

City of Cottage Grove
“Northwest Neighborhood” Intensive Level Survey
Final Report to Historic Preservation Committee
2020

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For

City of Cottage Grove, OR
Historic Preservation Committee

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Thanks to the property owners who graciously allowed full access for survey work.

Thanks to Amanda Ferguson of the City of Cottage Grove for her service and dedication.

Thank you to the members of the Cottage Grove Historic Preservation Committee.

Oregon SHPO Intensive Level Survey Requirements

According to the guidelines of the Oregon State Historic Preservation Office (SHPO) an intensive level survey should be designed to “provide a high level of documentation for specific historic resources.” Conducting an ILS can be appropriate for:

- Further documentation to either determine, or aid in the determination of eligibility for local historic registers, or the National Register of Historic Places.
- Documentation for potential designation of individual resources.
- Documentation for potential designation of historic districts.
- Documentation for potential multi-property designations.
- Compliance-driven documentation. Applicable when a potentially historic resource lies within a project area.

Elements common to or required to be included in an intensive level survey report include photographs, documentation of individual resources in current or previous locations, measured drawings including site sketches, floor plans, and/or footprint sketches and records of previous research and/or nominations. Evaluations of individual resources address multiple elements including:

- Original use.
- Building placement and location.
- General characteristics.
- Unique and specific features.
- Construction material.
- Important decorative elements.
- Interior elements that contribute to the resource character, if applicable.
- Number and type of outbuildings or additional associated buildings.
- Important features of the immediate environment.

Project Introduction

Evan West LLC engaged with the City of Cottage Grove, Oregon under the direction of Amanda Ferguson in June 2020 to complete an intensive level survey of five pre-selected buildings in the Cottage Grove Northwest Neighborhood. The intensive level survey was undertaken to enhance existing documentation of the potentially historic assets of the Cottage Grove Northwest Neighborhood, sometimes referred to as the McFarland Butte or Mt. David neighborhood. Resources were considered for the potential for individual listing in the National Register of Historic Places, as well as multi-property designation. Recommendations for potential eligibility and next steps are made in the evaluation of each individual resource, as well as in summary at the conclusion of this report.

Survey Boundary and Justification

The properties chosen for survey were selected by the City of Cottage Grove in coordination with the Cottage Grover Historic Preservation Committee. The properties surveyed were identified as having potential historic quality and integrity, making them leading candidates for the potential expansion of historic preservation and designation in Cottage Grove of residential neighborhoods and buildings. Intensive level surveys are foundational to the subsequent processes of individual, multi-property, or historic district nominations.

Survey Methodology

Background research was conducted electronically, including a review of data from the Lane County Assessor's Office. Library archives were consulted for review of Sanborn Maps, Cadastral Survey Maps, and others. Physical research in museums, archives and libraries was limited due to ongoing closures caused by the COVID 19 Pandemic. Completing determinations

of eligibility and crafting National Register of Historic Places nominations will require additional physical research when conditions allow.

Field surveys were conducted throughout 2020 by Evan West of Evan West LLC. Evan West is an experienced surveyor and architectural historian who exceeds the Secretary of the Interior qualifications in both history and architectural history. Data types collected were those required in the Guidelines for Historic Resource Surveys in Oregon (2011). Once survey data was collected, properties were initially evaluated for eligibility in the National Register of Historic Places based on property age (minimum of 50 years required,) integrity, and the professional judgement of the surveyor.

Previous documentation

A reconnaissance level survey of the northwest neighborhood was conducted in 2006. Documentation from this survey, and a subsequent historic district nomination was consulted. Two individual properties were confirmed by the intensive level survey to have potential eligibility for nomination to the National Register of Historic Places.

Setting

Historic Background

Native American settlement in the Cottage Grove area included multiple tribes and nations but was majority Calapooya. White settlement in the area began in earnest circa 1850. The Applegate Trail ran from southern Oregon to Cottage Grove following the banks of the Coast Fork of the Willamette River. Credited as the first non-Native settler of the area, James Chapin arrived and built a home just south of the current city in approximately 1847. The first plat of the growing city was filed in 1869 by Harvey Hazelton. The city was named Cottage Grove when the southern Lane County post office was relocated from within a grove of oak trees in the present-day town of Creswell, Oregon.

The arrival of the first railroad to Cottage Grove, the Oregon and California Railroad in 1871, is commonly credited as the impetus behind the first major growth of the city. The industrial development of the city centered primarily around the location of the depot at what today is East Main Street. Lumber and nearby gold mining at the Bohemia Mine supplied the primary industry to Cottage Grove the 1920s, with goods transported to and from the city by regional and short line railroads.

Construction of the Pacific Highway began under the direction of Governor Oswald West in 1913. In 1926, the highway was incorporated into U.S. Highway 99. The original route of Highway 99 traversed the eastern edge of the Willamette River, but just as the downtown area of Cottage Grove shifted, so did the highway. In 1940 the Pacific Highway was rerouted through Cottage Grove, causing a considerable shift in retail business away from Main Street. The once thriving downtown business district returned to prominence later as a designated historic district, drawing tourism to local shopping and dining alternatives.

The subject of the 2020 intensive level survey are five properties of the Northwest Neighborhood. The neighborhood is located to the northwest of the historic commercial center of Cottage Grove. It is at the base of Mount David, a butte that defines the northwestern edge of the city. Platting of the Northwest Neighborhood began in 1850 with the arrival of the McFarland family, and ran through the 1950. The neighborhood has previously been identified as significant to the city as an example of community planning, development, and historic architecture.

The greater neighborhood has been described as “stylistically diverse, exhibiting the full range of stock housing patterns and architectural trends that were influencing building... throughout the neighborhood’s 60[plus] year build-out.” The styles identified by a 2006 RLS of the Northwest Neighborhood were listed as “predominantly traditional and vernacular examples of American architecture, with some specific Pacific Northwest and Oregon elements.” The range of architectural styles is unified by the modesty of buildings constructed to match the general style of what would elsewhere be more visually impressive architecture but is representative in Cottage Grove of the creations of “pioneer farmers, lumber workers, and miners from the across the country.” (Northwest Neighborhood Historic District Nomination).

Present-Day

The Northwest Neighborhood lies to the west of the downtown core of the City of Cottage Grove, across the Coast Fork of the Willamette River which bisects the city (figure 3). It has been noted in previous evaluations and documentations that the Northwest Neighborhood retains a degree of character and integrity unique to the residential neighborhoods of the city. According to the Historic District Nomination “the street pattern, alley alignment, and planting plan have remained constant” (Northwest Neighborhood Historic District Nomination).

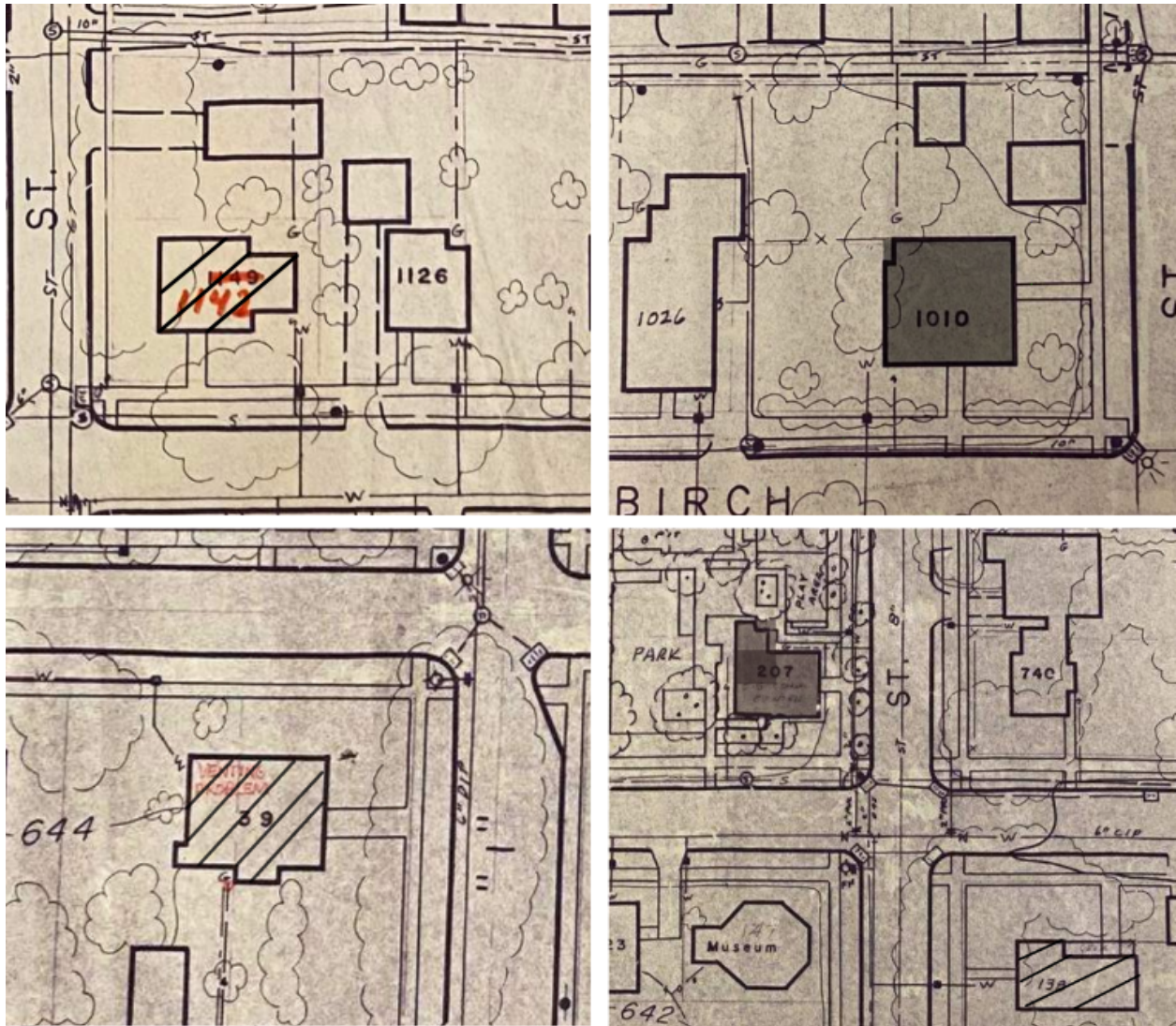


Figure 1. Survey Map, annotated. 1985 building footprint map. Clockwise from top left: 1142 Ash Avenue, 1010 Birch Avenue, 207 H Street, 138 H Street and 39 I Street.

Solid shading denotes eligible or potentially eligible.
 Hatching denotes non-eligible.
 No marking denotes non-evaluated building(s).

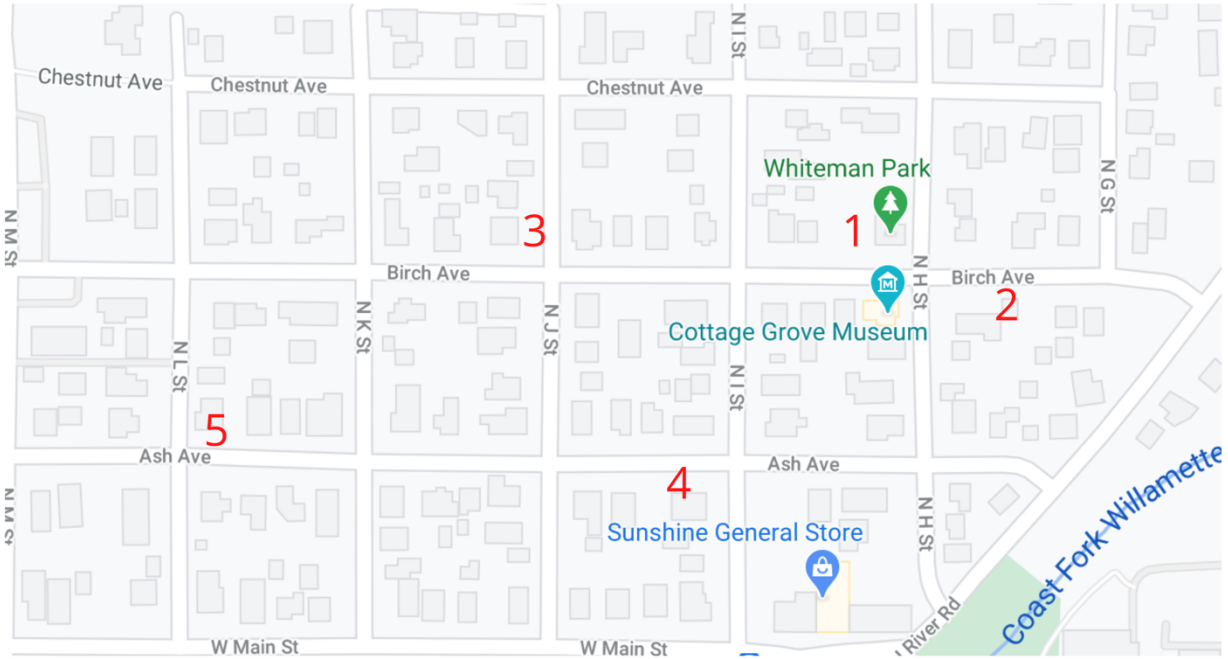


Figure 2. Numbered Historic Resource/Asset Map. See Table 1 for Corresponding Information.

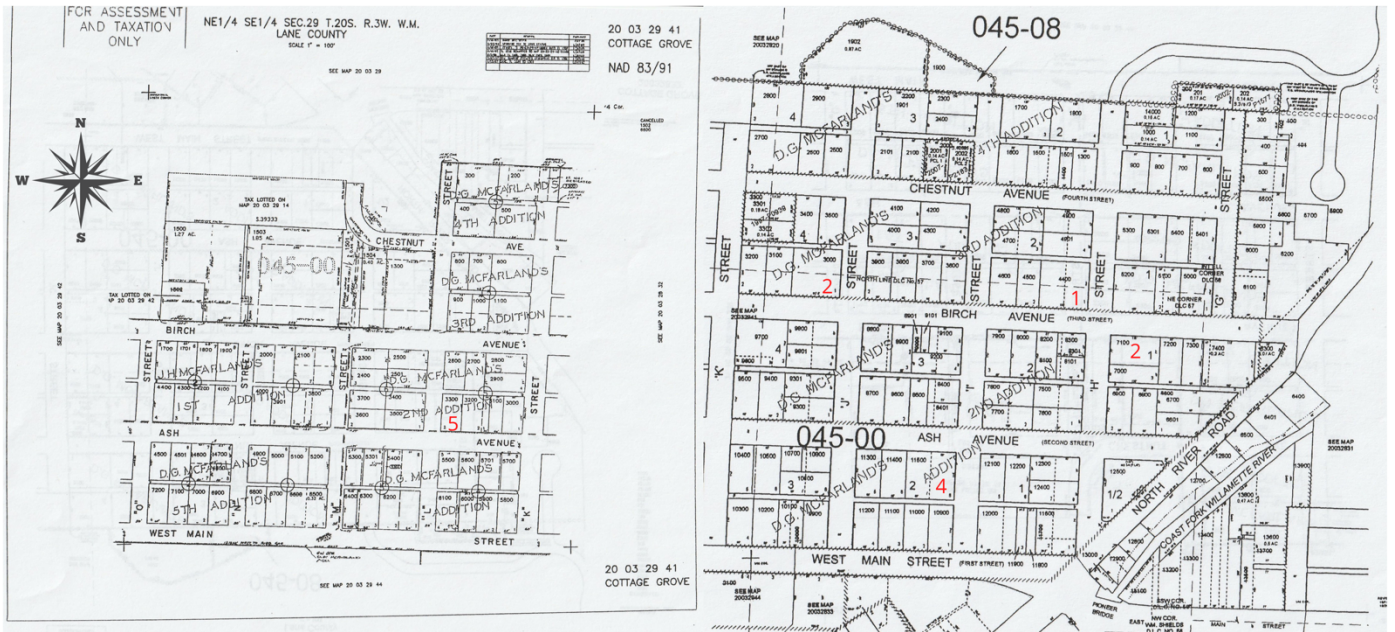


Figure 3. Lane County Assessor Tax Lot Maps, Annotated. See Table 1 for Corresponding Resource Numbering.

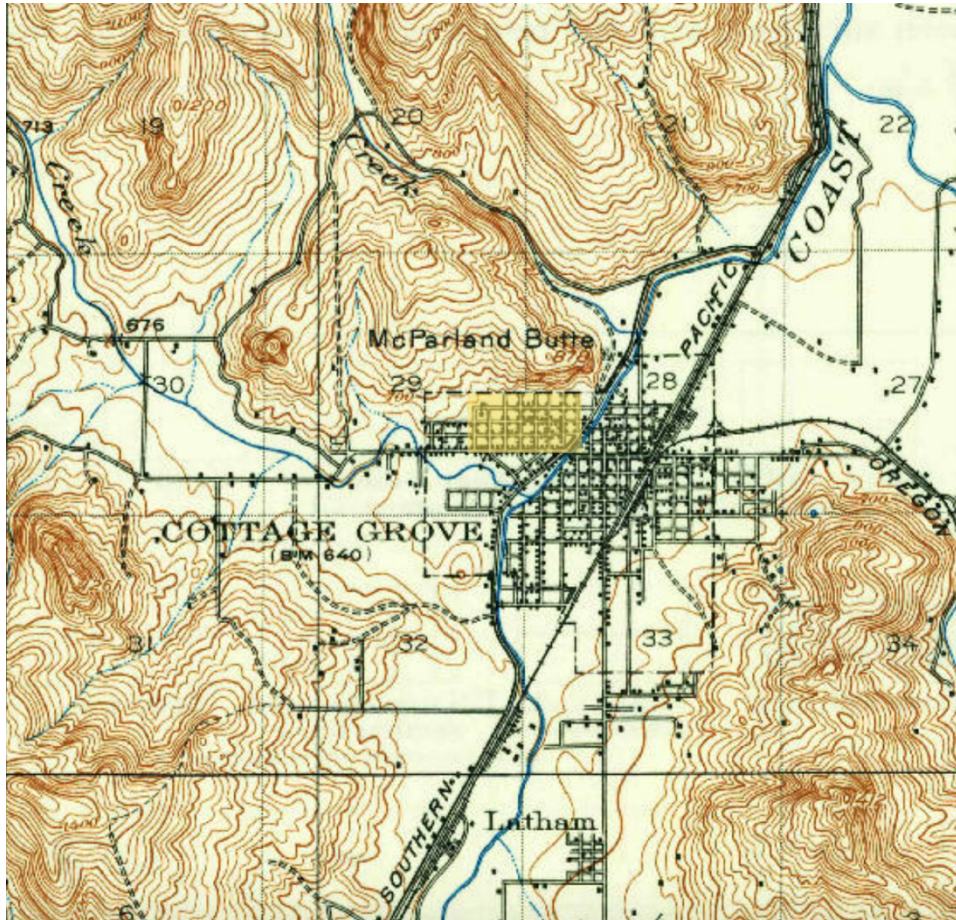


Figure 3. 1921 USGS Cottage Grove Quadrangle Topographic Map with Northwest Neighborhood Highlighted.

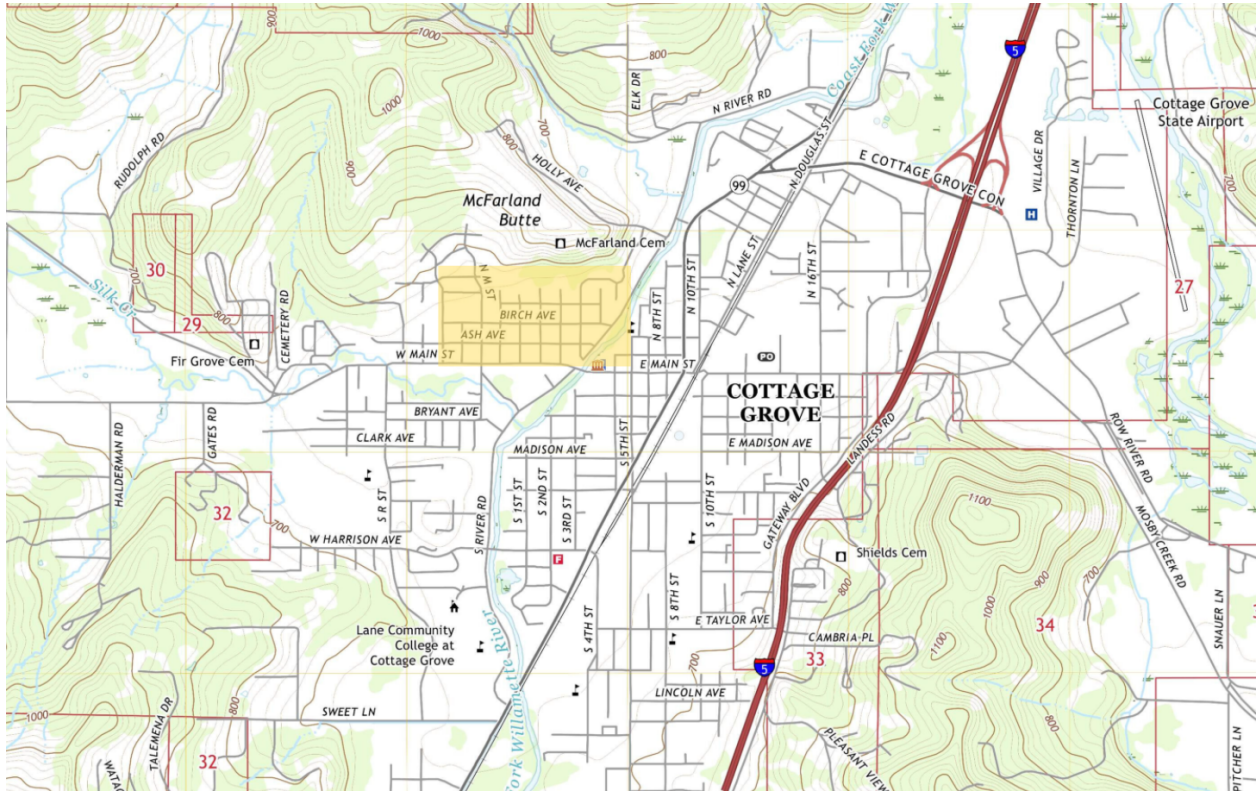


Figure 3. 2020 USGS Cottage Grove Quadrangle Topographic Map with Northwest Neighborhood Highlighted.

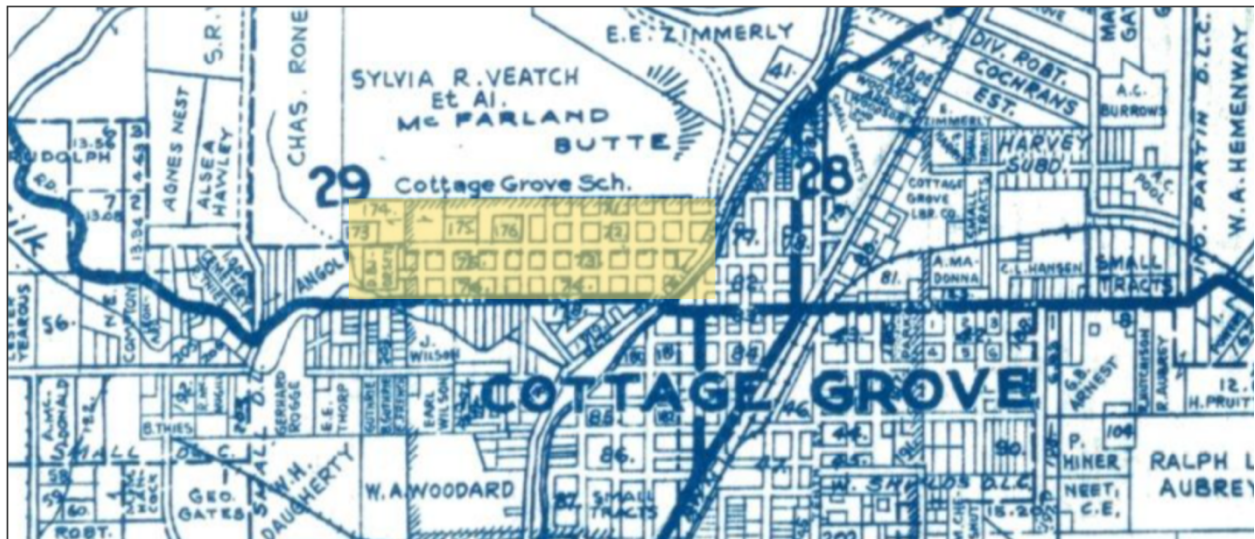


Figure 4. 1958 Metsker Map of Cottage Grove with Northwest Neighborhood Highlighted.



Figure 5. 1968 Metsker Map with Northwest Neighborhood Location Highlighted.

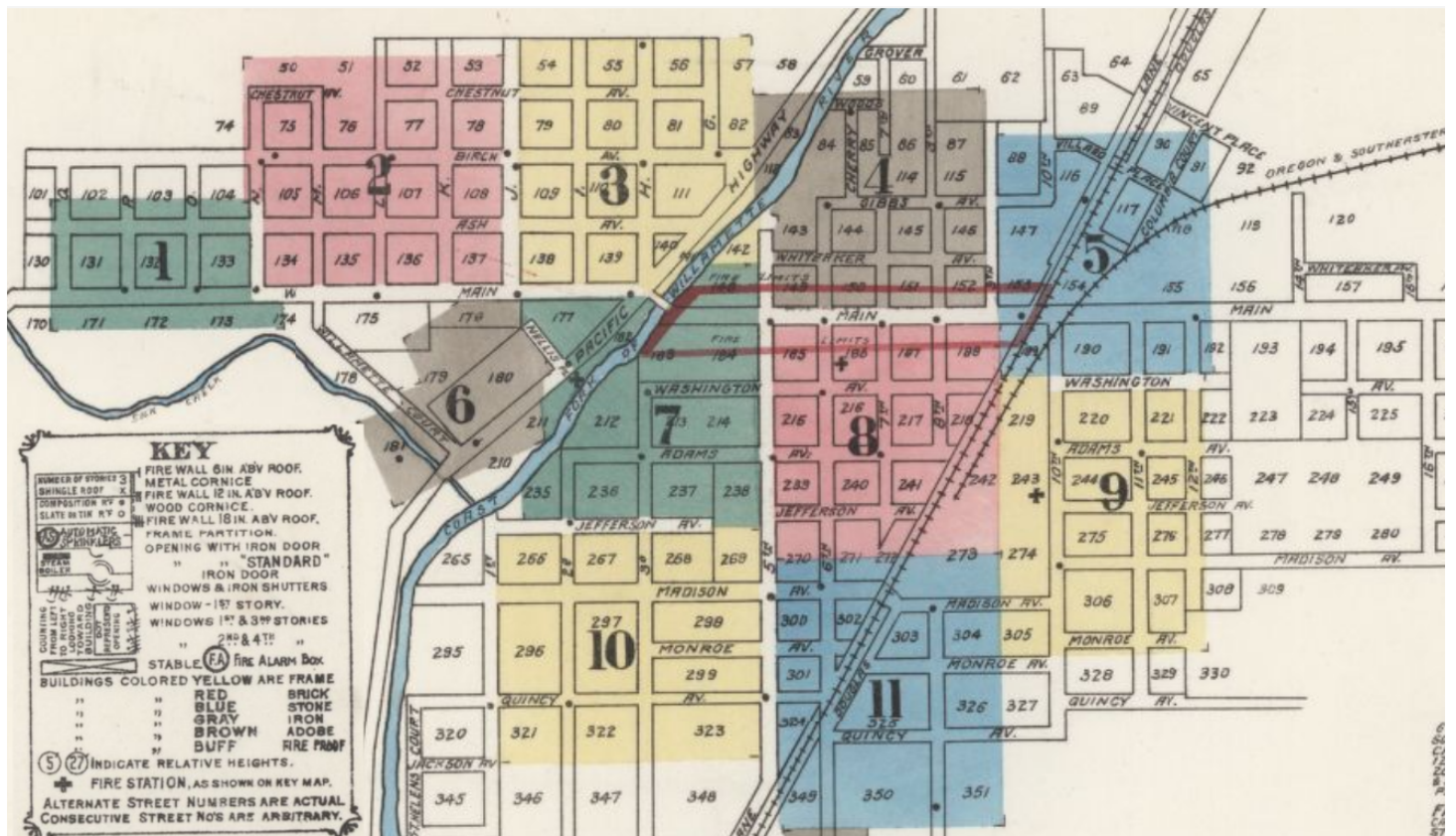


Figure 6. 1912 Sanborn Fire Insurance Map of Cottage Grove, Oregon. The Northwest neighborhood corresponds approximately with numbered sections 2 and 3.

Table 1. Architectural Resources Summary

Map ID	Address, Tax Lot, Township and Range	National Register Status and Recommendation	Photo(s) of Resource
1	207 N H Street Tax Lot: 2003283204400 T20S R03W	Not Listed Potentially Eligible Criteria A-C	
2	138 N H Street Tax Lot: 2003283207100 T20S R03W	Not Listed Not Likely to be Considered Eligible Compromised Integrity	
3	1010 Birch Avenue Tax Lot: 2003283203000 T20S R03W	Not Listed Potentially Eligible Criteria A- C	
4	39 I Street Tax Lot: 2003283211500 T20S R03W	Not Listed Not Likely to be Considered Eligible Compromised Integrity	
5	1142 Ash Avenue Tax Lot: 2003294103300 T20S R03W	Not Listed Not Likely to be Considered Eligible Compromised Integrity	

* Red highlighting indicates property potentially eligible for listing in National Register of Historic Places.

207 H Street

Address	207 N H Street Cottage Grove, OR 97424	TR & Tax Lot	T20S R03W 2003283204400
Date of Construction	Assessor Listed 1890	Original Use	Single-Family Residential
Architectural Style	American Vernacular with Elements of Queen Anne and Folk Victorian	Present Use	Offices and Library of Cottage Grove Museum

The building at 207 H Street is a two-story structure, built in a vernacular style incorporating recognizable elements of the Queen Anne and Folk Victorian styles. The building retains the feeling of a single-family residence but is currently in use as the office and library space of the Cottage Grove Museum.

The wood framed building is uniformly clad in horizontal lapped board siding. The building consists of three intersecting side-gabled sections. A covered porch runs the length of the center section of the building, sitting at the west end facing H Street. A second covered porch on the second-story rests immediately above it. Wooden window framing and sashing appears to be consistent throughout. Windows are primarily fixed, or single hung sliding. A single brick chimney extends from east-facing roof slope of the centermost section of the building. Roofing is covered by light grey composition shingle throughout.

The building is surrounded by an abandoned community park. There is extensive open grass space, as well as concrete and asphalt pads that were reported anecdotally to have once supported picnic shelters, a basketball court, and other community park infrastructure. A sign in front of the building at Birch Avenue identifies the property as Whiteman Park. Neighbors report that the parks namesake was the mayor of Cottage Grove at the time of the original construction of the community park.

Known Building History

The building at 207 H Street is currently in the ownership of the City of Cottage Grove, serving as the office and archives building of the Cottage Grove Museum. The building was originally constructed to serve as the private residential dwelling of Alvin and Emma Brewer and their four children. The building retains the exterior character of residential-domestic function. From 1934-1953 the building was home to the Zimmerly Family, founding business partners of the Hidden Valley Golf Course. In 1953 the Veley family became the last private owners of the building. The family reportedly relocated from Drain, Oregon so that their son could attend Cottage Grove High School (Quinn). The house was bequeathed to the City of Cottage Grove following Gilbert Veley's death. Because of this donation, the building is frequently referred to by the Cottage Grove community today as "The Veley House."

After being gifted to the City of Cottage Grove, the building was leased by the Cottage Grove Genealogy Society for use as a records library. Anecdotal reporting suggests that the Genealogy Society ended their lease when their needs exceeded the available storage space in the building. At an unverified date(s) thereafter, the Cottage Grove Museum began leasing the building from the city for use as a library and archives material storage space.

Summary and Recommendation

The intensive level survey is neither a formal determination of eligibility nor a nomination to the National Register of Historic Places. Additional research and completion of a determination of eligibility (DOE) is needed to confirm the potential eligibility of any property. Based on the information gathered for the intensive level survey alone, it does appear likely that the building at 207 H Street – alternatively known as the Veley House – is a potential candidate for nomination to the National Register of Historic Places.

The building retains integrity of location. No information was found to suggest that the structure has been relocated or had its footprint substantially altered, as is seen in the case of the neighboring 138 N H Street. The building retains integrity of feeling, offering the outward appearance of a single-family residence built in the vernacular style common to the northwest neighborhood. The building visually conveys the age of neighborhood, the architectural movement to build localized versions of more ornate housing common to the native communities of the blue-collar workers that populated Cottage Grove early in the city's development. These characteristics most nearly meet criteria A and C of the National Register for Historic Places. As a publicly owned and operated building, a nomination of the Veley House will also bypass Oregon requirements for owner consent to designation of private property. Additional research and reporting is needed on the topics of the construction, life of, and subsequent abandonment, of Whiteman Park.

138 N H Street

Address	138 N H Street Cottage Grove, OR	TR & Tax Lot	T20S R03W 2003283207100
Date of Construction	Assessor Listed 1900	Original Use	Single family residential
Architectural Style	American vernacular with elements of Queen Anne.	Present Use	Single family residential

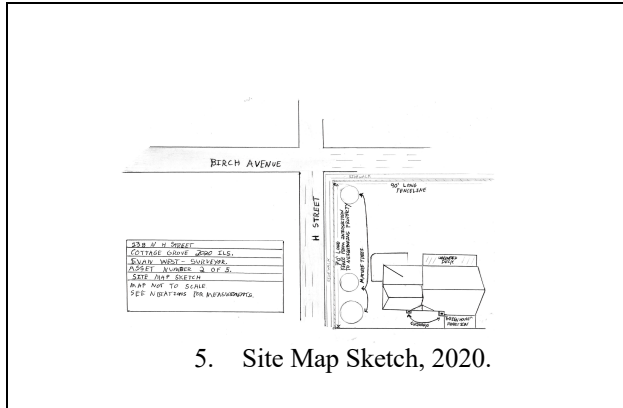
The private residential dwelling at 138 N H Street is a two-story building with multiple intersecting rooflines and multiple building segments of various style and architectural influence. The building has previously been described as displaying identifiable features of Queen Anne architecture, including the curvilinear roofline that creates a covered front porch and the colonnades that support it. The original construction of the building ends at the intersection of the 1 and ½ story side gabled structure with the two-story intersecting gabled structure that features the curvilinear roof. It is from the blend of architectural styles and periods of construction that this survey recommends the use of the term American vernacular to better encompass all possible descriptions of the building.

The wood-framed structure is uniformly clad in horizontal board siding. A deck constructed of synthetic material extends to the north along the length of the single-story addition that intersects with the original structure. To the south end of the 1 and ½ story addition, an enclosed space designed to function as a greenhouse or solarium is visible. This was reported to be an enclosure undertaken by the current owners of the building who have maintained ownership of the property since 1966. Window style and material is visually uniform but appears to include vinyl and other synthetic materials in framing and sashing. Windows are primarily fixed, or 1:1 sliding in design. A single porthole style window is visible on the north-facing façade. Roofing is uniformly clad in light grey composite shingle. Two cement block chimneys are visible on the south-facing façade of the building.

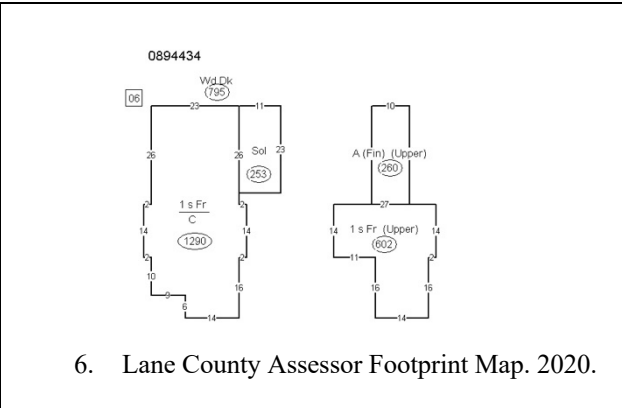
Multiple outbuildings are scattered across an adjacent annexed lot. Neither the lot nor outbuildings are considered potentially historic and as such they were not evaluated in the course of the survey of the potentially national register eligible residential building. The boundary of the potentially eligible and evaluated building is delineated by the Lane County Assessor's footprint map (table 3 figure 6.)

Table 3. 138 N H Street Photos and Documentation

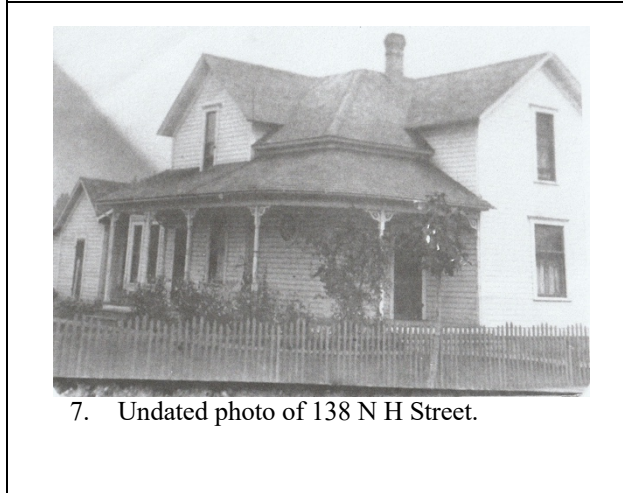
 <p>1. View to Southeast from H Street. 2020.</p>	 <p>2. View to south from Birch Avenue. 2020.</p>
 <p>3. View to Southwest from Birch Avenue. 2020.</p>	 <p>4. View to Northeast from H Street. 2020.</p>



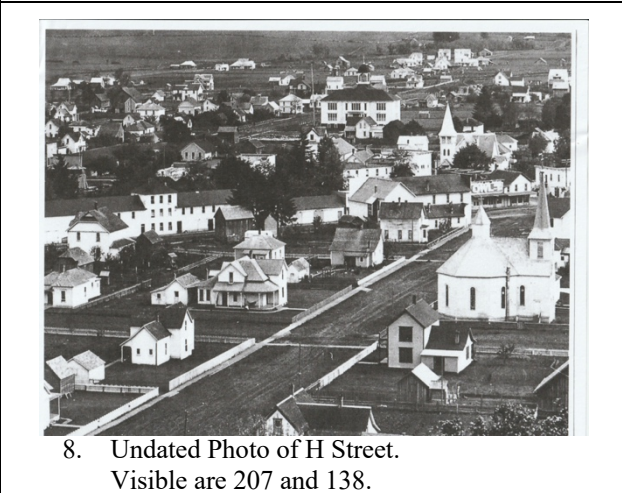
5. Site Map Sketch, 2020.



6. Lane County Assessor Footprint Map, 2020.



7. Undated photo of 138 N H Street.



8. Undated Photo of H Street. Visible are 207 and 138.

Known Building History

The single-family residence at 138 H Street has incurred significant growth and alteration over time, likely beginning with its rotation from a north to west facing orientation at an unknown date between 1903 and 1907. The circular porthole style window in the north-facing wall is reported to be original. The most notable confirmed resident of the house was Charles Edward Jones who would become the city postmaster (Friends of Mt. David).

Summary and Recommendation

The intensive level survey is neither a formal determination of eligibility nor a nomination to the National Register of Historic Places. Additional research and completion of a determination of eligibility (DOE) is needed to confirm the potential eligibility of any property.

Based on the information gathered for the intensive level survey alone, it does not appear likely that the building at 138 N H Street is individually eligible for listing in the National Register of Historic Places.

Numerous additions and expansions of the building and its footprint have been documented. These include the construction of a fully integrated addition to the east, fronted by a deck constructed of synthetic material, as well as the enclosure of a space to the south end of the building to serve as a greenhouse or solarium. Additionally, the building retains only a moderate degree of integrity of location, having been reportedly been rotated so that the original front entrance doorway is presently facing H Street, where the historic position was reportedly facing Birch Avenue. Although the building does convey clear elements of Victorian style and has some association with local figures and the development of the northwest neighborhood, it is the recommendation of the surveyor that the losses to integrity have likely rendered the building ineligible for listing on the National Register of Historic Places.

1010 Birch Avenue

Address	1010 Birch Avenue Cottage Grove, OR 97424	TR & Tax Lot	T20S R03W 2003283203000
Date of Construction	Assessor Listed 1915	Original Use	Single-Family Residence
Architectural Style	American Vernacular with Elements of Italianate and American Foursquare	Present Use	Single-Family Residence

The primary building at 1010 Birch Avenue is a two-story residential dwelling.

Stylistically the building incorporates identifiable elements of the American Foursquare and Italianate architectural styles. As with the previously evaluated properties of this survey, the term American vernacular has been applied to describe the ways in which these styles have intersected to create the unique structures of the Cottage Grove northwest neighborhood. An accessory dwelling unit (ADU) attached to a carport mirrors the style, materials, and color pattern of the primary residential building on the tax lot. The garage and ADU building were not considered contributing structures and were not given additional evaluation for historic integrity as part of the intensive survey.

The primary residential structure is uniformly clad in lapped horizontal board siding. A covered porch extends the length of the building facing J street with a ¼ wrap to the elevation facing Birch Avenue. An enclosed porch rests immediately above the first level porch on the south-facing (Birch Avenue) elevation. With the exception of the kitchen extension on the north-facing elevation of the building, window materials appear to be original throughout the building. Windows are feature wood framing and sashing and are primarily fixed or single hung. Two windows feature artwork etched into the glass that appears to be original to the building. The kitchen extension features plastic bubble skylights and windows with synthetic framing and sashing. A single red brick chimney sits on the exterior of the west-facing elevation. The hipped

roof is covered in dark grey or light black composition shingle. A faux or decorative railing creates the appearance of a widows walk balcony at the roof peak.



1. View to west from North J Street. 2020.



2. View to north from Birch Avenue. 2020.



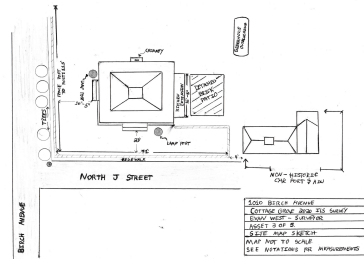
3. View to northeast from Birch Avenue. 2020.



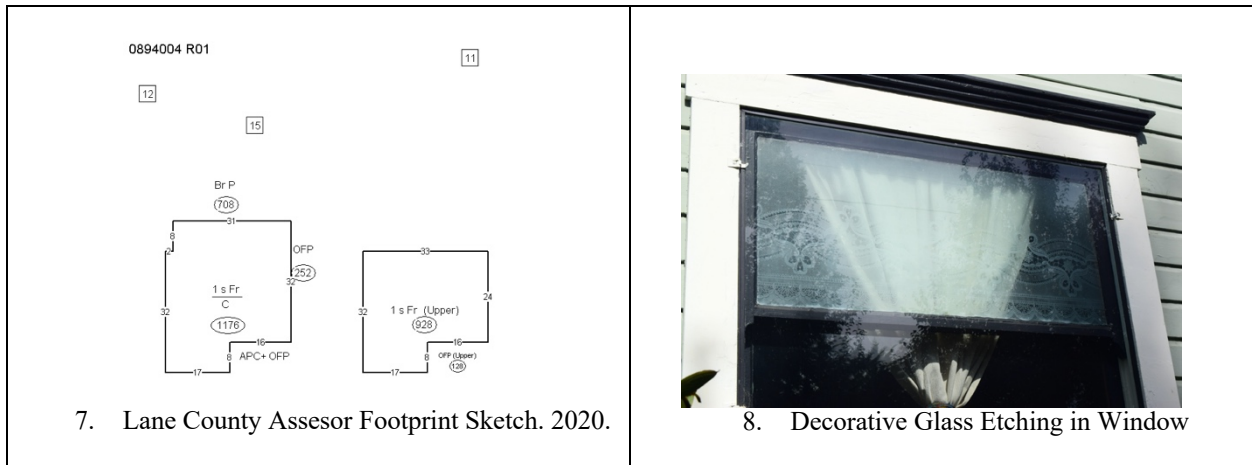
4. View to south from garden patio. 2020.
Kitchen extension with bubble skylights.



5. Garage and ADU Outbuilding. 2020.



6. Site Map Sketch. 2020.



Known Building History

The residential structure is reported to have been constructed by Michael Keibelbeck, a founding member of the Catholic church that previously occupied the octagonal building which today houses the Cottage Grove Museum. The exact relationship of Keibelbeck to the church is undetermined (Friends of Mt. David).

Summary and Recommendation

The intensive level survey is neither a formal determination of eligibility nor a nomination to the National Register of Historic Places. Additional research and completion of a determination of eligibility (DOE) is needed to confirm the potential eligibility of any property. Based on the information gathered for the intensive level survey alone, it is possible that the building at 1010 Birch Avenue is potentially eligible under Criteria A, B, and C. The building is associated with the early development of Cottage Grove and the Northwest Neighborhood, as well as the Catholic church that has previously been identified as historic. Additional research is needed to confirm the relationship of Michael Keibelbeck to the church. As an example of vernacular architecture incorporating notable elements of Italianate style, a case might be made that the building is eligible under Criteria C as an example of high architectural quality and the

work of local architects and builders. Primary losses to integrity are the extension of the kitchen to the north side of the building. This extension features plastic bubble skylights, synthetic window framing and sashing and alters the original footprint of the building.

39 N I Street

Address	39 I Street Cottage Grove, OR 97424	TR & Tax Lot	T20S R03W 2003283211500
Date of Construction	Assessor Listed 1893	Original Use	Single-Family Residential
Architectural Style	Queen Anne	Present Use	Single-Family Residence

The private residential building at 39 N I street is a two-story residential dwelling exhibiting distinctive elements of the Queen Anne architectural style. These elements include two pentagonal turrets at the south and west ends of the building, detailed scroll work, etched window artwork in the east-elevation turret and multi-shaped shingle siding. The wooden framed building is clad in a three-part mixture of horizontal lapped board siding sandwiched between multi-shaped wood shingle. Formed concrete steps lead to a covered porch that faces I Street. Windows throughout the building are horizontal fixed and single hung with multiple lites. Wooden framing and sashing were apparent on all windows except for those that were removed as part of ongoing renovation. The multiform roof of the building is covered in black composition shingle. A single metal vent pipe is visible at the south slope of the centermost roofline. A rectilinear shed outbuilding matches the primary residence in use of materials and paint color. The building is surrounded by extensive vegetation including mature trees at the sidewalks adjacent to Ash Avenue and I Street.

At the time of field evaluation in 2020 the building was undergoing extensive repair and renovation. Ongoing work was observed to include the replacement of windows, repair replacement and repainting of siding, and the removal of an exterior staircase that had previously provided access to the second floor of the building via the east-facing turret.



1. View to west from I Street. 2020.



2. View to north/northwest from I Street. 2020.



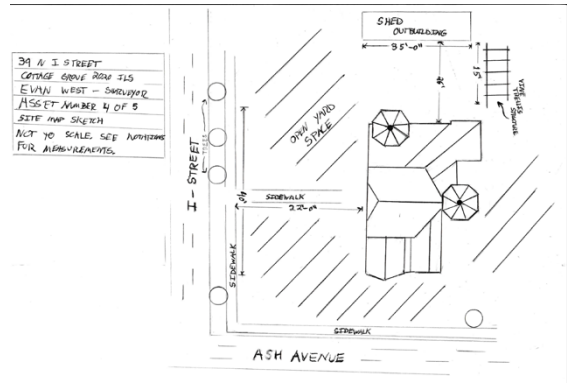
3. View to east from rear of property. 2020.



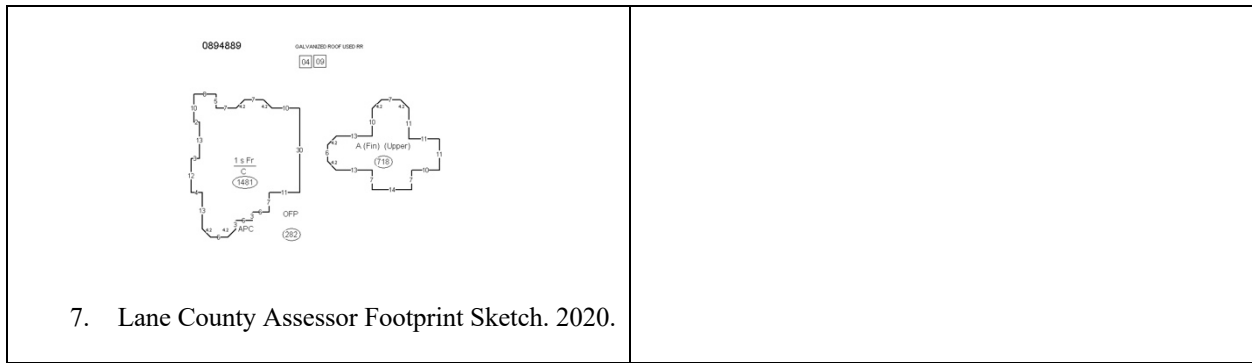
4. View to south from Ash Avenue. 2020.



5. Storage shed outbuilding. 2020.



6. Site Map Sketch. 2020.



Known Building History

The residential building at 39 I Street stands out among the resources included in this survey, for the known history of its occupants and uses. The building is reported to have been constructed by Mr. Crampton Jones and gifted to his son, J.I. Jones who was a local sawmill operator and the first mayor of Cottage Grove. The building was purchased by cousins of David McFarland in 1920 (Friends of Mt. David). This association is significant as McFarland was the creator of the original plat of the Northwest Neighborhood that exists largely intact in the present day. Furthermore, McFarland’s cousins, Frank and Elizabeth McFarland, utilized the building as a local maternity center for more than a decade beginning in the 1930s.

The building is known to have previously served in other commercial capacities, most recently as the office of a naturopathic medical practitioner. The building previously displayed a decorative stained-glass window facing I Street, which was rescued from the demolished First Baptist Church (Friends of Mt. David). This window was recently removed from the west-facing elevation, and the window opening was enclosed and covered with horizontal lapped wood siding to match the existing siding. This alteration was reportedly undertaken to restore elements of the buildings historic character. An evaluation of the effect of this restoration in accordance with the Secretary of the Interior’s guidelines for historic reconstruction and restoration should

be undertaken to determine the extent to which it has affected, or will affect, the historic integrity of the building.

Summary and Recommendation

The intensive level survey is neither a formal determination of eligibility nor a nomination to the National Register of Historic Places. Additional research and completion of a determination of eligibility (DOE) is needed to confirm the potential eligibility of any property. Based on the information gathered for the intensive level survey alone, it does not appear likely that the building at 39 N I street is individually eligible for listing in the National Register of Historic Places.

Although the building conveys obvious examples of Queen Anne architecture, extensive removal and replacement of windows, siding and other structural elements are known to have occurred. Additional research and a finding of effect (FOE) is needed to determine whether these alterations and restorations have negated the association of historic persons - including the first mayor of Cottage Grove – to the building. Additional research is needed to confirm the history of the building as a maternity center – including what alterations, if any, were undertaken to make the function as a birthing center possible.

1142 Ash Avenue

Address	1142 Ash Avenue Street Cottage Grove, OR 97424	TR & Tax Lot	T20S R03W 2003294103300
Date of Construction	Assessor Listed 1904	Original Use	Single-Family Residential
Architectural Style	TBD	Present Use	Single-Family Residential

The building at 1142 Ash Avenue is a two-story residential structure with multiple segments and two intersecting gabled rooflines. The wood framed building is clad in horizontal drop-lapped board siding. Concrete formed steps lead to a porch at the main entrance facing Ash Avenue which is supported by four square colonnades. The mixture of window types present in the building are fixed single lite, fixed multi-lite, and single hung. Most windows exhibit wooden framing and sashing, but windows in the multi-sided extension at the east end of the building (photo 3,) have been partially replaced and feature synthetic framing. Siding in the east-facing gable end of the second story consist of multi-shaped shingle, with decorative live-edged bargeboard. A single skylight and metal chimney pipe vent are visible on the slope of the east-facing roofline. A second metal chimney or vent pipe rests on the south facing slope of the second-story roof (facing Ash Avenue.) Roofing is covered with brown to light red composition shingle. A garage outbuilding matching the style and material of the primary residence sits to the north. The lot and primary residence are closely surrounded by mature trees to both the west and south.



1. View to northeast from intersection of North L St. and Ash Avenue. 2020.



2. View to east from North L Street. 2020.



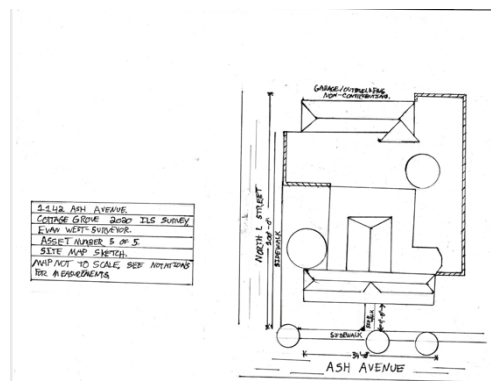
3. View to southwest from enclosed yard. 2020.



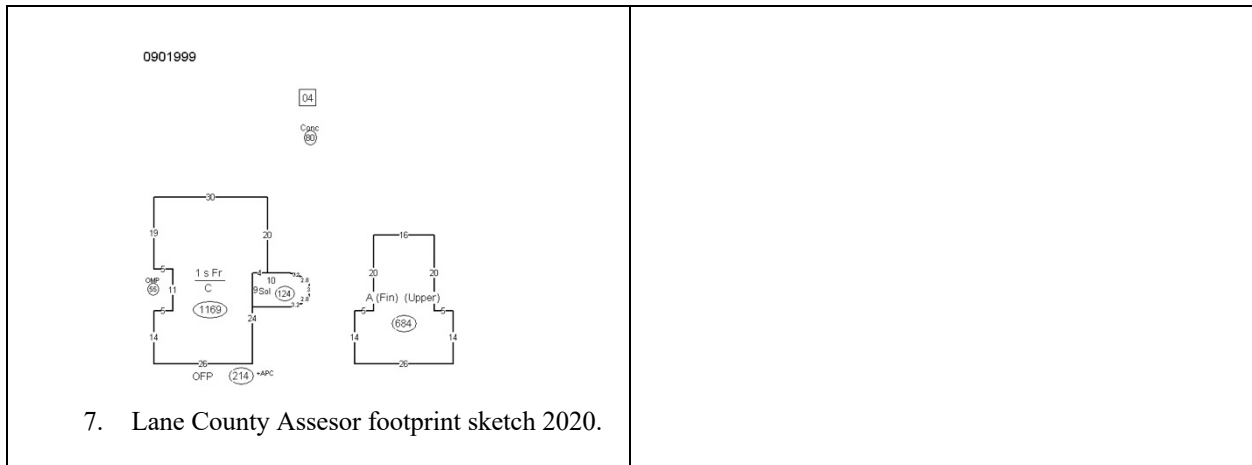
4. View to south from enclosed yard. 2020.



5. View to north of garage outbuilding. 2020.



6. Site map sketch. 2020.



Known Building History

The residential building at 1142 Ash Avenue lacks substantial historic background. The lot is most significant for having at one time occupied ¼ of a city block, as did many original lots of the Northwest Neighborhood. However, in its present configuration the lot does little to convey this historic factoid. Residents reported to have occupied the building include Olaf Olson, the owner of a paint store, a sausage maker, and the clerk of a cigar store (Friends of Mt. David).

Summary and Recommendation

The intensive level survey is neither a formal determination of eligibility nor a nomination to the National Register of Historic Places. Additional research and completion of a determination of eligibility (DOE) is needed to confirm the potential eligibility of any property. Based on the information gathered for the intensive level survey alone, it does not appear likely that the building at 1142 Ash Avenue is individually eligible for listing in the National Register of Historic Places. To date, research has not uncovered significant association with persons or events to enable eligibility under Criteria A and B. The building does not exhibit high degrees of

architectural quality, and no evidence has been uncovered to suggest that it is the work of a master or local architect or builder of note, reducing the likelihood of eligibility under Criteria C.

Analysis and Recommendations

Determinations of eligibility (DOEs) should be prepared for any building under consideration for nomination to the National Register of Historic Places. Additional background research and considerable written preparation will be required for any attempted nomination. This intensive level survey provides only foundational research and information and, in this section, a brief summary of the recommendation of which of the five properties surveyed have the potential for a successful nomination.

Eligibility for the National Register of Historic Places requires that districts, sites, buildings and structures possess integrity of location, design, setting, materials, workmanship, feeling and association. Fulfilment of any one of four criteria is also required for listing on the National Register of Historic Places.

- Criterion A requires the association with events that have made a significant contribution to the broad patterns of history.
- Criterion B requires the association with the lives of persons significant to the past.
- Criterion C requires the embodiment of distinctive characteristics of type, period, or method of construction, or that represent the work of a master or possess high artistic value.
- Criterion D applies to resources that have yielded, or may be likely to yield, information important to history or prehistory.

Reasonable arguments for National Register eligibility could be made for any of the properties evaluated in the intensive level survey. It is the evaluation of the surveyor, however, that two properties (1010 Birch Avenue and 207 H Street) are the most likely to be successfully nominated. In order of estimated likelihood of successful nomination to the National Register of Historic Places, the properties evaluated in this intensive level survey are:

1. 207 H Street
2. 1010 Birch Avenue
3. 39 I Street
4. 1142 Ash Avenue
5. 138 N H Street

All of the properties evaluated in the course of the intensive level survey are excellent candidates for local designation and preservation efforts. The requirements developed by municipal governments are less uniformed, and eligibility may be easier to attain at the local level. reservation requirements are also easier to enforce when they are enacted by local government.

It is the evaluation of the surveyor that nomination of any of the five properties to the National Register will be significantly more cumbersome. The high threshold of eligibility for the National Register of Historic Places exists to ensure that careful research and consideration has been applied to ensure that resources are worthy of national recognition. The intensive level survey is only one element of the greater national register process.

In consideration of only the information available, uncovered in the survey process and together with response to the tabled Northwest Neighborhood Historic District nomination, it is the opinion of the surveyor that a multi-property designation is not likely to be successful, as the surveyed properties lack significant historic cohesion. Individual nomination is more likely to succeed. However, significant additional research, as well as articulation of the ways in which properties not only meet the criteria for eligibility connect to history relevant to not only Cottage Grove but also the State of Oregon will be necessary for any nomination to the National Register to be successful.

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**Appendix A:
Master Survey Data**

Address	Ht	NR	Yr(s) Built	Materials	Arch Styles	Orig. Use/ Type	RLS/ILS Dates
207 N H Velley House	2	EC	c.1890	Horizontal Board	Colonial Revival	Single Dwelling	6/30/2006 10/2020
138 H Street	2	NC	c.1900	Horizontal Board		Single Dwelling	6/30/2006 10/2020
1010 Birch Avenue	2	EC	c.1900	Horizontal Board	Italianate	Single Dwelling	6/30/2006 10/2020
39 N I Street J I Jones House	2	NC	1895	Horizontal Board & Shingle	Queen Anne	Single Dwelling	6/30/2006 10/2020
1142 Ash Avenue	2	NC	c.1902	Horizontal Board	Gothic Revival	Single Dwelling	6/30/2006 10/2020



Appendix B Found Documentation

8217876 WPT 81-C

FORM No. 1454—DEED—PERSONAL REPRESENTATIVE (Individual or Corporate) REPLACES DEED LAW FOR OR FORTLAND

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE Made this 18th day of June, 19 82, by and between William I. Veley the duly appointed, qualified and acting personal representative of the estate of Gilbert H. Veley deceased, hereinafter called the first party, and City of Cottage Grove, Oregon, A Political Subdivision of the State of Oregon hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situate in the County of Lane, State of Oregon, described as follows to-wit:

Lot 1, Block 2, D. G. McFARLAND'S THIRD ADDITION, as platted and recorded in Volume 2, Page 32, Lane County Oregon Plat Records, in Lane County, Oregon.

2634A001 06/18/82WP10 4.0
#8003#

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the said second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 43,000.00

However, the actual consideration consists of or includes either property or value given or promised which is not of the whole consideration (indicate which).

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunto by order of its Board of Directors.

William I. Veley
WILLIAM I. VELEY

Personal Representative
of the Estate of GILBERT H. VELEY Deceased.

(If first party is a corporation, affix corporate seal.)

NOTE—The numbers between the symbols (1), if not applicable, should be deleted. See ORS 92.020.

STATE OF OREGON, County of Lane, June 16, 19 82. Personally appeared William I. Veley and acknowledged the foregoing instrument to be his voluntary act and deed.

STATE OF OREGON, County of Lane, 19 82. Personally appeared _____, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____ Notary Public for Oregon (OFFICIAL SEAL)
My commission expires: 2/1/86

Before me: _____ Notary Public for Oregon (OFFICIAL SEAL)
My commission expires: _____

STATE OF OREGON

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

400 East Main Street
Cottage Grove, Oregon 97424

NAME, ADDRESS, ZIP

State of Oregon,
County of Lane—s.
I, D.M. Penfold, Director of Records and Elections Division, in and for the said County, do hereby certify that the within instrument was received for record at

1197R

By _____
James County OFFICIAL Records.
D.M. Penfold, Director of Records and Elections Division.

By *C. Daquinta*
CR-3

8217876

Warranty Deed Ceding Ownership of the Veley House (207 N H Street) to City of Cottage Grove

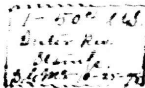
138 N H E 1/2 Lot 3

From D. G. McFarland To Catherine Wood

WARRANTY DEED.

THIS INDENTURE WITNESSETH, that D. G. McFarland and his wife, for and in consideration of the sum of One hundred and fifty Dollars, to him paid, Catherine Wood do hereby **BARGAIN, SELL AND CONVEY** unto Catherine Wood

the following described premises, to-wit: The east half (1/2) of Lot 32, Block 12, in Block one (1) in S. E. McFarlands and addition to the town of Leverage Grove in Lane County, Oregon, as the same is platied and recorded



TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Catherine Wood heirs and assigns forever. And the said D. G. McFarland hereby covenant to and with the said Catherine Wood, heirs and assigns, that he the owner in fee simple of said premises; and at they are free from all encumbrances

and that he will warrant and defend the same from all lawful claims whatsoever

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of October A. D. 1899 1899

Done in presence of [Signatures] (SEAL) (SEAL) (SEAL) (SEAL)

STATE OF OREGON. County of Lane. On this, the 25th day of October, A. D. 1899, personally came before me in and for said county, the within named D. G. McFarland his wife, to me known to be the identical persons described in

From D.G. McFarland.

To Michael Kibelbeck

WARRANTY DEED.

This Indenture Witnesseth, That J. D.G. McFarland *unmarried*

~~and~~ One hundred ~~his wife~~, for and in consideration of the sum me Dollars, to me pa

Michael Kibelbeck do hereby bargain, sell and convey unto the following described premises, to-wit

Lot No. One, in Block No. Four (4) in D.G. McFarland's 2nd Addition to the City of Astoria, in Lane County, Oregon as the same is platted and recorded.

1-50 cent
Inches Stamp
D.G.M 2-16-06

To Have and to Hold the said premises, with their appurtenances, unto the said Michael Kibelbeck heirs and assigns forever. And the said D.G. McFarland do hereby covenant to and with the said Michael Kibelbeck his heirs and assigns that he is the owner in fee simple of said premises; and that they are free from all encumbrances

and that he will WARRANT AND DEFEND the same from all lawful claims whatsoever

In Witness Whereof, I have hereunto set my hand and seal this 16th day of February, A. D. 1906

DONE IN PRESENCE OF
H.F. Miller
Keefung

D.G. McFarland [SEAL]
[SEAL]
[SEAL]
[SEAL]

STATE OF OREGON, }
COUNTY OF LANE, } ss. On this, the 16th day of February, A. D. 1906
personally came before me, a Notary Public in and for said County, the within named D.G. McFarland *unmarried* and

his wife, to me personally known to be the identical person described in, and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

And the said his wife *(examination separate and apart from her said husband,* acknowledged to me that she executed the same freely and voluntarily, and without fear or compulsion from any one.

Warranty Deed for Original Ownership of 1010 Birch Avenue.