARNS, 1841-circa 1865

Description

During the settlement period, and for many years beyond that time, "...the wooden barn was the most visually prominent and economically important building found on the agrarian landscape..." of the Oregon country.[112] Of the non-residential resources, barns are the most substantial, and perhaps the most numerous, type remaining from the period of significance. Although most are or were closely physically associated with a dwelling, isolated settlement-period barns, including field barns or those without their original dwelling or early outbuildings, may also be represented.

Recent survey data provides information on 25 known pre-1865 barns still standing in the Willamette Valley study area. Within this number three basic types are represented, and are discussed in detail below. Each of the remaining early Willamette Valley barns differs one from the other in size, plan, and design, the variations dependant on the original use and the builder, but they share some common attributes. All barns of the settlement period exhibit some hand-hewn framing; older barns tend to have more and slightly larger hewn members, while barns of the 1860s and later often include more sawn elements of smaller dimensions. Vertical board siding was typical, as was a low- to moderately-pitched roof. Most early barns were side-opening, though a few end-opening examples remain. The overall interior space of the main structure of the barn was often augmented by sheds, added to one, two or three sides, which were original to the construction. In some cases the sheds were added later as the need arose.

Subsistence agriculture dominated the Willamette Valley in the early years of settlement, and the earliest barns were multi-purpose buildings used for threshing, storage of hay, straw and grain, some equipment storage, and housing the family's more valuable livestock (work oxen, horses and dairy cows may have been sheltered in the barn, but cattle and sheep, which were left to free-range, typically were not). To serve these uses, most barns of the 1850s and early 1860s included a wagon drive, a central open area for threshing, hay mows at ground and loft level, separate areas for grain storage, and space for animals. By the mid-1860s, agricultural methods were progressing and various technologies and mechanization resulted in changes in barn form and spatial arrangements.

Depending on the size and type of the farming concern, farms and ranches may have had more than one barn. These supplemental barns (field barns or feeder barns) could have been part of the central farm group, or were sometimes located away from the main house barn, and were used for storing hay and feeding livestock in the winter. Their framing and construction characteristics are similar, though their layout may differ based on use, which often revolved around additional hay storage and the feeding of livestock further from the central farm group, rather than threshing.

Subtype: Side-opening "English" Barn

The primary barn type dating to the settlement period in the Willamette Valley is the side-opening barn, sometimes called an "English" barn, the name reflecting its origins.[113] Aptly described in the existing

---

[112] Mary Gallagher, *Historic Context Statement: The Barns of Linn County, Oregon 1845-1945* (Linn County (Oregon) Planning Department, 1997), Introduction, np.

[113] The side-opening English barn was brought to America with seventeenth-century settlers from England, and was in common use on the East Coast until about 1830, when the end-opening, or "New England" barn came into prominence.

MPS Document "Barns of Linn County, Oregon, 1846-1946," this barn type is defined as "...a single-level, timber frame, post and girt building. The central enclosed volume, exclusive of lean-tos, is generally '30 x 60 feet in plan and from floor to plate 15 to 18 feet.' Large double doors are centered on both long sides of the structure."[114] The typical English threshing barn had three bays, but some in the Willamette Valley had four, five or even six bays. Integral sheds, or lean-tos, added from 12 to 20 feet per shed, of which there were typically up to three, in rare cases four.

> 'The roof pitch is very low and since a number of lean-tos surround the center, the building has a rather flat and spreading look.' In the 1860s, this roof pitch became steeper. 'Increase in roof pitch may have been in response to Oregon's rainfall, or to produce a stiffer structure, or perhaps because architectural style after 1860 favored steep roofs. Other than that, lean-to forms and unpainted vertical siding characterized the majority of new barns...'
>
> A characteristic of many farmstead barns during the period prior to 1870 was the presence of a threshing floor. As in New England, this barn is associated with the early agricultural development of the Willamette Valley when grain production was at or near subsistence level. 'The organization of the barn was based on long established functional principles established before the development of agricultural machinery, which the Oregon farmer did not have at the time these barns were being built.
>
> The wagon drive was generally located in an interior bay, often the center bay in barns with three bays. The wagon drive also served as the threshing floor which generally encompassed an adjacent bay. In order to provide a space that was unencumbered by a center post, builders often removed the center post from the bent located between these two bays which, combined, served as the threshing floor.
>
> The doors at either end of the wagon drive/threshing floor allowed a team to enter and pass straight through the barn. Unthreshed wheat was stacked in the loft over the threshing floor. An over mow for additional storage was sometimes located above the wagon drive. The over mow was often made of scaffolding which could be increased or removed according to need. The two opposite wagon doors provided a through draft for winnowing prior to the acquisition of fanning mills.
>
> In the side-opening barn, a haymow was generally located on one side of the threshing floor. The mow was often one or two bays in size and extended from floor to roof. [...] The other bay flanking the threshing floor was used for storing the threshed grain in bins. A limited number of livestock could also be stabled in this bay.[115]

In describing the three-bay or English barn as it appeared in the Mid-Atlantic region, Lanier states that "In terms of overall form, all three-bay [or English] barns appear similar, but individually they seem to

---

Thomas Hubka, *Big House Little House Back House Barn: The Connected Farm Buildings of New England* (Hanover: University Press of New England, 1984), p. 52.

[114] Mary Gallagher, "Barns of Linn County, Oregon, 1846-1946," National Register Multiple Property Documentation Form (1999), Section F, p 46.

[115] Gallagher, "Barns of Linn County...MPD," Section F, pp 46-48.

have been tailored to meet the requirements of particular farm functions."[116] Designs in Oregon certainly followed this pattern; most settlement-era, side-opening barns are quite similar in external appearance, while the internal layouts vary slightly or greatly according to the background of the owner or builder and the individual farm's needs.

Of the 25 barns in the Willamette Valley estimated to have been built prior to 1865, side-opening barns predominate with at least 11 known examples. (Figure 16)

Subtype: End-opening "New England" Barn

Although not as common as side-opening barns, end-opening "New England" barns were also built in the Willamette Valley during the settlement period.[117] Although the end-opening form was used with some frequency in New England and the Mid-Atlantic in the early years of the nineteenth century, it was apparently not commonly found in Oregon until after 1860; of those that remain in Oregon, all date to 1860 or later. With the wagon entrance on the gable end, these barns had a somewhat different interior configuration, and functions that may have varied slightly from the threshing and/or hay-storage use of the side-opening buildings. According to Philip Dole, end-opening barns were often stock feeding barns, located in a pasture some distance from the house.[118] The exterior physical characteristics are similar to the English barn, including hewn frame construction with vertical board siding, and integrated or attached sheds.

While many of the functional elements of the side-opening barns were found in the end-opening structures, the interior organization was necessarily slightly different due to the placement of doors on the shorter sides. The typically later construction dates (usually after 1860) occurred at a time when threshing had become mechanized, thus virtually eliminating the need for an open threshing floor.

Of the 25 barns in the Willamette Valley estimated to have been built prior to 1865, at least five end-opening barns are known to remain. (Figure 17) All four are part of current or former farm groups, and to date no feeder or field barns of this type have been identified in the Willamette Valley.

Subtype: Bank Barn

A bank barn is a two-level multi-purpose barn sited with one wall built into a hillside or embankment. The upper level is entered from the hillside by a ramp constructed against the barn; the lower level is often used for livestock. "The close identification of this barn with the British and German settlement areas of the Delaware valley led nineteenth-century writers to term this building the 'Pennsylvania barn.'"[119] Eastern examples sometimes incorporate stone into their construction, but known Willamette Valley examples were built exclusively with wood. As with other barn types of this period, bank barns were constructed of hewn timber framing with mortise, tenon and peg joinery. Smaller members were likely sash- or circular-sawn, and vertical board cladding was also sawn.

---

[116] Gabreille M. Lanier and Bernard L. Herman, *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes* (Baltimore: The Johns Hopkins University Press, 1997), p. 185.

[117] Hubka, *Big House, Little House...,"* p. 52. The term "New England" barn is used to distinguish the end-opening building, which was after about 1830 the most common barn form in that region, from its predecessor, the side-opening "English" barn.

[118] Dole, "Farmhouses and Barns...," p. 87.

[119] Lanier and Herman, *Everyday Architecture*, p. 181.

The Cochran Barn in Linn County, dated 1865 (now demolished), was an unusual example, because it had bank access from a side-end and a gable-end. The main level of that barn was originally used for threshing grain and storing hay, grain and straw while the lower level housed livestock.[120] The James Edwards barn of circa 1860 is "...of a type called a 'double-decked' barn in Pennsylvania. There is evidence that more than a dozen of these 'hillside' barns once stood in the Willamette Valley, but the James Edwards barn is almost the only survivor."[121] (Figure 18) To date this appears to be the only bank barn believed to pre-date 1865 remaining in the Willamette Valley. Other examples may exist, but have not yet been identified.

Significance

Barns dating to the mid-nineteenth century in the Willamette Valley are an increasingly rare and very significant property type for their ability to illustrate the nature of early Willamette Valley farming. Their provenance is nicely summarized in the "Barns of Linn County, Oregon" MPD as follows:

> Traditions embodied in the conception of early [Willamette Valley] barns demonstrate a cultural continuity from Europe, to the English colonies in America, and, at the dawn of the age of mechanized agricultural production, to Oregon's Willamette Valley. The diverse barn building traditions of a nation adapting to the frontier conditions at the end of the fabled Oregon Trail are embodied by these barns. Constructed during the only period in [Willamette Valley] history when agriculture was a subsistence activity, these barns illustrate several major themes in [the Willamette Valley] history with areas of significance including settlement, agriculture and architecture.[122]

The architecture of barns is reflective of the farming practices in play at the place and time of their construction; early Oregon barns are almost invariably functionally tied to subsistence farming that depended on wheat and hay production, as well as the sheltering of some of the farmer's more valuable livestock. Even in the absence of other original buildings on the farm or claim, the settlement-era barn can begin to illustrate at least part of the nature of the family's life and work on the property.

Criterion A. Barns significant under Criterion A in the areas of Exploration/Settlement and/or Agriculture represent the earliest of the substantial and permanent agricultural buildings built in Oregon. Constructed for purposes now obsolete, pioneer-era barns are perhaps even more illustrative than dwellings of the subsistence way of life that was typical for early settlers. With the arrival of more people to the country came a larger labor force, expanded markets, and greater accessibility to technology and mechanization, thus changing the farmers' abilities, needs, and ultimately the design of the barn.

Criterion B. Barns that have strong associations with individual people may be eligible under Criterion B in the areas of Exploration/Settlement, Agriculture or Architecture. Buildings significant under this Criterion were constructed or owned by such individuals who may have made significant contributions to the settlement of a particular area or may have been associated with a significant agricultural

---

[120] Gallagher, "Barns of Linn County...MPD," Section F, p 50.
[121] Dole, "Farmhouses and Barns...," p. 120.
[122] Gallagher, "Barns of Linn County...MPD," Section F, p 50.

development. Such buildings must retain sufficient integrity to convey the period during which they were associated with the significant individual, which must have occurred during the period of significance for this MPD, defined as 1841-1865.

Criterion C. Settlement-era barns may meet the requirements of Criterion C in the area of Architecture as good or typical examples of the period. The sparse number that remains reflects perhaps 1% of the total that would have existed by 1865. Several barns are attributed to known carpenters or builders, and may meet Criterion C for those associations.

Criterion D. Although this MPD does not specifically address this criterion, a barn may meet Criterion D as a resource that embodies, illustrates, or has the potential to illuminate some aspect of settlement history or architecture, the information for which is not otherwise readily available. Although Criterion D is most often applied to below-ground archaeological resources, it may also be appropriate for standing buildings if they have the potential to illustrate a particular method of construction, the peculiarities/skills/markers of a builder, or other architectural elements about which little is known. Such properties are to be evaluated on a case-by-case basis, and may be nominated under Criterion D, but only in conjunction with at least one other criterion as described above.

Registration Requirements

General Registration Requirements

To be eligible for listing under the Barn property type under this MPD, a building must:

- Have been constructed between 1841 and circa 1865[123]
- Have been constructed for use as a barn
- Be located within the geographic area described in Section G of this document
- Retain integrity as described in the General Registration Requirements for All Property Types (above) and as more specifically defined for barns, below.

Because of the rarity of barns from this period, some leniency with regard to integrity is warranted. As with dwellings, an eligible early barn should retain the essential physical features that made up its character during the settlement period, and integrity should be sufficient to allow recognition of the building as a product of the 1841-1865 period of significance. Regardless of type, pioneer barns will ideally retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.[124] Original hewn framing, mortise-and-tenon joinery and overall workmanship should be evident. Original exterior vertical-board siding may remain, but replacement with similar material over time is not uncommon and does not detract from the building's National Register eligibility. The addition of non-historic openings, or the relocation of openings may affect historical integrity depending upon the location of the openings and how they impact the overall

[123] As with dwellings, barns that were constructed or have a period of significance end date that is slightly later than 1865 may still be eligible under this MPD if other requirements are met.

[124] National Register Branch Staff, *How to Apply the National Register Criteria for Evaluation* (1997), p. 48.

character and appearance of the barn. "Metal roofs, while not endorsed, have become almost a universal feature..." because of the cost of in-kind shingle or shake roofing replacements.[125] Note that while metal roofing is acceptable, metal wall cladding may not be, unless it is secondary to intact original or historic vertical cladding and could be removed. "Given the rarity of this property type, however, metal siding should probably be judged on an individual basis since its impact on a barn will vary with siding type, color and application."[126] The distinctive low profile of early barns, created in part by the sheds (or lean-tos) on one or more sides, may be obvious although if the sheds were never constructed or have been lost, the main volume of the barn will not necessarily present this low-to-the-ground appearance.

Registration Requirements

Criterion A: All Barns

Barns associated with Euro-American settlement in the Willamette Valley should be considered significant under Criterion A in the areas of Exploration/Settlement or Agriculture. In the area of Exploration/Settlement, barns are eligible for listing if they are associated with "...the first individuals to establish land claims in an area, and, in order to convey this association, the [basic] exterior design of the barn, the location and rural setting are unimpaired."[127]

Settlement-period barns may also be eligible in the area of Agriculture if they exhibit characteristics that link them to early agricultural practices in the Willamette Valley and western Oregon. In addition to the integrity requirements listed above, barns significant in the area of Agriculture should retain enough of their original interior spatial arrangement to link them to early agricultural practices, and illustrate their original function(s), which in most cases would include threshing, hay and grain storage, and sheltering animals.

Criterion B: All Barns

A barn may be eligible under Criterion B for association with an individual, particularly if that person's achievements or contributions were significant in the context of Willamette Valley settlement-period agriculture. The barn must have been constructed or utilized by the significant individual during the period of significance (1841 to 1865) AND that person's important activities or contributions must coincide with the period of significance.

In addition to a strong and documented association with an individual who is significant to early Oregon history, the building should retain the essential physical features that it had or attained during the period of its association with that individual. "Historic character and associations are embodied in and conveyed by the physical features of a resource. All properties change over time, but a basic test of the integrity of a property significant under National Register Criterion B is whether the significant person(s) associated with the resource would recognize it as it exists today."[128] Ideally, the building

[125] Gallagher, "Barns of Linn County...MPD," Section F, p. 51.
[126] Ibid.
[127] Ibid.
[128] Boland, *National Register Bulletin, Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*, p. 23.

would display some quality in all aspects of integrity. At a minimum, it should retain integrity of location, setting, design and association and *sufficient* integrity of materials, workmanship and feeling to convey a sense of the building's appearance and use during its association with the important individual.

Criterion C: All Barns

Barns that exhibit the characteristics common to barns of this early period are eligible under Criterion C in the area of Architecture.

> While standard in concept, early barns can be highly individual in construction detail. Barns may also be significant for illustrating transitional or evolutionary characteristics. For instance, the threshing floor may be eliminated in barns constructed during the latter part of this period because mechanical threshers were available at that time, or, the framing may be designed to accommodate the hayfork, which was developed in the early 1860s.[129]

Under Criterion C, retention of integrity in the areas of design, materials and workmanship are most important, and all should be readily discernable. The building's overall form and massing, original hewn framing, vertical board siding, and to some degree the interior configuration (wagon drive, threshing floor, mows, grain bins, loft system, shed(s), stalls, etc.) should remain discernable.

With regard to integrity of location and setting, a barn that is significant architecturally that has been relocated, or is in an area where the rural or agricultural setting has been compromised may still be eligible if it retains its physical integrity. "Because individuality and variation are hallmarks of the pioneer barn, and because this resource type is rare, remaining examples should all be considered as potential National Register properties under Criterion C, with issues of integrity judged on a case by case basis."[130]

If a barn was designed or built by a builder known for his particular skill or signature characteristics, or if the work of an unknown craftsman rises above the workmanship seen in other buildings of similar age and type, it may meet Criterion C in the area of Architecture.

Criterion D: All Barns

Criterion D is not addressed directly in this MPD, and situations calling for its use will be addressed on a case-by-case basis. If warranted under this MPD, Criterion D may be used in conjunction with at least one other criterion as described above. A barn may have significance under Criterion D if it has the potential to provide information significant to Oregon's early history. "Looking at farm buildings through an archaeological lens includes evaluating how form and construction combine with location and chronology to suggest how the barns, granaries, stables and other structures worked in the context of local farming practice."[131] Examples of such information may include the potential to inform researchers about daily living on the early Oregon frontier, a better understanding of the property's early construction sequence, information about spatial uses or arrangements on the farm, or

---

[129] Gallagher, "Barns of Linn County...MPD," Section F, p. 50.
[130] Gallagher, "Barns of Linn County...MPD," Section F, p. 52.
[131] Lanier and Herman, *Everyday Architecture*, pp. 177-178.

information regarding common or innovative agricultural or animal husbandry practices of the period.

Some indication of the presence and potential significance of archaeological features should be evident, as determined through archival research and an understanding of the overall property's historic layout, or through physical evidence such as remnant features or artifacts still visible on the surface. Such properties should be evaluated by a professional archaeologist prior to assuming non-significance under this criterion.

Listed Properties

Six settlement-era Willamette Valley barns are currently listed in the National Register. Two are listed individually, and four are listed in conjunction with a dwelling or as part of a farmstead. Of the non-listed barns, most that survive appear to retain sufficient historical integrity to be possible National Register candidates.

FARM GROUPS, 1841-circa 1865

Description

> The farm building group was a landmark which occurred at intervals in each locality, not evenly spaced, half a mile apart, a mile. Each white house and unpainted barn had some individual architectural characteristic and in physical and social terms the place of each family was known over a wide area. Architecture, siting and association gave every house and barn a contemporary symbolic significance seldom accorded domestic buildings today.[132]

Oregon farm groups of the nineteenth and into the twentieth century were (and often continue to be) comprised of multiple features, sometimes as many as fifteen or twenty, with the house and barn being the most visually dominant, surrounded by support buildings and structures of various sizes and functions, as well as landscape features such as fields and orchards. Settlement-era farm groups in western Oregon's Willamette Valley - rural properties with multiple buildings or structures centered around a settlement-period dwelling or barn - are rare. So few early intact farm groups are remaining that some leniency is required with regard to determining what can or should be defined as a farm group. For the purposes of nomination under this MPD, a settlement-era farm group is defined as:

- A pre-1865 house accompanied by two or more pre-1865 outbuildings (barn or other supporting buildings), or
- A pre-1865 barn accompanied by two or more pre-1865 outbuildings

The type or function of the outbuildings is not as important as their age and clear association with an extant house or barn (or both). It should be noted that although no comprehensive agricultural building survey has been undertaken in the Willamette Valley, the survival rate of outbuildings from the pre-1865 period appears to be very low.[133] Replacement buildings, perhaps constructed in the same scale and form and quite possibly on the same site as the pioneer-era building, are not uncommon, but do not meet the age requirements for listing under this MPD.

Pioneer farms were in a seemingly constant state of evolution, with early structures being built, altered, moved, deconstructed and re-purposed as settlement progressed or the farm was passed from one generation to the next. While their arrangement may appear haphazard, placement of outbuildings was determined not only by the family's origins and the type of farm layout to which they were accustomed, but also with thought to location and protection of the domestic water source, avoidance of farm odors and fire danger, and relative location and distance from the main house. As time progressed and the farm grew and changed, the basic layout could have shifted or been augmented as needs dictated.

The subsistence agriculture practiced early in Oregon's history required a number of specialized buildings, although the early farm groups were perhaps not as complex as later years when agriculture

---

[132] Dole, "The Rural Landscape," in *Space, Style and Structure: Building in Northwest America (Portland, Oregon: Oregon Historical Society, 1974),* p. 130.

[133] If such resources are identified, and remain extant without the anchoring and similarly-aged house or barn, they may be individually significant, and should be evaluated in the context of settlement agriculture and treated accordingly.

was diversified and production grew to marketable proportions.

Previous scholarship suggests that most farms could be divided into two groups, the house group and the barn group, each with its characteristic features and location.[134] The dwelling was and is considered the anchoring feature of the farm, located near a water source with outbuildings arranged according to function, convenience, and prevailing winds. In close proximity to the dwelling, perhaps within 75 to 100 feet, were buildings and features associated with household use: woodshed, kitchen garden, springhouse, well house, wash house, summer kitchen, privy, chicken house, etc. These were oft-used, most frequently by the women, and supported the continuous running of the household. At the outer edge of this group, buildings such as the blacksmith shop, smokehouse, multi-use sheds and workshops, and perhaps a secondary dwelling were arranged to provide convenient access to the main dwelling while avoiding potential fire danger or smoke/odor intrusion. The barn was usually sited some 150 to 200 feet or more from the house, and along with it were working agricultural buildings such as the granary, livestock barns, machine sheds, etc. with fields and pasture beyond.

Remaining outbuildings dating to the settlement period are rare. Little formal scholarship on early Oregon agricultural buildings exists, and variations on the features or characteristics in the brief descriptions below are certainly possible.[135] On early farms, in addition to the dwelling, domestic support structures were typically arranged near to and behind the house, providing convenient access to facilities that were likely needed by the women of the household several times each day. Many of these buildings and structures provided an extension of the kitchen or supported a house activity, and usually reflected the work of the women (the possible exception being the shops). Features were sited to conveniently relate to other activities (e.g. wash house to water source, cellar to kitchen, etc.).

Buildings such as privies, woodsheds, cellars and storage sheds would have also existed on town lots. Although none are currently known to remain standing, they likely left archaeological deposits, and if the sites have not been significantly disturbed evidence is very likely to remain.

Types of domestic support buildings or structures that may be present include (but are not limited to):

- Privy - wood construction; small dimensions (about 4 to 8 feet by 4 to 8 feet) with a shed or gable roof; located to the rear of the dwelling within about fifty feet
- Woodshed - wood construction; variable size; located near or attached to the rear of the dwelling (near the kitchen) for ready access to fuel for cooking and heating
- Well, well house or spring house - wood, stone or brick construction; built to protect the water source from animal contamination; positioned over a spring or water source close to the dwelling; springhouse may have accommodation for cool storage of perishable food
- Wash house - wood construction; variable size; close to dwelling, wood and water sources for easy access and use by women of the household

---

[134] Dole Papers, "Claim Development" and "Farm Building Groups."

[135] Descriptions are an amalgamation of information based on a variety of sources, including the previous research of Philip Dole, oral interviews with property owners, entries in pioneer diaries, standing examples remaining on western Oregon farms, National Register nominations for Oregon farmsteads, and published and unpublished sources addressing agricultural buildings in other states.

- Chicken house - wood construction; small-to-moderate dimensions with windows or screened openings; usually sited at outer edges of house yard between dwelling and other agricultural buildings
- Smoke house - wood or masonry construction; variable size; may have ventilation in upper portion of walls or in roof; located a moderate distance from the house and other buildings to avoid fire danger
- Cold house or dairy or cellar - typically of wood, stone or brick construction; sited near the house for convenient and frequent access from the kitchen; cold house or dairy likely lacks windows, and door may face north to avoid direct sunlight; cellar may be partially or fully sub-surface with or without reinforced walls; in some cases the smokehouse and dairy may occupy two parts of the same building
- Fruit house - wood or masonry construction with thick walls to provide insulation for long-term fruit storage; usually windowless (originally); wood-framed shed or gable roof
- Shop or shed - wood construction; variable size(s) and locations depending on use/need; site may include multiple storage sheds or shops for various uses
- Blacksmith shop - wood construction; variable size; usually located between the house/domestic grouping and the working/agricultural area of the farm
- Summer kitchen - relatively uncommon in Oregon, located near rear of main house, of wood construction with masonry chimney, may have attached wood shed, and may have eventually been moved to or otherwise attached to the main house

Agricultural outbuildings were generally located some 200 feet or more beyond the domestic grouping, and arranged behind or alongside the house group. Like the domestic buildings, the agricultural features were sited variously to relate to other activities (e.g. the barn related directly to fields). Agricultural buildings and structures that may appear on a settlement-era farm include but are not limited to:

- Barn(s) - discussed in detail above
- Well - brick or stone lined; may be currently or have been historically protected by well house
- Water trough - wood construction; variable size
- Machine or implement shed - wood construction of hewn or milled timber-frame, balloon or box framing; often three-sided with multiple bays and a shed roof; used for storage of farm machinery and equipment
- Granary - wood construction of hewn and/or milled structural framing; may include double-wall or double-floor construction to accommodate thrust and weight of grain and to discourage rodent infiltration; may be elevated above grade on piers of wood rounds, stone or brick; rectangular and moderate in size ranging from 15 feet to perhaps 40 feet on a given side; gable roof; interior arrangement provides for storage of one or more types of grain and may include grain chutes

- Stable, carriage house - hewn and/or milled wood construction, variable forms and sizes depending on type and size of farm, with gable roof, stalls for sheltering and feeding horses and may include other division for horse- or transportation-related equipment
- Dairy
- Pig pen or hog house - hewn and/or milled wood construction of variable designs
- Sheep barn - wood construction.

Other Features

In addition to outbuildings, a series of lanes, fences, water ditches, bridges, and orchards were common components of the early farmstead. On many sites these may have been altered or replaced, but even later replacements can inform early farm layout, including the locations of lost or replaced features, and may be valuable in understanding and interpreting the settlement-period farm group. Early lanes and drives to and around the farm may yet be evident on the landscape, even if no longer in active use. While original fence or bridge material may not remain, the locations or alignments of those features in the present-day landscape may be original or historic, and could still help maintain the overall historic character and feeling of the property. A picket fence surrounding the house is often repaired or replaced as needed in its original location and configuration, whereas field fence is likely to have changed over time in alignment and materials. In a number of cases, more lasting features such as ditches or orchards may remain in place and continue in their historic functions. It is not uncommon to find historic orchard trees, often apple or pear, remaining on early settlement sites, and these should be counted as contributing features.

Dating outbuildings and other farm features can be difficult due to their vernacular and utilitarian nature, as well as their heavy use and resulting wear. Basic physical components typical of early construction that may aid in estimating dates include the use of hewn elements and sash-sawn lumber, both of which were often used during the pre-1865 era. Hand-wrought fasteners or features such as nails, hasps, hinges, pintles or pulls may be indicative of an early construction. A building or structure's known function or design elements may also aid in dating, particularly if certain activities or physical features are known to be date-diagnostic.[136] It should be noted that circular-sawn lumber was available in the Willamette Valley as early as the mid-1840s, and may not be a reliable dating tool. Square or cut nails were also readily available in Oregon from the 1840s into the late nineteenth century, and therefore do not necessarily indicate settlement-period assembly.[137]

Not all farms had all of the above-mentioned elements, and the number and type of buildings and features, and the farm layout, could depend not only on the function of the operation (farming versus stock raising, for example), but also on the origin of the owner(s). Little formal or published scholarship is available on the arrangement or components of early Oregon farms and the various regional

[136] For example, mechanical threshing eventually eliminated the need for a threshing floor, and hay forks or hay carriers in barns, which were developed in the mid- to late-1860s, influenced the increased roof pitch on barns after the middle 1860s. (The Louden hay carrier was patented in 1867.)

[137] Missionaries brought machine-cut nails to the Oregon Country as early as the 1830s and 1840s.

influences that contributed to their development, but research carried out by Professor Philip Dole suggests that there were three typical pioneer-era farm layouts in Oregon.[138] According to Dole, the first consisted of the house, outbuildings, and barn arranged parallel to the main road. In the second, the outbuildings and barn were strung out behind the house in a pattern roughly perpendicular to the main road. The third, which was less common, had the house and domestic buildings on one side of the road, with the barn on the opposite side. Examples of each of these types exist currently in the Willamette Valley, and historical documentation (photographs and lithographic images) also illustrate these three basic arrangements.

Although farm groups were a common sight on the early Oregon landscape, very few from the pre-1865 period remain with any semblance of historical integrity. Nearly all have lost a majority of their earliest features, and many retain only fragments of the original group. Extremely rare is the farm that retains both the settlement-period house and the barn. The James Watson Farmstead in Benton County is one exception, with the 1848 barn, 1852 house, and a collection of smaller outbuildings arranged between the two. Another example is the circa 1860 Mosby Ranch in Lane County, which retains the lumber house, smokehouse and granary (which reportedly pre-dates the house). Several sites retain the house and later outbuildings but no settlement period barn: the circa 1860 David and Philesta Zumwalt house in Lane County, and the 1856 Sam Brown House in Marion County are two examples. Until recently, the Roland Farm in Benton County retained the barn and several early outbuildings but not the house; most of the outbuildings, however, have now been demolished. Because of the fragility and loss of so many Willamette Valley settlement-period agricultural buildings, "...our understanding of the earliest farm architecture depends on the painstaking research of documentary historians and archaeologists."[139] It is hoped that future studies and surveys may yet reveal unidentified farm groups with early associated outbuildings.

Significance

Pioneers settling in rural Oregon sought to create a sense of permanence and "civilization" on the frontier through construction of a permanent house, fencing of land, and creation and development of their working farm. "Farm buildings write the history of the agricultural landscape. The plans and construction of barns, granaries, stables, corn cribs, wagon houses, and cart sheds remind us of the ways in which farmers tilled their soil, stored their harvests, and organized their work."[140]

Willamette Valley farm groups are significant for their strong association with and instrumental role in the Euro-American settlement of the Oregon country during the mid-nineteenth century. These agricultural groupings stand as illustrations of both the relative simplicity of life and the complexity of tasks and structures needed to operate a successful farm or ranch on the frontier. Because a majority of emigrants to Oregon engaged in some form of agriculture, early farm groups are the tangible reminders of the living environment of a majority of early Oregon residents, and provide opportunity for better understanding mid-nineteenth century, rural frontier life. Eligible farm groups should have the ability to represent and illuminate the nature of the region's early Euro-American history, agricultural practices, and architecture of the time. Farm groups may be significant under National Register Criteria A, B, C or D under this context, depending on their nature and integrity.

---

[138] Dole Papers, "Claim Development."
[139] Lanier and Herman, *Everyday Houses,* p. 177.
[140] Ibid.

Criterion A. Under this criterion, farm groups will demonstrate significance in the areas of Exploration/Settlement and/or Agriculture as representatives of some of the earliest extant agricultural sites established by pioneers to the Oregon country. In some cases, the farms or ranches were initially established and occupied by individuals who had arrived some years prior to the wave of American emigrants in the early 1840s, and the property may have also importance in association with the earlier fur trade or mission period of the 1830s.

Criterion B. A farm group may be illustrative of a person's important achievements, especially if the area of significance for those achievements is agriculture. As such, farm groups may be eligible under Criterion B if they have strong associations with the lives of persons significant in Willamette Valley settlement history, and they retain sufficient integrity to convey that significance. If the farm group includes the settlement-era house, it may also be eligible under this criterion in the areas of Government, Religion, Commerce, Education or other areas, depending on the activities and contributions of the important individual.

Criterion C. A farm group may be considered eligible under National Register Criterion C for architectural or design merit if one or more of its buildings or structures stands as a good representative of a particular settlement-period type, style or method of construction, or if it represents the work of a master.

Although many settlement-period buildings have been altered by additions, repairs, or upgrades at various times during or after the period of significance for this study, such changes do not preclude eligibility if they are minor. Additions or changes made during the period of significance have likely acquired historical significance as illustrative of the evolution of buildings during the pioneer period. Buildings and structures so altered should be considered eligible for National Register listing if integrity thresholds are met.

Criterion D. Although this MPD does not specifically address this criterion, a farm group may meet Criterion D as a resource likely to provide significant information about the history of the early years of occupancy and agriculture on Willamette Valley farms that may not be otherwise readily available. Such properties are to be evaluated on a case-by-case basis, and may be nominated under Criterion D, but only in conjunction with at least one other criterion as described above.

Registration Requirements

General Registration Requirements

To be eligible for listing as a Farm Group property type under this MPD, a property must:

- Have been constructed between 1841 and 1865
- Include the settlement-period house or barn, plus at least two settlement-period (pre-1865) outbuildings of any type, function, or method of construction
- Be located within the geographic area described in Section G of this document
- Retain integrity as described in the General Registration Requirements for All Property Types

(above) and as more specifically defined for barns, below.

Registration Requirements

Criterion A

Farm groups nominated under Criterion A will be significant in the area of Exploration/Settlement, and possibly Agriculture or another area as defined by the National Register. Farm groups represent the earliest remaining homes built by pioneers to the Oregon country, and may be representative of the chronology of site development during the pioneer period in ways that individual buildings are not.

Farms or ranches of this era are representative of a period in which subsistence agriculture was commonplace, and should illustrate that significance through the types of buildings and structures present and their interrelationships. Some alteration of the original farm layout is to be expected, but the arrangement of buildings on the larger landscape and in relation to each other should remain at least partially intact. Other landscape features or elements should be present, and should be identified and where warranted should be counted as contributing features. These may include fences/fence lines, ditches, lanes, orchard trees, period landscaping or other discernable evidence of early agricultural activity that has persisted on the landscape. Consideration should be given to the distinct possibility of archaeological or historic archaeological deposits within and around the house and barn yards, and known locations of previous buildings or features that are no longer extant should be included in the site documentation.

Criterion B

As with individual dwellings, farm groups may be eligible under Criterion B for associations with individuals significant to early Oregon history if the grouping's construction and/or occupation by the significant person occurred during the period between 1841 and 1865 AND the accomplishments of the individual(s) occurred during that historic period. The important activities or contributions may be in the areas of Exploration/Settlement, or particularly Agriculture, but may also fall under any of a number of areas such as Commerce, Government, Religion, Education or others as defined by the National Register. Under Criterion B, the significance need not be directly related to the property's historic use or function.

In addition to maintaining a strong and clear association with an individual who made noteworthy contributions during the pioneer period, the property should retain historical integrity from that period in most areas, with particular emphasis on location, design, setting, feeling and association. As with other resources evaluated under Criterion B, farm groups should retain sufficient integrity to be recognizable by the significant individual with whom they are associated. Buildings, structures and landscape features and their relationships to each other should be sufficiently evident to convey the site's period of significance and historic function as a farm group.

Criterion C

Farm groups may be eligible under Criterion C in the area of Architecture if they present an unusually high number of remaining pre-1865 features that, in aggregate, clearly illustrate the original layout and function of a settlement-era agricultural farm grouping. Ensembles that include buildings that retain a particularly high degree of integrity, or that exhibit either well-preserved typical features or unusual

stylistic or design elements may also be eligible under this criterion.

It is not necessary for each individual element of the group to retain the architectural qualities that would render it individually eligible under this criterion. In order to meet Criterion C, the subject *group* should be largely intact, able to collectively illustrate the farm group layout and interrelationship of features. The individual elements should display the characteristics typical of their particular architectural type or style in sufficient measure to allow reasonable interpretation of their historic appearance and function. Integrity of location, setting, overall design (of the group), materials and feeling should be present; integrity of workmanship may not be as crucial to the overall significance of the group.

Criterion D

Criterion D is not addressed directly in this MPD, and situations calling for its use will be addressed on a case-by-case basis. If warranted under this MPD, Criterion D may be used in conjunction with at least one other criterion as described above. A settlement-period farm group may have significance under Criterion D if it has the potential to provide information significant to Oregon's early history or architectural history in the areas of Exploration/Settlement, Agriculture, Architecture, Archaeology, or other areas. Examples of such information may include the potential to inform researchers about daily living on the early Oregon frontier through the site's material culture, patterns of use in and around buildings on the farm, a better understanding of the property's early building sequence and chronology, information about spatial uses or arrangements on early farms and ranches, information regarding significant events known to have occurred on the property, data relating to early Oregon agricultural techniques or technology, or information about a particular building's structural or framing system or method of construction.

Some indication of the presence and potential significance of archaeological features should be evident, as determined through archival research and an understanding of the overall property's historic layout, or through physical evidence such as remnant features or artifacts still visible on the surface. Such properties should be evaluated by a professional archaeologist prior to assuming non-significance under this criterion.

G. GEOGRAPHICAL DATA

The geographical area encompasses all of nine Oregon counties: Benton, Clackamas, Lane, Linn, Marion, Multnomah, Polk, Washington and Yamhill. These counties lie within western Oregon's Willamette Valley, which is situated south of the Columbia River, west of the Cascade mountain range, east of the Coast range, and north of the border between Lane and Douglas counties along the Calapooya mountain range. The region encompasses approximately 5,300 square miles. Although portions of some of these counties reach into the mountain ranges to the east and the west, all of the settlement-era resources that have been identified to date are located in the valley and foothills; none have been located in the mountainous regions of any of the subject counties.

It should be noted that the context should eventually be extended to include southern Oregon (including Coos, Douglas, Coos, Jackson, Josephine and Klamath Counties), as well as northwestern Oregon, once similar surveys/studies are undertaken in those areas.

H. SUMMARY AND IDENTIFICATION AND EVALUATION METHODS

This Multiple Property Documentation Form was developed in order to analyze the broad context of the early settlement of the Willamette Valley, Oregon and the residential and agricultural buildings remaining from that period. The property types represented in this MPD are limited to dwellings, barns and farm groups dating to the Willamette Valley settlement period of 1841 through 1865.

Previous Surveys

Until 2012-2013, no concerted, comprehensive effort to locate and document the settlement-period resources in the Willamette Valley had been undertaken, although past historic resource surveys, including the 1934 Historic American Buildings Survey and the mid-1970s statewide survey by Stephen Dow Beckham, did capture some of the Willamette Valley's earliest buildings. The HABS survey provided valuable graphic information on 35 Willamette Valley sites, and the 1970s survey resulted in several of the best examples being individually listed in the National Register. Subsequent surveys (not necessarily targeting the settlement period) have been periodically undertaken by individual cities and counties, with additional early properties being identified in the course of broader neighborhood, city or county-wide surveys.

With the nomination of this category of buildings to Restore Oregon's (formerly Historic Preservation League of Oregon) Most Endangered Places list, the State Historic Preservation Office undertook a windshield re-survey of the dwellings and farmsteads that had been previously identified in various survey efforts through 2013.

Using the previously-gathered information, about 300 known buildings and sites were surveyed and preliminarily evaluated for potential National Register eligibility. No research was undertaken as part of this survey, and initial evaluations were based on age and historical integrity as evaluated by the surveyor and secondary reviewers of the data.

MPD Research Methodology

Contextual research included both primary and secondary source material. Primary source materials included government documents such as General Land Office maps and survey notes, historic photographs, pioneer diaries, letters, newspapers and other resources from the period. Various archives were utilized, particularly the materials held at the University of Oregon Special Collections and some information from the Oregon Historical Society. Secondary sources included National Register documentation, existing county and statewide context statements, previous survey data, unpublished academic studies and papers, and published books and articles.

Based on the information gathered through archival and field research, three property types associated with the settlement period were identified. General registration requirements were developed to apply to all resources associated with this context, as well as more specific registration requirements for individual property types; all were devised to acknowledge the age and nature of these earliest Oregon buildings while respecting the National Register significance and integrity requirements. The standards for integrity correspond to the National Register standards for assessing historical integrity.

Since the basic history and the resource types are similar, the geographical area covered by this context may be expanded to include southwestern and far northwestern Oregon with some relatively

minor refinements, which should include an updated survey of settlement-period resources in those areas.

I. MAJOR BIBLIOGRAPHICAL REFERENCES

Aikins, Melvin and Thomas J. Connolly and Dennis L. Jenkins. *Oregon Archaeology*. Corvallis, Oregon: Oregon State University Press, 2011.

Bancroft, Hubert Howe. *The Works of Hubert Howe Bancroft, Volume XXIX, History of Oregon Volume I - 1834-1848.* San Francisco: The History Company, Publishers, 1886.

Beckham, Stephen Dow. "Fort Astoria Inventory Form," 1974. Oregon State Historic Preservation Office Historic Sites Database.

-----. *The Land of the Umpqua: A History of Douglas County, Oregon.* Roseburg, Oregon: Douglas County Commissioners, 1986.

-----. *Oregon Indians: Voices from Two Centuries.* Corvallis, Oregon: Oregon State University Press, 2006.

Bell, Shannon Micah Sardell. "The Preservation of Vertical Plank and Box Constructed Buildings in the Pacific Northwest." Master's Thesis, University of Oregon Historic Preservation Program, 2006.

Beeson, Welborn. "Welborn Beeson Diaries, 1851-1893." Welborn Beeson Papers, University of Oregon Special Collections, SCA Manus Ax 799.

Besser, Diane, compiler. "1845-1849 Oregon Territorial Census." Portland State University, College of Urban and Public Affairs. Accessed May 2013. http://www.google.com/url?sa=t&rct=j&q=%20oregon%20census%201849&source=web&cd=8&ved=0CGEQFjAH&url=http%3A%2F%2Fwww.upa.pdx.edu%2FIMS%2Fcurrentprojects%2FTAHv3%2FContent%2FData%2FOR_Territory_Census_1845_49.xls&ei=wtyjUev-EMe7iwLOl4CgCQ&usg=AFQjCNHHPqOZDt6iB6BtQ8Bru8vAHfnZcQ&sig2=Uf3to0_BbzqdccCjDQHLRg&bvm=bv.47008514,d.cGE

Boag, Peter G. *Environment and Experience: Settlement Culture in Nineteenth-Century Oregon.* Berkeley, California: University of California Pres, 1992.

Bowen, William A. *The Willamette Valley: Migration and Settlement on the Oregon Frontier.* Seattle: University of Washington Press, 1978.

Brosnan, Cornelius J. "Jason Lee's Part in the Founding of the Commonwealth of Oregon," *Northwest Science* Volume 4, Issue 3 (September 1930), 66-71.

Carey, Charles H. *A General History of Oregon Prior to 1861*, Volume 1. (Portland, Oregon: Metropolitan Press Publishers, 1935.

Clark, Rosalind. *Oregon Style: Architecture of 1840 to the 1950s.* Portland, Oregon: Professional Book Center, Inc., 1983.

Corning, Howard McKinley. *Willamette Landings: Ghost Towns of the River.* Portland, Oregon: Oregon Historical Society, 1973.

Dennis, Michelle. "Oregon City Historic Downtown Re-Survey Final Report." Prepared for Oregon City Planning Department, 2000.

Dole, Philip. "Farmhouse and Barn in Early Lane County," *Lane County Historian* Vol 10, No. 2 (1965).

--------. "Farmhouses and Barns of the Willamette Valley," in *Space Style and Structure: Building in Northwest America (*Thomas Vaughan and Virginia Guest Ferriday, eds.). Portland, Oregon: Oregon Historical Society, 1974.

--------. "The Rural Landscape," in *Space Style and Structure: Building in Northwest America* (Thomas Vaughan and Virginia Guest Ferriday, eds.). Portland, Oregon: Oregon Historical Society, 1974.

--------. *The Picket Fence in Oregon: An American Vernacular Comes West* (Arthur Hawn, ed.). Historic Preservation Program, School of Architecture and Allied Arts, University of Oregon, Eugene, Oregon, 1986

--------. Philip Dole Papers. Un-catalogued collection, University of Oregon Special Collections, Eugene, Oregon.

Dotterrer, Steven. "Cities and Towns," in *Space, Style and Structure: Building in Northwest America,* (Thomas Vaughan and Virginia Guest Ferriday, eds.). Portland, Oregon: Oregon Historical Society, 1974.

Fagan, David D. *History of Benton County, Oregon.* Portland, Oregon: A.G. Walling, 1885.

Gallagher, Mary. *Historic Context Statement: The Barns of Linn County, Oregon 1845-1945.* Linn County (Oregon) Planning Department, 1997.

Gaston, Joseph. *The Centennial History of Oregon, 1811-1912.* Chicago: S.J. Clarke, 1912.

Genealogical Forum of Portland. *Genealogical Material in Oregon Donation Land Claims*, Volumes I-V. Portland: The Genealogical Forum, 1957.

------. "Genealogical Material in the Oregon Provisional Land Claims" Volumes I-VIII. Portland: Genealogical Forum of Portland, 1982.

Gibson, James R. *Farming the Frontier: The Agricultural Opening of the Oregon Country 1786-1846.* Seattle: University of Washington Press, 1985.

Hawkins, William J. and William F. Willingham. *Classic Houses of Portland, Oregon, 1850-1950.* Portland, Oregon: Timber Press, 1999.

Head, Harlow Zinser. "The Oregon Donation Claims and Their Patterns." PhD Dissertation, University of Oregon Department of Geography, September 1971.

Hébert, James Michael. "Culture Built Upon the Land: A Predictive Model of Nineteenth-Century Canadien/Métis Farmsteads." Master's Thesis, Oregon State University Department of Anthropology, 2007.

Hubka, Thomas. *Big House Little House Back House Barn: The Connected Farm Buildings of New England.* Hanover: University Press of New England, 1984.

Hussey, J.A. *Champoeg: Place of Transition.* Portland, Oregon: Oregon Historical Society, 1967.

Hutslar, Donald A. *The Architecture of Migration: Log Construction in the Ohio Country, 1750-1850.* Athens, Ohio: Ohio University Press, 1986.

Johansen, Dorothy O. "The Role of Land Laws in the Settlement of Oregon," *Genealogical Material in Oregon Donation Land Claims*, Volume I. Portland, Oregon: The Genealogical Forum of Portland, 1957 (?); 1992, 2001 and 2005 (reprint dates).

Johnson, Susan. "The Forbes & Maria Barclay House: 1849-2007, Oregon City, Oregon," University of Oregon, Historic Preservation Program Terminal Project, 2008.

Kirtley, Karen, editor. *Eminent Astorians.* Salem, Oregon: East Oregonian Pub. Co., Distributed by Oregon State University Press, 2010.

Koler/Morrison Planning Consultants. *Polk County, Oregon Historic Context Statement.* Unpublished document prepared for Polk County, Oregon, August 1991.

Lane County Historical Society. Online Photograph Catalogue. <http://www.lanecountyhistoricalsociety.org/research-photocatalog.html> Accessed January-May, 2013.

Lanier, Gabrielle M. and Bernard L. Herman. *Everyday Architecture of the Mid-Atlantic: Looking at Buildings and Landscapes.* Baltimore: The Johns Hopkins University Press, 1997.

Lentzen, Connie, compiler. "List of Settlers West of Rockies, 1842, by Elijah White, Indian Agent." <http://www.rootsweb.ancestry.com/~orspmhs/18421st.html?cj=1&netid=cj&o_xid=0001231185&o_lid=0001231185&o_sch=Affiliate+External> Accessed March and May 2013.

Longworth, Basil N. "The Diary of Basil N. Longworth (1853)," transcribed by The Historical Records Survey Division of Women's and Professional Projects, Works Progress Administration. Portland, Oregon: The Historical Records Survey, 1938.

Loy, William G., editor, *Atlas of Oregon.* Eugene, Oregon: University of Oregon Press, 2001.

Mullaley, Meredith J. "Rebuilding the Architectural History of the Fort Vancouver Village." Master's Thesis, Portland State University Department of Anthropology, 2011.

Olson, MIchael Leon. "The Beginnings of Agriculture in Western Oregon and Western Washington." PhD Dissertation, University of Washington Department of History, 1970.

Oregon Encyclopedia. Portland State University, 2008-2013. <http://www.oregonencylopedia.org>

Giesecke, E.W. "Winship Settlement."
Jette, Melinda. "French Prairie."
Lang, William L. "Alvan Waller."
Potter, Elisabeth Walton. "Jason Lee House" and "Lee Mission Cemetery (Salem)."

Oregon Spectator, February 5, 1846.

Oregon State Historic Preservation Office. Historic Sites Database, accessed January-April, 2013. http://heritagedata.prd.state.or.us/historic/.

Oregon, University of. Library Digital Collections, "Building Oregon." <http://oregondigital.org/digcol/archpnw/> Accessed January-May, 2013.

Parker, Jamieson. "Historic American Buildings Survey," *Oregon Historical Quarterly* 35 Vol. 1 (March 1934).

Roth, Leland M. *A Concise History of American Architecture*. New York: Harper & Row, Publishers, 1979.

Salem Public Library. "Oregon Historic Photograph Collections" website. <http://photos.salemhistory.net/cdm/> Accessed January-May, 2013.

Scott, H.W. editor. *History of Portland, Oregon*. Syracuse, New York: D. Mason & Co., Publishers, 1890.

Shurtleff, H.R. *The Log Cabin Myth: A study of the early dwellings of the English colonists in North America*. Gloucester, Mass: Peter Smith, 1967.

Smith, Alvin T. "Diary of A.T. Smith, 1841-1871." Photocopy in Philip Dole Papers, uncatalogued collection, University of Oregon Special Collections, Eugene Oregon.

Speulda, Lou Ann. *Oregon's Agricultural Development: A Historic Context 1811-1940*. Unpublished document prepared for the Oregon State Historic Preservation Office, Salem, Oregon, 1989.

Stephanson, Anders. *Manifest Destiny: American Expansion and the Empire of the Right*. New York: Hill and Wang, 1995

Sutton, Robert K. *Americans Interpret the Parthenon: The Progression of Greek Revival Architecture from the East Coast to Oregon 1800-1860*. Niwot, Colorado: University Press of Colorado, 1992.

United States Department of the Interior, National Park Service, National Register of Historic Places Bulletins

Boland, Beth Grosvenor. *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*. No date.
Little, Barbara, et al. *Guidelines for Evaluating and Registering Archaeological Properties*. 2000.
McClelland, Linda Flint and J. Timothy Keller and Genevieve P. Keller and Robert Z. Melnick. *Guidelines for Evaluating and Documenting Historic Rural Landscapes*. 1989; Revised 1999.
National Register Branch Staff. *How to Apply the National Register Criteria for Evaluation*. 1997.

United States Department of the Interior, National Park Service, National Register of Historic Places

Nomination Forms

Brown, Suanne. "Watson-Price Farmstead." 2004.
Carter, Liz. "Daniel and Catherine Christian House." 2006.
Carter, Liz. "Lamson Ranch." 2013.
Cole, Melissa and Elizabeth O'Brien. "Beeks, Silas Jacob N., House." 1984.
Dennis, Michelle. "Federal Relief Construction in South Dakota, 1929-1941," Multiple Property Documentation Form. 1998.
Gallagher, Mary, et al. "Barns of Linn County, Oregon, 1846-1946," Multiple Property Documentation Form. 1998.
Hartwig, Paul and D.W. Powers III. "Sam Brown House." 1974.
Hartwig, Paul. "Dibble (Horace C.) House." 1974.
Hartwig, Paul. "Locust Farm or McCarver, Morton Matthew, House." 1973.
Hartwig, Paul and D.W. Powers III. "Watson (James) House and Barn." 1974.
Unknown author. "Early French-Canadian Settlement, Marion County, Oregon," Multiple Property Documentation Form. 1991.
Walton, Elisabeth. "Lee (Jason), House." March 1973.

United States, Donation Land Act of 1850. <http://www.ccrh.org/comm/cottage/primary/claim.htm> Retrieved September 2011.

United States General Land Office. Maps and Surveyor's Notes. Bureau of Land Management General Land Office Records website. <http://www.glorecords.blm.gov> Accessed January-May, 2013.

United States Government. "Organic Laws of Oregon," as published in *Oregon Spectator* Volume 1, Number 1 (February 5, 1846).

United States Library of Congress, Prints and Photographs Division. "Historic American Buildings Survey." <http://memory.loc.gov/ammem/collections/habs_haer/> Accessed January-May-2013.

Unruh, John D. Jr. *The Plains Across: The Overland Emigrants and the Trans-Mississippi West, 1840-1860.* Urbana: University of Illinois Press, 1979.

Upton, Dell and John Michael Vlach. *Common Places: Readings in American Vernacular Architecture.* Athens, Georgia: University of Georgia Press, 1986.

Vaughan, Thomas and Virginia Guest Ferriday, eds. *Space Style and Structure: Building in Northwest America.* Portland, Oregon: Oregon Historical Society, 1974.

Walling, Albert G. *Illustrated History of Lane County, Oregon.* Portland, Oregon: A.G. Walling, 1884.

-------. *History of Southern Oregon comprising Jackson, Josephine, Douglas, Curry and Coos Counties...* Portland, Oregon: A.G. Walling, 1884.

Whiffen, Marcus. *American Architecture Since 1780, A Guide to the Styles.* Cambridge, Mass.: MIT Press, 1992.

Williams, Edgar. *Illustrated Historical Atlas Map of Marion and Linn Counties, 1878.* Reprinted by Marion County Historical Society and Friends of Historic Albany, 1976 and 1981.

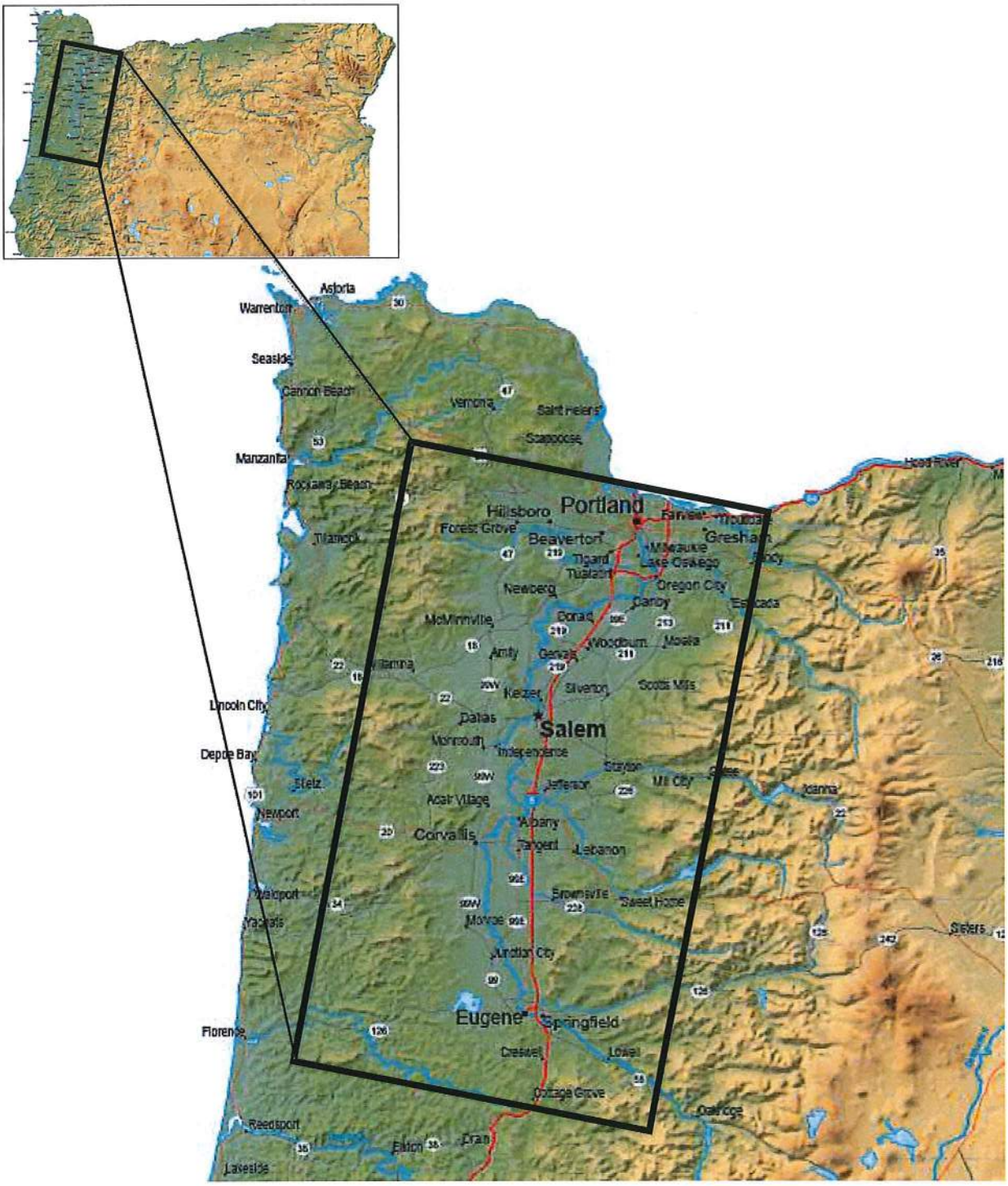


Figure 1. Topographic map of the State of Oregon, with the Willamette Valley roughly outlined.

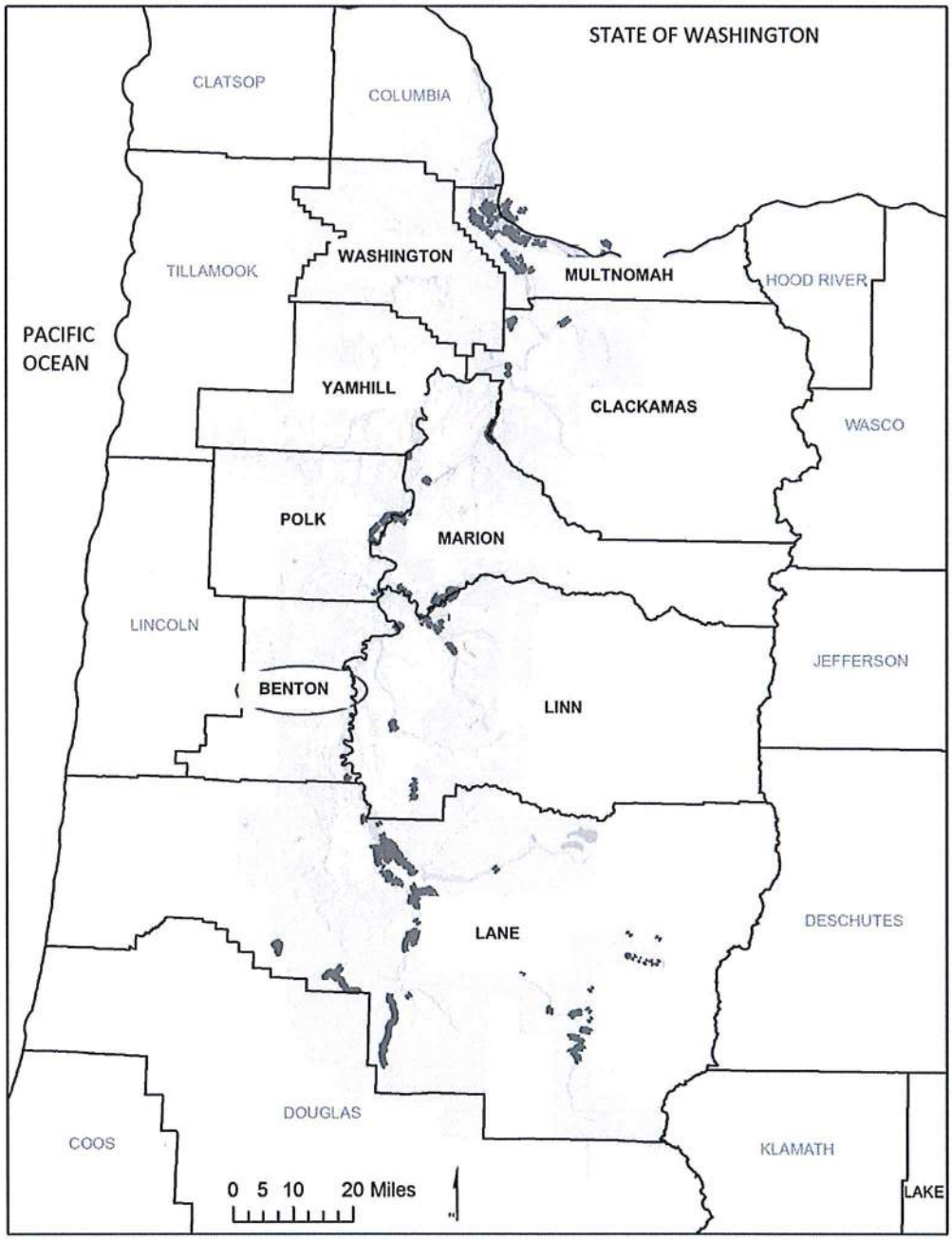


Figure 2. Map with nine subject counties labeled in **BOLD**.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Supporting Information Page 63

Not Applicable
Name of Property
Multiple Willamette Valley Counties, Oregon
County and State
Settlement-era Dwellings, Barns and Farm Groups of the Willamette Valley
Name of multiple listing (if applicable)

Figure 3. Detail of 1841 Wilkes Map of Oregon Territory.
http://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~24331~890027:Map-of-the-Oregon-Territory-by-the-

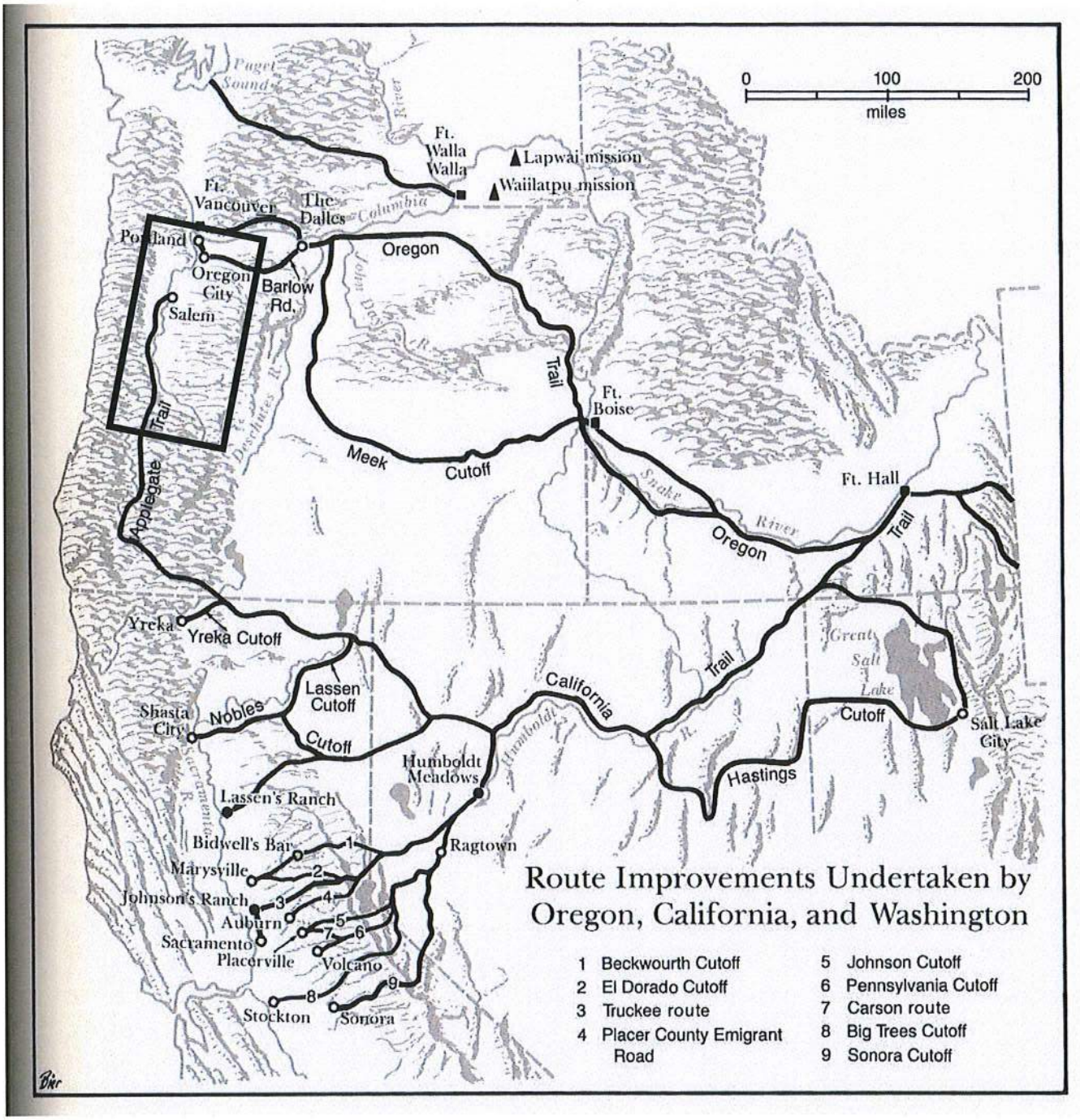
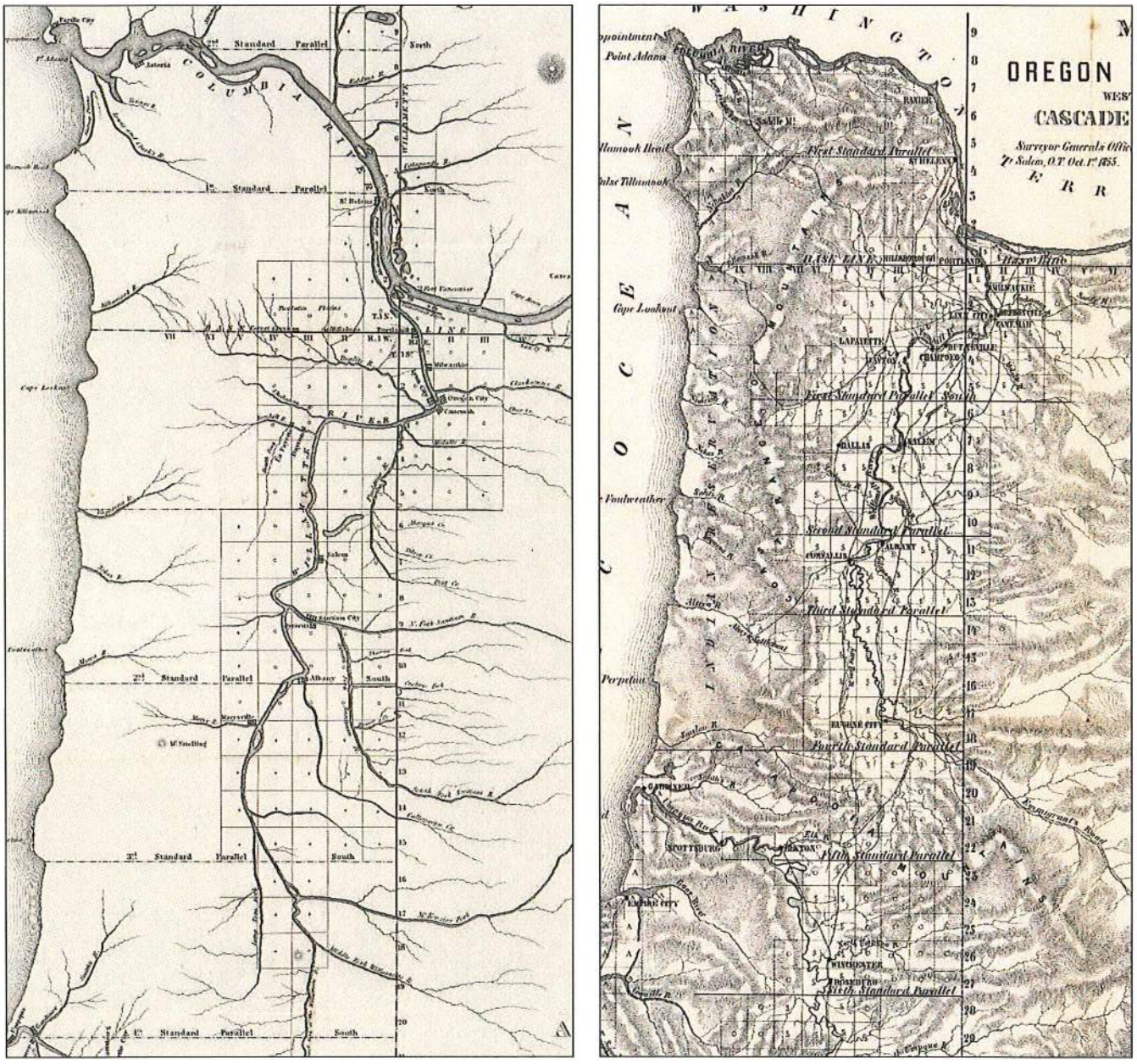


Figure 4. Map of Oregon Trail and subsequent routes, with Willamette Valley indicated.



Figures 5 and 6. Left: 1851 U.S. General Land Office survey map of Oregon.
Right: 1855 U.S. General Land Office survey map of Oregon.
http://www.davidrumsey.com

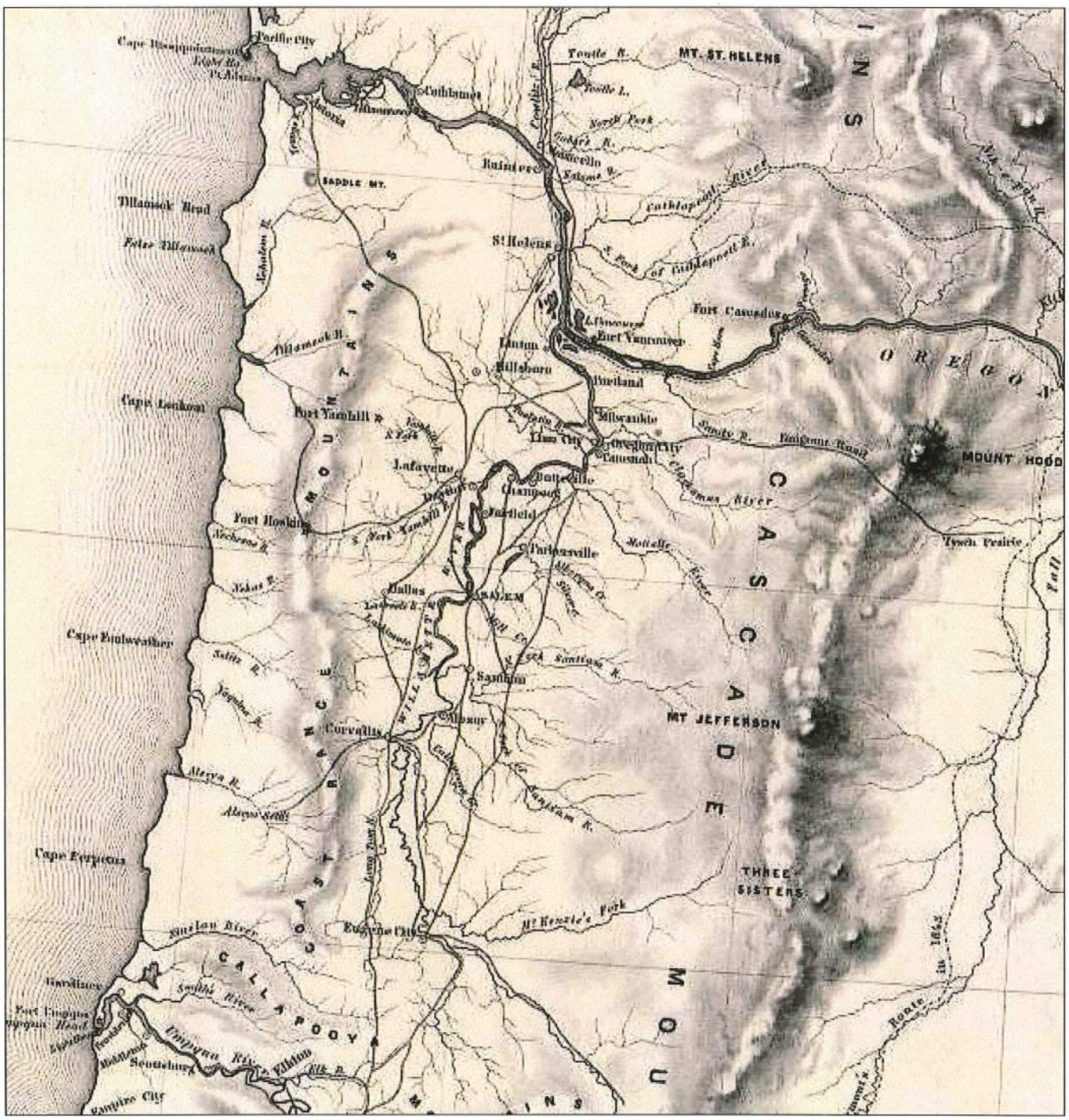


Figure 7. Detail of 1859 Map of Oregon and the Washington Territory by U.S. War Department/Department of Oregon.
http://www.davidrumsey.com

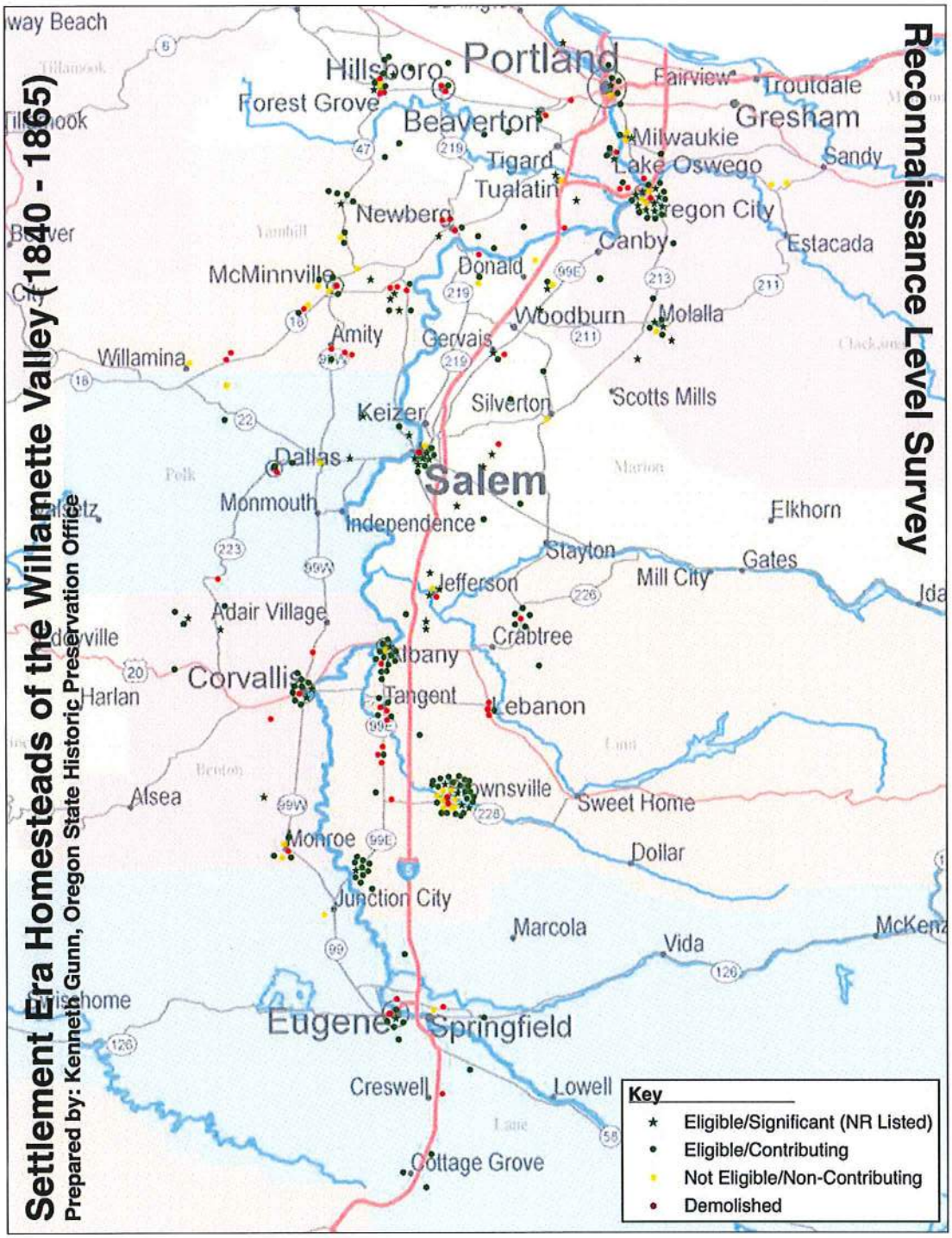


Figure 8. Distribution map of surveyed resources, 2013.
Courtesy Kenny Gunn/Oregon State Historic Preservation Office.

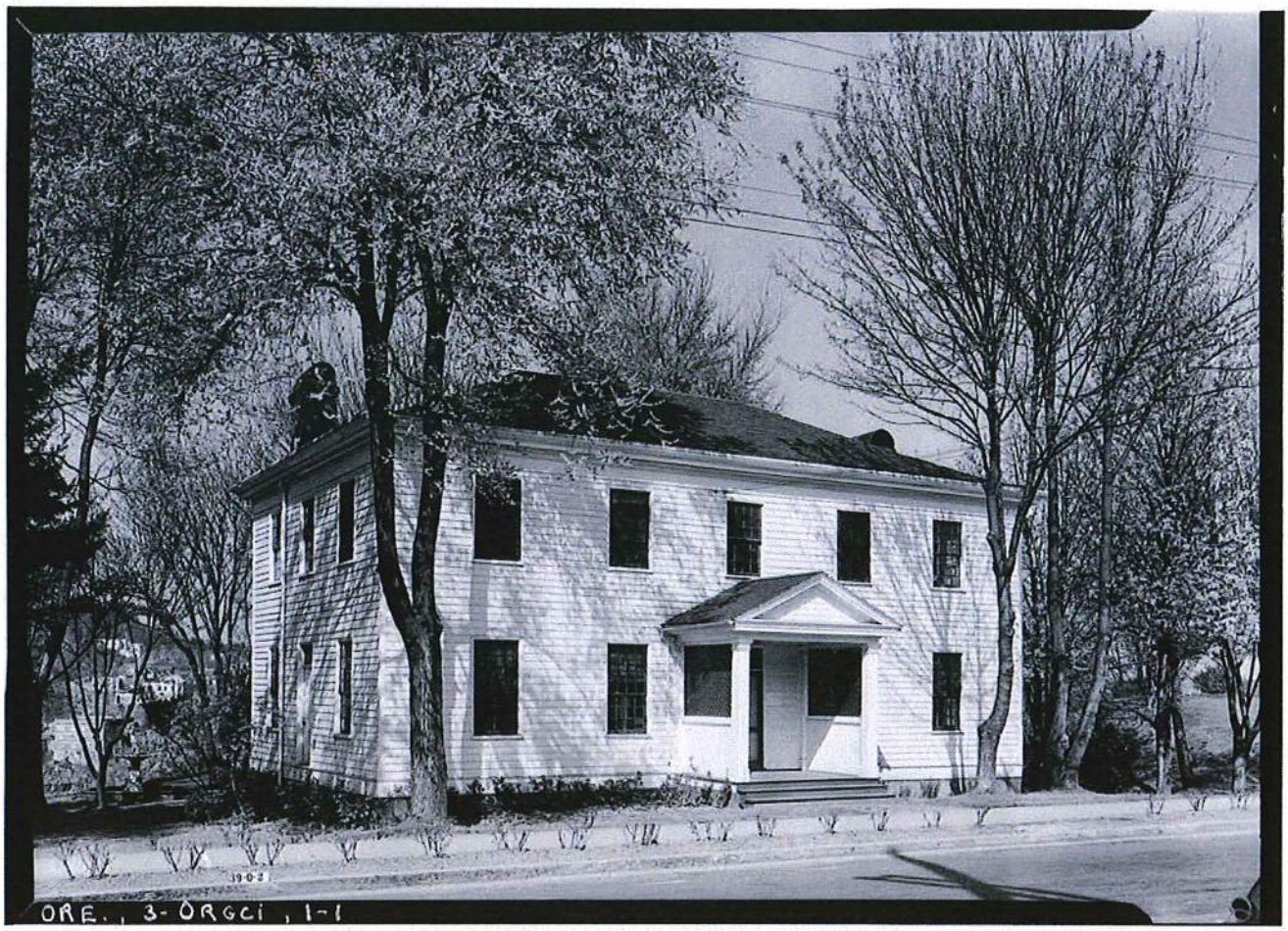


Figure 9. Dr. John McLoughlin House, built 1846 in Oregon City, Clackamas County. Image courtesy Historic American Building Survey.

Figure 10. George Cooley House, circa 1850, Brownsville, Linn County.
Photo courtesy of author.

Figure 11. Sam Brown House, 1856, Gervais, Marion County.
Image courtesy of author.

Figure 12. James and Mary Watson House, 1852, Kings Valley, Benton County. Image courtesy Historic American Building Survey.

Figure 13. Charles Gaylord House, circa 1857, in Corvallis, Benton County. Photo courtesy Oregon State Historic Preservation Office (Kenny Gunn).

Figure 14. David McCully House, 1865, in Salem, Marion County.
Photo courtesy Oregon State Historic Preservation Office (Kenny Gunn).

Figure 15. George L. Curry House, circa 1865 in Portland, Multnomah County.
Photo courtesy Chris_G_OR (Flickr) http://www.flickr.com/photos/29577264@N03/3062457365/sizes/m/

Figure 16. Side-opening, or "English" barn, c. 1848, James Watson Farmstead, Benton County. Photo by author.

Figure 17. End-opening barn, c. 1861, Propst Farmstead, Linn County. Photo by author.

Figure 18. Bank barn, c. 1860, James Edwards Farmstead, Benton County.
Photo by Kenny Gunn.