

THE 20TH CENTURY HUNT CLUB: A STUDY OF A WEST COAST EXAMPLE
AT LAKE OSWEGO, OREGON

by
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A THESIS

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"The 20th Century Hunt Club: A Study of a West Coast Example at Lake Oswego, Oregon," a thesis prepared by Sheriffa Marie Wright in partial fulfillment of the requirements for the Master of Science degree in the Interdisciplinary Studies Program: Historic Preservation. This thesis has been approved and accepted by:



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Title: THE 20TH CENTURY HUNT CLUB: A STUDY OF A WEST COAST
EXAMPLE AT LAKE OSWEGO, OREGON

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This thesis investigates and examines foxhunting with a focus on the cultural and physical landscape of the Lake Oswego Hunt. The investigation opens questions regarding the demands that horses place upon their environment, exclusively, the environment of hunting. What is the history of hunting? How was the landscape changed overtime? Why, and for what purpose was it manipulated? How was the land acquired for the purpose of hunting? What were the demands of the sport and how was that reflected upon the facilities? What significance do hunt club buildings hold in a modern society? But more importantly, how should these one-of-a-kind structures, associated with a virtually extinct sport, be preserved? This thesis will assist

hunt clubs and other similar organizations in understanding the importance of preserving their landscapes and buildings and how to preserve the history behind the phenomenon of hunt clubs.

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To the young women who ride at the Lake Oswego Hunt Club, may you have
endless number of days with your horse,
and may your children experience similar happiness.

and

To my grandparents, who without knowing,
have taught me about the importance of history.

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LIST OF ABBREVIATIONS

LOH	Lake Oswego Hunt
LOH HPC	Lake Oswego Hunt—Historic Preservation Committee
n.d.	No date
n.p.	No page
NPS	National Park Service
OSHPO	Oregon State Historic Preservation Office
SHPO	State Historic Preservation Office

CHAPTER ONE

INTRODUCTION

This thesis investigates and examines the Lake Oswego Hunt landscape and structure. The Lake Oswego Hunt is an organization that is undergoing redefinition of its purpose and place in the local community. When the Lake Oswego Hunt was built, it was built with the purpose of attracting the wealthy citizens of Lake Oswego. I became aware of this on one of my visits, a visit that tested my patience.

I had arrived early for a meeting, while my counterparts were over a half hour late. Lack of timeliness is particularly unnerving for me and to make matters worse, on this day I doubted the significance of my involvement with the Lake Oswego Hunt Historic Preservation Committee. Was my work really going to make a difference? Why was I here? While I waited and contemplated these questions I decided to sit on the bleachers looking out into the riding arena. Before I knew it, the questions I was contemplating were quickly answered. The Lake Oswego Hunt is more than a building with stalls and an arena, more than a landscape that was once experienced on horseback. It is a place where the young girls I saw that day (and many days afterwards) learned about horses; a place where the confidence of an eight year old outweighs that of her horse.

Humans, horses, foxes, and hunting have been around for centuries and as each evolved separately, they met at a crossroads and were integral to the evolution of fox hunting. Humans and horses have acted as teams through work, play, entertainment, and sport. One such phenomenon that involves each is fox hunting. This thesis investigates and documents fox hunting. From this investigation, questions were posed in regard to the demands that horses place upon their environment, in particular, the environment of fox hunting. How was the landscape changed and why and for what purpose was it manipulated? How was the land acquired for the purpose of hunting? What were the demands of the sport and how was this demand reflected upon the facilities? What is the history of fox hunting? What significance do hunting landscapes and structures hold in a modern society? And finally, how should these one of a kind structures associated with a virtually extinct sport be preserved? These questions are answered in the context of local (Lake Oswego Hunt or LOH), national, and international hunt clubs. This thesis provides a synopsis of the history, and sketches how hunt clubs, an elite social membership, are part of the culture of fox hunting and other social activities. This thesis is both directed and historical research; documentation is both textual and photographic, and includes preservation guidance for the Lake Oswego Hunt.

The contribution that this thesis makes to the already existing knowledge in the field of historic preservation is an understanding of hunt clubs. How and

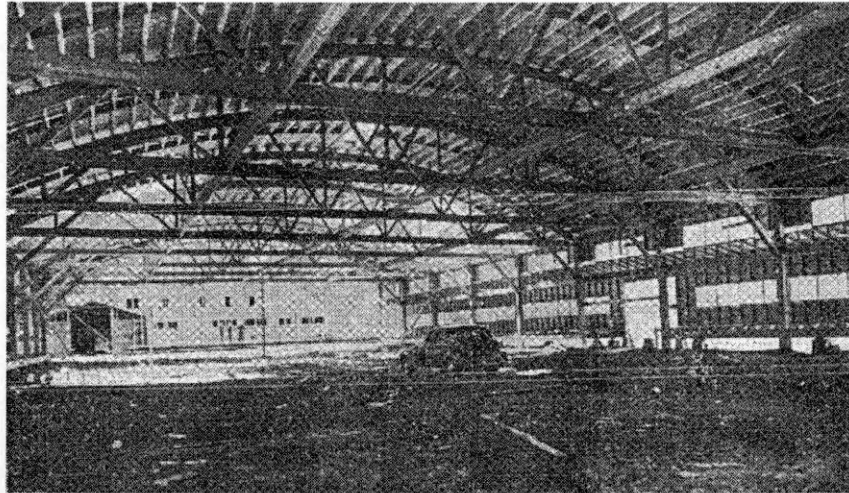


Figure 1.1: Inside view of the Lake Oswego Hunt arena at the time of construction. June 27, 1937.
(Publication and Photographer unknown)

why did hunt clubs exist? Where in the United States did they exist? What were the social and cultural ramifications of their existence? How has the demise of fox hunting affected the preservation of these unique landscapes and structures? This thesis will also assist other organizations similar to Lake Oswego Hunt in understanding the importance of preserving their landscapes and buildings, as well as preserving the history behind the phenomenon of hunt clubs while undertaking present-day needs.

Research for this thesis revealed there is a lack of knowledge and research about hunt clubs, especially pertaining to hunt clubs in the Pacific Northwest. This thesis will increase awareness among the public about fox hunting and hunt

clubs and disseminate the fact that hunt clubs are not entirely an East Coast phenomenon. Many of the key questions raised by this thesis were addressed with past club members in the hopes of acquiring more direct information about the Lake Oswego Hunt. As a result of the lack of other primary information, it became evident that conducting oral histories would provide an insight into the life of the Lake Oswego Hunt and the sport of fox hunting.

Research began on the Lake Oswego Hunt because of a persistent preservationist who knew the Lake Oswego Hunt needed to be saved from developers and careless members. The research and intrigue I gained expanded into this thesis. Through this process, I realized that a general history of the hunt club and its importance to the Northwest and the United States did not exist. Likewise, there were no building or site plans to communicate the changes the hunt had faced over the years.

The first step was to inventory and document primary written information stored at the Lake Oswego Hunt; however minimal, this information proved to be fruitful in terms of the amount of existing visual historic fabric, such as, for example, the original siding. During the first visit to the Lake Oswego Hunt on October 1, 2004, with David Skilton, Oregon State Historic Preservation Officer-Tax Incentive Specialist (at that time), and Marilyn Dunham, Lake Oswego Hunt

Member, on-site written and published information seemed promising.¹ It became evident during my next meeting on October 29-31 2004, that there was only one box of published information about the Lake Oswego Hunt. The business office at the LOH, originally the groom's quarter, was thought to hold numerous pieces of historic information. The other boxes in the groom's quarters contained financial information. The one box that was pertinent contained three brochures:

1. *Lake Oswego Hunt Fall Horse Show and Hunter Trials from September 13-15, 1957,*
2. *Lake Oswego Hunt Fall Horse Show and Hunter Trials September 18-20, 1964,*
3. *History of Lake Oswego Hunt: Successor to Multnomah Hunt 1929 to 1971.*²

The event brochures (1 and 2) served their purpose at the time of publishing: they were programs. Aside from listing past members and sponsors however, they did not provide beneficial information regarding the LOH structure. The brochure *History of Lake Oswego Hunt*, has information on membership, the marriage of the Multnomah Hunt to the Lake Oswego Hunt, and Forrest Hills

¹ Sheriffa Wright, tour by Marilyn Dunham and David Skilton, October 1, 2004, Lake Oswego Hunt, Lake Oswego, Oregon. Notes held by the author.

² Sheriffa Wright, tour by Jeff Dunham, October 30, 2004, Lake Oswego Hunt, Lake Oswego, Oregon. Notes held by author.

Hunt, which used the facility. None of the text provided information regarding the Lake Oswego Hunt's original structure and evolution. In the social room of the LOH, hangs a newspaper clipping from the *Sunday Oregonian* dated December 6, 1936, covering the story of a new building for the LOH site; but no additional information could be gleaned from the article.³ Evaluation of the information was completed and it was determined that there was a need for further research.

A few major questions that needed to be answered in this process were: How did the facilities change? What additions did they have? When were they completed? What about ventilation? Was the architect not aware of ventilation needs in agricultural buildings? Could a set of architectural drawings be located to answer some of these questions and would they shed light upon the individuality of the LOH?

To begin this journey, primary and secondary sources needed to be investigated. Unfortunately, local newspapers barely discussed the opening of the LOH. The majority of articles written about the Lake Oswego Hunt repeatedly discussed the social and political foundations of the hunt. Aerial photos were also found, reviewed, and studied in the anticipation of pinpointing

³ Jack Lynch, *History of Lake Oswego Hunt: Successor to Multnomah Hunt 1929-1971* (Lake Oswego, OR: privately printed, 1971), n.p.

the exact dates of additions; however, this method offered little structural information, as the images were not clear enough to define particular design elements and additional structures.

The City of Lake Oswego has kept building permits dating back only to 1980. They did not retain earlier records because of a lack of storage space. For these types of records, the city did not use microfilm and microfiche until 1980. Additionally, neither the city nor county has a record of Sanborn Maps. Therefore, there is no written evidence of when the additions to the Lake Oswego Hunt stables took place, although there is speculation and a general date based on whom the presiding president of the LOH was when the additions would have occurred.

After primary research was completed, it was necessary to seek further clarification through secondary sources. Secondary source locations included: the University of Oregon's Knight and School of Architecture and Allied Arts Libraries, the University of Oregon's Special Collections, the Oregon Historical Society, and the State Historic Preservation Office. The University of Oregon's Special Collections belongs to an organization called the Northwest Digital Archives, which includes archival information from Washington, Oregon, Idaho, and Montana, that is gathered by historical societies and cities. Research conducted in the Special Collections was done in the hope of finding architectural drawings by John (Jack) D. Annand and other possible leads on the

Lake Oswego Hunt. No information was found relating to the Lake Oswego Hunt or Jack Annand in the University of Oregon Special Collections. The Oregon State Board of Architect Examiners manuals were included in this research since Annand was an active architect in Oregon. However, the only information that was discovered related to the addresses of Annand's offices at the time of the membership publication. On a positive note, it was discovered that Annand's son, John D. Annand II currently practices architecture in Portland. John D. Annand II was contacted on the assumptions that John D. Annand's family would perhaps hold a collection of architectural plans, particularly, the Lake Oswego Hunt. Unfortunately, in a phone conversation, John D. Annand II recalled, "Many years ago as dad cleaned out his office prior to retiring, he burned quite a few sets of architectural plans. It is quite possible that the plans to the Lake Oswego Hunt were one of his victims."⁴

Minimal primary and secondary information was found at the Lake Oswego Hunt and at other repositories. The next proposed avenue to pursue was in the form of interviews, in an attempt to capture the history of Lake Oswego Hunt. Interview subjects were identified through the connections of the LOH Historic Preservation Committee in accordance with the human subjects protocol approved for this thesis. This list consists of the National Register Nomination preparers, those individuals whose families have been involved

⁴ Sheriffa Wright, interview with John D. Annand II. 2006.

with the LOH for generations, the architect of the addition in the 1950s, Edward H. Kirschbaum, and finally, the remaining family of John D. Annand.

Methodology

The continued studying of archives at repositories regarding hunt clubs was completed in the spring of 2005. The first part of this research was to understand the past and present hunt club curricula: dressage, hunting, polo, and jumping; an understanding of equestrian dress relating to hunt clubs; and the activities that were paired with the culture of hunt clubs and equestrian life. The second part of the research process was to establish an exemplary resource base for both the thesis and the club. These resources are both primary and secondary in nature and take the form of written, visual, and oral documentation. From this process, a bibliography of over thirty resources (books, briefs, and interviews) was created, many of which proved to be beneficial throughout this thesis. To ensure a thorough investigation and further assist in learning more about hunt clubs, the author consulted previously recorded oral histories from members who have now passed away.

Finally, it is the goal of this thesis to be a user-friendly document that can be used by the members of the Lake Oswego Hunt, a community of people who are not preservation professionals. It will benefit the Lake Oswego Hunt Historic Preservation Committee to use information from this thesis in acquiring funds to

complete sensitive ADA compliant rehabilitations and understand the necessary steps towards preservation. This document will also direct the LOH Historic Preservation Committee in the process of preserving the stable and arena structures according to preservation standards. It will allow them to complete the preservation of the structure while keeping in mind those individuals (both members and non-members) who they are reaching out to, and to educate them about the appreciation inspired by horses and equestrian sports, both those sports which are and once were.

CHAPTER TWO

EARLY HISTORY OF HUNTING: DEVELOPMENT OF THE SPORT

Fox hunting is a sport with mounted riders chasing wild quarry with a pack of hounds. It is a union of humans and animals within the beauty of nature. Man is the observer mounted on a horse, the vehicle that allows him to follow and observe the hounds as they hunt the fox. The scenario unwinds before the foxhunters eyes and ears with the sound of the huntsman's hunting horn as hounds give chase. The fox or coyote maneuvers, circles and runs through the country cunningly evading the hounds.⁵

This chapter examines some of the early history of hunting, focusing primarily on the turning points for the sport: breeding, clothing, establishment of hunting seasons and laws. Therefore, because this is an overview, centuries of developments will be given less attention.

Man hunted first for necessity, then for pleasure. All men -- peasant, royal, or otherwise -- had a desire for hunting and especially enjoyed the chase.⁶ But hunting has not always been available to a wide constituency. For centuries hunting was reserved for royalty and theocratic leaders. However, this along with many other aspects of hunting changed.

⁵ Masters of Foxhounds Association of North America, {website} accessed March 2006; available <http://mfha.com>; Internet.

⁶ Joseph B. Thomas, *Hounds and Hunting Through the Ages*. (New York: Garden City Publishing Co., Inc, 1937), 1.

Among the Greeks, there was more to fox hunting than horses and hounds. To Plato, relaxation in the ideal republic would involve "dancing, hunting, gymnastic contests, and horse racing."⁷ To other nobles it was a necessary part of a "well-rounded" man's education. It was a god-given right and could be justified on strict philosophical grounds. Aristotle said: "Nature made nothing in vain; having made animals suitable for hunting, it was plainly Nature's intention that they should be hunted."⁸ Hunting changed drastically by the mid-14th century BC. The changes allowed rich men to enjoy life and hunting to the fullest.

They (Egyptians, Assyrians, and Persians) hunted for sport and were the first people to do so. They also hoped to do so in the afterlife. Hunting became part of a polite education. It was also part of royal life; fox hunting scenes were woven into objects and clothing.⁹

The French royals began to view fox hunting as junior to stag (deer) hunting, but it was still conducted with excitement. During the 16th century AD, fox hunting and hunting codes and laws expanded along with the sport itself. Men hunted for longer periods of time. It was common to leave in early morning and not return until past dusk, after lodging the horses or hounds.

⁷ Thomas, 1.

⁸ Ibid., 14.

⁹ Ibid.

The sport of hunting had many benefits to its constituents. Hunting was also seen as a form of physical exercise, especially for children who had spent all day in school. It was an attempt to avoid physically unfit children.¹⁰ Even today fox hunting and hunting alike require and maintain physically fit participants.



Figure 2.1: Fox hunting 1387; huntsmen galloping to stay with the hounds, and the hounds are close to the fox. (Photo adapted from Roger Longrigg's *The History of Foxhunting*, front cover.)

By 80 AD, Romans planned fox hunting outings and within fifty years a Roman man's view was that autumn was the season of "hounds, hares, and foxes."¹¹ It was in the Dark Ages (450 AD-1000 AD) that a traditional fox hunting season was established. This allowed a closed season or "fence

¹⁰ Thomas, 2.

¹¹ Roger Longrigg, *The History of Foxhunting*, (New York: Clarkson N. Potter, Inc., 1975), 15.

months"¹² during fawning and cubbing. Originally, all fox hunting was forbidden for fifteen days on each side of the mid-summer months. However, as the years passed the length of time had varying grace periods. As fox hunting seasons were established, November became known as "*Blot monath*," or "blood month," when fox hunting was in full force.

Following the French and English in the development of new hunting laws, the Chinese simultaneously introduced open and closed seasons. From the Middle Ages (450 AD-1050 AD) to the present day, the act of fox hunting began to vary from region to region and country to country.

Germany established even more stringent hunting laws than France, England, and China, who had laid the groundwork in forming the first laws. England and France viewed the enforcement of these German penalties as savage and as drastic for the time. The most severe of all the punishments consisted of German authorities turning loose a pack of starving hounds on a hunter, usually a poacher or trespasser, making a meal out of him.¹³

As the sport grew in popularity and in numbers of hunters, it also gained opposition. "The first 'anti-bloodsport' lobby, by the Sophists was in the late fifth century, but those views were quickly silenced."¹⁴ At the same time, at the

¹² Longrigg, 19.

¹³ Ibid., 25.

¹⁴ Ibid., 14.

other extreme, hunting became an addiction, and poaching of animals was prolific.¹⁵ As fox hunting became a more popular sport, it was evident that regulation was necessary.¹⁶

Prior to 1500 BC the Egyptians hunted on foot. Then horses and chariots became a popular method of following the hunt. In the early centuries of Egyptian fox hunting, a bountiful hunt proved to be a challenge, since the speed of horses could not keep up with that of its prey. At that time the horse was an equivalent to that of an ass or donkey. They were awkward and stout. The Assyrian's were the first to be associated with a fast horse.¹⁷ Their breeding techniques improved the size and quality of the horse, allowing it to be ridden, something that was not previously possible. This resulted in many changes, one being that horses were used in military forces. The world's first effective cavalry and first hunting on horseback occurred due to the advancements of the Assyrian horse.¹⁸

Simultaneously, other countries were increasing their quality of horses as well. The Romans had bred horses that could successfully follow their hunting

¹⁵ Thomas, 2.

¹⁶ Today there are increasing numbers of people who oppose the sport, regardless of the animal that is being hunted. In Britain, specifically the nature of fox hunting has faced allegations of cruelty and its strong associations with tradition and social class have long made it a source of great controversy.

¹⁷ Monique and Hans D. Dossenbach, *The Noble Horse* (New York: Portland House, 1987), 108.

¹⁸ Longrigg, 12.

counter-parts, greyhounds, while chasing deer. Romans were also breeding and importing specialized horses for different purposes. Specialization of horses was carried to an extreme.¹⁹ For example, around 180 AD, one authority advised: "for hunting spotted-footed deer, ride a dark-eyed horse; blue-eyed for bears; and bright grey for the grey-eyed lion."²⁰

Arabia was also breeding an enormous surplus of horses in the 13th century. Their largest consumer was India. India's need for new horses was great because by the end of each year many had died from disease, overwork, and malnourishment. Prior to the importation of horses from Arabia, India had less than 100 horses remaining in a typical year. Perhaps this is due to hunting conditions or the diet of "boiled rice and meat,"²¹ given to horses.

From the 13th century on, the advancement of each country began to directly affect the manner in which hunting was conducted. The Romans and Arabians mastered the breeding of the quickest and most skilled horses, while Germans discovered that team working of horses and hounds benefited the sport. The Germans also advanced the understanding of maintaining horses and hounds to the highest quality, and sources offered. Advice including the use for

¹⁹ Longrigg, 12.

²⁰ Ibid., 15.

²¹ Ibid., 26.

various types of game, breeding, feeding, and kennel management,²² hence the beginning of an integral difference in fox hunting, namely the use of horses and of hounds. This improvement in the hunt increased the need for the nobleman's house to have stables as well as attached kennels.²³

Fox hunting with hounds in groups, instead of a single hound, proved to increase the successfulness of the hunt, but caused hounds to become exhausted quickly, as they were usually run harder and for longer periods of time. The French invented the system of fox hunting with relays of fresh hounds, enabling the hunt to continue. In this system, new hounds would be dropped off at a point in the hunt, available for swapping with the exhausted hounds.

Additionally, the development of various breeds of hounds made possible the French practice of forest hunting, as different breeds had better endurance. The product of this science was that the hunter could continue in the hunt with peace of mind that his hounds were in good health and not becoming exhausted. This characteristic of fox hunting furthered the sport for the wealthy and remained an exclusive sport.²⁴ Only the wealthy could afford to own the top breed of hounds

²² Longrigg, 25.

²³ Ibid., 11.

²⁴ Ibid., 21.

and horses. An important aspect of fox hunting was and still is the use of both horses and hounds. For hunting enthusiasts, the search for the perfect breed became as much of "a chase" as that of the fox.

Another constant factor was that the fox remained a nuisance and an animal hunted throughout many countries. The fox was viewed as such a pest that its personality was known through the hunting world. It was viewed as "cunning, thievish, and dishonest, providing a model for attorneys and other deceitful public officials."²⁵ Farmers lost stock in animals, such as chickens, which were easy targets to the fox. Chickens made the chase for the fox, just as the fox made as the chase for hunters and hounds. In fact, Joseph B. Thomas a M.F.H.²⁶ once said, "Personally, I believe the fox enjoys the hunt as much as anyone else."²⁷

One of the last major shifts in the sport was when women of royalty began to take part in the hunts, although this participation did not last long. For example, in 1559 the Queen of Scots gave up fox hunting after she was knocked

²⁵ Longrigg, 23.

²⁶ M.F.H. Master of Fox Hounds. This designation was primarily one of honor; however, some skill was involved. See also glossary.

²⁷ Thomas, 20.

out of her saddle. Women were said to “look good in the saddle,”²⁸ and attractive women were often invited along on outings with royalty and were known as great sportsmen.

Just as the French and Scottish women enjoyed the hunt, so did the English. Queen Elizabeth was quite passionate about fox hunting, even at the age of seventy-seven. Additionally, in the 18th century Lady Salisbury, at the age of seventy-eight, was graced with the honor of Master Fox Hounds.²⁹ By the late 1700s, specific equipment was considered necessary for a hunt, especially, “carts for the women.”³⁰

Finally, as with any social gathering, an established dress code was necessary; fox hunting attire was no different. However, like many of the other elements of fox hunting the change in season affected clothing. In 1225, an English charter declared, “wearing green in the forest was of itself an offence, because of the presumption, amounting to certainty, that the colour was worn for hunting.”³¹ This charter forever changed the fox hunting attire and its colors. During the rainy season, it was important to wear a cloak and brimmed hat to prevent water from permeating the rider. There was usually propriety about

²⁸ Thomas, 6.

²⁹ Ibid.

³⁰ Ibid., 3.

³¹ Longrigg, 23.

hunting clothes. They were often neat, and worn loose, but close to the body so as not to snag on a branch and pull the rider from his seat. This need contributed to the delay in women participating more fully in the hunt, as it was not acceptable for them to wear pants until the late 1800s. Hats became prevalent as a piece of the fox hunting attire in all weather; when it was not raining they kept the sun from striking the rider's eyes. A jacket and pair of pants proved to be necessary pieces, as they kept the rider warm and protected from the harsh shrubs and branches while riding. For the same purpose, tall riding boots with a slight heel were also worn. The heel allowed the rider to quickly respond to a chase, by giving a slight kick to speed up the horse.

The seasons and weather determined how the hunt was conducted: in spring the ground was graced with wildflowers, in autumn by fruit, and in winter the landscape was barren or covered in snow. According to Longrigg, "An intelligent man would hunt everyday except in a high wind (so not to give off his scent to the hunted). He would wear light, loose clothes, and light shoes."³²

For the English, fox hunting was highly developed by 1360. The development of fox hunting was advanced with the use of calls for hounds. Likewise, kennels were a part of every nobleman's facilities. These

³² Longrigg, 23.

developments gave hounds the advantage of working the landscape with horses close behind. Once the hounds were on the tail of a fox, the hunt came to an end quickly.³³ A major shift in English fox hunting occurred in the 16th century, when laws were expanded; to many hunters this was another attempt to decrease the popularity of the sport.

Fox hunting was enjoyed for centuries in countries like Britain, Ireland, and the United States of America and the sport continued to evolve into what is practiced today. As Europeans settled America, they brought their culture and traditions, one of which was fox hunting. The sport has existed in North America since colonial days and was enjoyed extensively by night hunters, farmers, and landed gentry.

The founders of Jamestown (1607) brought their countryside lifestyle from England. In 1650, with the parliamentary victory in the English Civil War, more cavaliers were sent across the Atlantic, including racing and hunting men.³⁴ In 1861, it was noted that,

A pack of fox-hounds was for a time established in Maryland, which, of all the United States, is perhaps more than other like to England in its mode of life. But it has been found impracticable to establish the sport in other lands, even among men who are thoroughly English in their ways and thoughts.³⁵

³³ Thomas, 8.

³⁴ Longrigg, 168.

³⁵ Ibid., 182-183.

Colonel Robert Brooke was documented as importing the earliest group of hounds to the United States. He arrived in Prince George's County, Maryland, with his wife, ten children, and a pack of hounds from England. When Colonel Brooke died in 1655, his family moved to Montgomery County. "All his sons, and all their sons, kept hounds descended from his. All hunted the fox—mounted by day, on foot by night..."³⁶ Fox hunting maintained its popularity through colonial times to the Civil War. It was especially popular in states such as Maryland, Pennsylvania, New York, Virginia, Kentucky, Tennessee, and the Deep South in general. In Virginia and Maryland hunting grey and red foxes became popular.³⁷ The popularity of the red fox was greatest. For following its introduction from England, it migrated a thousand miles both west and south within a hundred years. The red fox was imported to New York and Maryland. The grey fox, on the other hand, is indigenous to the United States. It is known for climbing trees and being the most diverting to hunters. The qualities of each breed started a new era in American fox hunting.³⁸ The major difference in fox hunting in England and the United States is that in the United States the purpose is not to kill the fox, but simply to chase it.

³⁶ Longrigg, 168.

³⁷ Ibid., 172.

³⁸ Thomas, 202.

Throughout the 1700's, fox hunting increased steadily in Maryland, Virginia, and other colonies. The earliest surviving record of American fox hunting (in the modern manner), known as the organized hunt, was maintained for the benefit of a group of hunters rather than a single hunter.

According to Longrigg, the earliest *established* foxhound club was the Montreal Hunt in Canada, 1826. This club still operates today, but it is unclear if they still operate in the traditional capacity. The earliest *organized* hunt in America, the Gloucester Foxhunting Club was founded on October 29, 1766 by twenty-seven Philadelphia gentlemen, "whose family names are still prominent in Pennsylvania."³⁹ *Established* clubs differ from *organized* clubs in that they are recognized specifically by the breed and number of hounds on site. Unfortunately, hunting ended for the Gloucester Foxhunting Club in 1818. In the United States the first established was the Piedmont Foxhounds in Virginia in 1840.⁴⁰

The U.S. Army brought fox hunting to Oklahoma and the southwest. The Fort Gibson Hunt Club, established in 1835, was probably America's first

³⁹ Thomas, 14.

⁴⁰ Masters of Foxhounds Association of North America.

military hunt. According to their rules the kennel contained "bear, wolf, deer, and fox dogs."⁴¹ Another military hunt that still exists is the Fort Leavenworth Hunt in Kansas.

After the Civil War, stables were empty and packs of hounds were disseminated. As a result, subsequent fox hunting grew in Virginia in an informal manner. Little to no organization existed; therefore, there were no servants, kennels, or expenses. The process to re-establish the sport and graciousness of fox hunting was slow in Virginia, but in Pennsylvania and New Jersey fox hunting grew more quickly and was more formal than elsewhere.⁴²

According to Joseph B. Thomas, fox hunting in America was divided into three categories:

First, the farmer-hunter of the North uses a single, slow, deep-voiced hound, his object being to shoot the fox in his runway, which he is able to do as foxes in the wooded hilly north country have very definite crossing points which remain unchanged for generations.

Second, the Kentucky, Missouri, Virginia, and Tennessee farmer-hunters, as well as those of numerous other states, own hounds which they hunt in small packs, meeting by appointment, often on foot. In warm weather, they meet on moonlight nights. Their pleasure is found in the racing of their hounds, which they follow largely by ear; hence, their great regard for good cry, coupled with speed. From this class of hunters have sprung the numerous field trial associations.

⁴¹ Longrigg, 179.

⁴² Ibid., 184.

The third, and much less numerous class of advocates of hunting ride to hounds in the orthodox English manner.⁴³

Like many activities that moved from the east coast as exploration of the west occurred, fox hunting spread to the Pacific Coast. Although the sport did not catch on as quickly in the Pacific Northwest, fox hunting was at its peak in the United States by the time the Lake Oswego Hunt was completed in 1937.

In 2005, fox hunting was banned by law in England. Regardless, fox hunting organizations still exists in the United States. People still hunt fox, though not with the same cultural and social traditions; however, they do not



Figure 2.2: Piedmont Foxhounds, Virginia.
(Photo courtesy of Piedmont Foxhounds Club.)

⁴³ Thomas, 19.

have the beautiful clubs to congregate in. As one might expect, fox or hunt clubs still are much more prevalent on the east coast. The American hunt club was adapted primarily from the English, as a place to enjoy the equestrian sports, particularly fox hunting, and enjoy additional social activities.

In the course of conducting research for this thesis, a serious attempt was sought to find other west coast (fox) hunt clubs. A contact at the University of Nevada at Reno and another in Seattle were thought be the experts on hunts in the west. (See Figure 2.3). Unfortunately, the only type of hunt they were able to identify was a pheasant hunt club. There is an obvious unevenness in the distribution of these hunting landscapes, both nationally and regionally.⁴⁴ Now they are landscapes, which are being encroached upon by development.



Figure 2.3: Pheasant Hunt Club, 2006.
(Photo courtesy of Paul F. Starrs)⁴⁵

⁴⁴ William K. Wyckoff, *The Making of the American Landscape*: Michael P. Conzen, ed., "Landscapes of Private Power and Wealth," (Boston: Unwin Hyman Ltd., 1990), 336.

⁴⁵ Paul F. Starrs, Mackay School of Earth Sciences & Engineering, College of Science, University of Nevada, Reno. November 2005.

Today more restrictive laws are in place and each state's laws vary. There are early and late seasons, the late season being the most challenging since the vast majority of the hunted have already been spooked, and therefore are on alert for anything that seems out of place. These laws describe strict hunting seasons and precise grounds and boundaries, along with stern punishment for breaking those laws; these rules guide hunters today, just as they did for the Egyptians more than thirty centuries ago. More importantly, the fact that men were the predominant participants has greatly shifted to include women of all ages; even young girls enjoy the sport. This is evident at the Lake Oswego Hunt.

American hunt clubs also have their own distinct flavor, which is noticeably different from that of their European counterparts. The most obvious difference is that North American clubs place an emphasis on the chase rather than the kill. Additionally, the coyote, not the fox, is hunted by a large number of clubs.⁴⁶

Regardless of the many differences, several similarities that still remain from hunt to hunt are the social and cultural make up, as well as the dress codes. According to the Fort Leavenworth Hunt, traditional dress includes, "hunt cap, scarlet frock coat, white breeches, top boots, whip, horn and wire cutters."⁴⁷

⁴⁶ American Foxhunting-History, "Master Foxhunting Association" {website} accessed February 19, 2005; available <http://mfha.com/abfo.htm>; Internet.

⁴⁷ Fort Leavenworth Hunt, {website} accessed March 2006, available http://www.fortleavenworthmwr.com/fox_hunt.htm; Internet.

Adrianne Brockman, a past LOH member and avid rider recalls

The men wore velvet helmets and black coats, red coats called 'pinks' with a helmet or top hat, white breeches, black boots with brown tops. The 'pinks' were reserved for the M.F.H., staff, and honored gentlemen guests. The women wore velvet helmets or derby's, black jackets, canary yellow or tan breeches, and black boots with patent leather tops. All participants wore a 'rat catcher shirt,' stock tie and stock tie pin, boot garters, and gloves. Each participant had a leather case and leather encased whiskey flask affixed to the saddle. The M.F.H and staff carried whips.

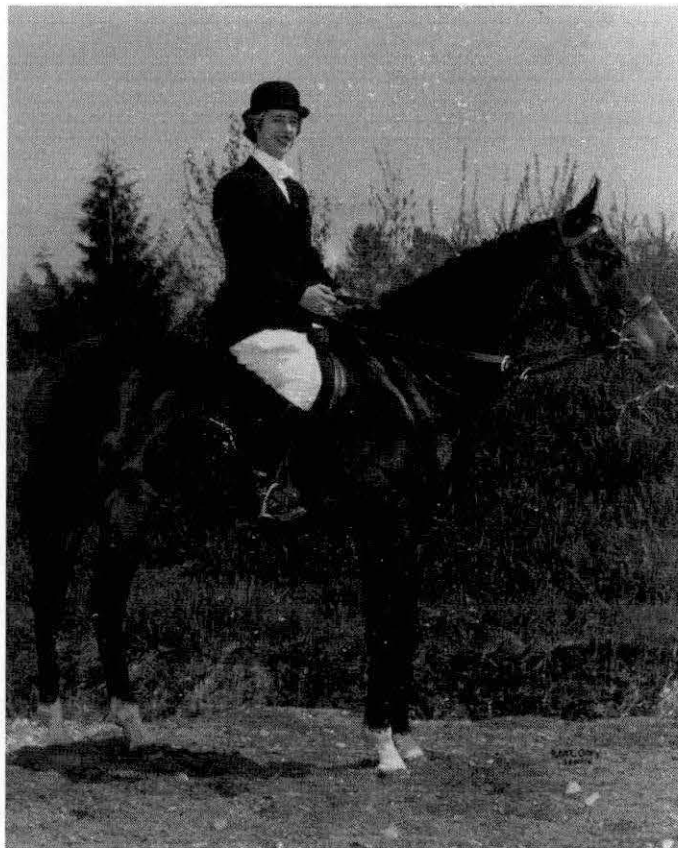


Figure 2.4: Adrianne Brockman in hunt attire at the Lake Oswego Hunt, 1963.
(Photo courtesy of Adrianne Brockman)

The Culture and Social Life of Hunting

Much of the social life associated with fox hunting was centered at the club itself. Clubs began when packs hunted in a large territory and worked from one part of the territory to the other. The convenience of the club allowed hunters to follow the hounds and game without having to return home. They served the purpose of stabling for the horses and lodging for the hunters. Gradually, as territories became smaller, people hunted closer to their homes or nearby lodging, and the lodging aspect of hunt clubs diminished; however they remained an important part of the social atmosphere.

For the purist, the hunt meant that which took place in the fields and forests; however, for the English woman, "the hunt was the 'grand nucleus of society.'"⁴⁸ These were the women who promoted the social life of balls, breakfasts, races, and other sorts of social events related to hunting and the wealthy. To them, it was far more important to have the attention of the master on the dance floor or at the dinner table than in the field. The role of fox hunting as a social gathering was and is not detailed; however fox hunting did in fact serve a function of social life. Hunts (hunt clubs) were known to sponsor balls,

⁴⁸ David C. Itzkowitz. *Peculiar Privilege: A Social History of English Foxhunting 1753-1885* (Sussex: The Harvester Press, 1977), 103.

dinners, hound shows, races, and other related equestrian activities, and still do. All of these contributed to the life of the neighborhood and were eagerly awaited by the residents.⁴⁹

In the United States, some type of country club originally existed for everyone, although they were dependent on the social class; as such, they were not always referred to by that name. There were hunt clubs, which served a similar purpose to the country club, with a specialization for those interested in foxhunts and horse riding. Hunt clubs existed across the United States and in Europe. They were social organizations, which usually placed emphasis on education and sportsmanship. Furthermore, they would provide opportunities for participation in competitive events, like fox hunting. Fox hunting was a popular activity that many nineteenth century country club members pursued, along with an enthusiasm for horseracing.⁵⁰ In 1937, the Hunts Committee of the National Steeple Chase and Hunt Association recognized sixty-six hunts. The majority of these hunts were located in Pennsylvania (15), Virginia (11), New York (11), and Massachusetts (7).⁵¹ While the sport of fox hunting no longer exists as it did in the nineteenth and twentieth centuries, many of the facilities still remain and have taken on new roles in society.

⁴⁹ Itzkowitz, 103.

⁵⁰ James M. Mayo, *The American Country Club: Its Origins and Developments*. (New Brunswick: Rutgers University Press, 1998), 8.

⁵¹ Thomas, 19.

Socializing at LOH has been a part of the equestrian sport since its inception. In the late 1930s and 1940s, members would ride the trails and then enjoy each other's company at the symphony or art museum. Later, when the Clackamas County Posse ended their rides at the Lake Oswego Hunt, they would invite the neighborhood children to ride their horses during their cool-down. Parents were invited into to the clubroom for punch, cake, cookies, and ice cream.



Figure 2.5: Elaborate picnics on the banks of Lake Oswego, a common social event for locals and Portland visitors. (Adopted from *Iron, Wood and Water*)

The Lake Oswego Hunt began changing its practices in the 1950s, when the Pony Club was established. The purpose behind the Pony Club was to teach kids to ride correctly and to care properly for their horses. The Junior Hunt furthered this mission by promoting accomplished young riders in competitive events. The traditional activities of the Lake Oswego Hunt, which have carried

on to the present day, include the annual and seasonal horse shows, steeplechases, and hunter trials.⁵² Each year, prior to the annual horse show, the club would invite its members, and their children especially, to a clean-up day. Usually, the kids who participated in the Junior Hunt would paint the jumps; afterwards a meal would be served. (See Figure 2.6).

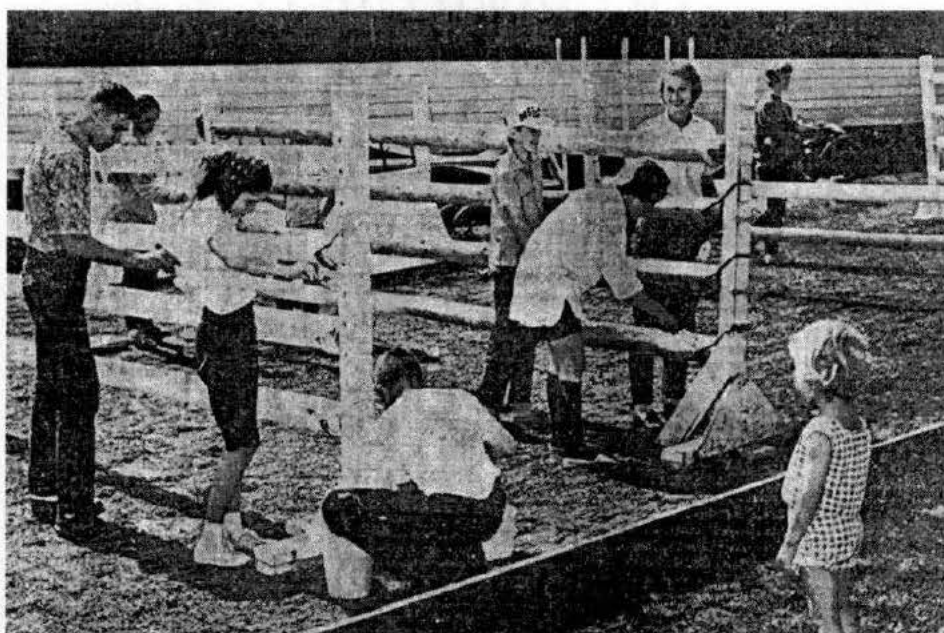


Figure 2.6: Preparing for a three-day event. (*The Oregonian*, September 27, 1962, page 15)

Parties were held for adults and were much more formal; the dress code for parties was suits and jackets. While riding, dress was more informal, but this too has changed. Social events are still held; however, they are focused more today on families and around annual events, i.e., Halloween and Christmas parties. Most recently, social activities consist of fundraising and casino events.

⁵² State of Oregon, Lake Oswego Hunt Club Ensemble National Register Nomination Form, State Review Committee, State Historic Preservation Office. Ann Ford and Karin Halvorson. Lake Oswego Hunt Club Ensemble, July 8, 1987, section 8, page 6.

Regardless, social events and the dress code have become less formal. The social and cultural atmosphere at the Lake Oswego Hunt has changed, but friendships are still important and valuable skills are still learned.

While most hunt clubs and comparable social organizations started out as clubs for the elite, the Lake Oswego Hunt has become a vehicle for the expansion and betterment of riding for the masses and a social gathering place. The club has shifted its focus to enable the continued use of the facility, regardless of the demise of fox hunting.

Physical Aspects of Fox Hunting: The Structures and Landscapes

The landscape of fox hunting has changed as much as the sport.⁵³ By the fifth century AD, there was intensive agriculture near all large cities across the globe. Plains were under vines, figs, olives, and corn. Big game fled to the mountains and hares multiplied. Horse hooves caused extensive damage to the landscape when they were not on a road, which brought about the beginning of trail building and the importance of maintaining them. As horses demanded more of the landscape, the beagle and other hounds became the hunters. Horses could not stay in the hunt on rugged terrain.⁵⁴ Therefore, just as before the use of

⁵³ Longrigg, 13.

⁵⁴ Ibid.

horses, hunters hunted on foot with hounds, which had been trained to follow the scent of the prey. These conditions put immense trust and worth on hounds as they determined the success or failure of a hunt.

As the view of fox hunting changed among the royals, so did the use of land, especially land belonging to the king. This resulted in the breakdown of the feudal system and the use of royal forests. More powerful lords and the parliament (which represented landowners) developed stricter systems of protecting private parks rather than the king's land.⁵⁵ Hunting now forced land conservation. As laws changed, and countries multiplied, the variations of hunting landscapes increased. These variations in landscape included: clear and open space, wood or pine thickets, little to no fencing for miles, hunting through corn fields, and hilltop view points opening up a picturesque landscape, thus increasing the appreciation of nature.⁵⁶ (See Figure 2.7).

Hunting was conducted almost always in forests, where prey could hide, but where the hunters and horses could not maneuver. Trails had not yet been constructed and the vegetation presented many more obstacles than that of the open landscape.

The integration of horses and hounds into the sport of fox hunting had a marked effect on the need to manipulate the landscape and build structures.

⁵⁵ Longrigg, 29.

⁵⁶ Thomas, 17-22.

Concurrently, the sport was experiencing drastic change due to the establishment of seasons, hunting laws, and punishment for not adhering to said laws.

In England, fox hunting changed dramatically after the Norman Conquest (1066). The conquest caused two different types of countryside, and therefore two different types of fox hunting: royal forest, and all else.⁵⁷ The terrain of fox



Figure 2.7: Typical English hunting landscape — well-kept hedges, and clean, rolling grassland. (Photo adopted from Joseph B. Thomas, *Hounds and Hunting*, 186).

hunting at this time had greater bearing on what and how prey was hunted. Similarly, different species of animals lived in the most ideal landscape and climate for them to survive. The Norman Conquest also furthered hunting by adding new hunting laws, similar to the establishment of the fox hunting season.

⁵⁷ Thomas, 8.

There were grounds that were put aside for the purpose of hunting; other areas were deemed non-hunting grounds. Breaking these laws was punishable by death.⁵⁸

In England, the hunt club landscape also included the land that the farmer or landowner granted permission or easement to hunt on. Some hunt clubs did not own any of the land they hunted on; theirs was a borrowed landscape. The permission given to the hunters by landowners was a vital aspect of the viability of the club. The Enclosure Act in England changed the sport of fox hunting from a slower paced hunt to one with jumping and increased speed. This was due to the increased use of ha-has⁵⁹ and fences. The Enclosure Act not only increased the use of fences, but it also created larger and more open pasture lands facilitating faster paced hunts.

Later, the automobile had a hand in the changing landscape of hunt clubs as well. Hunt clubs started to house more horses since many of the more wealthy participants no longer needed to use their horse(s) for transportation and work. Once again, housing the horses became a larger part of the club's purpose and vernacular landscape.

⁵⁸ Longrigg, 23.

⁵⁹ Ha-Ha—A designed feature within the fox hunting/pastoral landscape, they usually resemble graceful, deep “ditches” keeping animals within a particular boundary.

The equestrian landscape was historically located in a pastoral setting. It was also largely tied to the vernacular agricultural landscape and encompassed curvilinear roads to compliment the land's natural contours. However, the horse influenced the landscape by requiring gradual inclines and declines as well as the construction of trails. Horses were used not only on the farm, then were also used for transportation, war, and hunting. This required wide paths, gently sloping roads for carts and carriages, wide gates, limbed up trees, places to house the horses, and pastures for feed.

In the nineteenth century, many parts of the United States experienced economic growth and prosperity. Wealthy business people and professionals increasingly wished to spend leisure time in a way that was qualitatively better than the repetition of everyday life.⁶⁰

Because fox hunting and the establishment of structures or clubs have not been as numerous in the west as they were back east, it becomes necessary to preserve them. Furthermore, they are not as prolific in present day; however, they still exist and function in much of the same way as the first foxhunt.

In the west the quality and significance of these unique landscapes and structures is disappearing. The Lake Oswego Hunt landscape is a historic

⁶⁰ Mayo, 8.

vernacular landscape, as defined by the National Park Service standards, one with valleys, rugged terrain, trails, and vast meadows.⁶¹

⁶¹ Historic Vernacular Landscape—a landscape that evolved through use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives. Function plays a significant role in vernacular landscapes. This can be a farm complex or a district of historic farmsteads along a river valley. Examples include rural historic districts and agricultural landscapes.

CHAPTER 3

HISTORY OF THE CITY OF OSWEGO (LAKE OSWEGO) AND THE OSWEGO IRON COMPANY

The histories of the settlement of Oswego (later changed to Lake Oswego), of the Oswego Iron Company (later the Oregon Iron and Steel Company), and of the Lake Oswego Hunt are interestingly intertwined. Because of this the history of the landscape of the Lake Oswego Hunt went through several changes.

The present day community of Lake Oswego is located between the Willamette River and the Tualatin River within the Tualatin River Watershed Basin.⁶² About 15,000 years ago the land that forms the Tualatin River Watershed Basin, just south of the Lake Oswego Hunt, was home to mammoths, camels, and giant beaver.

These mega-fauna, driven to extinction elsewhere by causes not yet clear, were likely wiped out in a geological instant in the Tualatin basin by the catastrophic Missoula floods (more than 500 feet deep). This cataclysmic flood resulted when a glacial ice dam, high in the Rockies burst about 15,000 years ago, instantly releasing impounded waters equal to the volume of present day Lakes

⁶² Tualatin River Watershed Council, "Historic Timeline of the Tualatin River Watershed" {website} accessed February 28, 2005; available <http://www.trwc.org/watershed.html>; Internet. See also Ann Fulton, *Iron, Wood & Water*. (San Antonio, TX: Historical Publishing Network, 2002).



Map 3.1: Clackamas County Watershed. Location of Lake Oswego is circled; the location of the Oregon Iron and Steel Company is shown with the arrow. (From The Lake Oswego Hunt Landscape project for Helphand, Kenneth. History of Landscape Architecture class. University of Oregon, Winter 2005).

Erie and Ontario. The waters surged across the eastern Washington scablands at about sixty miles an hour, poured into the Columbia river valley, and in a matter of a few hours sent a wall of water 500 feet high into the Tualatin valley and the Willamette valley. This enormous influx of water left the Tualatin basin with rich alluvial soils, soon producing swamps, grass covered prairies, and forests of Douglas Fir, Oregon Oak, Western Hemlock, and Western Red Cedar. The basin was also soon after home to diverse wildlife.

The aboriginal occupants of the area were the Clackamas Indians, but their small population was significantly diminished by the European diseases introduced by early explorers. Those who remained were forced to turn their

territory over to the Federal Government in 1855, and forcibly relocated to the Grand Ronde Reservation in Yamhill County.⁶³

The next dramatic change occurred when major post-aboriginal settlement on Lake Oswego's Landscape influenced early growth. The fertile prairies were settled by scattered farmers who frequently founded village centers they named for places they had left back east in the United States. Such was the case here. In 1847, pioneer settler Albert Alonzo Durham secured the first Donation Land Claim in what is today Lake Oswego, naming the settlement after Oswego, New York, his former home. In the late 1800s, he operated a sawmill in Oswego. Durham also built a small dam at the head of Sucker Creek (Oswego Lake) in order to power his sawmill equipment, thereby flooding the west end of the valley creating the beginnings of the lake, causing neighboring farmers to sue. River transportation was crucial to development of the area, with principal trade extending from Portland to Oregon City and up the Tualatin River Valley through Tualatin, Scholls, and Hillsboro. Muddy roads and dense forests were repeatedly cited as impediments to overland travel.⁶⁴

Within twenty years of Durham's arrival deposits of iron ore were discovered just north of Durham's mill dam, prompting the creation of an iron

⁶³ Lake Oswego Public Library, "History of Lake Oswego" {website} accessed February 19, 2005; available <http://www.ci.oswego.or.us>; Internet. See also Ann Fulton

⁶⁴ The Owego Heritage Council: A Narrative History of Oswego {website} accessed February 19, 2005; available <http://home.europa.com/~heritage/narfhist.html>; Internet. See also Ann Fulton.

foundry that soon reshaped the development of the immediate region, so that development of the area is largely associated with the iron industry and charcoal production. (this will be explored below). The character of the landscape is described by Lillian Webster whose family arrived in Oregon in the 1890s, settling in the area later to become Lake Oswego; her father became a foundry superintendent. In an interview made on January 30, 1973, she recalled that when she was a girl "there were no roads, there were trails. It was a risk of life and limb practically to go anywhere off those trails." She recalled a time when she was about seven or eight that she got upset over the loss of some cattle that wandered off into the swamp and got stuck in the mud; apparently this was an ongoing problem.⁶⁵

The Oswego Iron Company (Oregon Iron and Steel Company)

Until the mid-1800s, Oswego was a sleepy assembly of homesteads and farms between the Willamette and Tualatin Rivers in Oregon. But as noted above, in 1841 iron ore was discovered in the Tualatin Valley, even though it was not until 1861 that its existence was an accepted fact. The original promoters were Portland businessmen. In 1865, the Oregon Iron and Steel Company was incorporated. It was the first of three companies that hoped to make Oswego an

⁶⁵ The Hall Family and School at St. Mary's Academy, "In Their Own Words Interview January 30, 1973" {website} accessed March 2005; available <http://home.europa.com/~heritage/30hall.html>; Internet.

industrial center, the "Pittsburg of the West."⁶⁶ In 1866, a considerably higher dam was built by the Oregon Iron and Steel Company.⁶⁷ The first iron smelter went into production in 1867, and a second mineshaft was added west of the existing mine on Iron Mountain (where Lake Oswego Hunt is today).⁶⁸

The Oregon Iron Company had a major presence in the area. They constructed a three-mile railroad that ran from the foundry to Iron Mountain. It is possible that the trails of Iron Mountain City Park are the old roads of the mining operation. The mining and smelting continued in operation intermittently under a second corporation, the Oswego Iron Company, until 1881. Eventually waterpower was used for running the smelter plants for the iron industry. Trees were used to make charcoal or fuel for the nearby industries, thus causing the land to be stripped of its trees. Early photographs of the industrial installation show a completely bare landscape.

While trails, railroad tracks, and roads were being constructed on the land, so too mechanisms were developed for water transportation. In 1872 a canal was completed between the Tualatin River and Sucker Lake (Lake Oswego)

⁶⁶ Lewis A. McArthur. *Oregon Geographic Names*, (Western Imprints: The Press of the Oregon Historical Society, 1982), 429.

⁶⁷ The Owego Heritage Council. See also Ann Fulton.

⁶⁸ Ibid.

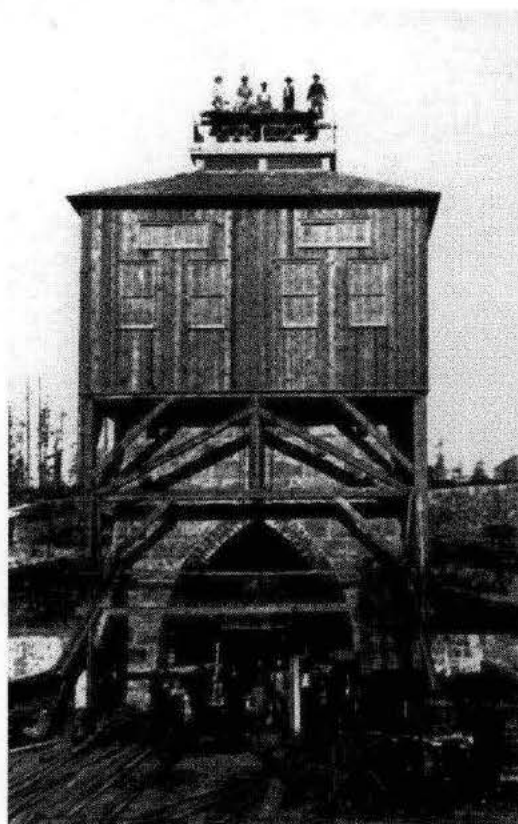


Figure 3.1: First iron smelter, located in present day George Roger's Park on the banks of the Willamette River and Oswego Creek, approximately five miles from the LOH.
(Adopted from *Iron, Wood and Water*)

by Chinese laborers. The canal was built for transportation and resulted in expanding the lake to its current size.⁶⁹ Lake Oswego — the community as well as the body of water itself — became the selling point for developers attempting to make Oswego the “Pittsburgh of the West.”⁷⁰ However, the need for river and narrow gauge rail transportation rapidly faded with the development of improved rail transportation from the east. The smelters of Pittsburgh and

⁶⁹ The Oswego Heritage Council. See also Ann Fulton.

⁷⁰ Fulton, 25.

around the Great Lakes, and later the consolidation of United States Steel — added to the development of iron making facilities in Washington and elsewhere on the west coast — undercut the importance of the Oregon Iron and Steel Company.

The Oswego Iron Company was then succeeded by the Oregon Iron and Steel Company, which operated at the old plant until 1885. In 1888, its operators built a new smelter on the current Oswego Pointe site. The new smelter had five times the capacity of the old plant.⁷¹ At its peak, the iron industry employed some 300 men. In 1890, production reached 12,305 tons of pig iron, and the community of Oswego was booming. It boasted a growing population, four general stores, a bank, two barbershops, two hotels, three churches, nine saloons, and Davidson's drugstore. Likewise, an opera house proved to be a profitable investment.⁷² The iron and steel operation continued under various names and fluctuating market conditions until about 1908. Thereafter, iron production subsided, but the Oregon Iron and Steel Company continued to hold extensive mining and realty rights well after the furnace and foundry was dismantled.⁷³

⁷¹ Lake Oswego Public Library, "History of Lake Oswego." See also Ann Fulton.

⁷² McArthur, 429.

⁷³ Ibid.

The Town of Lake Oswego

The decrease in iron production caused the Oregon Iron and Steel Company to pursue other money-making ventures. Demonstrating a marked shift from gritty industrialism to genteel realty improvement, in October 1936, the Willamette Iron and Steel Company (a subsidiary of the Oregon Iron and Steel Company) proposed construction of riding and polo facilities to complement the Lake Oswego Country Club. The Oregon Iron and Steel Company deeded land for the purpose of developing the Lake Oswego Hunt. Meanwhile, the Hunt also borrowed \$10,000 from Oregon Iron and Steel for the purpose of constructing an arena and barn. The property was formally deeded from the Oregon Iron and Steel Company to the Hunt on November 30, 1936.⁷⁴ Paul C. Murphy, the Ladd Estate Company, worked with the Oregon Iron and Steel Company to create the location and secure the acquisition of the land for the Lake Oswego Hunt.

Until 1886, when a narrow gauge railroad between Portland and Oswego was built, Oswego was a comparatively remote place. Only riverboats and wagons on narrow dirt roads could reach it. The Southern Pacific Railroad acquired the line before the end of the century and widened it to standard gauge.

⁷⁴ State of Oregon, Lake Oswego Hunt Club Ensemble National Register Nomination Form, section 8, page 5.

With the demise of the local iron industry, Oregon Iron and Steel was turning its attention to land development. It built a power plant on Oswego Creek and operated it from 1905 to 1909. Following the incorporation of the City of Oswego in 1910, they sought permission to erect power poles to provide electricity to the community. In 1914, the community was electrified. Subsequent, rapid, clean, and quite electric intra-urban trains stimulated residential development in Oswego in the 1920s and 1930s.⁷⁵

As the need for iron smelters decreased, the recreational potential of the lake and town rapidly emerged. Rail transit, first developed for the smelters and coal industry, soon adjusted to provide transit for commuters to and from Portland. The commuter wave, first by rail then by auto, made Oswego grow from a company town owned by Portland investors, to a residential community providing a unique recreational setting for its citizens. A light-rail connection to Portland remains to the present day in the form of the Willamette Shore Trolley, a line kept open more as a tourist and recreational venue than a conveyor of commuters.

A major stimulus to the residential growth of Oswego was the Paul C. Murphy Real Estate Company, which developed the Lake Oswego Country Club (neighbor to the Lake Oswego Hunt) and residential properties adjoining the

⁷⁵ Lake Oswego Public Library. See also Ann Fulton.

lake.⁷⁶ The Oregon Iron and Steel Company also sold large tracts of the 24,000 acres it owned to land developers such as Paul C. Murphy and the Ladd Estate Company, which undertook residential development.⁷⁷ This transaction assisted in increasing residential development. Coincidentally, the Ladd Estate Company promoted equestrian sports to attract horse lovers to the Lake Oswego Country Club District.

Paul C. Murphy created the Oswego Country Club, developed the first water system, and encouraged distinguished architects to design fine homes for the town. Thus he set the tone for the city still in existence today. Lake Oswego's original neighborhoods reflect a glimpse of England, with English cottages and Tudor Revival homes designed by architects such as Richard Sundeleaf between 1920 and 1940.⁷⁸ These residences were surrounded originally by beautiful lush lawns and gardens, reminiscent of English country

⁷⁶ The Owego Heritage Council. See also Ann Fulton.

⁷⁷ Paul C. Murphy and the Ladd Estate Company had a major influence on developing other neighboring areas of Portland. In 1917, with the assistance of architect, Ellis F. Lawrence, Laurelhurst (a suburban development) was undertaken. It should also be noted, that Lawrence designed a house for both Paul C. Murphy and Peter Kerr who is mentioned later in this thesis. See Michael Shellenbarger, ed., *Harmony in Diversity: The Architecture and Teaching of Ellis F. Lawrence*, Museum of Art and the Historic Preservation Program, School of Architecture and Allied Arts University of Oregon, Eugene, OR. 1989, 38-42.

⁷⁸ The Owego Heritage Council. See also Ann Fulton.

houses with gardens. Today, however, such expansive grounds are being cut up, the neighborhoods now heavily dotted with new 'McMansions' covering a lot that probably once had two smaller houses.

Soon after Murphy's development began, a sharp jump in real estate sales encouraged the Ladd Estate Company to add the lake's east end to its master plan. After 1922, Oswego lake property sold so quickly that the Ladd Estate Company flooded a marsh on the east side of the lake called the Duck Pond and renamed it Lakewood Bay. People flocked to the boating and swimming concession, where vacationers rented swimsuits, towels, boats, and canoes to enjoy the lake.⁷⁹

Crews also rushed to construct the boulevard system contributing to the Country Club District's success. The goal was a system that used connecting streets to link the lakeshore boulevards to Iron Mountain and Terwilliger Boulevards, along which the company also wanted to subdivide land.⁸⁰ Because of the earlier iron industry, Oswego was the perfect place to achieve the City Beautiful Movement's transformative objective of erasing unsightly vestiges of industry, resulting in the construction of a golf course on William M. Ladd's

⁷⁹ The Owego Heritage Council. See also Ann Fulton.

⁸⁰ Ibid.

Iron Mountain Farm where the town's intensive mining had once occurred.⁸¹ Flooding the Duck Pond (See Figure 3.2) to create Lakewood Bay hid places where laborers roughed out clay to make pipe cores. George F. Cotterill, at the time was a Seattle civil engineer, was hired by the Ladd Estate Company to design a perfectly cultivated landscape for Lake Oswego, similar to what was being done at nearly the same time in the Laurelhurst district of Portland, with an emphasis on enjoying nature and outdoor recreation.⁸²

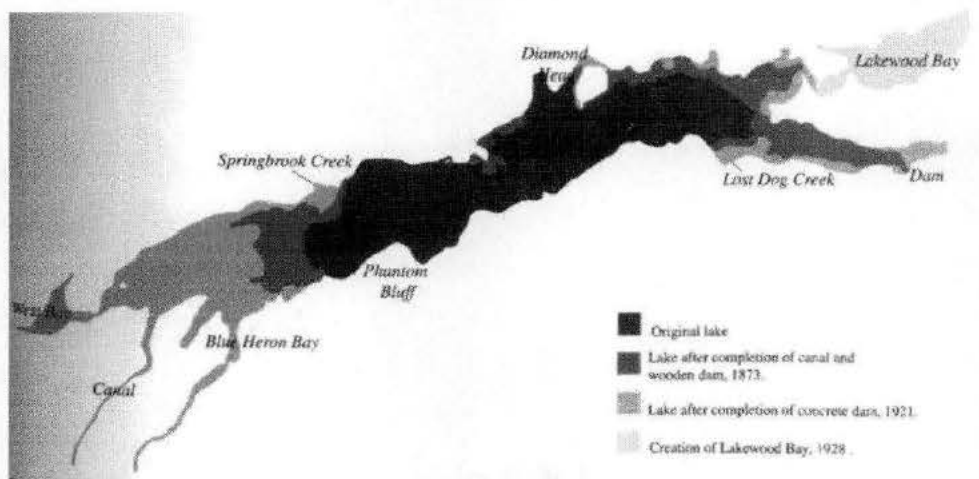


Figure 3.2: The growth of Lake Oswego. Lake Oswego Hunt located at Springbrook Creek.
(Adopted from *Iron, Wood and Water*)

⁸¹ For the City Beautiful movement, see Leland M. Roth, *American Architecture: A History* (Boulder, CO: Westview Press, 2001), 321-24. The City Beautiful Movement (1885-1915) was a progressive planning and building movement that drove cities to build new civic buildings; replacing the older and aged buildings. This evoked a sense of civic pride and desire for improvement.

⁸² George F. Cotterill was one of the West Coast's best civil engineers. He was also a former Seattle mayor and state senator. In 1907 he helped design Seattle's Mount Baker Park Addition, the first Seattle subdivision to include boulevards and park grounds. See Ann Fulton. *Iron, Wood & Water*.

Every house lot in Oswego had a scenic feature. Walking paths led efficiently to the lake. The district's master plan made the great outdoors comfortable and convenient.⁸³

Paul Murphy and the Ladd Estate Company were successful in developing the Oswego Lake Country Club (1923) to promote Oswego as a place to "live where you play." In 1926, the first City Hall was built on "A" Avenue, between State and First Streets.⁸⁴ By the 1930s, the town's growth as a year-round living environment was well underway. Residential development around the perimeter of Oswego Lake accelerated again in the 1940s and '50s.⁸⁵

Without question it was the lake now, with its recreational amenities that was the focus of the expanding community. Accordingly, on May 1, 1959, the residents of Oswego and those of Lake Grove, at the west end of Oswego Lake, voted to merge into a single city to be called *Lake Oswego*.⁸⁶

Today, according to City of Lake Oswego statistics, there are 24 developed parks and 573 acres of park and open spaces.⁸⁷ In a 1954 letter to Jack Lynch (who had been Lake Oswego Hunt Board President in 1944), Leslie A. McKethen

⁸³ The Owego Heritage Council, "A Narrative History of Oswego." See also Ann Fulton.

⁸⁴ Lake Oswego Public Library, "History of Lake Oswego." See also Ann Fulton.

⁸⁵ Ibid.

⁸⁶ McArthur, 429.

⁸⁷ Lake Oswego Public Library, "Statistics." See also Ann Fulton.

(LOH board president 1954-1956) points out: "The trails are undoubtedly one of the biggest assets that the [Lake Oswego Hunt] club has so we not only want to keep them but get them mapped in order that they be available for the use of more of our members."⁸⁸

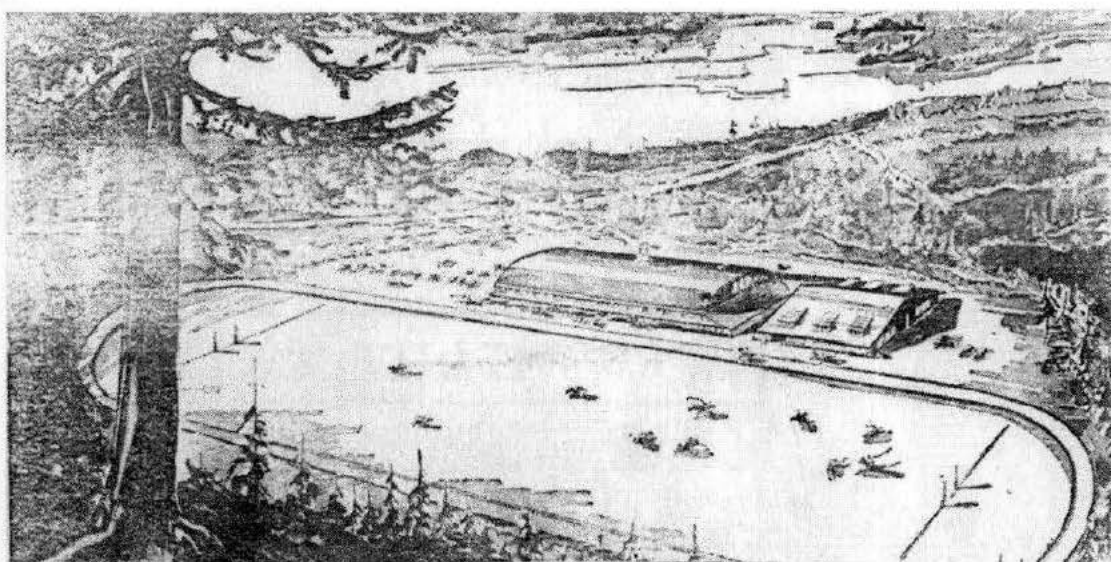


Figure 3.3: "Riding Arena in Lake Oswego District Is Assured: New Hunt Club Track, Polo Field, Barns and Clubhouse Designed for Lake Oswego District." (The Oregon Sunday Journal, December 6, 1936)

The Formation of the Lake Oswego Hunt

No one ever came to grief – except honorable grief – through riding horses. No hour of life is lost that is spent in the saddle. Young men often have been ruined through owning horses, or through backing horses, but never through riding them, unless of course, they break their necks, which taken at a gallop, is a very good death to die.⁸⁹

– Winston Churchill (1874-1965) date of quote unknown

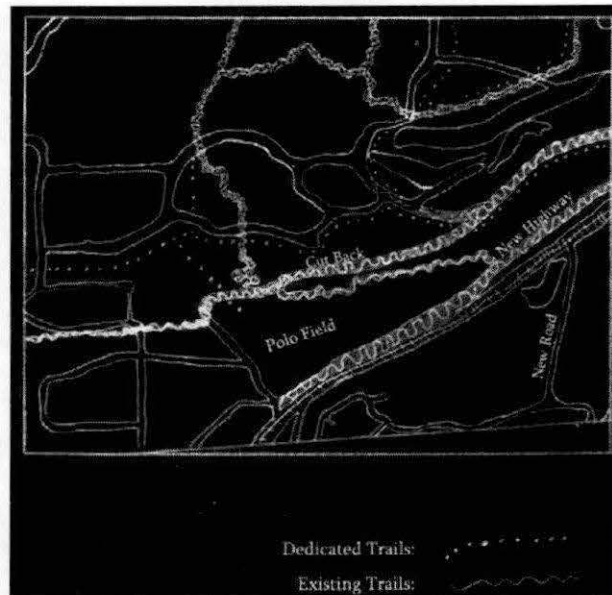
⁸⁸ Correspondence to Jack Lynch from Leslie A. McKethen, April 15, 1954.

⁸⁹ Julius Trousdale Sadler Jr. and Jacquelin D.J. Sadler, *American Stables: An Architectural Tour*. (Boston: New York Graphic Society-Little, Brown and Company, 1981), front cover.

McKethen's request to have the hunt club's trails mapped so they could be used more as a community recreational resource brings us to the formation of the Lake Oswego Hunt. Dreams of having a member-owned horseback-riding facility in the greater-Portland area arose in the 1920s, when a group at Highlands Riding Academy hatched the idea. The Lake Oswego Hunt (LOH) has not always been known under its current name; it began as the Multnomah Hunt of Portland in 1930 when it was located near Sylvan, at the Highlands Riding Academy. As Adrienne Brockman, a member of the Lake Oswego Hunt, recalls, "the hunt was primarily a group of people who liked to ride, hunt (drag hunt), and go to horse shows. There were no trainers like there are today." From there the hunt moved to 92nd and East Glisan, to the Fairfield Riding Academy. By the end of the year the hunt went from "twelve original members with seven horses to ninety members owning forty horses."⁹⁰

As the Multnomah Hunt, they negotiated with the A. G. Ruby Stock Farm at 209th and East Glisan in 1931, which allowed the Lake Oswego Hunt to expand, particularly in terms of the landscape available for riding. While there were some trails near the Hunt, a farm adjacent to the LOH enabled members to fox hunt, hold flat races, and jumping events. (See Map 3.2). This location also offered space for a polo field.

⁹⁰ Interview with Adrienne Brockman, March 24, 2006. Information also available on Lake Oswego Hunt, "History of Lake Oswego Hunt" {website} accessed October 23, 2004; available www.pacifier.com/huntclub/club_info/history/history.htm; Internet.



Map 3.2: Trails at the Lake Oswego Hunt, August 1936.
The double parallel lines show gravel roads or developed paths.
(Re-drawn by the author)

The members of Multnomah Hunt did indeed foxhunt as early as the 1920's in the Troutdale area, a suburb to the east of Portland. The club hunted on a 2,000-acre farm located at the confluence of the Columbia and Sandy Rivers. However, they did not hunt live fox — they “drag hunted.” Drag hunting involved “a pillow filled with fox, bear, or another type of manure” which was then dragged across the countryside to lay a scent. The Hunt owned a live bear and used it to lay the scent. On one occasion, the hounds caught up to the bear and attacked.

In the early part of 1931, the Multnomah Hunt merged with the Forest Hills Hunt Club to form what is known today as the Lake Oswego Hunt (LOH).

The Forest Hills Hunt Club was a much smaller organization than the Multnomah Hunt, and therefore there is little documentation. The Lake Oswego Hunt originally held nineteen acres of its own in Clackamas County, deeded in October of 1936 from the Oregon Iron and Steel Company, original the owner of the Lake Oswego Country Club grounds. (See Figure 3.4). (Today, due to the sale of a few, the Hunt owns approximately eleven acres.) With the funds raised



Figure 3.4: The Lake Oswego Hunt landscape, 1939.
(Photo courtesy of the University of Oregon Aerial Photo Collection)

selling corporate shares to charter club members, the LOH built what is today one of the "oldest and largest wooden arenas in the west."⁹¹ The combination arena and barn structure was completed in 1937, during the height of the depression, in an undeveloped open space on Springbrook Creek, at the base of

⁹¹ Lake Oswego Hunt, "History of Lake Oswego Hunt" {website} accessed October 23, 2004; available www.pacifier.com/huntclub/club_info/history/history.htm; Internet. See also: Lake Oswego Hunt Club Ensemble National Register Nomination.

Iron Mountain, approximately two and one half miles west of downtown Lake Oswego. The Hunt, along with the deeded land, was also offered miles of trail easements.

After the hunt moved to its existing location in Clackamas County, it held polo events, drill team, pony club, standard bred trotters, fine harness ponies with jumpers and dressage; and three-day event-ing. These continue today as active programs, in addition to a riding school open to the general public. Highly ironically, however, after the move to Lake Oswego there was never any hunting of foxes. The organization continued be called a Hunt (or, originally, a hunt club) but there was no hunting as such.

Many times the Hunt's events took place at other locations because of specific needs of the planned activities. The author of a 1971 Lake Oswego Hunt pamphlet writes:

... on Sundays and holidays almost the entire membership packed (rode) out to Sun Dial Stock Ranch, a distance of approximately four miles, via abandoned dirt roads, spreading meadows and through Multnomah County Poor Farm properties to participate in a hunt, a paper chase, point to point or one of several other popular field events.⁹²

The pursuit of the hunt was not confined to the club's nineteen acres, but also covered adjacent farmlands. The pamphlet goes onto say: "... the ranch bordered on the Columbia River and its diversified terrain provided excellent

⁹² Lynch, n.p.

footing regardless of the season.” And that was not the only place they ventured for a day of activity. Hunts were also held on the Troutdale Downs Stock Farm Properties, comprised of more than 2,000 acres, located at the confluence of the Columbia and Sandy Rivers (when the grounds were not inundated).

Misadventures added to the enjoyment; as one commentator writes:

Often a herd of wild eastern Oregon horses, destined for dog food, would join the chase, thus causing many of our mounts to ‘spook’ and the hounds to abandon the trail and scatter to the four winds, causing general chaos and resulting in the finish for the day.⁹³

Today the hunt club provides a much different type of recreation due to the fact that in the mid-1960s urban growth was invading the countryside, causing a loss of land to hunt on. And just as in the Fifth century, animal-rights activists have become more prevalent and concerned about the welfare of prey, thus causing a halt to fox hunting in the traditional manner.

The idea of the hunt, as a gentleman’s sport and a way of life, has now become a term that describes a particular recognized lifestyle. No longer are there vast trails to lead to other acres engaging the rider with folly and fun in pursuit, but now it is the place where all ages, primarily young girls, ride in all manners. In the mid-1950s, there was a transformation that Adrienne Brockman describes:

⁹³ Lynch, n.p.

... a few rich, but wonderful families at the club had a trainer, but it was very low key and the trainer really taught the children to ride and trained the horses so that the older adults and young children were safe. There was no emphasis on showing--none. It remained a sport. We rode and went to the symphony and art museum. There was a graciousness about it.⁹⁴

Another transformation in the 1970's greatly affected the club and it is around the time that one of the major additions to the stables occurred.

Brockman states:

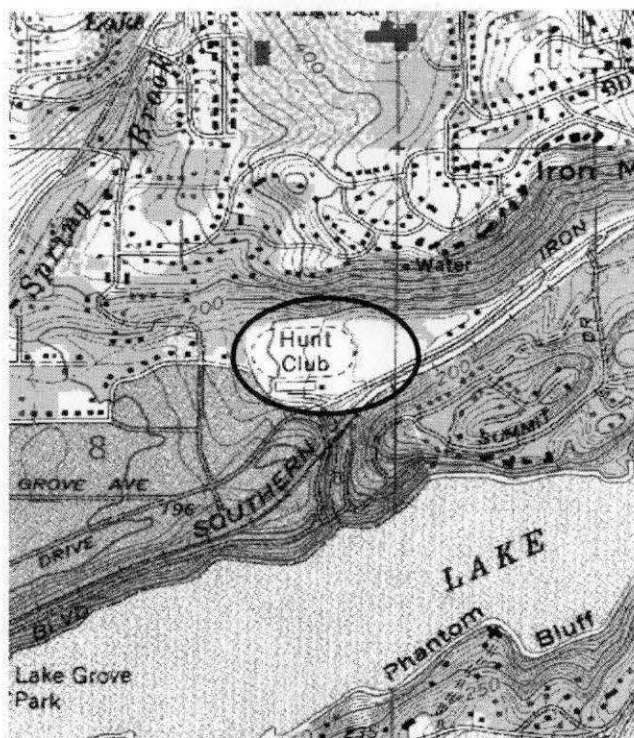
After Don Hansen left, a number of members went to other facilities. The Club was in poor financial condition. This marked another big change in the Club. LOH was in poor financial condition and polo paid the bills and got the power. The middle aisle of the barn was filled with polo ponies although some players still trailer-ed their horses to the games. This lead to some unpopular decisions by the Board.⁹⁵

By 1972, the Lake Oswego Hunt had about nineteen or twenty horses and was in serious financial condition. Additionally, the composition of the club's board changed and included three Posse representatives, three Hunter/Jumper/Hack representatives, and three polo representatives. Personal alliances were created and some unpopular decisions were made, causing the Lake Oswego Hunt to fall into greater debt. From the 1970s to the early twenty-first century, the LOH has experienced continued up and down financial straits, directly related to the equestrian activities held. In 2004, the Lake Oswego Hunt Historic Preservation

⁹⁴ Adrienne Brockman, Interview. March 24, 2006.

⁹⁵ Ibid.

Committee was formed with the main goal of ensuring the continued use of the facility through the completion of sensitive rehabilitation projects.



Map 3.3: Topography of the Lake Oswego Hunt property.
(Map courtesy of www.topozone.com)

The structure, preservation, rehabilitation, restoration, renovation, and reconstruction projects are discussed in below in Chapter Four: Preserving The LOH Structure To Enable Continued Use.

Today, the Lake Oswego Hunt, positioned as it is among the suburbs, allows the neighborhood children to ride their bikes to the stables and fulfill every young girl's fantasy of riding a horse. (See Map 3.3 and Figure 3.5). The "Portland Picks" website exclaims: "The Hunt—for you or your special princess. This is the place!" It goes on to say, "Picture this: after your private

English riding lesson, you get to walk around the whole day in your slimming riding pants and riding boots, looking like a Ralph Lauren advertisement."⁹⁶

The Lake Oswego Hunt has never been as formal as its predecessors in England, but it has certainly added a certain cachet that the town of Lake Oswego desired and it has indeed succeeded. When you visit the Lake Oswego Hunt today in affluent Lake Oswego, there are mostly young girls riding along side a few adults. Depending on the day, the dress might be casual jeans and a sweatshirt or more formal riding pants and jackets. Today the Hunt boasts training and showing events such as hunter/jumper, dressage, vaulting, assisted riding, riding school, and combined training with Alder Brook Farms. The Hunt also participates in the State Games of Oregon, which includes archery, badminton, and fencing at other locations, while the hunt club holds the equestrian events.

While fox hunting no longer exists at the Lake Oswego Hunt, as it did in the manner in Europe, or in earlier years in the United States, the Lake Oswego Hunt has adapted very well to its surroundings over the years and continues to look to the future by adding to its facilities and involving itself in programs such as the State Games of Oregon. The historic Lake Oswego Hunt now has the

⁹⁶ Portland Picks, {website}accessed March 2, 2005; available www.portlandpicks.com; Internet.



Figure 3.5: View of the Lake Oswego Hunt looking southeast, 2000.
(Photo courtesy of the University of Oregon Aerial Photo Collection)

ability to head into the future with the respect of the community. The organization had not adapted well to one of the new missions of the Lake Oswego Hunt—serving those who are disabled. Such a fuller embracing of the larger community, abled and disabled, appears to hold great promise for the future.

The Lake Oswego Hunt Landscape

The trails are undoubtedly one of the biggest assets that the club has so we not only want to keep them but get them mapped in order that they be available for the use of more of our members.⁹⁷

- Leslie A. McKethen, 1954-1956

⁹⁷ Correspondence to Jack Lynch from Leslie A. McKethen, April 15, 1954.

Recreational landscapes such as that of the LOH were greatly influenced by east coast designs. In 1869 Frederick Law Olmsted and Calvert Vaux designed Riverside, a sixteen-hundred acre subdivision within commuting distance of Chicago. (See Figure 3.6). Just as in earlier landscaped suburb of Llewellyn Park, Olmsted and Vaux in their design placed an emphasis on curved roadways and open space, but the designers wanted even more. They insisted on large lots set back from the street and well-maintained gardens. Furthermore, the new country clubs began to be designed similar to the design of Olmsted and Vaux's Central Park in New York City. "The true beauty of [Central Park] lay in the ordered irregularity of its terrain and its plantings.

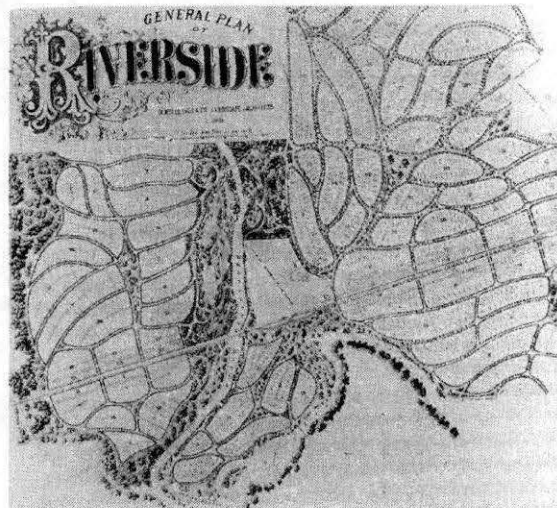


Figure 3.6: Fredrick Law Olmsted and Calvert Vaux, *General plan of Riverside, Illinois, 1896*. The plan for Riverside, Illinois is also an example of the type of landscaping that was adapted into the layout of clubs in the nineteenth century. (Photo adapted from James M. Mayo, *The American Country Club: Its Origins and Developments*).

Where the land was low, Olmsted depressed it still more, . . . creating ponds and low meadows."⁹⁸ Water, lawns, trees, fountains, and pavilions were landscaping methods that were eventually adapted to the country club.⁹⁹

In 1882, the Brookline Country Club was formed in Massachusetts. The founders' aim was, "to create a club . . . within easy driving distance of town, and supported by a large enough membership to assure its strength."¹⁰⁰ This provided a general formula for future country clubs. The strategy was to have the country club close to where members lived and incorporate the clubhouse arrangements of dining, bedrooms, and indoor games. The Brookline founders pulled together the key historic practices of sports, socializing, and location as a coherent approach to the private club.¹⁰¹

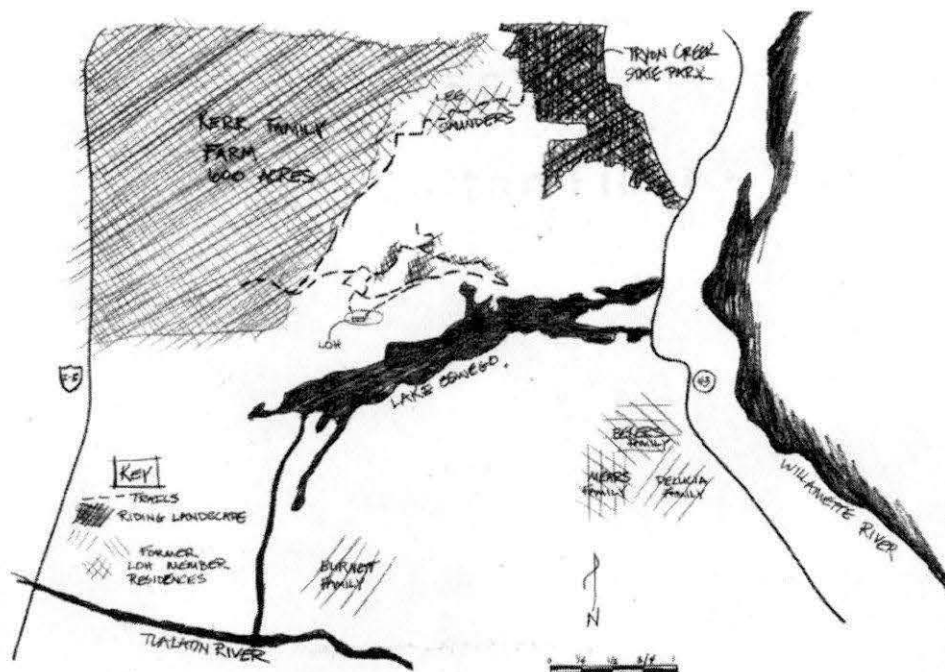
While the Lake Oswego Hunt began in similar fashion to the English version, the hunts were actually made possible because of a large borrowed landscape. As Adrienne Brockman observes, the club was given access to the Peter Kerr family farm, which was more than 600 acres.

⁹⁸ Roth, 231.

⁹⁹ Mayo, 37.

¹⁰⁰ Ibid., 64.

¹⁰¹ Ibid, 65.



Map 3.4: Trails and riding landscape circa 1945. Based on a 2003 Lake Oswego City Map; scale and location of present landscape (highway and interstate) is correct.
 Drawn with the recollections of Adrianne Brockman, 2006.

Pasture land was and is still part of the Hunt's facility, and horses are also stabled and hay-fed. Moreover, there are a handful of small turnout pens (approximately 30' x 30'). A twenty-year old fifteen-foot trail easement that the Ladd Estate Company granted the hunt club provided the land necessary to make hunts possible and successful. In a letter on October 27, 1936, to Dr. H.H. Foskett, chairman of the finance committee for the Multnomah Hunt, Jack Lynch, chairman of the Trails Committee of the Lake Oswego Hunt describes the following trails on Ladd Estate Property as "dedicated:"

1. A trail starting adjacent to the 13th Green and continuing in an easterly direction paralleling the northern margin of Lake Oswego Golf property, designated by red stakes. This trail extends to the County Road at the

junction of Goodall Road and then follows in a easterly direction, the margins of a woods, which parallels the northern boundary of Lake Oswego Golf Club. The trail is also marked by survey stakes and ends at the Junction of Market Road 31 and Knaus Road, known as 676.



Figure 3.7: Riding trails no longer under the regulation of the Lake Oswego Hunt, February 2005. (Photo Courtesy of Claire Maulhardt and Suzanne Richardson)

2. A trail paralleling 100 feet right-of-way which connects Iron Mountain Boulevard and Terwilliger Extension. That part of the trail which starts at junction of Market Road 31 and "C" Avenue, and continuing in a southern direction to Chandler Road has already been completed.
3. A trail which begins at the end of Fairway Road and follows in a western direction a road known as Iron Mountain Trail. This trail ends at the polo field.
4. A trail following six-foot dedicated path which starts as Wemberly Park Road between lots 124 and 125 in Forest Hills Plot #2.
5. A trail starting at Brookside Road and leading due south, following the west line of Lot #206 to the south line of Lot #218 and #219 to Goodin Road.



Figure 3.8: Trailhead, February 2005.
(Photo courtesy of Claire Maulhardt)

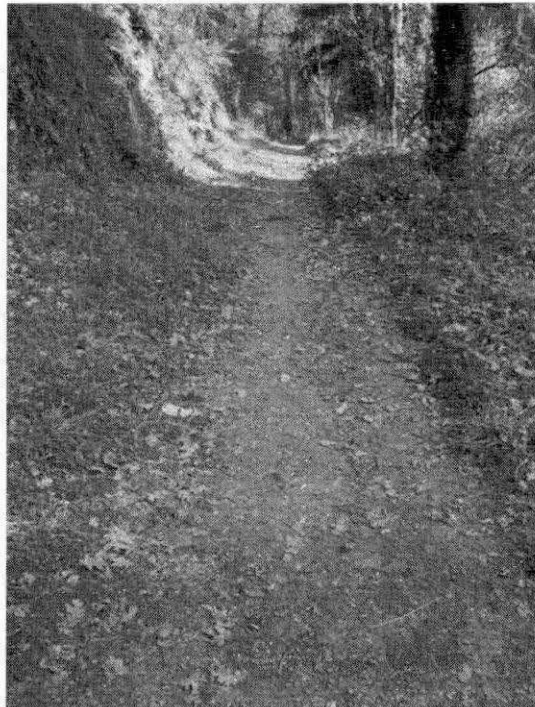


Figure 3.9: Riding trails no longer under the regulation of the Lake Oswego Hunt, February 2005.
(Photo Courtesy of Claire Maulhardt and Suzanne Richardson)

The trails were of great significance to the landscape of the Lake Oswego Hunt and perhaps of equal significance was the involvement of the Works Progress Administration W. P. A., which assisted in constructing the trails:

Description of project: Clear brush, remove trees, stumps and rocks from an 8 ft. wide area along county and local dedicated roads to provide foot, cycle and bridle paths, in the Lake Oswego Section..¹⁰²

The Lake Oswego Hunt was primarily created as a promotional device by the Ladd Estate Company to persuade outdoor enthusiasts and horse lovers to invest in the area. When the trail easement expired in 1956, the trails were rapidly encroached upon by development and the LOH's inability to secure the land. Eventually the hunts were no longer possible. The landscape had changed; without the courtesy of adjoining landowners and without adequate open space, even drag hunts were not possible.

The Present Facilities of the Lake Oswego Hunt

Today the landscape is reduced to nineteen acres (seven of which no longer belong to the LOH), a relatively small parcel of land for an equestrian facility. Currently, the Lake Oswego Hunt is comprised of an indoor arena with

¹⁰² Works Progress Administration of Oregon. Correspondence to Mr. Bernard Schoenburg; County Commissioner, Oregon City, Oregon from John Karstetter; Director District No. 2. Subject: Serial 2-866-Agreement. Portland, April 13, 1937.

stables attached, a turnout pen, an outdoor arena, polo field, and a galloping track. There is little to no possibility that the landscape will ever be what it once was.

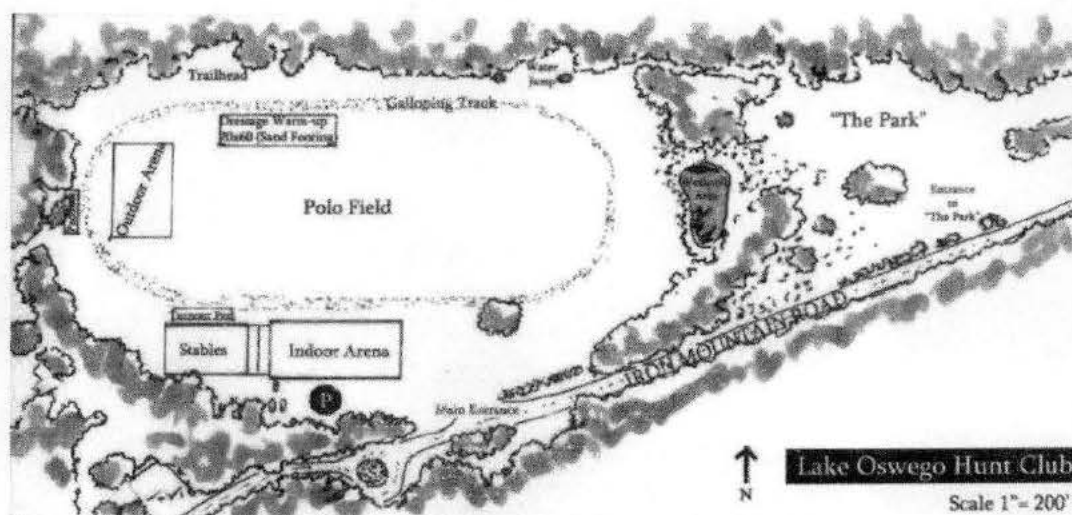
The polo field is at the center of the property and is circumscribed by an oval three-fourths-of-a-mile galloping track. The long axis of the field runs east to west. Arranged in a linear fashion adjacent to the south side of the track is the combination riding arena and barn. The periphery, traditionally used for the cross-country course, is characterized by marshy wetlands on the east, and riparian vegetation along the border of Springbrook Creek on the south.



Figure 3.10: Lake Oswego Hunt landscape looking west from the wetlands, February 2005.
(Photo courtesy of Claire Maulhardt and Suzanne Richardson)

Originally, the “galloping track”/polo field was regulation size; however, its use has changed and therefore its size has been minimized. Apparently, its size stems from an interest in gaited carthorses and flat races, the size reflecting its

original purpose. Horses pulling a cart need considerably more room to exercise than can be offered in an arena. Today one would find a track used by racehorses to be fenced on both the inside and outside for safety. The track is still maintained and used for general exercising rather than for racing. It is no longer used as a polo field. The inner part of the field is filled with temporary horse jumps and a dressage rink. The polo field has been sectioned off into turnout pens, which along with the track are mud. There is no gravel or rock substance. There is a wood fence enclosing the turnout and riding pens. Additionally, there are small moveable and temporary sheds adjacent to these pens. Along the south side of the polo field is a linear wood fence. The posts and beams are rough-cut circular logs. The polo field is still used, although not for polo, but usually for dressage and other jumping events.



Map 3.5: The Lake Oswego Hunt landscape, 2005.
(Drawing courtesy of Claire Maulhardt)

On the east edge of the property is a wetland that divides the facilities from the adjacent open space or “park.” The “park” today is nothing more than an unused corner on the property, open to free riding. (See Map 3.5). In addition to the polo field and track, there are more than fifty miles of developed and dedicated riding trails in the district.

In the 1970s horse trails were designed into the community. But as LOH members became more serious about event-ing and showing, the interest in trails waned. Development was also taking place on top of Iron Mountain.

The facilities saw changes as well in the early 1970s. The barn aisles were paved. The ten stalls on the southwest part of the barn were added. The polo field was enlarged and only polo players could ride on the field. However, the grooms continued to live above the tack room and in the house at the entrance to the LOH.



Figure 3.11: Oswego landscape, 1936. The Lake Oswego Hunt Club is in the square, just north of the Lake. The Willamette River to the east (right of figure) and Tualatin River to the south of the figure. (Photo Courtesy of the University of Oregon Aerial Photo Collection)

Currently, the Lake Oswego Hunt landscape is lined with various elements. On the south, it is lined with a linear parking lot, Springbrook Creek, Iron Mountain Boulevard. To the west, along the creek new (circa 1990) residential development continues. To the north, is Iron Mountain, which is hilly and heavily covered with both deciduous and coniferous trees. Iron Mountain is now a city park that has trails that follow old cut-in roads most likely used during the mining. Douglas firs, ferns, and alders lie along the lower portion of the mountain. (See Map 3.11 and Figures 3.7, 3.8, 3.9, and 3.10)

One small area on the eastern side of the site is being managed as wetlands. It consists of a small pond with wetland plants. This small piece of wetlands is reminiscent of what was likely a pervasive condition in the Lake Oswego area.

Essentially, the LOH exists in a valley clearing within a hilly wooded area. It is a green landscape. Ascending the steep slope of Iron Mountain, the vegetation changes to include more dry land vegetation, including both deciduous and coniferous trees. A few deciduous trees in the valley landscape are the primary vegetation. Finally, there is a 6' green space between the building and parking lot along the south side of the arena, where there are miniature cone-shaped bushes planted.

The land that belongs to the Lake Oswego Hunt is now approximately twelve acres in size. It is mostly level and is largely used for various equestrian activities. (See Figure 3.12). As with many modern equestrian facilities, there is considerable space allocated for parking cars, horse trailers, and other equipment such as tractors needed to tend to the arenas, fields, track, and remove manure.

Since hunts are no longer able to operate as they were originally intended, the grounds have been adapted to the needs of jumping, dressage, therapeutic riding, polo, and riding lessons. The club puts on several shows a year and



Figure 3.12: Looking east-the landscape reserved for trailers and trucks, also to the left of the lot are the two distinct trees. February 2005.

appears to be a very busy place during the warmer months. The former polo field has been encroached upon by cross country jumps and a dressage arena.

In general, the equestrian landscape is changing and is diminishing in acreage. The pastoral setting that the equestrian landscape creates and demands at the same time seems to be, in part, the cause of its demise. The desire to recreate in these pastoral settings also brings the desire to live near them, much like golf courses draw high-class homes. So, ironically, the very thing that

created the pastoral setting is eliminated from the area, and much of it is lost to the new residential neighborhoods. This is especially true of hunt clubs since the landscape created for them is usually quite splendid and particularly expansive. Conversely, the tendency of hunt clubs to be associated with higher social classes also brings more monetary support to the club and therefore the wealthy want to live near this desirable landscape.

The residential encroachment onto the equestrian landscape has begun to shrink the amount of land available to the club and equestrian activities. Today, more non-traditional equestrian people and urbanites own and use horses for strictly recreational purposes. The average age for first time horse owners is steadily rising. Specifically, an increasing number of middle-aged women are looking for new ways to spend their spare time and therefore have started riding and/or owning a horse for the first time in their lives. Equestrian activities have moved from strictly a man's sport to a young girls' activity and even this distinction is diminishing. These new owners and others have to find affordable facilities to house their horses. With the price of land always going up, horse owners and commercial stables have to find ways to utilize less land. This usually means keeping horses in smaller stalls and having less room to ride. Sometimes there is access to trails for riding and small pastures available for turning out horses for a few hours a day, but nothing large enough to support the horses full-time.

The equestrian landscape is increasingly divided into small pastures and paddocks (fenced areas without grass). Large covered arenas are common to compensate for the lack of trails and land available for riding. The lack of pasture requires more purchased hay as feed, which in turn needs storage. More stalls mean more manure that needs to be removed. If the stables don't have the pasture to spread the manure on then they have to store it and have it hauled away. For those who can afford the land, the pastoral equestrian landscape is still a reality. Nonetheless, the fact that equestrian activities are less tied to agriculture and are becoming mainly a recreational sport still allows the horse to survive quite well in an increasingly crowded world. The Lake Oswego Hunt has made the transition from miles of access to the constriction of twelve acres and has managed to keep the facility going and the history alive.

Today, Lake Oswego is a beautiful residential community that is sought after for its excellent schools, developed downtown shopping, and its location near Interstate 5 and adjacent routes. The Lake Oswego Hunt is part of that system and continues to offer community activities as well as a picturesque landscape that offers serenity to a busy life. The rural vernacular landscape of the Lake Oswego Hunt is an ideal landscape for riding horses. This landscape has offered the community of Lake Oswego and Clackamas County a place that has changed in its use, but only in the literal sense of fox hunting. While fox hunting no longer takes place, remnants of a prior time exist now in the form of

competitions and training. The community that surrounds the facility has changed dramatically from a place where hunts could begin and then expand into neighboring fields, farms, and streams, to a hunt that is now confined by suburbia. Residents have given it a new life, a place that is evolving into uses that are for all ages and genders.

CHAPTER FOUR

PRESERVING THE LOH STRUCTURE TO ENABLE CONTINUED USE

A hunt club is as an association of people who hunt for sport. The Lake Oswego Hunt shows evidence of the American hunt club in a unique way; they now approach a prestigious and exclusive activity by making it available to everyone.

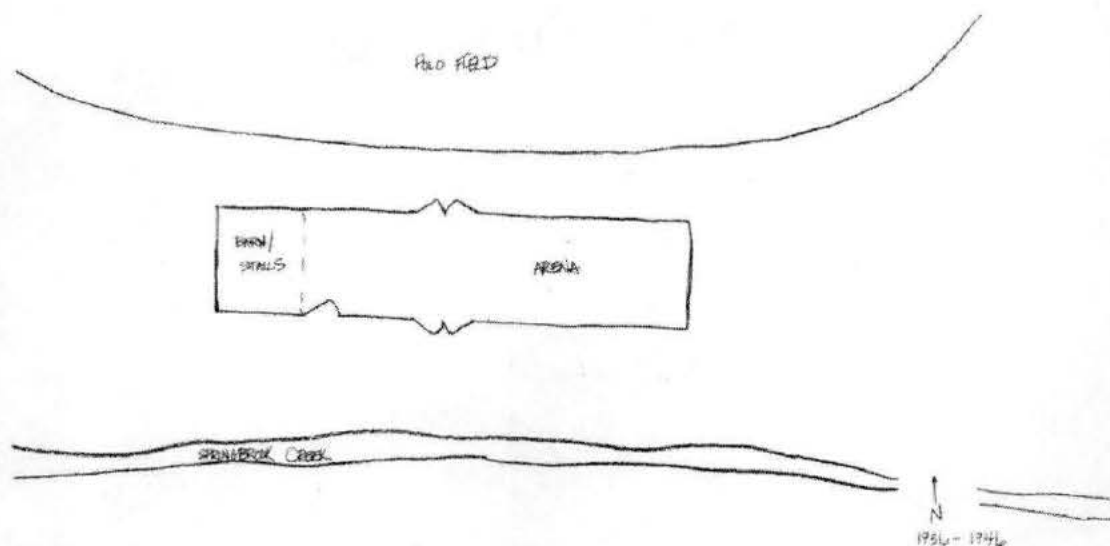
In 2004, the Lake Oswego Hunt members and board realized that they were at a crossroads, as they were approached by the City of Lake Oswego to sell the entire property (twelve acres) for soccer fields. The hunt members and board turned down the City. Now they are planning for the future and looking towards the opportunity to be an educational riding facility. They have resurrected the pony club for kids and most importantly are seeking nonprofit status to assist disabled children and adults who want to know how it feels to have the responsibility of caring for a horse. This chapter provides guidance for the Lake Oswego Hunt Historic Preservation Committee and Board towards a sensitive preservation, rehabilitation, restoration, renovation, and reconstruction of its facilities.

The building complex of the Lake Oswego Hunt (1937) was designed in an architecture style typical of the agricultural equestrian needs. The architect John Davis Annand, designed the facility to consist of a fully enclosed riding arena with an adjoining barn and stables.



Figure 4.1: Looking south at the arena space and polo field, 2001.
(Photo courtesy of the Lake Oswego Hunt)

Annand, practiced architecture in Portland for more than fifty years, as a sole practitioner and in partnership with other architects and engineers. He was born in Cheboygan, Michigan on June 28, 1907. He moved to Portland in 1934 and opened an office. Throughout his career he practiced in a total of nine partnerships. Firm names included: Annand, Kennedy, & Boone Architects and Engineers (1950-1952); Annand, Boone, & Lee Architects (1952-1960); Annand & Boone Architects (1960-1964); and Annand, Boone, Brynan, & Huffstutter Architects and Engineers (1964-1977). He designed numerous high schools and



Map 4.1: The original structure 1936-1946 (arena and barn). Drawing not to scale.

other schools throughout Oregon. Among these are the designs for the "School of Architecture and Theater buildings at the University of Oregon."¹⁰³ Annand was active in the Oregon Chapter of the American Institute of Architects and served on the Washington County Planning Board. Annand died on January 4, 1994.¹⁰⁴ His legacy is left in many structures he designed, specifically through the architecture of the Lake Oswego Hunt.

How should this one-of-a-kind structure, associated with a sport that has now gone through a major metamorphosis, be preserved? How can sensitive adaptations be undertaken, given the changing nature of needs? What

¹⁰³ Richard E. Ritz. *Architects of Oregon: A Biographical Dictionary of Architects Deceased-19th and 20th Centuries*. (Portland, OR: Lair Hill Publishing, 2002), 12.

¹⁰⁴ *Ibid.*, 12-13.

significance do they hold in a modern progressive society? To answer these questions, we must first understand what was original to the LOH site.

The Lake Oswego Hunt facility consisted of a connected arena and barn/stable structure and a house for the barn manager just north of Iron Mountain Boulevard. The main structure was constructed in 1937 on the edge of a regulation-size polo field. The arena and barn building were described as the most complete "riding plant" of its kind in the Pacific Northwest.¹⁰⁵

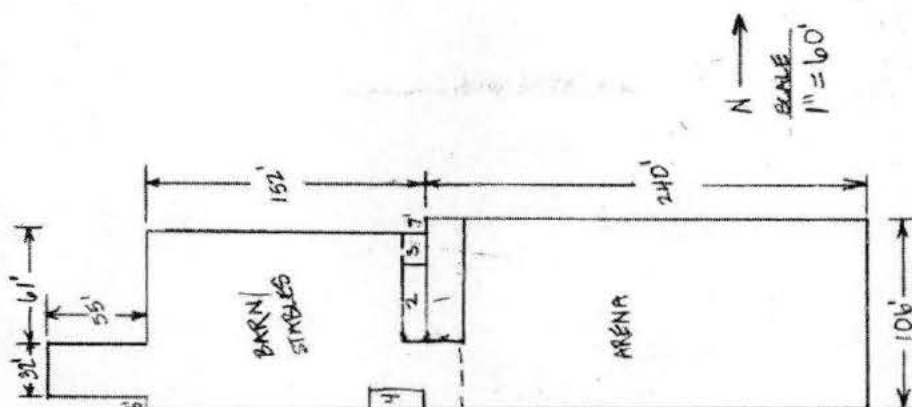


Figure 4.2: Lake Oswego Hunt, general floor plan c. 1990. Areas labeled 1, 2, 3, and 4 are auxiliary spaces; 1- the club room, office, kitchen; 2/3- Men's locker room, tack room, and storage; and 4- the women's locker room.

The wooden arena is significant because of its size and for being among the oldest and largest wooden arenas in the west.¹⁰⁶ The riding arena is an

¹⁰⁵ *The Oregonian*, June 1936.

¹⁰⁶ State of Oregon, Lake Oswego Hunt Club Ensemble National Register Nomination Form.

impressively large, with an enclosed space measuring 106' x 240' in ground plan.

The completed cost of the arena and original barn, with fifty stalls, was \$25,000.

The arena construction consists of ten 92'-0" long wooden bowstring arch trusses (See Figure 4.3), spaced at 20'-0" center to center. The two end bays

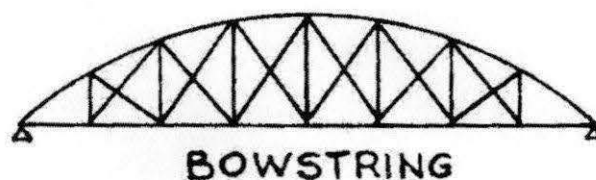


Figure 4.3: Bowstring Arch Truss.

are standard stud and pony wall framing, 18'-9" high. The trusses are supported by twenty 12" x 12" timber posts, (ten on the south and ten on the north) complete with knee braces on each side. The arena trusses were designed and built by Timber Structures, Inc, a well-known wooden truss manufacturer of the time. They went out of business in the late 1960's, but Neal Engineering of Portland, OR purchased all the design drawings. The LOH trusses were the earliest design available from Timber Structures Inc, and were the basis for hundreds of industrial mill wood buildings that were built for the Forest Products Industry from 1940 until the present.

The foundation is partial pier and post with wood on soil contact. The roof covering both the arena and barn/stables was a three-ply tar roof.¹⁰⁷ The first major architectural characteristic is the traditional white building with green trim. The sweeping horizontals of the shiplap siding are white, while the trim around the windows and doors is green. The diagonals of the sliding door on the east façade are also green.

Originally, wooden windows were on the south, north, and east facades of the Lake Oswego Hunt. These windows were decorative as well as utilitarian, allowing cross ventilation in the warmer months when they were removed. (See Figures 4.4 and 4.5).



Figure 4.4: East façade historic wood windows and vertical vents, November 2004.

¹⁰⁷ *Tar*: A brown or black bituminous material, liquid or semi-solid in consistency, in which the predominating constituents are bitumens obtained as condensates in the processing of coal, petroleum, oil-shale, wood, or other organic materials. *Ply*: A layer of felt or other reinforcement material in a roof system.



Figure 4.5: Detail view of east façade historic wood windows and vertical vents, November 2004.

The wood muntins are fixed. The windows on the south and north facades have two rows of lights with four lights to a row. On the east façade there are sixteen-light windows (four rows of four) and eight-light windows similar to those on the south and north facades.

The original stables measure 99' x 152' and have a gable roof with shed-roof dormers.¹⁰⁸ The barn/stable is built with conventional stud framing with roof support rafters and space sheeting supporting the built-up roofing. While under-sized by today's standards, the support framing has more than enough

¹⁰⁸ State of Oregon, Lake Oswego Hunt Club Ensemble National Register Nomination Form, section 7, page 1.

cross bracing and intermediate supports to stand up to present codes. A hay loft structure in the center two aisles, also helps support and brace the roof structure. All posts rest on small concrete pads.

The club room roof follows the roofline of the shed roof over the viewing stands and opens to the north and south. The club room, kitchen, and office area are long and slender; these are the only areas that are furnished and completely finished. A fireplace is in the center of the room on the west wall. The wall paneling in the club room is original. There are windows on the north wall similar to those on the east end of the arena. There are sixteen panes in each window and a window on each side of a set of French Doors, that led out to a patio.

A determined effort was made to locate the original plans, but after following all leads the only architectural drawings that could be found were those done by Ned Kirschbaum (See Figures 4.6, 4.7, 4.8, and 4.9). It can be deduced, based on comparison to meeting minutes of the building and grounds committee, that they show the facility as it would have been in the 1980s, although they are not dated.

Today the arena is divided into eleven north/south bays and four east/west sections; (a bay is the distance between each major column). There are elevated viewing stands inside on the north and south with removable wood

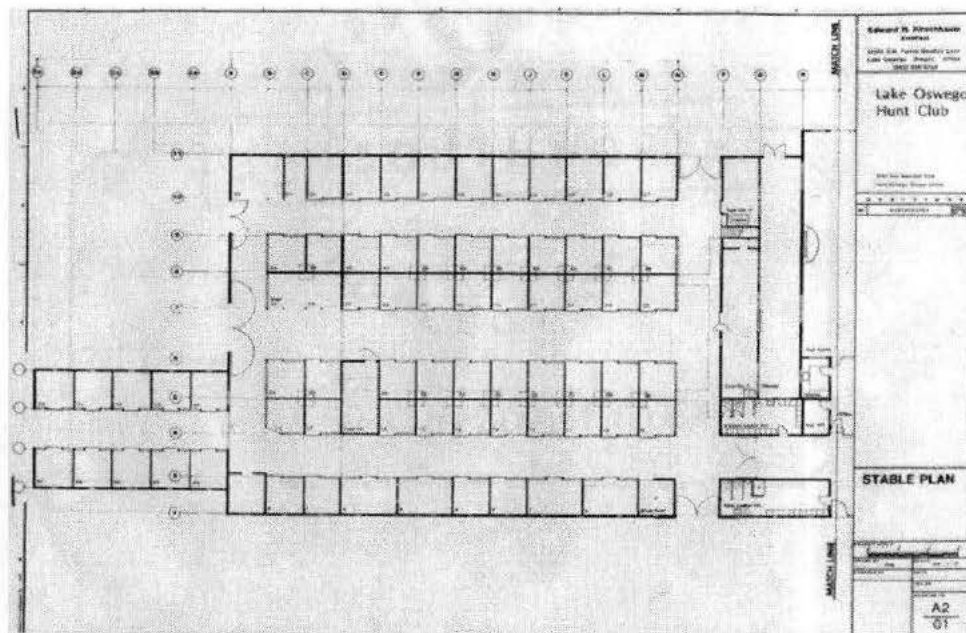


Figure 4.6: Stable plan, locker rooms, tack rooms, office, kitchen, and club room by Edward Kirschbaum.

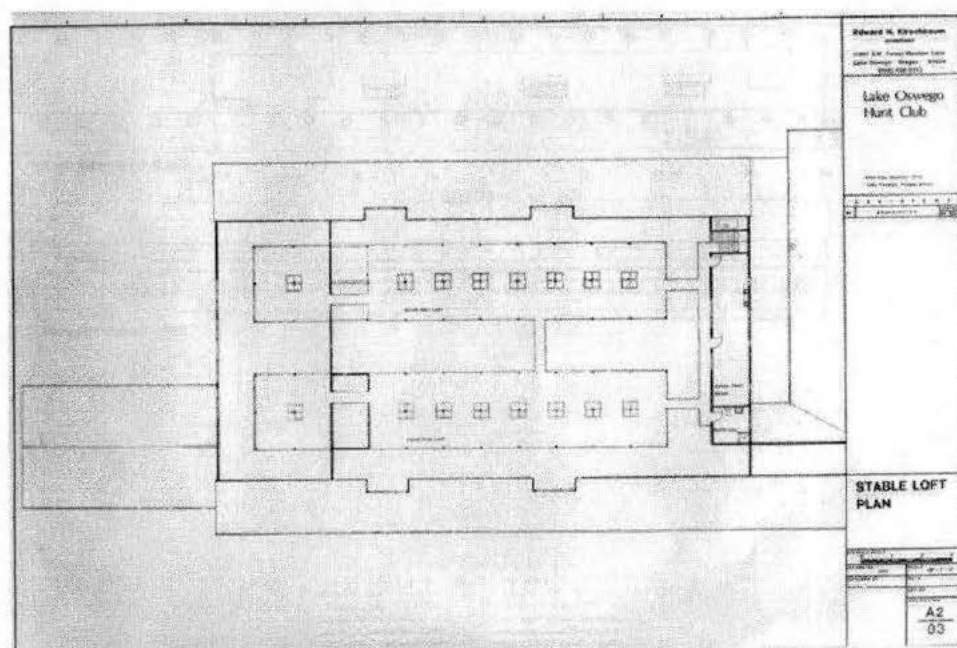


Figure 4.7: Plan of the hay loft (above the stalls) and the groom's quarters, by Edward Kirschbaum.

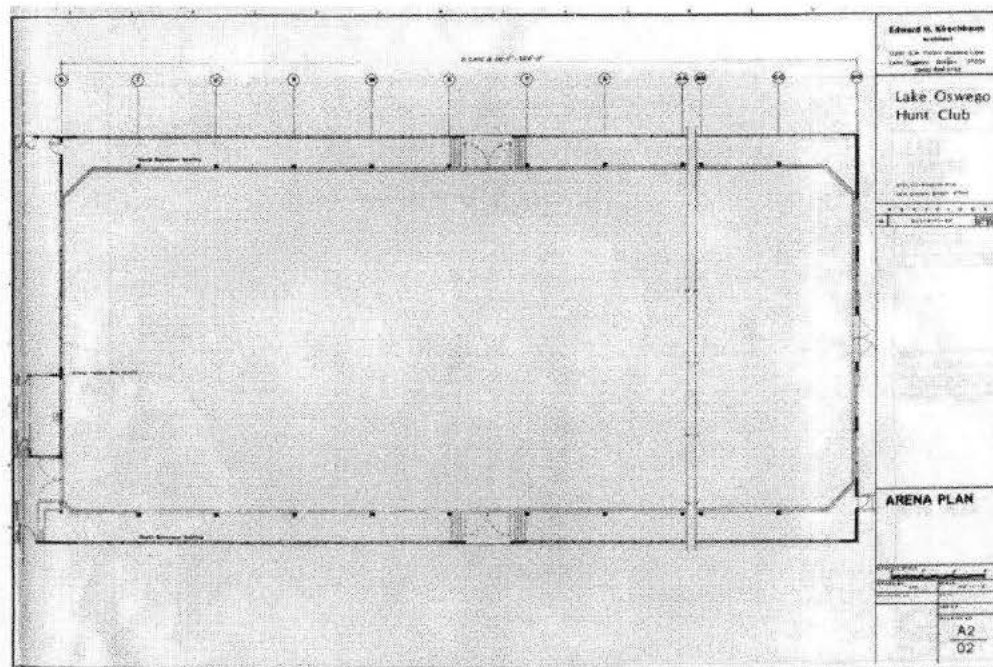


Figure 4.8: Arena Plan. Notice the eleven bays, ten columns, and window configuration within each bay, by Edward Kirschbaum.

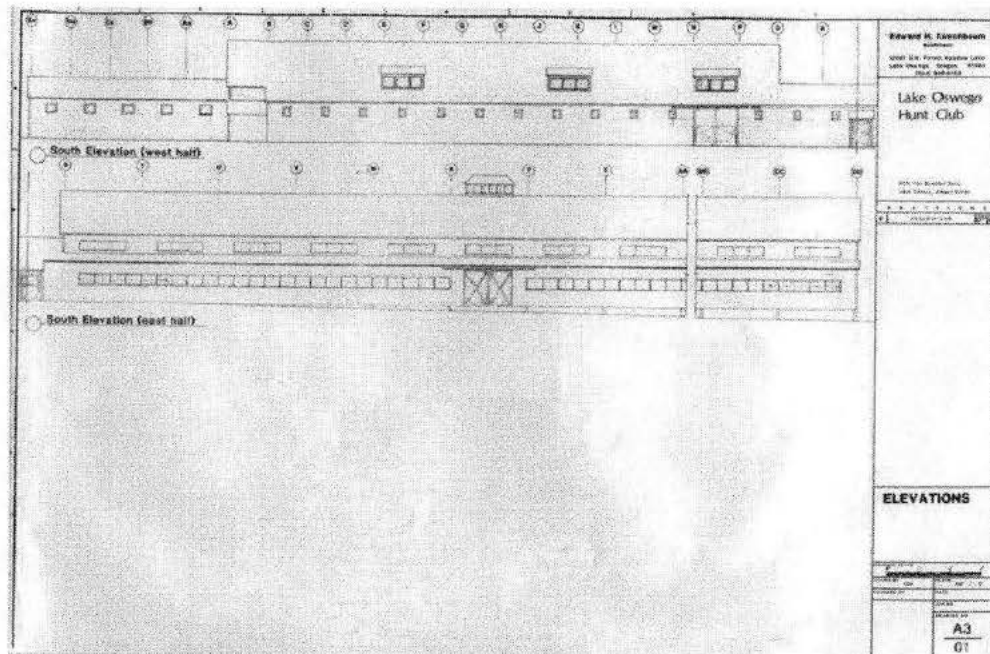


Figure 4.9: South elevation, by Edward Kirschbaum.

benches. They sit outside the bow truss, covered by a continuous shed roof that is 6' 6" in depth. The shed roof has clearstory windows. There is one clearstory window per bay and each is divided into four with thin aluminum muntins. Below the clearstory windows are eight-light windows (similar to those on the east elevation) that measure 3' x 3' 9". The windows on the south are vinyl replacements while those on the north are original wood windows.

The east interior elevation is divided into five sections. From top to bottom, the center section consists of three louvered vents at the top, three sets of clearstory windows with each window opening having eight lights, and a set of barn doors. Flanking each side of the doors are two sections of clearstory window bands divided into three windows each having eight lights (four over/two below). Below the clearstory windows are three windows with sixteen panes each, divided with wood muntins.

The west wall of the arena has one main opening and several smaller ones. The main opening is through a horse gate, which is used by riders to enter the arena when leading a horse on foot. The wall also consists of a series of thirteen single-pane windows which measure 4' 3" x 3' 6". Additionally, there are two sets of two windows adjacent to the row of thirteen windows. These allow for viewing from the club room. Originally these windows had metal grates on the

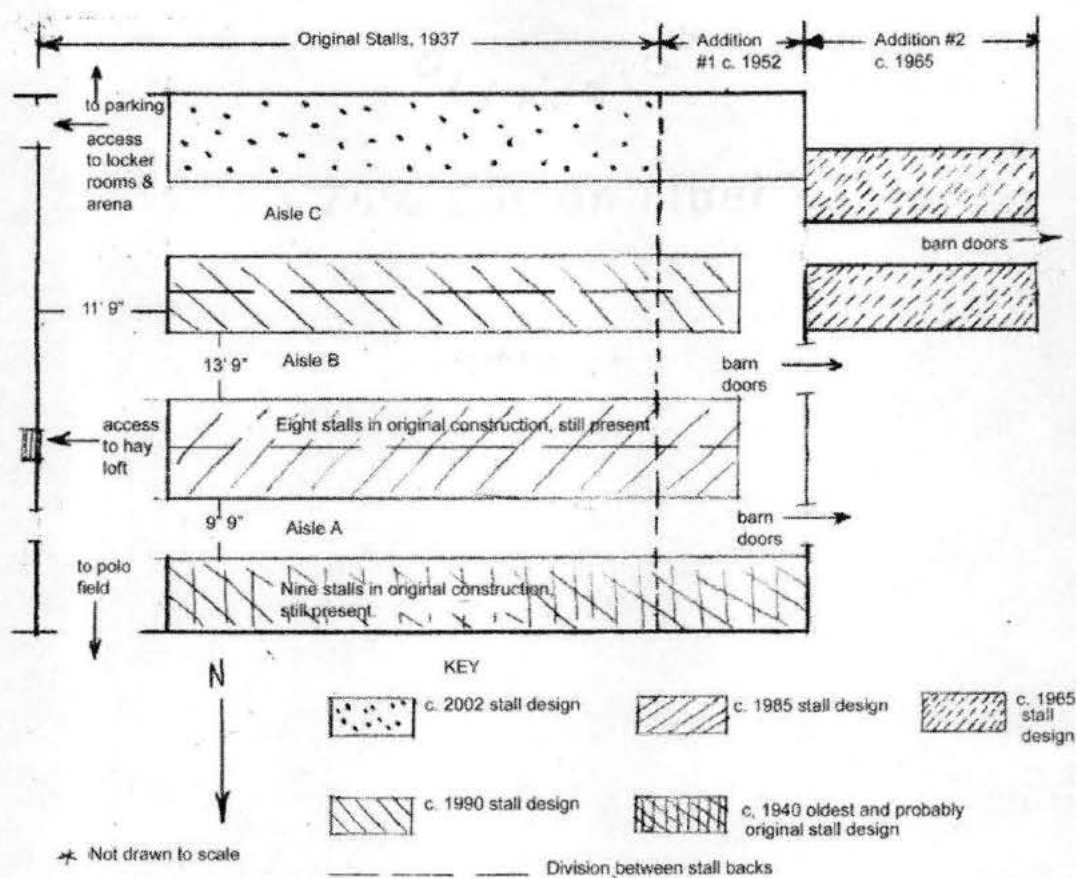
arena side allowing viewers to push the window up and better hear the event, while still feeling protected. In the center of the west wall is a judge's booth. Just above the booth are three louvered vents.

Additions and Alterations

There have been numerous small, as well as large additions to the LOH. The largest additions began around 1946-1947 when the Barn Managers House was constructed to the east of the main entrance. Its purpose was to house the barn manger(s) and then later served as the groom's quarters. In 1972, the barn manager's house was torn down. The groom's quarters were moved to the second floor of the barn, adjacent the hay loft, and a singlewide trailer was brought in for the barn manager.

Currently, the main entrance for the Lake Oswego Hunt leads to a T shaped transitional space. There is a set of large Dutch barn doors separating the auxiliary/arena space and barn. This space divides the men and women's locker rooms. There is an additional awkward void between the stables/barn and clubroom. The roofline for this void is slanted from underneath the windows from the stables to underneath the club room windows. It is a shed roof. This void was for buggy storage and mechanical devices; it is not a part of the original design. Now, it houses a water pump and is used for storing approximately ten original wood eight-light windows for the arena.

runs the full north/south length of the original barn/stable. The second addition is 55' long with an 11' wide aisle and it is off center from the first aisle of the original and first addition. The stalls down the center aisle are roofed with the hay loft. A cat walk outside the groom's quarters reaches the hay loft.



Map 4.4: Stable and stall layout.

There is a set of barn doors on a track at the west end of the second addition. Above the barn doors is a single aluminum clearstory window divided into three panes with aluminum muntins. There are five stalls on each side of

the second addition. They are 10' x 10' and are white with green trim. The exterior of the second addition is plywood cladding on the north façade and corrugated metal and plywood cladding on the west and south. Each stall has a single pane hopper window, which opens to the outside.

Another minor change to the original barn/stable space was the granery, which was in the middle aisle at the west end. This has been altered to house an office for Alder Brook Farms and a tack room.

The interior stable door styles and sizes have also changed in all but two rows of stalls. This is primarily due to changes in updated requirements, but also because owners felt their horses needed more space. Most of the stable doors are natural wood instead of metal. As a result, some stalls have increased in size and the bracing has been changed. Originally stalls were 10' x 10', now they are 11' x 11', 12' x 12' or 14' x 14'.¹¹⁰ Bedding originally consisted of straw and is still used in addition to woodchips. In the past, Shady Oak Mushrooms exchanged this straw to obtain manure. There are three east/west paved aisles and each is flanked with stalls. The aisles, originally built with an earth floor, were paved in concrete in 1970. Originally, the roof covering both the arena and stables was tar; in 1992 the three-ply roof was replaced with asphalt shingles.

¹¹⁰ State of Oregon, Lake Oswego Hunt Club Ensemble National Register Nomination Form, section 7, page 1.

By the early 1990's, the north side arena columns had rotted or sunk from their concrete foundations, to the point that they all had to be raised by jacks and fitted with a steel plated " shoe " and replaced on new concrete support pads. The steel plates had adjustment nuts placed so that any future settling could be re-positioned as necessary. This worked so well that all the columns on the south side were repaired with the same method. The viewing windows from the club room into the arena are now fixed. It is unknown when this occurred.

The present clearstory windows are aluminum replacements. The historic windows on the north side are divided with wood muntins and have eight separate panes, while the windows on the south side are vinyl and therefore have the appearance of being divided. Beyond the fact that approximately sixty percent of the historic windows in the arena have been replaced with aluminum or vinyl windows (See Figure 4.10), the arena has the most historic fabric of the hunt club building. The windows on both sides are single removable sashes. There are five 3' x 3' 9" window openings per bay and one clearstory window per bay. The center bay does not have bleachers, but a set of barn doors on tracks that slide to the outside. Dividing the space between the bleachers and viewing area and the arena is a set of doors approximately six inches off the ground and about 4' 6" high. In the center bay there is a permanent ladder resting on a continuous lintel that connects the bow trusses. This ladder leads up to a hipped roof cupola with removable vinyl windows similar to the eight light

windows in the arena. The cupola is the same width as one of the clearstory windows, 3' x 3'9" of the eight light windows. There is a weathervane on top of the cupola. All the windows on the east side are original.



Figure 4.10: Aluminum (clearstory) and Vinyl Window replacements, February 2005.

Extensive research has been conducted in the hope of pinpointing exact dates of the additions but the city and county do not have building permit records earlier than 1980. Changes include: progressing from gas to electrical lighting, removing historic fixtures associated with lighting, changing roof materials, change in window profile and window materials on the south and north facade, and flip-flopping the men's and women's locker rooms locations. The fireplace is still operable, but not as it operated originally. The patio was

reconstructed between 2000-2004. The patio was originally part of the design. It is unknown how many times the patio has been rebuilt.

Problems and Solutions

Six of the main problems that were identified in the course of researching this thesis are detailed below and are followed with solutions and recommendations. When fixing any of the problems discussed below – for that matter in any additional maintenance on the building – the following hierarchy of steps should be adhered to:

1. *Protect and Maintain* the identified materials and features. Protection involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as limited paint removal and reapplication of protective coating and cyclical cleaning of gutter systems.
2. *Repair* when the physical condition of character-defining materials and features warrants additional work repairing is recommended. The repair of historic materials such as wood begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind – or with compatible substitute material – of extensively deteriorated or missing parts of features when there are surviving prototypes (for example portions of siding or windows). Although using the same kind of material is always the preferred option, substitute materials are acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

3. *Replace* following repair in the hierarchy, guidance is provided for replacing an entire character-defining feature with new material because of the level of deterioration or damage of materials precludes repair (for example, a historic window, exterior porch, or shiplap siding). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is *always* replacement of the entire feature in kind, that is, with the same material.¹¹¹

PROBLEM #1 – Foundation: (See Figure 4.11). On the east facade of the arena a post and pier foundation system is used, but this foundation has bowed significantly.

SOLUTION: Additional professional advice should be sought, but it appears as though adding reinforcement in addition to original posts should resolve the problem.

PROBLEM #2 – Windows: Many of the windows on the south facade of the arena have been replaced with aluminum (upper) or vinyl windows (lower), while those on the north, east, and west facades have remained but are in disrepair. The headers were not constructed to support the weight on their own. They are not only an important architectural characteristic, but also serve a

¹¹¹ W. Brown Morton III, . . . [et al.]. *The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, D.C.: U.S. Dept. of the Interior, National Park Service, Heritage Preservation Services, 1997, ix-xii.



Figure 4.11: Pier on post foundation, February 2005.

structural need. The windows on the east and north side for the most part are intact, but need to be re-glazed and painted. Some of the frames, sills, and sashes have evidence of wet rot. The hardware seems to be in good condition although it should be noted that each window was not documented in-depth. The overall condition of the windows without further documentation is fair. It is possible many other parts of windows are in severe disrepair.

SOLUTION: *Identify, retain, restore.* First, conduct further window-by-window analysis. Each original window should be documented with a number. This documentation should note its current condition and a recommended solution based on the following steps. *Protect and maintain:* Windows should be re-glazed and re-painted. *Repair:* frames, sills, and sashes have evidence of wet

rot. These pieces should be repaired by patching, splicing, consolidating, or otherwise reinforcing. It should be possible to use parts from other windows (that were identified as not repairable) as parts for other windows that can be repaired. Finally, *replace* in kind wherever possible, following the Secretary of the Interior's Standards.

Additionally, according to *Preservation Brief Nine, The Repair of Historic Wood Windows*, published by the Department of the Interior: "following the inspection and analysis of the results, the scope of necessary repairs will be evident and a plan for the rehabilitation can be formulated."¹¹² It will be necessary to investigate each window and adjoining parts to understand the true condition of the windows. "Generally the action necessary to return a window to 'like new' condition will fall into three broad categories: 1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement."¹¹³ Without further investigation, the windows that have been discussed will most likely fall into parts replacement, the latter of the three steps.

PROBLEM #3—Paint: (See Figure 4.12). Paint as a common protection is also applied to the exterior of the LOH. Now that several layers of painting have been applied. Two things are happening here. First, any attempt to repaint has

¹¹² John H. Myers, *The Repair of Historic Wooden Windows: Preservation Brief nine*. (Washington, D.C.: U. S. Department of the Interior, Technical Preservation Services. U.S. Government Printing Office, 1981), 61.

¹¹³ Ibid.

caused problems due to bonding with the previous layers. Secondly, multiple layers are pulling away from the wood in many locations, primarily the east façade, exposing the wood itself to the elements of weathering.

SOLUTION: The best plan is to follow the Secretary of the Interior's Standards for Rehabilitation for the method of painting and protecting the siding.¹¹⁴ *Protect and maintain:* wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features. It is recommended that the paint coating be retained as they will help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program that involves repainting or applying other appropriate protective coatings. Furthermore, inspecting painted wood surfaces, removing damaged or deteriorated paint, and repainting with colors that are appropriate in addition to other recommendations are steps towards preserving the buildings exterior. "*Repair:* wood features by patching, piecing-in, consolidation, or otherwise reinforcing the wood using recognized preservation methods."¹¹⁵ *Replace:* when replacement is the last option, it is imperative to

¹¹⁴ Kay D. Weeks and David W. Look, AIA. *Exterior Paint Problems on Historic Woodwork: Preservation Brief 10*. (Washington, D.C.: U. S. Department of the Interior, National Park Service, Preservation Assistance Division, Technical Preservation Services. U. S. Government Printing Office, 1982).

¹¹⁵ Morton, 14.

“use the remaining evidence as a model to reproduce the feature.”¹¹⁶ If the same kind of material is not available then a compatible material may be considered. Finally, using *Preservation Brief 10, Exterior Paint Problems on Historic Woodwork* for guidelines will also be helpful.

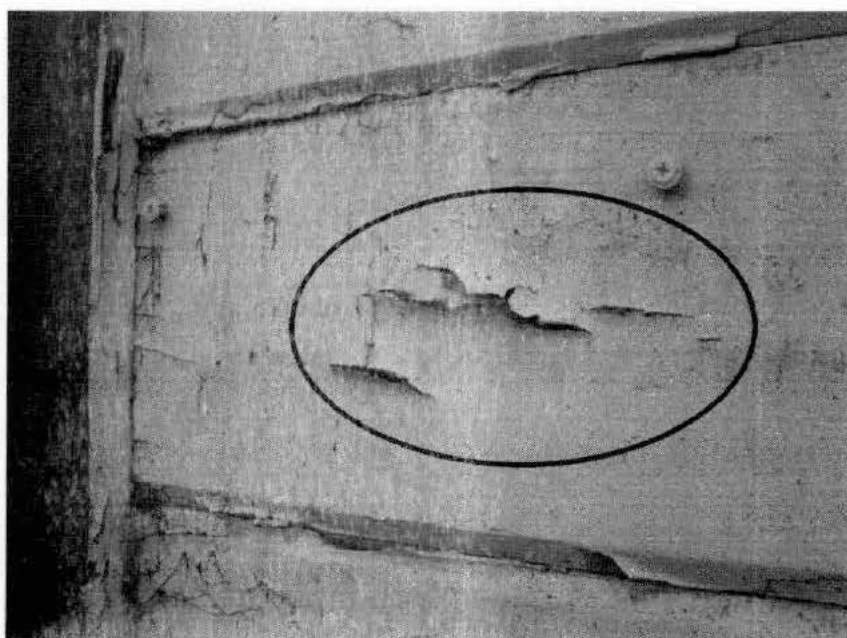


Figure 4.12: Peeling paint on the east façade of the arena, November 2004.

PROBLEM #4—Roof: (See Figures 4.13 and 4.14). Originally, the roof covering both the arena and stables was three-ply tar; in 1992 the tar roof was replaced with asphalt shingles. The new roof has multiple spots that leak, along the fascia boards and in both the arena and barn. When it was re-roofed flashing was not installed therefore, a space in between the fascia board and the gutters now exists. After much water damage had already occurred, gutters were extended to move water away from the structure.

¹¹⁶ Morton, 14.



Figure 4.13: Southeast corner of arena – downspout and gutter construction problems, February 2005.

SOLUTION: First, if feasible the gutters should be removed so that flashing can be applied where necessary. Second, if gutters have not been fully extended away from the building this should also be completed. Finally, it has been recommended that if needed a drainage study be undertaken, as there are other water sources – aside from the roof, gutters, and flashing – that are causing problems to the rest of the building. One such water source is Springbrook Creek.

PROBLEM #5 – Drainage: (See also related problem #4 and its solutions)
It is imperative that the LOH members and board realize that while the two past alterations (additional stalls) were not within the Secretary of the Interior's Standards when they were added, that they are reversible but also historic.¹¹⁷

¹¹⁷ Sheriffa Wright, tour by Marilyn Dunham and David Skilton.

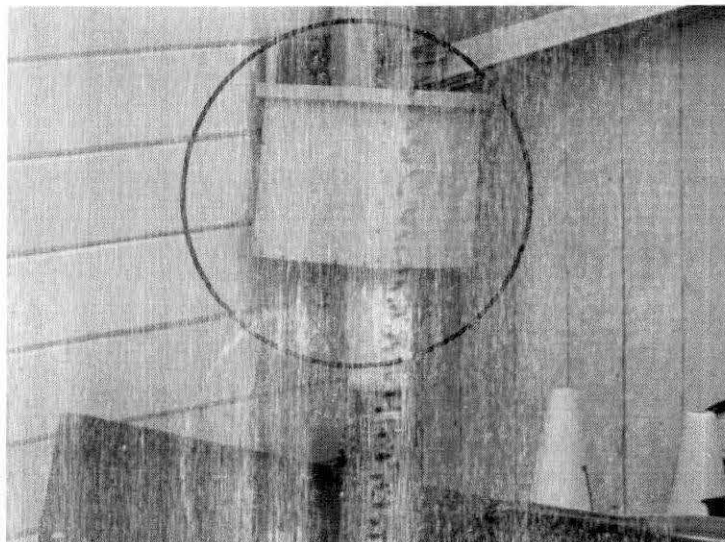


Figure 4.14: Northwest corner of club room—downspout and gutter construction problems, February 2005.

The two later additions are historic only because they are within or close to the fifty-year window. It is important that they do not have as much significance and integrity as the original structure because their close vicinity to Springbrook Creek is not allowing proper drainage around the building.

SOLUTION: It has been recommended that the club undertake a drainage study and if necessary relocate the stalls created by the c. 1952 and c. 1965 additions.

PROBLEM #6—Ventilation: For some time those associated with the Lake Oswego Hunt noticed that horses that were becoming ill more frequently. Jeff Dunham, an engineer who is also a member of the Lake Oswego Hunt, began to

measure temperature and air flow differences within the barn. He researched professional sources on horse stable ventilation to address the problem and find a solution to the improper ventilation.¹¹⁸

The most comprehensive information is from the College of Agricultural Sciences Agricultural Research and Cooperative Extension at Pennsylvania State University. If these necessary accommodations were not met, eventually the historic use of the facility would need to change.

Failure to provide adequate ventilation is the most common mistake made in construction and management of horse facilities. The findings indicate that ventilation is needed to remove heat from the stable in hot weather and to provide fresh air to the horse. Better ventilation can be achieved by simply providing sufficient openings in the building so that fresh air can enter and stale air can exit. It is also beneficial to provide a cooling breeze over the horse, which is more comfortable than hot, still air. Stables have much more airborne moisture, odor, mold, and dust than the average house, not to mention manure being deposited into the facility, thus producing ammonia.¹¹⁹

Several factors work against the stable at this point; even from the beginning there was never sufficient ventilation for the original facility and there had been two additions, which added more volume without ventilation. Storing

¹¹⁸ Sheriffa Wright, tour by Jeff Dunham.

¹¹⁹ Eileen Fabian Wheeler, *Horse Stable Ventilation- Horse Facilities #7*. (University Park, PA: The Pennsylvania State University, 2003), 1.

hay in the hay loft has also brought problems. The hay is directly above the horse stalls, limiting air circulation. Therefore, the need for a new system of ventilation is attributed to one of two changes: the earlier additions and/or re-roofing of the barn. The first hypothetical cause is that when the later stalls were added, there was no concern for, or knowledge of what these additions would do to the ventilation requirements for the horses. The last addition blocked off the southwest corner, constricting fresh air from entering.

The original design did not adequately ventilate the building and the additions only worsened the situation. The recommendation from the publication, *Horse Stable Ventilation*, offered several options for additional ventilation, one of which is ridge openings. This option would cause any changes to be the least reversible. The ridge vent does not have to be a continuous opening. Since stable cupolas are a popular architectural feature in many stables, they can be used as a ridge opening. Required openings are similar to that of continuous ridge vents, at least one square foot of opening per horse housed. On a long stable, such as the Lake Oswego Hunt stable, it is better to provide more than one cupola per fifty-foot interval.¹²⁰ Horse stall ventilation can be improved by providing unobstructed airflow and air quality and by setting ceiling height at a minimum of 12 feet. These can be achieved with open

¹²⁰ Wheeler, 11.

grillwork on top of front and side stall partitions, no ceiling with interior open to roof peak, and no overhead hay storage, which means no storage over horse stalls.¹²¹ Robert Z. Melnick, then Dean of Architecture and Allied Arts College at the University of Oregon, he stated, "in preservation it is important to attain management of change within the context of stability."¹²² This is clearly the situation for LOH.

SOLUTION: According to the Secretary of the Interior's Standards for Rehabilitation,

New additions, exterior alterations, or related new construction shall not destroy historic material that characterizes the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.¹²³

And

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹²⁴

The roof pitch and structure of the stables was not a character-defining feature.

The new cupolas are differentiated in their construction materials, but are

¹²¹ Wheeler, 13.

¹²² Robert Z. Melnick Lecture "Decoding a Cultural Landscape," Introduction to Historic Preservation-AAAP 511 Class, November 16, 2004, University of Oregon, Eugene.

¹²³ Morton, vii.

¹²⁴ Ibid.

compatible with the size and scale and do not distract from original architecture features. Furthermore, the three cupolas also adhere to the color scheme of the club. To address the second statement from the Secretary of the Interior's Standards of Rehabilitation, the additions were added, and hence can be removed without risking the historic integrity.

Three cupolas were constructed in a very sensitive manner and, without realizing, the contractor constructed cupolas that follow new addition requirements. They are subordinate to the rest of the structure, but match it in scale, color, and material, yet one would still know that they are new based on the construction materials.

The Lake Oswego Hunt Arena and Barn Today

The Lake Oswego Hunt was listed in the National Register of Historic Places on January 4, 1987 under Criterion A. This criterion requires that a property is associated with events that have made a significant contribution to the broad patterns of history. Clearly, the Lake Oswego Hunt continues to meet these requirements and has as much integrity and significance as when the nomination was completed. However, buildings (and landscapes) do not take care of themselves and this needs to be realized by the members and board of the

Lake Oswego Hunt. Maintenance is an ongoing part of any built element and needs to be approached as preventative maintenance, not a continual and belated picking up of the pieces and restoring or reconstructing later.

It is the recommendation of this thesis that the highest possible standard, where ever possible, be followed. The primary features that should be preserved are the roof structure, shape, and material; size and scale of the multi-pane wood window and door openings including the continued use of muntins; the horizontal bands of windows; the siding; paint color and application; and the interior bowstring arch trusses.

The interior layout of stalls, aisles, restrooms, tack rooms, locker rooms, offices, and social gathering spaces should be considered as secondary spaces. They are important to how the facility has functioned, how people have approached and therefore experienced the LOH, but these rooms have also experienced multiple changes. These remaining elements should be preserved where possible; however, for the most part rehabilitation of these areas will be necessary for the LOH to continue its historic and present use. The continued use will involve rehabilitation (universal design) of the restrooms, clubroom, and viewing stands, enabling them to be accessible for all people.

Additionally, the LOH Historic Preservation Committee and Board should realize the importance of the remaining landscape and seek other options instead of dividing up what is left of the polo field and adjacent historic

landscape. While the arena and barn are the primary contributing features to the history of the Lake Oswego Hunt, the landscape in its own right is historic.

Regardless of the current condition, alterations, and additions, the Lake Oswego Hunt structures still hold the same importance to the members and landscape as it did when first constructed in 1937. Based on this information and the remaining amount of historic fabric, the Lake Oswego Hunt will have the opportunity to complete sensitive preservation, rehabilitation, and reconstruction of its structures.

Currently, the biggest question looming over the Lake Oswego Hunt members is the condition of the facilities, how long will they last in their current condition, what is the process for stabilization and preservation plans, and at what cost?

Inventory and Documentation

Over the years, the Lake Oswego Hunt has been used for foxhunts, polo events and other programs. The club also offers a riding school to the general public.¹²⁵ To compliment the 1987 placement on the National Register of Historic Places, on October 19, 2002, the Lake Oswego Heritage Council, a local heritage advocacy organization, dedicated a bronze plaque near the entrance to

¹²⁵ Sheriffa Wright, tour by Marilyn Dunham and David Skilton.

commemorate the role played by the club in the history of Lake Oswego. The Lake Oswego Hunt is the twelfth property with historic significance to have received a dedication plaque, enhancing the Lake Oswego Heritage Council's program to preserve local history.¹²⁶

¹²⁶ Lake Oswego Hunt, "History of Lake Oswego Hunt."

CHAPTER FIVE

THE FUTURE OF THE LAKE OSWEGO HUNT

While it would be comforting to think protection and maintenance will be easily manifested at the Lake Oswego Hunt Club, this may not be the case. It is known that there are conflicting desires for the property between the city and the club, since green space and outdoor sports facilities are desired within the heart of the city. Properties, including one farmhouse, have been purchased to the east of the LOH by the city and have been razed. Desires for property, along with financial hurdles experienced by the club, have spurred awareness with club and community members. There is a lack of cash flow in the organization, despite the Lake Oswego Hunt being situated among the wealthiest community in Oregon. Preserving the LOH could be fully implemented with more money. As a result, the Lake Oswego Hunt Historic Preservation Committee was formed in January 2005 and the City of Lake Oswego and its leaders are receiving the hunt's message that the property is not for sale, while preservation and rehabilitation efforts are underway.

Land use regulations are strict in the area, and have been a model for the rest of the country, in an attempt to drive density upward and preserve farmland. This increase in density drove other older riding facilities to close and

has resulted in LOH being the only riding facility available in the Portland metro area. The contribution of the LOH cannot be measured; it must be witnessed. The hunt serves the social needs of many young people as an after school sport or responsibility to care for a horse. An anonymous quote sums up this importance: "There is nothing so good for the inside of a man as the outside of a horse."¹²⁷ Many of these youngsters, ages 8-20, come to the club for riding lessons and to care for their horses. While the Hunt has been and still is a social organization, it places more emphasis on education and sportsmanship. It provides training and opportunities for participation in competitive events held throughout the Pacific Northwest. Although the landscape and purpose of the Lake Oswego Hunt has changed, and the hunting of foxes no longer occurs in the surrounding spaces, the Hunt structure should remain as it is-- the one remaining piece of this sport in Oregon.

For the future of the Hunt to be bright and for it to exist in its original building, stabilization and rehabilitation of the structure must occur. Stabilization should be addressed in phases and will require some professional input. To begin the stabilization plan and further preservation additional assessments by preservation professionals should be completed.¹²⁸ As the

¹²⁷ Sadler and Sadler, 151.

¹²⁸ The Oregon State Historic Preservation Office offers a service to consultants and those seeking services. On their webpage www.oregon.gov/OPRD/HCD/SHPO/index.shtml there is a list of financial professionals, suppliers, consultants, design professionals, and contractors.

change of seasons occur, observation during the winter can document the most damaging effects on the structure; this would be an ideal time to assess and document leaks, freeze/thaw cycles, and other damaging occurrences effecting stabilization and rehabilitation of the LOH.

Recommendations

The first recommendation is the development of an inventory (photo and written documentation) of problems; this is a simple yet comprehensive place to start. This document has been started, but will go through changes as projects are completed and new ones are identified. This observation and study should continue to document any changes that need to be made or that have been completed to the property. This process could also offer a preservation education opportunity for the members of the LOH and community of Lake Oswego in placing priority of historic character and understanding the character-defining features of the LOH. Finally, a current problem within the maintenance routine of the Lake Oswego Hunt is that there are multiple individuals conducting maintenance with little to no cross-communication. Prior to the LOH pursuing further rehabilitation projects, the board should establish a buildings and grounds committee; who should then approve all projects prior to any project being undertaken. With this advice and documentation the members and boards will need to find a balance between recreation and preservation. They

will need to promote the preservation and stewardship of an irreplaceable structure, so the structure does not disappear like so much of the surrounding landscape.

Concurrently, additional funding resources for rehabilitation and preservation projects at the Lake Oswego Hunt must be located. This will require investigating grants, funding sources for exterior structural work and maintenance, specialists to complete preservation work, and knowledgeable sources to address the fabric of the LOH.

The title of the club insinuates that fox hunting once took place in the adjacent landscape. However, through this research and analysis the Lake Oswego emerges as two things. First, it is one of the finest examples of a hunt club structure in the Pacific Northwest, but the historic landscape has vanished. While many other hunt clubs have realized the importance of the landscape on carrying out 'the hunt,' other clubs either gave up the need of permanent structure(s) necessary to sport, abandoning them and creating moveable infrastructure tents or camp sites for the hunters, horses, and hounds. The Lake Oswego Hunt on the other hand, no longer has land easements and the original purpose of the structure has adapted to the residential growth. Second, it was never a hunt club in the literal and traditional sense. Regardless of the name, members of the LOH never fox hunted in their borrowed landscape. While the landscape and structures mimic the sport, as the sport of fox hunting might

demand, only horses experienced the landscape. Hounds were never a part of this equestrian landscape. The Lake Oswego Hunt is, in a sense, a misnomer; its name is misleading. Instead it might be called the Lake Oswego Riding Facility or the Lake Oswego Equestrian Center. Such a change can even encourage greater community involvement and support.

Considerations for Further Research

This thesis included the inventory and documentation of sources relating to the LOH, early history of fox hunting, culture and social life of fox hunting (hunt clubs), the landscape of hunt clubs, and finally a plan for how the Lake Oswego Hunt should maintain and rehabilitate the main building. The main attempt was to understand the phenomenon of hunt clubs and to advocate and educate for the preservation of this unique structure and landscape.

If further research were to be undertaken, a few topics and leads that should be followed include; first, further photographic research and an archeological dig to understand the size and scale of the barn manager house in the event the members decide that it should be re-built to take the place of the current single wide trailer the barn manager calls home; secondly, conducting more oral interviews of current and past members, such as the writers of the National Register Nomination (Ann Ford and Karin Halvorson), as well as John

D. Annand's family; and finally, to locate other hunt clubs. Case studies for these types of buildings and structures will guide the LOH to completing more informed rehabilitation projects.

Because of the uniqueness of this landscape and building it would be desirable to have the LOH documented in the HABS (Historic American Building Survey) style. Finally, the immediate projects that were identified by the LOH members, historic preservation committee, and the board should be implemented as funds become available.

GLOSSARY

Cultural Landscape—a geographic area (including both cultural and natural resources and the wildlife or domestic animals therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.¹²⁹

Cupola— a lantern or small apartment, either circular or polygonal, and situated on a dome.¹³⁰ Built atop a larger structure to admit light.¹³¹

Enclosure Act— The acts were a number of United Kingdom Acts of Parliament which enclosed common land in the country. This meant that the rights that people once held, to graze animals on these areas when not planted by crops, were now being denied. Common usage is enclosure, but this is not the name of the acts. Inclosure acts for small areas had been passed sporadically since the 12th century, but the vast majority of them were passed between 1750 and 1860. Much larger areas were also inclosed during this time and in 1801 the Inclosure Consolidation Act was passed to tidy up previous acts. In 1845 another General Inclosure Act allowed for the employment of inclosure commissioners who could inclose land without submitting a request to parliament. Under this process there were over 5000 individual inclosure acts and 21% of land in England was enclosed; this amounts to nearly 7 million acres.¹³²

Fieldmaster— Person responsible for leading the field.¹³³

¹²⁹ National Park Service. Historic Landscape Initiative-Guidelines for treatment of Historic Landscape Initiative, {website} accessed March 2006; available www.cr.nps.gov; Internet.

¹³⁰ Bullock, 150.

¹³¹ Roth, 561.

¹³² Wikipedia, {website} accessed March 2006; available http://en.wikipedia.org/wiki/Enclosure_Acts; Internet.

¹³³ Masters of Foxhounds Association of North America.

Ha-Has — a designed feature within the hunting/ pastoral landscape, they usually resemble graceful, but deep “ditches” keeping animals within a particular boundary.

Historic Vernacular Landscape — a landscape that evolved through use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives. Function plays a significant role in vernacular landscapes. This can be a farm complex or a district of historic farmsteads along a river valley. Examples include rural historic districts and agricultural landscapes.¹³⁴

Hound — Foxhound, recognized breed of dog used in fox hunting.¹³⁵

Huntsman — Hunts with hounds¹³⁶

Kennels — Where the kennelman cares for the hounds, where the hounds live.¹³⁷

Master of Fox Hounds (M.F.H.) — Elected officials who oversee hunt activities, manage assets and funds, and work with landowners on behalf of the hunt.¹³⁸

Mullion — Originally the large vertical stone diverter in medieval windows; later the vertical support strip, vertical or horizontal, in a glazed window.¹³⁹

Muntin — In windows, the thin bard used to hold glass panes in place; in paneled doors the vertical central member used to hold the panels in place.¹⁴⁰

Period Architecture — Referring to the time around 1919 to 1930 during which houses and other buildings were designed by architects, well educated in the

¹³⁴ National Park Service.

¹³⁵ Masters of Foxhounds Association of North America.

¹³⁶ Ibid.

¹³⁷ Ibid.

¹³⁸ Ibid.

¹³⁹ Roth, 563.

¹⁴⁰ Ibid.

historical styles, using plans devised to accommodate contemporary needs but with original or invented detail and forms based on a thorough knowledge of past styles.¹⁴¹

Preservation- Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects, and providing for their continued use by means of maintenance, restoration, rehabilitation, or adaptive use. Specifically, "the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials."¹⁴²

Reconstruction- "The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time."¹⁴³

Rehabilitation- "The act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property significant to its historical, architectural, and cultural values."¹⁴⁴

Renovation- Modernization of an old or historic building that may produce inappropriate alterations or eliminate important features and details.¹⁴⁵

Restoration- "The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work."¹⁴⁶

¹⁴¹ Roth, 564.

¹⁴² Julie Zagers, ed. *Preservation Yellow Pages: The Complete Information Source for Homeowners, Communities, and Professionals*. (New York: Preservation Press John Wiley & Sons, Inc. 1997), 53-54. See also Morton.

¹⁴³ Ibid.

¹⁴⁴ Ibid.

¹⁴⁵ Ibid., 54.

¹⁴⁶ Ibid., 53-54. See also Morton.

Stabilization — the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present.¹⁴⁷

¹⁴⁷ Zagers, 53-54. See also Morton.

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