

Creswell Historic Buildings Survey Final Report



Bohrnstedt Addition in 1911. Courtesy of the Creswell Area Historical Society.

Prepared for the Lane Council of Governments by

Historic Preservation Northwest

July 2, 2007

1. Project Overview

Introduction to Project

This report is a summary document of a survey of the historic resources located within the core of Creswell, Oregon. These properties are identified in *Appendix A: Surveyed Resources by Address*. The survey was conducted to understand what historic resources are in Creswell. The survey includes an evaluation of the current potential eligibility of each resource for listing on the National Register of Historic Places. The information collected in the survey will enable an assessment of the potential for listing resources on the National Register, either individually or as a historic district.

An *Oregon Inventory of Historic Properties Historic Resource Survey Form* was prepared for each resource over 50 years old within the core of Creswell. These forms provide architectural and historical information about the property, as well as a black and white photograph and a locator map. Copies of this report and the inventory forms are available through the City of Creswell or the Lane Council of Governments in Eugene.

The Lane Council of Governments hired Historic Preservation Northwest (HPNW) to supervise the survey work performed by historic preservation students at the University of Oregon during spring term 2007. The survey work was done between April and June 2007, and supervised by instructor David Pinyerd, under the terms of an agreement with the Lane Council of Governments. All work was completed in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

Project Methodology

The objective of the survey was to record the historic resources of Creswell and see if there was potential for listing resources on the National Register. Specific objectives included the recordation of pertinent architectural and historical information for each of the selected resources and the preliminary evaluation of these resources for eligibility for inclusion on the National Register. The criteria used to make this determination is shown in *Appendix B: Criteria for Evaluating Historic Resources*.

The first step was to do a windshield survey of the town of Creswell. This survey established the boundaries of the survey area and corresponded roughly to the extent of the 1931 Sanborn Fire Insurance Company map. This area contained **272** tax lots, **79** of which were deemed over 50 years of age. During the initial survey, a digital photograph and black & white photograph was taken of each resource. Next, the students went to work and completed an Oregon Inventory of Historic Properties Historic Resource Survey Form for each property.

Students recorded information for all resources that included its type, style and construction date; its primary and decorative features; and any apparent alterations. The resources were then evaluated according to the criteria and given a preliminary determination of National Register eligibility ranking for inclusion in a district. Properties that have potential for individual listing were also noted. See *Appendix C: Preliminary Evaluation of Historic Resources* for these rankings.

The students then conducted background research pertaining to the development of the town and the individual resources. This included a review of Sanborn Fire Insurance Maps, county deed records, and city directories. Statements of Significance were then compiled for **28** resources with high integrity. The remaining **51** resources were surveyed at the reconnaissance level only; therefore, they were not researched.

The final step of the project was two-fold: processing the information gathered and preparing the final report. This entailed generating two copies of the final inventory forms, complete with locator map and black and white photograph. In addition to information about the project, this report includes a brief overview of Creswell's history, a discussion about the survey results, and recommendations for further work. Detailed information about individual resources can be found on the respective survey forms. All documentation is being provided to the Lane Council of Governments in both paper and electronic formats.

2. Historical Overview

Brief History of Creswell

Historical information taken from the Creswell webpage on Oregon.com. Creswell lies 18 miles south of Eugene along Highway 99 and Interstate 5. Over the years, Creswell has grown from a farming community into a small city with close ties to the metropolitan area.

Creswell was first settled in 1872 by Alvin Hughes and James Robinett, each with five-acre land donations, located just south of where the railroad traveled from Eugene. In 1873, the Creswell Post Office opened. Ben Holladay of the Oregon-California Railroad Company named the town after John Creswell, who was then the U.S. Postmaster General.

In the early years, Creswell's economy centered around a grist mill in the community. Agriculture included wheat, cattle, and hog farming, with fruit trees adding to the economy by the end of the nineteenth century. By the time of the city's incorporation in 1909, there were 5,000 acres of producing orchards, a cannery, a packing plant, a fruit dryer, doctors, dentists, and a variety of businesses clustered around Oregon Avenue.

Since the 1930s, Creswell has seen a fairly consistent pattern of growth, with a population boom occurring during and immediately after World War II. The city's economy has shared an intrinsic link with its historic transportation system. Over the years, the city's location along the rail line, Highway 99 and, later, I-5 has influenced the type of jobs found locally, which continue to be primarily in agriculture and timber processing

Relation to Other Plans and Contexts

The Lane Council of Governments developed a comprehensive plan for downtown Creswell in 2001. In 1975, the Lane Council of Governments assisted the Creswell Planning Commission in creating a comprehensive plan for the city.

Anticipated Resource Types

Historic resources are broadly grouped as buildings, structures, sites, objects and districts. Resources can further be described by their historic functions or use (such as store or church), which are generally related to its area of significance (Commerce/Trade or Religious).

The majority of resources are anticipated to be residential in nature and to date from the 1880s to the present day. Because of the age of these properties and their proximity to downtown, a range of alterations is expected and well as a wide variety of infill construction and re-development. A number of churches should be scattered throughout the town, as well as a handful of town-oriented commercial and professional buildings on Oregon Avenue. The integrity of some of these resources is anticipated to have suffered over the years, due to alterations and upgrades. Educational resources are expected to be scarce, due to the redevelopment pressure placed on town schools that have outgrown their grounds.

3. Survey Results

Summary of Findings

During this survey of Creswell, a total of **79** principal resources were recorded and evaluated. An *Oregon Inventory of Historic Properties Historic Resource Survey Form* was completed for each, which documents the physical elements of the resource, its integrity, and a preliminary determination of eligibility.

As anticipated, about three-quarters (76%) of the resources in the Creswell core are residential in nature. Construction dates span from 1874 to present, with **15** resources over 100 years old. As was common in early communities, the older residences are located on the corners of the blocks, with newer infill development towards the center of the block, as large lots were divided.

Resources associated with commerce and trade are located on Oregon Avenue. This street also includes two churches and two lodges. The resources are in generally good condition and have undergone a range of alterations.

Architectural Classifications

The following styles of architecture were most prevalent ones identified during this project.

Gothic Revival is characterized by an emphasis on the vertical, with steeply pitched gable roofs and jigsaw ornamentation. Complex bargeboards, brackets, and porch trim, are principal characteristics. A lancet windows is common, as is a vertical board and batten exterior surface. The style was popular in Oregon from around 1850 to 1880.

The **Queen Anne** style is characterized by asymmetrical massing, wrap-around porches and a variety of decorative surfacing materials. A tower is a common feature, as is a variety of roof shapes and windows types, such as arched and Palladian. Decorative features include turned elements and a variety of siding types, including shingles. This style was quite popular from 1885 through 1905.

Vernacular describes a building that is most likely to be constructed at a certain time with available materials in a specific region. It is those ordinary buildings, often owner-built, that are constructed in a style typical to an area with materials available locally. The label is generally applied to simple buildings that do not have any stylistic elements for classification, such as the gable-front, side-wing buildings with 1/1 windows. Often it is the most common style in an

Oregon town. In Creswell, 23 resources received this appellation, more than another other style category.

The **Colonial Revival** style surfaced in the late 1890s, and continued in Oregon until the 1950s. The style is characterized by a symmetrical massing and prominent, central entry. Decorative features commonly include columns, dentil courses, modillions, Palladian windows, and pilasters.

The **Foursquare** is less of a style than a form, with a hip-roofed, two-story house with a square plan two rooms deep by two rooms wide. Sometimes called the Classic Box, the style was common in Oregon around the turn of the century. These buildings generally have full-width front porches and dormers. Decorative elements are usually confined to rafter tails and the porch.

The **Craftsman** style promoted the use of natural materials and hand craftsmanship, and is often considered the rich cousin to the Bungalow. They share many decorative elements, such as a low-pitched roof, wide eaves with exposed rafter tails and brackets, full deep porches with tapering posts and solid rails. However, the Craftsman usually had a great variety of window types and decorative surfacing, and was two full stories in height.

The **Bungalow** enjoyed enormous popularity in Oregon, in part because it was economically accessible and its construction materials were readily available. It was the second most common style in Creswell with 20 properties receiving this designation. The style is most readily categorized by its 1-1/2 story height and its front porch, which is commonly integrated into the building. The porches tend to be wide and are frequently delineated by solid rails with truncated, tapered columns. Like the Craftsman, the Bungalow is characterized by a low-pitched roof, wide eaves, exposed rafter tails and brackets.

4. Recommendations

Survey and Designation

The core of Creswell, based on the 1931 Sanborn map, contains **272** tax lots. Of those 272 tax lots, **79** resources on those tax lots were deemed over 50 years of age. This gives a fairly low percentage of properties within the core that are “historic” (29%) regardless of integrity. Of the 79 resources, only **42** resources (53%) had good to excellent integrity; however, **48** resources were found to have potential for the National Register either individually (13) or as part of a district (35).

Examining the maps, the potential for a historic district appears to lie only in the northwest corner of the city along the west side of 6th Street. This is where the strongest concentration of integrity lies. No other area “jumps out” with a strong concentration of historic resources. Pursuing individual listings among the 13 resources deemed eligible for the National Register individually might prove to be the more fruitful course of action. Pursuing a small district might prove to be more work than pursuing individual listings.

Public Education and Outreach

If a historic district is attractive, the first step would be to poll the homeowners within the potential district as a whole, and ask them basically two questions: if they would like to see their home as part of a historic district and if they would like to see their neighborhood as part of a

historic district. Be blunt and list the positive and negative ramifications of being a historic district. The last two district failures in Oregon were in Corvallis and Eugene. In Eugene, there wasn't enough information distributed to the homeowners in the proposed South University Historic District and the very wealthy anti-districting forces rose up in response. In Corvallis, the proposed North College Hill Historic District died on the table when the landlords in the neighborhood went against the proposal not seeing enough economic benefit. That district was only about 10% owner occupied.

With the answers to those two questions from the owners, it should be relatively easy to see where the owners that are interested in listing are concentrated. "Proving property owner interest" is the first step the State Historic Preservation Office (SHPO) requires before they will grant any money towards the districting process.

Community involvement and support is a prerequisite to successful preservation efforts. As such, information should be prepared and distributed to all owners of property located within the potential district informing them of the city's plans and inviting their input and involvement on the project. The documentation should include information related to the benefits of historic designation and the ramifications of the creation of a historic district.

5. Bibliography

Creswell Area Historical Society. *Creswell's Centennial Pictorial Record 1873-1973*. Creswell, OR: Creswell Area Historical Society, 1973.

Ross, George W., Joan Hoagland Campbell and Sandra Hanson Wilson. *The Blue Valley: A History of Creswell*. Creswell, OR: Creswell Area Historical Society, 1993.

Lane County deed records.

Lane County plat maps.

Lane County city directories.

Sanborn Map and Publishing Co. Fire Insurance Map of Creswell. 1920, 1931.

Appendix A: Surveyed Resources by Address

The following list is the 79 principal buildings surveyed in Creswell. The list does not include those less than 50 years old. This total of 79 does not include outbuildings. The list is address order.

108 N 1ST ST	418 A ST
151 N 1ST ST	552 A ST
189 N 1ST ST	582 A ST
207 N 1ST ST	593 A ST
155 S 1ST ST	
180 S 1ST ST	136 B ST
189 S 1ST ST	
194 S 1ST ST	73 C ST
	145 C ST
21 N 2ND ST	191 C ST
49 N 2ND ST	443 C ST
89 N 2ND ST	
41 S 2ND ST	95 D ST
73 S 2ND ST	101 D ST
149 S 2ND ST	115 D ST
150 S 2ND ST	151 D ST
169 S 2ND ST	197 D ST
195 S 2ND ST	256 D ST
43 N 3RD ST	13 N FRONT ST
83 N 3RD ST	95 N FRONT ST
193 N 3RD ST	275 N FRONT ST
53 S 3RD ST	95 S FRONT ST
	149 S FRONT ST
92 N 4TH ST	
138 N 4TH ST	2 W OREGON AVE
48 S 4TH ST	24-44 W OREGON AVE
75 S 4TH ST	95 W OREGON AVE
95 S 4TH ST	106-138 W OREGON AVE
	154 W OREGON AVE
55 N 5TH ST	175 W OREGON AVE
105 N 5TH ST	187 W OREGON AVE
175 N 5TH ST	204 W OREGON AVE
446 N 5TH ST	281 W OREGON AVE
486 N 5TH ST	301-303 W OREGON AVE
524 N 5TH ST	390 W OREGON AVE
	391 W OREGON AVE
225 N 6TH ST	408 W OREGON AVE
275 N 6TH ST	419 W OREGON AVE
301 N 6TH ST	490 W OREGON AVE
337 N 6TH ST	
419 N 6TH ST	568 SCARBROUGH AVE
489 N 6TH ST	578 SCARBROUGH AVE
83224 N 6TH ST	588 SCARBROUGH AVE
78 A ST	Total: 79
398 A ST	

Appendix B: Criteria for Evaluating Historic Resources

Evaluation is the process of determining the significance of a resource, and is based on architectural, historical, and/or cultural merit. Once the integrity and significance has been established, the resource is ranked according to its eligibility for listing on the National Register of Historic Places. As such, the criteria used for the survey are those set forth by the National Register of Historic Places.

Significance

The National Register criteria require that a historic resource be at least 50 years of age and possess significance in at least one of the following areas to be considered potentially eligible for listing on the National Register:

1. **Event/Pattern of History:** The resource is associated with an event and/or pattern of events or historic trend that has made a significant contribution to the history of the community, the region, the state, or the nation; or
2. **Person(s):** The person(s) associated with the resource is (are) individually significant and made demonstrated contributions to the history of the community, the region, the state, or the nation; and the resource is associated with the person(s)'s productive life, reflecting the time period in which he or she achieved significance; or
3. **Design/Construction:** The resource embodies distinctive characteristics of a type, period, or method of construction; and/or the resource represents the work of a master; and/or the resource possesses high artistic value; or it represents a significant and distinguishable entity whose components may lack individual distinction; or
4. **Information Potential:** The resource has either yielded information or is likely to yield information that is important to history or prehistory.

Integrity and Condition

Integrity is the authenticity of a resource's historic identity. It refers to the intactness of historic form and original construction materials. As such, integrity is integral to the resource's ability to convey its significance. Alterations, either historic or contemporary, should be examined for compatibility. Condition of a historic resource should not be confused with integrity. Condition is generally defined as "state of repair." A resource can be in poor condition, but retain a high degree of historic integrity.

There must be identifiable evidence in all or some of the following aspects of integrity for a historic resource to be considered eligible for the National Register. Some aspects are more important than others in conveying significance, and these should be determined on an individual basis.

The seven aspects of integrity are:

1. **Location:** Is the resource in its original location or has it been moved?
2. **Design:** Is the original design intact?
3. **Setting:** Has the character of the setting stayed the same or changed over time?
4. **Materials:** What portion of the original materials is retained?
5. **Workmanship:** Does the resource show craftsmanship of the period?
6. **Feeling:** Does the resource evoke an aesthetic or historic sense of the past?
7. **Association:** Is this the site of historic event or activity, or is the site associated with an important person historically?

The following list is the 79 principal buildings surveyed in Creswell. The list does not include those less than 50 years old. The totals do not include outbuildings. The list of addresses is broken down by integrity. Totals for each category are listed as subtotals at the end of each category.

Excellent

89 N 2ND ST
 73 S 2ND ST
 48 S 4TH ST
 175 N 5TH ST
 524 N 5TH ST
 301 N 6TH ST
 337 N 6TH ST
 419 N 6TH ST
 83224 N 6TH ST
 418 A ST
 593 A ST
 95 N FRONT ST
 149 S FRONT ST
 95 W OREGON AVE
 154 W OREGON AVE
 281 W OREGON AVE

Subtotal: 16

Good

108 N 1ST ST
 189 N 1ST ST
 180 S 1ST ST
 194 S 1ST ST
 41 S 2ND ST
 195 S 2ND ST
 43 N 3RD ST
 193 N 3RD ST
 92 N 4TH ST
 138 N 4TH ST
 75 S 4TH ST
 95 S 4TH ST
 55 N 5TH ST
 105 N 5TH ST
 446 N 5TH ST
 225 N 6TH ST
 398 A ST
 552 A ST
 136 B ST
 191 C ST
 101 D ST
 95 S FRONT ST
 175 W OREGON AVE

301-303 W OREGON AVE
 390 W OREGON AVE
 490 W OREGON AVE

Subtotal: 26

Fair

151 N 1ST ST
 207 N 1ST ST
 155 S 1ST ST
 189 S 1ST ST
 21 N 2ND ST
 49 N 2ND ST
 486 N 5TH ST
 275 N 6TH ST
 489 N 6TH ST
 78 A ST
 145 C ST
 443 C ST
 95 D ST
 115 D ST
 151 D ST
 13 N FRONT ST
 24-44 W OREGON AVE
 106-138 W OREGON AVE
 204 W OREGON AVE
 391 W OREGON AVE
 408 W OREGON AVE
 419 W OREGON AVE
 578 SCARBROUGH AVE
 588 SCARBROUGH AVE

Subtotal: 24

Poor

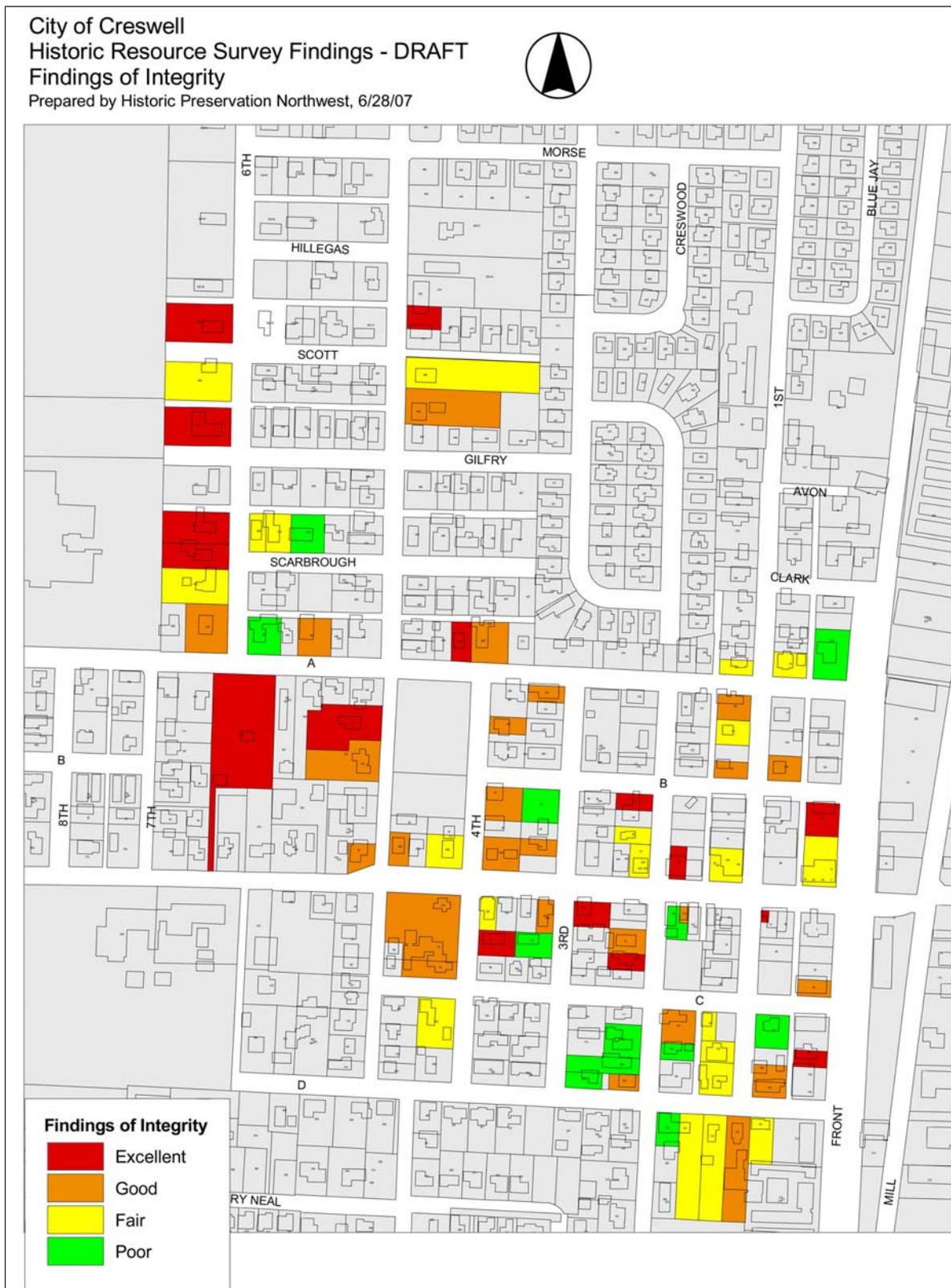
149 S 2ND ST
 150 S 2ND ST
 169 S 2ND ST
 83 N 3RD ST
 53 S 3RD ST
 582 A ST
 73 C ST
 197 D ST

256 D ST
 275 N FRONT ST
 2 W OREGON AVE
 187 W OREGON AVE
 568 SCARBROUGH AVE

Subtotal: 13

Grand Total: 79

Below is a map that plots the integrity for each of the 79 resources surveyed:



Appendix C: Preliminary Evaluation of Historic Resources

The following list is the 79 principal buildings surveyed in Creswell. The list does not include those less than 50 years old. The totals do not include outbuildings. The list of addresses is broken down by preliminary National Register finding. Totals for each category are listed as subtotals at the end of each category.

<u>National Register Listed - Individually</u>	225 N 6TH ST 419 N 6TH ST 398 A ST 136 B ST 191 C ST 95 D ST 115 D ST	Subtotal: 4
Subtotal: 0		<u>Not Eligible - Altered - Irretrievable Loss</u>
<u>Potentially Eligible - Individually</u>	89 N 2ND ST 195 S 2ND ST 95 S 4TH ST 55 N 5TH ST 175 N 5TH ST 524 N 5TH ST 301 N 6TH ST 337 N 6TH ST 83224 N 6TH ST 418 A ST 552 A ST 593 A ST 95 N FRONT ST	149 S 2ND ST 150 S 2ND ST 169 S 2ND ST 83 N 3RD ST 53 S 3RD ST 582 A ST 73 C ST 443 C ST 151 D ST 197 D ST 256 D ST 13 N FRONT ST 275 N FRONT ST 2 W OREGON AVE 24-44 W OREGON AVE 187 W OREGON AVE 408 W OREGON AVE 568 SCARBROUGH AVE
Subtotal: 13	Subtotal: 35	Subtotal: 18
<u>Potentially Eligible - Part of District</u>	92 N 4TH ST 275 N 6TH ST 78 A ST 145 C ST 101 D ST 106-138 W OREGON AVE 391 W OREGON AVE 490 W OREGON AVE 588 SCARBROUGH AVE	Grand Total: 79
108 N 1ST ST 189 N 1ST ST 155 S 1ST ST 180 S 1ST ST 189 S 1ST ST 194 S 1ST ST 49 N 2ND ST 41 S 2ND ST 73 S 2ND ST 43 N 3RD ST 193 N 3RD ST 138 N 4TH ST 48 S 4TH ST 75 S 4TH ST 105 N 5TH ST 446 N 5TH ST 486 N 5TH ST	Subtotal: 9	
	<u>Not Eligible - Lacks Distinction</u>	
	151 N 1ST ST 207 N 1ST ST 21 N 2ND ST 489 N 6TH ST	

Below is a “spectrum of integrity” used to apply the preliminary National Register findings to apply to each resource. The spectrum is based on buildings in Oregon City. On the following page is a map that plots the findings.

S P E C T R U M O F I N T E G R I T Y	H I G H	<p>National Register Listed Building has undergone the nomination process and met the minimum hurdle for the criterion it under which it was nominated. Most buildings in Oregon are nominated under the architecture criterion; however, a building may have been nominated under criteria for an important individual or event. Therefore, the building is not guaranteed to be a “standout” with high integrity.</p>	 <p><i>812 John Adams</i></p>
	I N T E G R I T Y	<p>Potentially Eligible—Individually The Feds treat potentially eligible and National Register properties identically; potentially eligible simply hasn’t gone through the nomination process. Potentially eligible properties may have a history behind them, but during survey, it’s the architecture that is most likely picked up on. The building will have excellent integrity; if it also has history, then good to excellent integrity. Additions are historic, such as the bungalow porch on an 1880s house. Condition is not a factor, though condition is often good to excellent on potentially eligibles.</p>	 <p><i>903 Madison</i></p>
	I N T E G R I T Y	<p>Potentially Eligible—Part of District Potentially eligible as part of a district means the building has enough integrity to contribute to a district but not enough on the surface to be potentially eligible individually. It may have highly compatible window replacement on some windows. It’ll undoubtedly have a roofing material change such as wood shingle to composition. Siding is going to be intact. An early concrete foundation may be a replacement for brick.</p>	 <p><i>611 10th</i></p>
	I N T E G R I T Y	<p>Not Eligible—Altered but Reversible A building is altered but those alterations are reversible for a reasonable amount of money. The bones of the building are intact. Some window replacement may be present; sometimes highly compatible full-window replacement such as divided lites for thermopane divided lites. One or two openings may have been made that could be filled. An addition might’ve been made that could be easily taken off. There may have been a siding replacement but as a veneer and in keeping with original siding. The more “significant” the house, the more allowed to be reversible.</p>	 <p><i>824 Center</i></p>
	I N T E G R I T Y	<p>Not Eligible—Lacks Distinction No matter how intact the building is, it isn’t going to be National Register-eligible due to its lack of distinction. The building is usually going to be around the 50-year-old mark, outside the time period of most historic districts. It’ll always be labeled as infill. The building will not non-descript with no remarkable history.</p>	 <p><i>1114 Monroe</i></p>
	I N T E G R I T Y	<p>Not Eligible—Irretrievable Loss A building almost always could be restored to be potentially eligible as part of a district; however, there is a monetary threshold that will keep a building from being restored. Full incompatible window replacement is usually not going to be restored. Non-historic, incompatible addition integral to building is not going to be removed. A full siding replacement or virtually non-removable veneer is going to stay. Once a building has reached a fair to poor level of integrity, it’s pretty rare that the building will be restored.</p>	 <p><i>520 6th</i></p>

City of Creswell
 Historic Resource Survey Findings - DRAFT
 Determination of Eligibility
 Prepared by Historic Preservation Northwest, 6/28/07

