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# FROM WAGONS TO HOUSES: HOUSE MOVING IN THE STATE OF OREGON AND NEW TREATMENTS FOR OLD IDEAS

A TERMINAL PROJECT

Presented to the Interdisciplinary Studies Program:  
Historic Preservation  
Graduate School of the University of Oregon  
Partial Fulfillment of the Requirements for the  
Degree of Master of Science

June 2012





# University of Oregon Historic Preservation Program

## Terminal Project Approval Page

Student: HOLLY RENEE BORTH

Title: FROM WAGONS TO HOUSES: HOUSE MOVING IN OREGON,  
AND NEW TREATMENTS FOR OLD IDEAS

This Terminal Project has been accepted and approved in partial fulfillment of the requirements for the Master of Science degree in the Historic Preservation Program by:

Committee Chairperson: Sumner Date: 6/18/2012

Committee Member: Donald Patton Date: 6/15/2012

Committee Member: Phil Ranzetta Date: 6-13-2012

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JUNE 2012



University of Oregon Historic Preservation Program

Historic Preservation Report

Project Name: [Illegible]

The first step in the process is to identify the historic resources.

The next step is to evaluate the resources.

The final step is to prepare a historic preservation plan. The plan should include a description of the resources, an evaluation of their significance, and recommendations for their protection.

Project Name: [Illegible] Date: 1/18/2022  
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An even greater thanks to Dr. Kirk Ranzetta, Don Peting, and Shannon Bell for guiding through this practically-impossible process and believing in me the whole way through. Special thanks to Lys and Leslie Opp-Beckman, as well, for editing this project, along with being a source of comfort. A greater thank you to my parents, Dean and Donna Borth, who have supported me entirely as I moved across the country to study at the University of Oregon. And the greatest thanks to Steve Klein, who has been my constant base of support and reassurance.

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## PREFACE

The impetus for this project came when I was involved in the preservation of a locally significant Gothic Revival house in Halsey, Oregon. The house was in poor condition and had been abandoned by its owner for over seven years. The City was left with few options, and as an advocate for the house, I sought the advice of professional preservationists. One option that was mentioned was moving the house to a new site. This brought up many questions, such as how much it would cost, where it would go, and how it would affect the house's eligibility for listing in the National Register of Historic Places. As I was introduced to the house for the purpose of writing a National Register nomination, I became familiar with Criterion Consideration B and became ever-more curious about how often house moving occurred throughout the state. After consulting with advisors, it became obvious that little information about such a broad topic had yet to be condensed into an approachable resource for all of the people who become involved in moving historic houses, including, but not limited to, preservationists, preservation consultants, house movers, preservation activists, or the general public who are interested in learning more about a very viable option for a resource they may have in their locality that is in peril.

In my efforts to try to save and protect the Thompson-Porter House, I spoke with many different people who conduct different types of work in preservation, such as preservation consultants, salvage companies, land-use lawyers, and house movers. Each one of these different people gave me different answers and thoughts when I mentioned the idea of moving the house, and no two gave the same opinions on historical house moving. This was enlightening, as well as frustrating, because I was provided with no solid answers. I want this project to be a way for all people in the preservation field, and those who contract into it, to understand how moving historic houses truly is an acceptable practice, and create a unity within the field that it currently lacks.

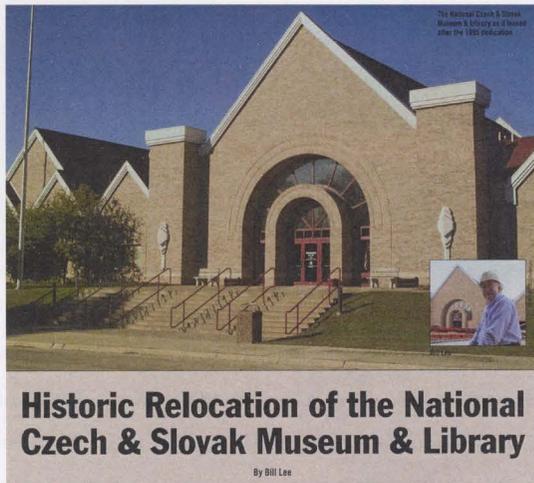


## CHAPTER ONE: AN INTRODUCTION

### UNCERTAINTY, DISBELIEF, AMAZEMENT, FRUSTRATION

“Structural movement is recognized as an important aspect of historic preservation.”<sup>1</sup> This is the very first sentence journal article author Bill Lee used to begin his article about the move of the Czech and Slovak Museum and Library (CSML). Lee goes on to say, “The elevation or re-location of historic structures in order to preserve them is now an accepted alternative to destruction and loss.”<sup>2</sup> And yet the move to which these comments refer was for a structure built in Cedar Rapids, Iowa in 1979 (fig. 1). This structure, the CSML, would have great difficulty fitting into any landscape, no matter how much consideration the architect may have put forth. A flood in 2008 necessitated it be moved, and Bill Lee’s belief that he acted in accordance with preservation ethos is fair (fig. 2).<sup>3</sup> In those two statements, Lee stated his bold beliefs about how moving historical structures is an aspect of historic preservation; unfortunately, acceptance of structural moving within the preservation are not as in tune as Lee makes it sound. Professional preservationists still have a negative attitude toward moving historic structures, when, in truth, it is not nearly as severe as what is often the structure’s only other option--demolition.

- 1 Bill Lee, “Historic Relocation of the National Czech,” *Structural Mover*, December 2011, 46.
- 2 Lee, “Historic Relocation,” 46.
- 3 Lee, “Historic Relocation,” 46.



(Fig. 1) The Czech and Slovak Museum and Library from Bill Lee’s article in *Structural Mover*.

# CHAPTER ONE AN INTRODUCTION

## INTRODUCTION TO THE HISTORY OF THE UNITED STATES

The United States is a country that has a rich and diverse history. It is a country that has been shaped by the actions of many different people over time. The history of the United States is a story of exploration, discovery, and growth. It is a story of a nation that has overcome many challenges and has emerged as a global superpower. The history of the United States is a story that is still being written today.

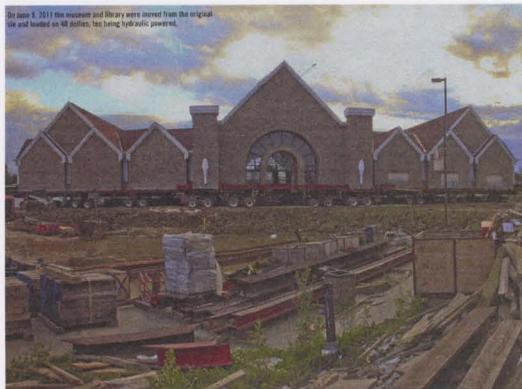


Fig. 1. The Great Seal of the United States, 1782.

The Great Seal of the United States is a symbol of the nation's unity and independence. It features an eagle with a shield on its chest, holding an olive branch and arrows in its talons. The eagle is surrounded by a constellation of stars, representing the original thirteen colonies. The seal is a powerful symbol of the American people's commitment to freedom and democracy.

1. Bill Lee, Governor of the National Guard, Secretary of Defense, December 2011.
2. Lee, "National Security."
3. Lee, "National Security."





(Fig. 2) The CSML being moved, taken from Bill Lee's article.



(Fig. 3) The Torniki Church being raised, taken from the *Structural Mover* article.

In the same issue of *Structural Mover* is an article about the relocation of the Torniki Church in Greece (fig. 3). Built in the 13th century, the 800 year old church was in poor condition and built of uncoursed stone. The church had to be moved for a new dam, a structure that would dramatically alter the church's historic landscape. The building weighed 265 tons, cost 300,000 EUR to move, took four months to prepare the church for its trek, and sixteen days to move 120 meters on an upgrade of 24% (fig. 4). The terms "historic preservation," however, are never brought up in the article. The author, assumed to be Dimitris Korres--the man behind the move--naturally mentioned that the church was "of upmost historical importance,"<sup>4</sup> but any mention of the idea that the move benefitted the structure in terms of historic preservation was never written into the article.<sup>5</sup> This is interesting to note, because it represents just how ingrained the importance of historic structures is to other countries' heritage so that they do not question what it takes to preserve them. The article did not try to justify the move or describe how well the church fit into its new setting, the people involved were simply proud to be doing their job to help the historic resource (fig. 5).

4 "Historic Torniki Church Relocated in Greece," *Structural Mover*, December 2011, 54.

5 "Historic Torniki Church."



the first of the two pages of the manuscript, the first page of the text is written in a cursive hand, and the second page is written in a more formal hand. The text is arranged in two columns, and the margins are wide. The paper is aged and shows some discoloration. The handwriting is clear and legible, and the overall appearance is that of a well-preserved historical document.

Historic source (fig. 2)

4 "Historic source (fig. 2) - the text is written in a cursive hand, and the second page is written in a more formal hand." December 2011, 14

5 "Historic source (fig. 2) - the text is written in a cursive hand, and the second page is written in a more formal hand." December 2011, 14





(Fig. 4) The Torniki Church being moved uphill, taken from the *Structural Mover* article.



(Fig. 5) A celebration broke out as soon as the Torniki Church was settled into its new location.

When comparing the two stories, it brings to light just how different the U.S. way of thinking about its historic structures is when compared to other countries. It took sixteen years of weaving through red tape before the church in Greece was able to be moved. It may often be believed that it takes just as long in the U.S., but in truth it only feels that way. We are an impatient country eager to prove that we have a history just as important as countries with much older histories. Had the church been in the U.S., the agency waiting to install the dam would not have been so patient as to wait *sixteen years*; they would have been fed up after sixteen months.

There is a culture in the U.S. with a history that extends back as far as the culture that built the Torniki Church, and it begins with a different people. Native tribes had been living off the land that would one day become the United States of America for thousands of years before European contact. In those thousands of years, they had learned how, not to advance per se, but to adapt. Adaptation was the key to their survival for an incredible length of time, and the key to their adaptation was to not tie themselves down to their possessions. Many native North American tribes, particularly the Sioux of the Great Plains region, adapted by maintaining a nomadic lifestyle, in which they constructed tipis with wooden poles and sewn buffalo hides. Over time they eventually created a system of poles and hides that was optimal



The 17th century style of the building  
is still visible in the new building.



The 17th century style of the building  
is still visible in the new building.

When comparing the two styles of design it is clear that the 17th century style is more ornate and is often found in other countries. It took several years of research through the years before the design in London was able to be moved. It may often be believed that it takes just as long in the U.S. but in fact it only took that way. We are an important country eager to prove that we have a history just as important as countries with much older histories. And the design here in the U.S. the agency willing to install the dam would not have been so patient as countries where they would have been for an even longer period.

There is a certain in the U.S. with a history that stretches back to the 17th century and it begins with a different people. Before there had been people of the land that would now be the United States of America for thousands of years before European contact. In those thousands of years that had passed there had been many different people. Many of them wanted to be in America but the land was not as fertile as they had seen in their countries. Many years back America tried to establish the State of the Great Plains region, which is now a part of the United States. In which they constructed this with wooden poles and some buffalo hides. Over time they eventually created a system of poles and hides that was optimal.



for ease of both construction and deconstruction and travel.<sup>6</sup>

The same idea of inherent mobility does also occur in buildings in the U.S. post-European contact. In Cape Cod are a series of eighteen wooden dune shacks built from the 1920s to 1950s. The shacks were not built for extended habitation, but just for temporary shelter from the coast's dynamic weather and landscape, for example, strong winds carrying salt and sand in their breasts, soft and shifting terrain, high moisture levels, extreme sun exposure, and radical temperature variations. Environmental impacts such as these are what required the shacks to be constructed with an inherent transient quality, that in fact, is listed as a character-defining feature in their National Register nomination. These structures were also, somewhat surprisingly, listed under each of the four criteria for the National Register of Historic Places A, B, C, and D. But what is more surprising is that these structures, in which mobility and relocation were necessities built into their designs, were listed in the National Register of Historic Places in 1989 without Criterion Consideration B, which has specific mandates for moved houses to fulfill in order to be listed,<sup>7</sup> (for more information on the National Register, see Chapter Two).

It might come as a surprise to some people that house moving does have its own history, and has not just occurred randomly throughout time. Admittedly, the history is difficult to discuss in exact terms when it comes to the topic of its origins and certain start dates. What is not difficult, though, is to prove that house moving has been happening in the United States for hundreds of years, long before the Oregon Trail Migration. Peter Paravalos discusses the history of house moving briefly in his book *Moving a House with Preservation in Mind*. In his book, Paravalos claims that house began in the 1800s,<sup>8</sup> and while the idea has not changed in the past 200 years, the technology is the only part of the process that has really changed, (for more information on house moving technology, see Chapter Two).

The principal reason houses are moved, historically and currently, is economic.<sup>9</sup> The economics also often included the issue of

6 Peter Nabokov and Robert Easton, *Native American Architecture*, (Oxford University Press, New York: 1989), 123.

7 Jenny Fields Scofield, et. al., "Dune Shacks of Peaked Hills Bars Historic District," National Register of Historic Places Nomination.

8 Peter Paravalos, *Moving a House with Preservation in Mind*, (Lanham, MD.: Altamira Press, 2006), 1.

9 Paravalos, 1.



developing the house's original site for profit. Development companies purchase land for cheaper than its actual value due to a bias in real estate that considers historic houses a depreciation of the land; this allows the developers to tear down historic resources in order to build multi-family structures that are poorly built, produce major profits, and offer nothing to the cultural landscape or the area's long-term finances. The city of Corvallis is a hot topic for preservation in Oregon right now, because its historic resources are dropping off in inscrutable numbers to make room for the next and largest apartment complex. As a college town, it is expected that there will be some dense housing structures throughout the area, but within the past few years, the line between typical and extreme development has been crossed. This has left local preservation activists at a loss for resolving how to raise funds in time to save the city's precious resources before the real estate agencies come, buy the land, and tear the structures down before preservationists even have a chance.

The situation in Corvallis represents the point to which house moving cannot always be the answer. If the City was somehow able to purchase its historic resources and have them moved out of the way of development, there is no guarantee that they could ever be out of the reach of development. This brings up the question of at what point does the option of relocation become less achievable? The main components to a successful move are funding and having the new site; when it is an historic resource, though, community support is also a factor, as the community is often where the idea and most funding originates. But if one of these three components falters, the move is likely to fail. In the case of Corvallis, as elsewhere, there is a limit to all of these components, along with the issue of timing, as many real estate developers have their huge checks cut before preservationists can get word out for support. Corvallis has only a finite amount of financial resources and the community is sure to wear thin on preservation when so many resources are endangered and they only have so much hope and support to give. There is also a limit to the amount of new sites, as the city falls evermore victim to urban outgrowth and sprawl.<sup>10</sup>

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10 This information was obtained during a tour of the city of Corvallis, given by a local activist, B.A. Bierly, in this project. 9 May 2012.

Developing the town's original site for public development comprises purchase land for cheaper than its actual value due to a bias in real estate that considers historic houses a depreciation of the land, also allows the developer to tap deep historic resources in order to build high-quality residences that are quarterly built, produce major profits, and offer nothing to the cultural landscape of the town's long-term health. The city of Covello is a hot topic for preservation in Oregon right now because its historic resources are dropping off in remarkable numbers to make room for big new and bigger apartment complexes. An example town it is expected that there will be some dense housing resources throughout the area, but within the past few years, the line between public and private development has been crossed. This has led to historic preservation activities at a loss for spending has to raise funds to time to save the city's important resources before the real estate market could tear the land apart and tear the structures down before preservationists even have a chance.

The situation in Covello represents the point to which historic preservation cannot simply be the answer. If the City was somewhat able to preserve the historic resources and have them added on to the way of development, there is no guarantee that they could ever be out of the reach of development. This brings up the question of at what point does the option of relocation become less achievable? The main components to a successful effort are funding and having the necessary, which is an historic resource, though community support is also a factor as the community is often where the idea and most funding originates. But if one of those three components falters the more is likely to fail. In the case of Covello, as elsewhere, there is a limit to all of these components, along with the issue of timing as many real estate developers have their huge checks and historic preservationists can get word out for support. Covello has only a finite amount of financial resources and the community is sure to wear thin on preservation when so many resources are endangered and they only have so much hope and support to give. There is also a limit to the amount of new state or the city left resources within its own outgrowth and beyond."



## CHAPTER TWO BACKGROUND HISTORY

It is important to understand the history of Oregon in order to better understand how house moving fits within it. The beautiful landscapes, rich soil, and optimum fur trading possibilities brought people from all corners of eastern North America to the Oregon Territory. Fur trading had been the area's most attractive feature to foreign explorers for hundreds of years. Although the area that would become the Oregon Territory was not every explorer's final destination, many stopped and were so overwhelmed with the land's possibilities that they moved no further in their quest. The fur trade, the most profitable trade available in the Oregon Territory, in itself provides the necessity for a mobile lifestyle in order to succeed.

The first, and earliest, structural moving case Paravalos mentions is the moving of a small timber-framed structure in Philadelphia in 1799. Paravalos discusses this move after stating previously that house moving has been occurring in the U.S. "since the late 1800s."<sup>1</sup> This helps to show that when the pioneers began their harrowing journey across the rough and unforgiving lands of western North America, house moving had begun in the eastern states. Combined with experience with the nomad-like lifestyle forced upon them on the Oregon Trail, and the result ends with a culture that thrives on its willingness to move a house for any one of a number of reasons. In the more present day, houses are often moved as a preservation effort in order to save what someone, or a group of people, believe to be an important historic resource that is in danger of demolition. However, this has also occurred historically, as early as the mid-1800s. House moving has occurred throughout the state for hundreds of years for probably just as many reasons. In comparison to other states, it is uncertain whether it is a truly unique feature of the state, but unique or not, it is a significant trend in the state's history that is severely understated.

In his book, Paravalos claims "some 30,000 to 40,000 buildings are moved each year in the United States alone."<sup>2</sup> That number is incredible considering the full complexities of moving just one building, such as selecting the movers, choosing the route, obtaining permits,

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1 Peter Paravalos, *Moving a House with Preservation in Mind*, (Lanham, MD: Altamira Press, 2006), 1.

2 Paravalos, xiii.

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The first, and earliest, structured trading was Fur Company ventures in the trading to a small family-owned store in Portland in 1792. Fur traders discuss the more often trading networks that began moving the best occurring in the U.S. "about the late 1800s." This helps to show that when the business began with the trading points across the rough and unpopulated lands of western North America, home moving had begun in the eastern states. Combined with exploration with the ground the always lived upon them on the Oregon Trail, and the rough ends with a culture that thrives on the wilderness or more a focus on the life of a number of seasons in the most present day houses are often moved as a preservation effort in order to save what someone or a group of people believe to be an important historic resource that is in danger of destruction. However, this has also occurred historically as early as the mid-1800s. Homes moving has occurred throughout the state for hundreds of years but primarily just as with houses. In comparison to other states, it is unclear whether it is a truly unique feature of the state, but unique or not it is a significant trend in the state's history that is surely understated.

In his book, Fur Traders Moving a House with Furniture in Their Handbag, W.D. Anderson from 2004, "That number is incredible considering the full complexities of moving, not only building, but also of moving the money, clearing the route, obtaining permits

1. Fur Traders Moving a House with Furniture in Their Handbag, W.D. Anderson from 2004, p. 1.

2. Anderson, W.D.



and selecting the new site. There are varying degrees of moving a building and many different types of buildings to move; buildings can be as large as full hotels or mega-churches, and they could be simply raised or rotated. This paper will focus upon houses specifically, that have been removed from their original site. Buildings that have been rotated, raised, or moved by natural causes are just a few examples of situations that will not be covered. Only houses that served primarily and historically as a family dwelling will be covered.

The reasoning for this paring down of options is to keep the context as useful as possible. Houses are the most common type of structure listed in the National Register of Historic Places. Moving an oversized brick building--a hotel for example--is much more complicated than moving a two story wooden house, but as the topic of moving buildings in Oregon is in its infancy, it will be best to start the topic off with as few complications as possible. The purpose for this statement will be to act as a starting off point for what is a much-needed discussion in the state of Oregon. House moving has occurred all over the country, and for each state it holds its own qualities, whether it is rare, uncommon, frequent, or very common. In the state of Oregon, 84 out of the 1,927 properties listed in the National Register of Historic Places were listed with Criterion Consideration B. Those 84 properties represent 4% of the entire state's listed resources.<sup>3</sup>

### *THE NATIONAL REGISTER OF HISTORIC PLACES*

The greatest purpose for this project is to expand upon the relevance of Criterion Consideration B in the National Register nomination for the state of Oregon. The National Register of Historic Places was created in 1966 under the National Historic Preservation Act. The function of the National Register is to provide a comprehensive list of the nation's significant historic resources. Resources can be eligible on a local, state-wide, or nation-wide basis. There are four main criteria under which a resource may be listed, which are association with a significant event, association with a significant person, as a significant representation of an architectural style, or as a site with significant potential for archaeological study. Provided a resource fulfills one of these four main criteria, there are seven additional criteria considerations for resources that require more justification for pleading their significance: religious resources, moved resources, graves or birthplaces, cemeteries, reconstructed resources, commemorative resources, or resources that have achieved significance prior to reaching

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3      Refer to Appendix A.



fifty years of age. Criterion Consideration B is the criterion under which moved houses must be listed.

In order for a property to even meet Criterion Consideration B, it must fulfill one of the following:

- "A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved."<sup>4</sup>

A property must also **not** fulfill one of these following:

- "A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations."<sup>5</sup>

Providing that a property qualifies for Criterion Consideration B, the National Register form states that the property must then do at least one of the following in order to still be considered eligible for listing:

4 "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," United States Department of the Interior, National Parks Service Interagency Resources Division, p. 29.

5 "National Register Bulletin 15," 29.

1. National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, United States Department of the Interior, National Park Service, Technical Information Division, 4/74

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1. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, United States Department of the Interior, National Park Service, Technical Information Division, 4/74"

2. National Register Bulletin 15: 28

Providing that a property qualifies for Criterion B, the National Register form states that the property must then do at least one of the following in order to still be considered eligible for listing:

1. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, United States Department of the Interior, National Park Service, Technical Information Division, 4/74"

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1. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, United States Department of the Interior, National Park Service, Technical Information Division, 4/74"



- "A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant. - **and** -
- In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.
- For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.
- A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.
- An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.
- A moved portion of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location."<sup>6</sup>

National Register Bulletin 15, "How to Apply the National Register Criteria for Evaluation," states that "A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event,"<sup>7</sup> claiming that:

...Significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits.<sup>8</sup>

6 "National Register Bulletin 15," 30-31.

7 "National Register Bulletin 15," 29.

8 National Register Bulletin 15," 29.

... If a property is significant under Criteria A or B, it may be determined to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic pattern of life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the historic life for which it is significant - and

... In addition to the requirements above, a property must still have an association with the historic event or historic environment that was comparable to those of the historic location and that was comparable with the property's significance.

... For a property whose design value or historical associations are directly dependent on its location, any move will cause the property to lose its historicity and prevent it from competing in historicity.

... A property designed to move or a property originally moved during its lifetime was never intended to be historic. Appropriate action to ensure quality includes the property of historic, design, historic, and architectural significance. Such properties include residential, cultural, and engineering, and design.

... An architecturally created grouping of buildings, structures, or objects or an object or site of historic significance since the time of its construction. It cannot be considered as a collection of the time period when the individual buildings were constructed.

... A group of buildings, structures, or objects or an object or site of historic significance, which is a group of historic buildings, structures, or objects of historic, architectural, and historic.

National Register Bulletin 12, "How to Apply the National Register Criteria for Evaluation," states that if property removed from its original or historically significant location can be eligible if it is eligible for historic value or if it is the surviving property.

... Significance is embodied in location and setting as well as in the property themselves. Moving a property changes the relationship between the property and its surroundings and therefore may affect its historic events and persons. A move may also cause the loss of historic context, historic, and character, as well as loss of the potential for associated archaeological deposits.

1. National Register Bulletin 12, 30-31.

2. National Register Bulletin 12, 29.

3. National Register Bulletin 12, 28.



To say that moving a property “destroys” aspects of a house may seem harsh, but when it comes to Historic Preservation, place matters. The Secretary of the Interior lists seven aspects with regard to a house’s integrity: location, materials, association, setting, design, craftsmanship, and feeling. Two of those seven aspects are affected when a house is moved, setting and location, and the other five could potentially be left intact. There is a flaw to having these two qualities being aspects of integrity; to claim that site and setting are important to a houses’ integrity is based upon believing that the house was designed to integrate into those settings. This is a case where modern preservationists are pre-supposing their ideals upon the past. It is very optimistic to think that architects, builders, and house owners of the past were forward-thinking enough to consider the entire setting of where a house would be located and design the house accordingly, but without each builder/architect/owners’ documentation and detailed recordation of each historic house, it is impossible to state with full certainty that a house was designed to be within its original location, and that location alone. It is not impossible to prove, though, that many houses are able to blend within other locations.

In order for a moved property nominated for its association with an historic event or person (Criterion A or B, respectively) to meet Criterion Consideration B, it:

...Must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person’s life. The phrase “most importantly associated” means that it must be the single surviving property that is most closely associated with the event or with the part of the person’s life for which he or she is significant.<sup>9</sup>

For a moved property to be eligible, it must meet the restrictions above, along with more restrictions: “Moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property’s significance.”<sup>10</sup> This second statement is very telling in terms of how important context would be for a moved property, for it requires a moved property’s “current” existence to replicate its original as much as possible. However, perhaps a property was moved

<sup>9</sup> National Register Bulletin 15,” 30.

<sup>10</sup> National Register Bulletin 15,” 30.



because that original site had already divorced the resource from its original setting. Should a property then, be precluded from nomination?

The National Register process goes on to include properties with varying degrees of significance: "For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance."<sup>11</sup> This approaches another type of house moving that has occurred in Oregon in Fort Rock, where rural buildings from several areas were brought to one site in order to preserve them, creating a kind of "architectural petting zoo." While this setting is not original, nor possibly ideal to some, does this movement truly warrant a building's removal or preclusion from being eligible for the National Register?

One last option for a moved property is:

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.<sup>12</sup>

The vast majority of properties that will be discussed here are houses, and while many of their builders may not have designed them with specific intent of moving them in the future, it is one of a house's greatest qualities that, no matter its construction, there is a way to move it should the need arise.

The Federal government does have specifications if someone decides to move a house that has been listed in the National Register already, under the Code of Federal Regulations 36, Part 60, Section 14. This code begins by stating if one wants to change the original nominated boundary, they must write a nomination as if it is a new property, ignoring the fact that the resource is already listed. However, it does go on to describe the government's guidelines for moving a house that is listed, and it states first: "Properties listed in the National Register should be moved only when there is no feasible alternative for preservation. When a property is moved, every effort should be

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11 National Register Bulletin 15," 30.

12 National Register Bulletin 15," 31.

because that original use had already occurred the resources from the original listing. The only property that is excluded from nomination

The National Register process does not include properties with existing designations for a property whose design value

is determined to be dependent on its location, and those will cause the property to lose its integrity and prevent it from

receiving its designation. The applicant must certify that the property is not located in a historic district, historic building

or other area where listing is not intended in order to preserve their existing historic or scientific significance. While this listing is not

intended to be used to determine the eligibility of a building's exterior or interior for nomination from being eligible for the National

Register.

The last option for a property is

A property designed to move the property's historic significance during its historic use must be listed in a historic

district in order to qualify for listing. The National Register process is designed to ensure that properties such as properties

located outside historic areas and historic districts.

The most likely of properties that will be the most likely to be listed is a historic district, and while many of those districts have not been designed then with

specific intent of moving them in the future, it is one of a house's greatest strengths that, however its construction there is a way to move it

should the need arise.

The Federal Government does have jurisdiction if someone decides to move a house that has been listed in the National Register.

Under the Code of Federal Regulations, 36 Part 60, Section 14, The code requires listing if one wants to change the original

location of a property, they must write a nomination as if it is a new property, ignoring the fact that the resource is already listed. However,

it does go on to describe the government's guidelines for moving a house that is listed and it says that "Properties listed in the National

Register should be moved only when there is no feasible alternative for preservation. When a property is moved, every effort should be

made to ensure that the property's historic significance is preserved.

11 National Register Bulletin 15, 30

12 National Register Bulletin 15, 31



made to reestablish its historic orientation, immediate setting, and general environment."<sup>13</sup> The regulation also requires that in order for the house to remain listed during and after the move, the State Historic Preservation Office or other closest-related federal agency must submit documentation of the reason for the move, the effect it will have on its integrity, and a description of the setting and environment of the new site with photographs.<sup>14</sup>

After the move, the same agency must submit a letter notifying the date the move occurred, photographs of the house on its new site, revised maps, acreage, and a verbal boundary description to the Keeper of the National Register. Failure to follow these procedures will lead to an immediate removal of the property from the register. If a house is removed from the Register and the owners or agency wish for it to be re-listed, they must re-submit a new nomination that includes the reason for the move, the effect it had on the house's integrity, and a description of the new setting and environment.<sup>15</sup> It is admirable to see that the federal level of preservation has created guidelines to allow for when house moving becomes a necessity, but the law is fluid; the law is constantly changing to meet the needs of new generations. There is a new generation of preservation beginning to break through the current barriers, and it is an opportune time for us to continue creating new legislation to create more and better treatments for our resources, moved or not. Listing a resource in the National Register does not provide the resource with any kind of protection against adversarial forces, but it does provide the resource with recognition as a significant historic resource in the nation's cultural landscape. This recognition is an honor all qualified resources deserve, and being relocated is no longer a justifiable reason for ineligibility.

### *PURPOSE*

There is no obvious, quick answer for why there is a lack of a substantial amount of pre-existing literature on the topic of house moving in general, let alone in Oregon. Perhaps there is a negative attitude towards moved properties, because preservationists believe that

13 36 CFR 60.14, "Changes and Revisions to Properties Listed in the National Register."

14 36 CFR 60.14.

15 36 CFR 60.14.





it has a negative effect upon the property without delving further into the property's history and contexts. Do preservationists avoid the topic because they prefer the four main ethos of preservation: restoration, preservation, stabilization, and reconstruction, over removing an historic house from its historic context? Or perhaps it is just a topic left behind while they deal with other, more immediate or easily-handled problems. It is not known, because it is not discussed. But, we cannot avoid the topic any longer, as the sustainability, along with every other positive aspect, of preservation is turning out to be more difficult to prove than it should be; with sustainability on everyone's minds these days, proving that preservation is the answer is going to be the best fight preservation can win, and house moving needs to be a part of that.

There are three steps to building a new structure in place of an historic structure: demolishing the historic structure, removing the remains to the landfill, and constructing the new resource; there is only one step to moving an historic resource. It is natural to the actions of moving a house that it saves energy, labor, and money. All of historic preservation is, in fact, sustainable; preservation promotes the re-use of historic materials in order to continue their lifespan, the replacement of deteriorated materials in-kind to that of the original material, and these materials are all natural resources that are not created in science laboratories. This all leads to the one question that this project will aim to answer: Does moving a property affect its integrity in a way negatively enough to impair its listing eligibility? This paper will cover different aspects involved in moved properties: method, purpose, cause, and effect. A property's selected original and current locations must be discussed in terms of topography, climate, landscape, orientation, and economic, and social implications- in other words, context. All considerable aspects of house moving also need to be considered in order for a full judgment of the practice to be made. This means considering the economic, social, and environmental impacts it has on the resource, both of its sites, and the people involved.

Research for this project began with a list the Oregon State Historic Preservation Office compiled of properties listed on the National Register under Criterion Consideration B. Those properties were then sorted depending upon the most significant aspect of the move: moved as a preservation effort, moved in order to avoid a construction threat, moved multiple times, altered in order to be moved, or many were moved as part of its history that was not explained further. As has been discussed previously, property moving is not widely publicized. The most important part of the research process will be to, after determining which properties to discuss in most detail, go out to the sites of both their original location and where they are currently located; for those properties that were moved multiple times, the locations of each



It has a negative effect upon the property without doing further into the property's history and context. The preservationists avoid the  
this because they prefer the low scale of preservation: restoration, preservation, rehabilitation and reconstruction over removing an  
historic house from its historic context. Or perhaps it is just a topic left behind while they deal with other more immediate or easily-handled  
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positive aspect of preservation is turning out to be more difficult to prove than it should be with sustainability on everyone's minds these  
days. Finding that preservation is the answer is going to the best light preservation can offer and hence moving needs to be a part of that  
answer. There are three steps to building a new structure in place of an historic structure: demolishing the historic structure, removing the  
structure to the landfill, and constructing the new structure; there is only one step to avoiding an historic structure. It is natural to the actions  
to modify a house that it is more energy efficient and more. The historic preservation is not what the preservation provides the low-  
scale approach in order to maintain their historic the replacement of historical materials is not of the original material, and  
there is no reason for the original structure to be replaced in historic preservation. This all leads to the one question that this project will  
try to answer: Does moving a property affect its integrity in a way negatively enough to require its listing eligibility? This paper will cover  
different aspects involved in moving preservation: method, purpose, cause, and effect. A property's selected original and current location  
can be discussed in terms of topographic climate, landscape, structure, and economic and social implications. In other words, context.  
An individual's actions of better moving also need to be considered in order for a full judgment of the practice to be made. This means  
evaluating the economic, social, and environmental factors it has on the receiver, both of the area, and the people involved.

Research for this project began with a Historic Designation Historic Preservation Office compiled a list of properties listed on the National  
Historic Register. These properties were then sorted depending upon the most significant aspect of the move.  
moved as a preservation effort, moved in order to avoid a construction threat, moved multiple times, listed in order to be moved, or many  
were moved as part of the history that was not explained further. As has been discussed previously, primary listing is not widely publicized.  
The most important part of the research process will be to offer details which properties to discuss in more detail, go out to the sites of  
both their original location and where they are currently located; the those properties that were moved multiple times, the locations of each





(Fig. 1) Historic dollies at Chris Schoap's office, first made with wooden bodies, now made with steel replacements, and original steel wheels. Photo by H. Borth.

the evolution of framing from heavy timber to balloon, and the obvious abundance of lumber. According to Schoap, this commonality has transferred to his chosen profession, as well; it has often been predictable for Schoap to know how a house will be moved because of it. For Schoap, when it comes to consulting with an interested party in choosing the new site, context is not the defining character for which he looks. What he is most interested in is, as he said: "Can I get it there?"<sup>17</sup>

Schoap does not define himself as a preservationist. In fact, he admits that historic houses are only a small fraction of the clients for whom he works, although he definitely prefers those cases to the others. In his experience, the people wanting to move historic houses are more interested in the structure, whereas the others are more interested in the job and making a profit. This is interesting, because back in

16 Chris Schoap, Personal Communication, 22 May, 2012.

17 Chris Schoap.

move must be visited and each site individually discussed.

#### *HOUSE MOVING TECHNOLOGY*

Chris Schoap has been a house mover based out of Eugene, Oregon for over thirty years. Originally an English major at the University of Oregon, he became an apprentice to a house mover when his own house was threatened by demolition and was able to be moved instead. In his time as a mover, not only has he moved almost 2,000 buildings, including the Gordon House, the only Frank Lloyd Wright designed house in the state of Oregon, he has also learned how techniques and methods have changed through time. What has not changed is the ingenuity of the movers in order to overcome exceptional obstacles.<sup>16</sup> The most common house type in the state of Oregon is wood-frame, due to



the times of the McLoughlin House, house movers were much more of a rarity and offered a specific set of skills, and so they managed to make quite a profit off each move. When I took a look at the different techniques and how much time and energy must have gone into one move, I am not surprised.<sup>18</sup>

The earliest method of house moving is what most people will expect, rolling a house on logs. However, people may be mistaken to think that by "logs" it is meant to be large logs as wide as people are tall, when, in fact, they are much smaller, often around eight inches in diameter. Dozens of these log rollers would be used for one move, placed in strategic groups under the house, with shoes (wood planks placed on top of the logs on which the house would rest) placed on top of the rollers and under the house, in order to take full advantage of the friction. These shoes would be connected to a capstan winch, which was placed ahead of the house and wound up by mules or horses to pull the house forward, and as logs kicked out from behind, movers would catch them and move them back to the front of their groups.<sup>19</sup>

Another early method was the skid method, which is much

18 Chris Schoap.

19 Chris Schoap.



(Fig. 2) Historic wooden tongue component at Chris Schoap's office. Photo by H. Borth.





(Fig. 3) Chris Schoap's modern-day hydraulic dolly parts. Photo by H. Borth

and turn it on its side. This flaw required for the routes to be meticulously swept before a house was moved, but it could not always be prevented. Eventually, steel replaced the wooden body and rubber was placed on the wheels, which progressed to what we now have today, dollies that can carry anywhere from twenty to fifty tons per dolly, depending more upon the wheel than the body (figs. 3 and 4).<sup>21</sup>

According to Schoap, there are two regional variations to how the house, dollies, and truck are all connected and moved. Schoap states that more eastward movers typically use a lead dolly that guides all of the other dollies and is the separation between the house's support structure and the truck; out West, movers place the front of the house load on the rear of the truck, which requires a stronger steel

20 Chris Schoap.

21 Chris Schoap.

like what it sounds. The house would be placed on large planks of wood and pulled with a capstan winch the same way as mentioned previously. However, it is more difficult to use this method, because the winch must be completely on center of the house in order to prevent severe veering of the house, whereas the rolling logs allow for the winch to be placed wherever may be best without fear of the house steering itself into danger.<sup>20</sup> The earliest form of the method used most often today--hydraulic dollies--were made of wooden bodies with steel wheels (figs. 1 and 2). Each dolly would have been able to support about twenty tons and would not last through many moves before the wood had to be replaced. The steel wheels were also an issue, because without rubber or any other type of possible protection, the smallest stone could bring the entire dolly to a stop





(Fig. 4) Close-up of Chris Schoap's hydraulic dollies, displaying there tongue is inserted and connected to attach the truck to the lead dolly. Photo by H. Borth.

22 Chris Schoap.

23 Chris Schoap.

support under the house.<sup>22</sup>

The most interesting point Schoap made was how he believes that moving historic structures is more of a regional identity, rather than for the entire state. In his experience, most people do not even think about house moving. However, the long list of moved resources just listed in the National Register disproves that. Moving an historic structure is not a choice to make lightly, nor should it be considered before any other advisable option in the effort of preserving and saving historic houses. However, people should know that when their historic house is deteriorating or threatened by development, and they think all hope is lost, is there is one more option, moving it. Not only will that final option save their house, it is sustainable, economic, and (should be) considered a preservation-minded method.<sup>23</sup>

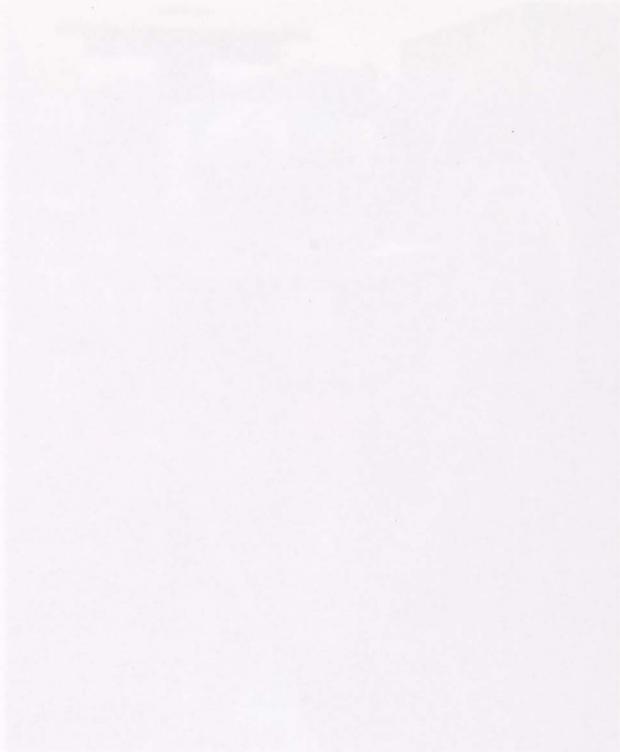
#### *OREGON HISTORY*

As of June 6, 2011, 1,927 Oregon properties are listed on the National Register of Historic Places. Of those, 84 were listed under Criterion Consideration B, compiling just over 4% of the Oregon sites listed (refer to Appendix A). Four per cent may not sound impressive, but when the number of sites listed is compared to the overall

The most interesting part of the book was how he defined the word "history" as more of a regional identity rather than for the whole state. He says that most people do not even think about their history. However, the long list of names and dates that he listed in the book is quite impressive. Making an historic structure is not a choice to make lightly and should be considered before any other action is taken in the effort of preserving and caring for the building. The book is a good one to read when their interest is in the history of the building or in the development and preservation of the building. It is a good one to read if you are interested in the history of the building and if you are interested in the history of the building and if you are interested in the history of the building.

REGIONAL HISTORY

The book is a good one to read when their interest is in the history of the building or in the development and preservation of the building. It is a good one to read if you are interested in the history of the building and if you are interested in the history of the building and if you are interested in the history of the building.



The photograph shows a view of the building from the front. The building is a two-story structure with a prominent chimney on the right side. The photograph is very faded and the details are difficult to discern.

1950-1955  
1950-1955



number of sites (historic or not) in the state, it represents a significant subset of the state's historic resources. It is a challenge to write a context for the entire state, but it is also necessary. This project will serve as a catalyst for further discussion and more specific contexts. The state of Oregon is in itself a rarity, because within its border are four very different types of landscapes.

Until now, the topic of house moving within the State of Oregon has not been a topic of much discussion, despite the fact that it is a Criterion Consideration (B) in the National Register of Historic Places nomination process and its commonality throughout the history of the state. House moving is not unique to the state of Oregon, or even the United States, but the absence of information and discourse regarding the topic is disconcerting. The purpose of this context statement is to fill that gap of information in the history of the state and provide a catalyst for understanding and the role house moving had in the development of the state over time.

The few sources that do discuss house moving in any way, including Paravalos, leave out the West for the most part or entirely. However, there is one source, which was also written in part by a University of Oregon faculty, that discusses house moving in the West (however, it does not discuss it just within the state of Oregon). This source, *Housemoving: Old Houses Make Good Neighbors*, written by Rosaria Hodgson of the University of Oregon and S. Gregory Lipton of the University of Kansas, tells of how moving historic houses that are suffering outside of urban areas can revitalize those neighborhoods if moved into them.<sup>24</sup>

Certain information included in this source, however, is outdated. While it is unfortunate that its information is outdated, it gives greater weight to this paper and its necessity. A large basis for the book's purpose was how people who were once being "pulled away" from inner city areas were returning, and that moving houses to those areas would be an even bigger boom for the area. The economic climate today is much different than it was over thirty years ago, and this part of the book is not substantively supportive of ideas that will be presented in this paper.<sup>25</sup> While the more tangible qualities of the book are not supportive, the more intangible qualities, which are a major basis for this particular paper, are supportive. In order to reroute dissent at the idea that intangibility is the basis for this paper, it is

24 Rosaria F. Hodgson and S. Gregory Lipton, *Housemoving: Old Houses Make Good Neighbors*, (Eugene, OR, 1979), 6.

25 Hodgson and Lipton, 5-6.

number of sites (historic or not) in the state. It requires a significant amount of the state's economic resources. It is a challenge to write a history for the entire state, but it is also necessary. This project will address a complex for further discussion and more specific context. The state of Oregon is a fairly young nation within the United States, but it has a long and rich history of landscapes.

That's what the topic of history moving within the state of Oregon has led to a topic of such discussion despite the fact that it is a relatively recent phenomenon (in the historical context of human history) and its community throughout the history of the state. History moving is not unique to the state of Oregon, across the United States, but the absence of information and discourse regarding the topic is disconcerting. The purpose of this project is to fill that gap of information in the history of the state and provide a window for understanding and the role these people had in the development of the state over time.

The first concern that the historical community in my way including historians, have out the West for the most part or entirely. However, there are others who are writing as part of a history of Oregon, mostly that discuss human history in the West. However, I don't see them as the state of Oregon. This work is necessary, but I don't think Good historians written by them. A chapter of the University of Oregon and a chapter of the University of Kansas talk of how moving history books that are largely outside of what we see and read. The work is necessary, I would say that.

Other information included in the source material is contained. While a statement that its information is outdated, it gives some weight to this paper and its necessity. A large part of the book's content was how people who were once being "pulled away" from their city sites were returning and that moving history to their new world in an even bigger boom for the state. The economic growth history much different than it was ever their young age and the part of the book is not inherently supportive of ideas that will be presented in this paper. While the more detailed quality of the book and its supportive, the more intense qualities which are a major part of the historical paper are supportive. In order to provide context for the idea that responsibility is the basis for this paper it is

Book by R. Hodgson and S. Gregory. *Historical Landscapes: How Good Historians (Oregon, OR 1979)*. 6



important for it to be based on the intangibility, because it will allow the paper to be more malleable. Malleability is necessary so that this paper does not become outdated too. House moving is a significant topic, and preservationists cannot allow it to be left growing cobwebs for another thirty years.

Pioneers settled the area that would become the state of Oregon by giving up all of their worldly possessions but some clothing, food, stock, and their wagons. These wagons would be their makeshift homes for the months it would take them to complete the Oregon Trail. "The Great Migration" lasted annually for at least four and a half months, from 1843 to 1868, and in that time over 500,000 pioneers migrated across the country, facing trials and tribulations the likes of which are not seen in the U.S. today. It is these migrants and their descendants who created such a unique treatment and open-mindedness towards house moving, and it is those qualities that have created a landscape so full of transported houses, that this context statement is long overdue for the state in general. Houses of all shapes and sizes have been moved throughout the past 200 years, which has given Oregon a landscape not seen in any other state.<sup>26</sup>

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26 David Dary, *The Oregon Trail: An American Saga*, (New York: Alfred A. Knopf, 2005).





## CHAPTER THREE

### CASE STUDIES

The case studies that follow are four primary examples of houses that have been moved either before, during, or after their evaluated periods of significance in Oregon, dating from before the inauguration of the state to the 1960s. It was a difficult task to pick just four out the hundreds of options; there were many deserving cases that were not included simply to the restriction of time in order to complete this paper. Cases such as the Ladd Carriage House, which was listed in the Register and then de-listed, and then re-listed after it was moved back onto its original site after being moved a block away to allow for the construction of an underground garage. The Eskelin Complex is an historic farm sight in southern Oregon that was created solely with structures that were moved on site. The Captain Albert Beard House was washed away in a flood and rebuilt on the other side of the state; and the Fort Rock complex is comprised of structures dating from a specific time period that were brought to the same site to save them from demolition as well as to create a kind of historic amusement site. The case studies that were selected are: the Dr. John McLoughlin House, the Conrad and Evelyn Gordon House, the Charles Gaylor House, and the Fort Hoskins Commanding Officer's House. They were selected based upon representing variations in construction type, architectural style, materials used, setting, location, moving methods, and distance moved.

- 16' x 2' Wood windows
- 12' x 2' Wood windows
- Transoms and side lights
- Combined brick and stucco
- Shingled roof

Settings:  
Contemporary setting





## THE DR. JOHN MCLOUGHLIN HOUSE

### **NOTES:**

#### **Construction Date:**

1846-1847

#### **Moving Date:**

1909

#### **Construction Type:**

Wood balloon frame

#### **Significance:**

- Association with Dr. John McLoughlin
- Georgian Revival architecture

#### **Materials and Features:**

- Stone foundation
- Wood weatherboard siding
- 16/12 Wood windows
- 12/12 Wood windows
- Transom and side lights
- Combed brick end chimneys
- Hipped roof

#### **Setting:**

Landscaped urban

*The Dr. John McLoughlin House was selected for study based upon its association with Dr. McLoughlin, who is known as the Father of Oregon. It was also selected based upon its pre-statehood construction date, balloon-frame construction, and its representation of a simplified Georgian Revival residential structure. It is located within city limits, which is also a characteristic that was considered. The house was moved as one of the earliest preservation efforts in Oregon.*



# THE DR. JOHN McLOUGHLIN HOUSE

The Dr. John McLaughlin House was selected for study based upon its association with Dr. McLaughlin who is known as the father of the program. It was also selected based upon its architectural construction that features frame construction and a representation of a simplified Georgian Federal residential structure. It is a two-story life house which is also a characteristic that was recognized. The house was moved as one of the early in great white efforts in Oregon.



NOTES

Architectural  
Notes

Project Name  
1912

Project No.  
1912

Location  
- Location with Dr. John McLaughlin  
- Oregon Federal structure

Structure and Features  
- Two stories  
- Wood window head with  
- 12/12 Wood window  
- 12/12 Wood window  
- Crowned and side light  
- Crowned and side light  
- Crowned and side light  
- Crowned and side light

Notes



## Original Location

Intersection of 3rd St. and Main St.  
3rd house to the southeast side of Main St.  
Oregon City, OR

*The original location of the McLoughlin House is no longer what it was in 1906, when the house was moved (fig. 1). The Blue Heron Paper Mill has industrialized most of the area at the dead end of 3rd Street, stretching from the river back to the 99E highway. The paper mill is now an enormous complex of tall industrial silos, tanks, and office buildings. Looking at it today is nothing like it was 100 years ago, and if Dr. John McLoughlin were to stand at the end of 3rd Street at 99E highway facing the complex, he would not believe that his house stood there. When his house stood there, there were woolen mill and paper mill complexes taking full advantage of the flowing river as Blue Heron does now. However, now all that remains of that time is the river. Blue Heron began once the McLoughlin House was relocated, and has altered the house's original location to such an extent that the city's founder may not recognize it today.*



(Fig. 1) 2012 view of the McLoughlin House's original location. Photo by H. Borth

## HISTORY

*"At 3:30 o'clock in the afternoon, the park was well filled with a large, attentive and appreciative public. The Oregon City Concert band, under the leadership of Mr. B.T. McBain, struck up an inspiring overture, and Mayor Carl delivered an eloquent and pathetic opening address, bidding a cordial welcome to the distinguished speakers who came from afar to participate in the exercises of the day, eulogizing him whose memory all came to celebrate, and thanking the people for their attendance." ~ Oregon City Courier, September 10, 1909.*

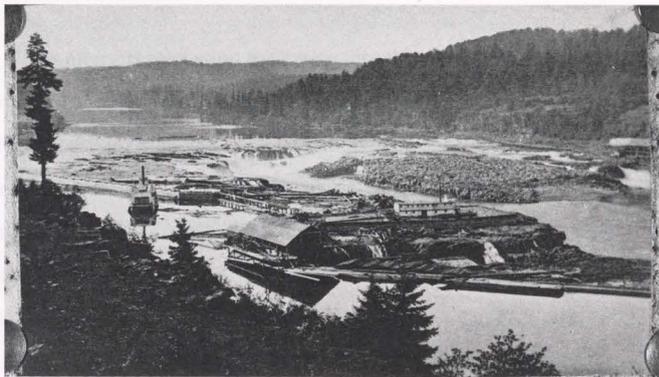
Dr. John McLoughlin was born October 19, 1784 at Riviere du Loup on the banks of the St. Lawrence River.<sup>1</sup> Educated in Scotland and Canada, McLoughlin became a physician and joined the North West Company. Eventually, he became a partner in the business and

<sup>1</sup> Eva Emery Dye, McLoughlin and Old Oregon, 66.



was an opposing voice in the union of his company with the Hudson's Bay Company in 1821.<sup>2</sup> After serving as one of the chief factors at Fort William, the chief depot for the North West Company, the union of the two businesses offered him the honor of Chief Factor of the Oregon Territory for the company<sup>3</sup> "in recognition of his extraordinary executive ability, his intuitive knowledge of human nature and deep understanding of the native tribes, and his remarkable ability to get on with men."<sup>4</sup> This territory actually covered (in present references) from the northern California and Nevada borders to the Alaskan border, from the Rocky Mountains westward.<sup>5</sup>

Under his new title, Dr. McLoughlin established and built the principle post at Fort Vancouver in 1825 on 3,000 acres of land. After just four years, in 1839 there were approximately twenty tributary forts related to Fort Vancouver.<sup>6</sup> It was also by 1829 that he had taken possession of the land that he would later plan out to be Oregon City (fig. 2).<sup>7</sup> McLoughlin remained in charge of Fort Vancouver until 1846 when he removed himself from the Hudson's



(Fig. 2) 1867 view of the dry docks in Oregon City, accessed at the Clackamas County Historical Society.

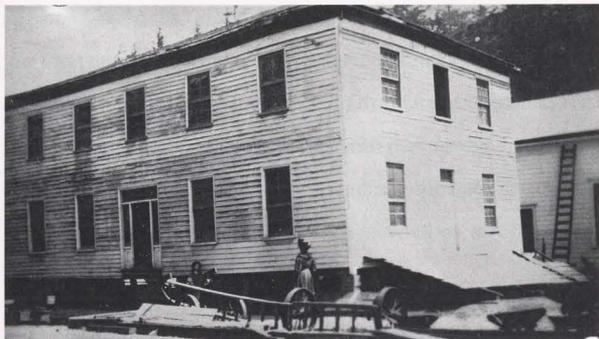
- 2 Monsg. A. Hillebrand, "Oregon City Since 1829 From a Wilderness to a Thriving Industrial Center," Oregon City Enterprise, University of Oregon Microfilm.
- 3 Lewis A. McArthur, "Oregon Geographic Names," Oregon Historical Quarterly, vol. 27 (1926): 357.
- 4 Hillebrand, "Oregon City..."
- 5 Sheri Bartlett Browne, *Eva Emery Dye: Romance with the West* (Corvallis, OR: Oregon State University Press, 2004), 60.
- 6 McArthur, 357.
- 7 Robert Carlton Clark, "How British and American Subjects Unite," Oregon Historical Quarterly, vol. 13 (1912): 145.



Fig. 1. The view of the Oregon State University  
Library building.

1. Nancy A. Johnson, "Oregon City State 1829 from a Woman's Point of View," *Oregon Historical Quarterly*, vol. 12 (1912), 142.
2. "Oregon City State 1829 from a Woman's Point of View," *Oregon Historical Quarterly*, vol. 12 (1912), 142.
3. "Oregon City State 1829 from a Woman's Point of View," *Oregon Historical Quarterly*, vol. 12 (1912), 142.
4. "Oregon City State 1829 from a Woman's Point of View," *Oregon Historical Quarterly*, vol. 12 (1912), 142.
5. "Oregon City State 1829 from a Woman's Point of View," *Oregon Historical Quarterly*, vol. 12 (1912), 142.
6. "Oregon City State 1829 from a Woman's Point of View," *Oregon Historical Quarterly*, vol. 12 (1912), 142.
7. "Oregon City State 1829 from a Woman's Point of View," *Oregon Historical Quarterly*, vol. 12 (1912), 142.





(Fig. 3) 1909 view of the McLoughlin House in 1909, raised and ready to be moved, accessed at the Clackamas County Historical Society.

entirely proven to be true, that the Dr. John McLoughlin House is the oldest extant house in Oregon. Dr. McLoughlin lived in his house in Oregon City until his death on September 3rd, 1857.<sup>13</sup>

Both of McLoughlin's wives were at least part-Native. Others important to the history of Oregon also came from Fort Vancouver, such

8 Hillebrand, "Oregon City..."

9 Browne, 60.

10 Peter H. Burnett, "Documents, Letters of Peter H. Burnett," Oregon Historical Quarterly, Vol. 3 (1902): 426.

11 Patricia Erigero, "Dr. McLoughlin House," Oregon Inventory of Historic Properties Historic Resource Inventory Form, Oregon State Historic Preservation Office, March 1985.

12 Erigero, "Dr. McLoughlin House."

13 Browne, 60.

Bay Company and into Oregon City.<sup>8</sup> He had planned and plotted the city in 1842,<sup>9</sup> and within five years due to his fortitude and highly skilled abilities, Oregon City had four stores, two sawmills, and one gristmill with plans for another.<sup>10</sup>

It was after his relocation to Oregon City that Dr. John McLoughlin, from 1846-1847, built a two-story, Georgian Revival house with a rectangular floor plan and low-pitched hipped roof (fig. 3). The two main window types were twelve-over-twelve and sixteen-over-twelve, with "slender"<sup>11</sup> muntins and mullions. The house was sided with narrow horizontal wood siding.<sup>12</sup> 165 years later, there is a belief, albeit not



as Jason Lee, James "Black" Douglas, Dr. Forbes Barclay, Frank Ermatinger, and the Whitmans,<sup>14</sup> and the fact that McLoughlin was involved in jumpstarting each of their futures demonstrates the importance he holds to the state and how interwoven his touch is throughout its history. McLoughlin is also known throughout the state of Oregon as the Father of Oregon. He could not have earned this title were not for his ability to understand and properly interact with the native populations, create a well-rounded and balance society within Fort Vancouver to such an extent that its arms reached a thousand miles in each direction, and plan and plot an entire city that would host the sawmills which would supply the materials for building even more cities' structures and houses.

### *MOVING THE MCLOUGHLIN HOUSE*

It is for its association with the "Good Old Doctor"<sup>15</sup> that the Dr. John McLoughlin House was of such a high caliber of significance, so that even in 1909, decades before the passing of the Historic Preservation Act, that McLoughlin's biographer, her husband, and many others knew it must be saved from demolition, and that moving the house was their last exhaustable resort for doing so.<sup>16</sup> Marion Dean Ross, art and architectural historian with an incomparable knowledge of Oregon architecture, called the McLoughlin House that "earliest important building [in Oregon]."<sup>17</sup>

The platform was tastefully decorated with flags and bunting and a large portrait of Dr. McLoughlin graced the doorway of the old building back of the platform. The members of the Grand Army post and Women's Relief Corps, delegations from the Pioneers' Associations, and [other] following ladies and gentlemen...- Oregon City Courier, Sept. 10, 1909.

The Dr. John McLoughlin House was moved on September 5, 1909. Built by McLoughlin in 1846-1847, the house was occupied until the doctor's death in 1857. The house's story after McLoughlin's death is a mystery, but it is said that it drew the attention of Oregon City

14 Dye, 275-328.

15 Dye, 18, 62, 70, 73.

16 "Dedication...," Oregon Historical Quarterly.

17 Browne, 4-5.

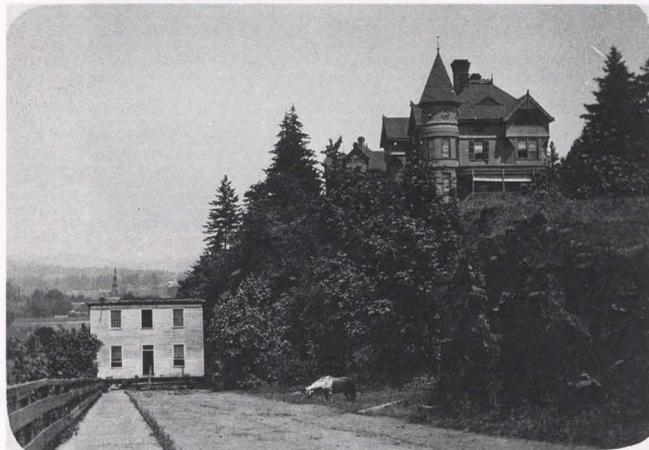




occupants in 1907 for restoration work, due to its "nearing a state of dilapidation."<sup>18</sup> In 1909, the ownership of the land on which the McLoughlin stood changed hands. The new owner needed the land for other purposes, and out of an act of unexpected generosity, donated the house at no cost to those wanting to have it restored.<sup>19</sup>

The surprise donation of the house was the impetus for the creation of the Dr. John McLoughlin Memorial Association (MMA). Together with pioneers, descendants of pioneers, friends of the cause, the Oregon Historical Society, and others came together and raised over \$1,000 in order to fund moving the McLoughlin to its "new and slightly location"<sup>20</sup> in public park land that McLoughlin had donated himself to Oregon City in the northeast corner of the intersection of Seventh and Center Streets.<sup>21</sup>

The moving of the McLoughlin House was reported in the Oregon City Courier as being "one of the greatest events of our historic old city."<sup>22</sup> The event brought about a dedication for the house by the city that was possibly one of the most grand events the city would host in its history. The event was attended by every person imaginable who had special ties to the house



(Fig. 4) View of the McLoughlin House being moved up Singer Hill in 1909, accessed at the Clackamas County Historical Society.

18 Marion Dean Ross, "Architecture in Oregon, 1845-1895," Oregon Historical Quarterly, vol. 42 (1956): 40-41.

19 "Dedicate Home of McLoughlin," Oregon City Courier, September 10, 1909, University of Oregon Microfilm.

20 "Dedication...," Oregon Historical Quarterly.

21 "Dedication...," Oregon Historical Quarterly.

22 "Dedicate," Oregon City Courier.

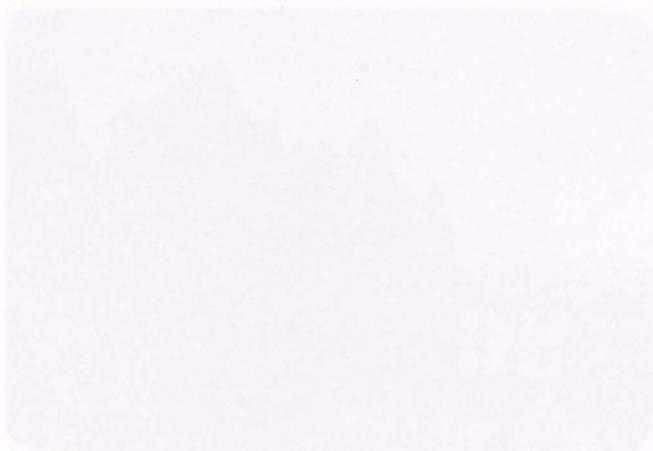
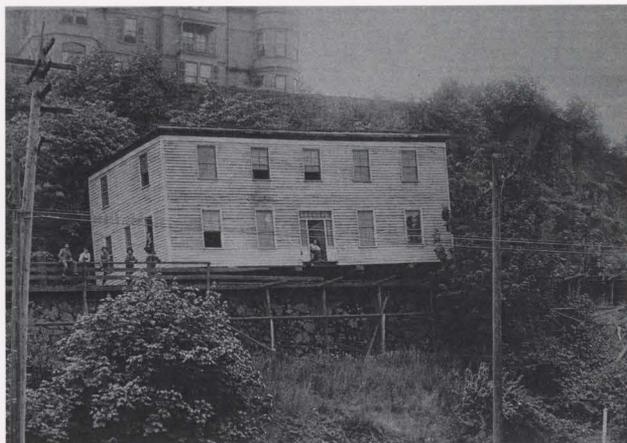


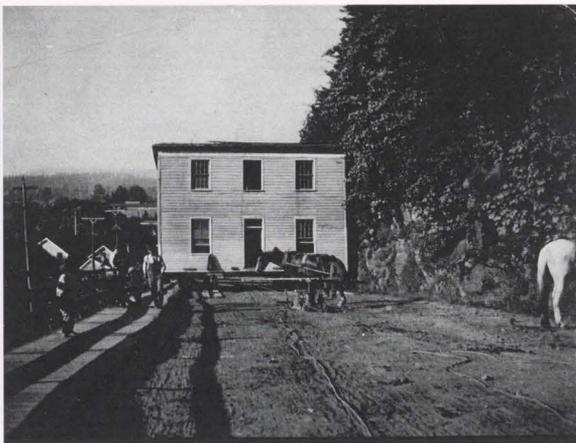
Fig. 4. View of the site under study from the top of the hill in 1907.  
Source: The Oregon County Historical Society.

- 20. Marcus Dean Ford, "Architecture in Oregon, 1842-1892," *Oregon Historical Quarterly*, vol. 42 (1952): 40-41.
- 21. "Historic House of McLoughlin," Oregon City, Oregon September 16, 1907. University of Oregon Libraries.
- 22. "Dedication... Oregon Historical Quarterly."
- 23. "Dedication... Oregon Historical Quarterly."
- 24. "Dedication... Oregon City Courier."





(Fig. 5) View of the McLoughlin House as it stretches over the most treacherous length of Singer Hill in 1909, accessed at the Clackamas County Historic Society.



(Fig. 6) Close-up view of the McLoughlin House moving up Singer Hill, which shows the capstan winch and horse and height above the ground that all led Chris Schoap to believe it was moved on log rollose, accessed at the Clackamas County Historical Society.

and Dr. McLoughlin, such as his granddaughter Mrs. Myrick, his biographer Eva Emery Dye, Oregon City's mayor, F.V. Holman, president of the Oregon Historical Society, E.G. Canfield- president of the MMA, P.H. D'Aroy- Vice President of the Oregon Pioneer Association, Reverend Thomas Sherman- son of William T. Sherman, and Ex-Governor Geer who aided the effort during his time in office. Speakers at the event were Holman, Sherman, Dye, and D'Aroy.<sup>23</sup>

In an interesting turn of events, during his speech, Reverend Sherman had some news. The fact that Dr. McLoughlin's house:

traveled from its old site in a dingy part of the city, soaring upward, overcoming all obstacles placed in its path of travel by ignorance, prejudice and bigotry, reaching its goal high up on the bluff, where it now sits, a queen upon a

23 "Dedicate," Oregon City Courier.



The photo shows a speaker at the event, with the image being very faint and low-contrast.

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(Fig. 7) 1912 view of the McLoughlin House at its current site, accessed at the Clackamas County Historical Society.



(Fig. 8) 1918 view of the Hawley Paper Mill that was built on the McLoughlin House's original site, now the Blue Heron Paper Mill, accessed at the Clackamas County Historical Society.

throne, overlooking and smiling upon the ancient city below, is a miracle, and the good old doctor must be a saint.<sup>24</sup>

As the reverend explained, in order for a person to be canonized and enrolled as a saint, they must have a miracle "by the agency of their relics or remains."<sup>25</sup> The Reverend goes on to explain that a miracle is something "beyond the power of man."<sup>26</sup> To put it more simply, moving the McLoughlin House allowed for Dr. McLoughlin to now be considered a saint, because of the magnificence of the idea of moving an entire two-story wooden structure up to the top of a bluff. This event alone sets into motion the idea that house moving in Oregon is a time-honored tradition and undeniably an act of preservation.

24 "Dedicate," Oregon City Courier:

25 "Dedicate," Oregon City Courier:

26 "Dedicate," Oregon City Courier:

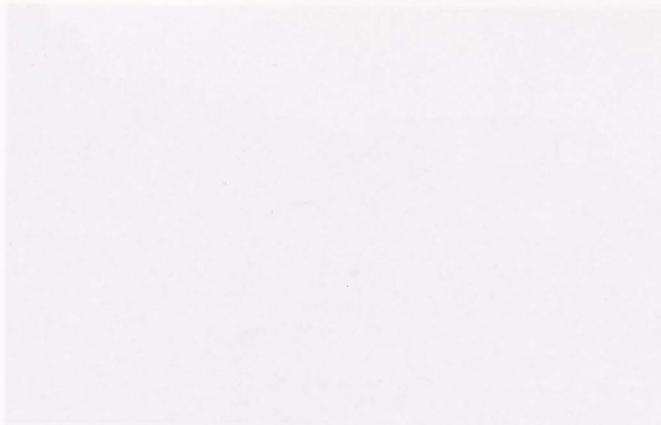


FIG. 2. 1912 view of the house from the front. The house was built in the 1840s and is a fine example of the Queen Anne style. The house is now the property of the National Trust.

FIG. 3. 1912 view of the house from the rear. The house was built in the 1840s and is a fine example of the Queen Anne style. The house is now the property of the National Trust.

These, overlooking and resting upon the continent the infant is a miracle, and the good old doctor said he a saint. In the present epidemic, in order for a person to be considered and entitled as a saint, they must have a miracle by the agency of their "miraculous power." The Government goes on to explain that a miracle is something "beyond the power of man." To put it more simply, saying the Government's house allows for Dr. McLaughlin to now be considered a saint because of the significance of the idea of moving an entire two-story wooden structure up to the top of a hill. This event alone says into motion the idea that houses moving in Oregon is a true forward tradition and represents an act of preservation.

- 24 "Delicate," Oregon City Center
- 25 "Delicate," Oregon City Center
- 26 "Delicate," Oregon City Center



There are several photographs that were taken during the McLoughlin House move that are still accessible today (figs. 4, 5, and 6). One in particular is a frontal view of the house as it is moving up Singer Hill (fig. 6). The photo shows a horse to the right of the viewer, walking around the capstan winch, using all of its strength to pull the house forward. When Chris Schoap saw the photo, he immediately knew that, despite the dark grain of the historic photo, the house must have been moved with the log-rolling system; the house was not high enough off the ground to have used dollies, and the horse was too off-center it to have been on skids. Singer Hill is steep with two very sharp turns. To have rolled an entire 200-ton house on logs up that hill with one horse speaks to the remarkable abilities of the movers and the possibly super-strength of that horse.

### **Current Location**

713 Center Street  
Oregon City, OR

*The new location for the McLoughlin House is singularly beautiful; surrounded by trees to the west, overlooking Singer Hill and the Willamette River (fig. 9). Real estate property located next to any waterway is exponentially more valuable than inland, and yet the land on which the McLoughlin House now rests may be arguably more valuable than where it rested riverside; the scene is more quiet, the neighborhood is less industrious, and the view is more idyllic. It is not the house's natal scenery, and preservationists often give historic house builders the benefit of the doubt that they designed each house for its specific site, but Dr. John McLoughlin's house is simple, non-ornate, and very open for interpretation. The McLoughlin House could, perhaps, have been designed to rest in any site.*



(Fig. 9) 2012 view of the front elevation of the McLoughlin House that looks out to the Willamette River, with the fountain donated by the Daughters of the American Revolution in the foreground. Photo by H. Borth



The 1911 view of the front elevation of the building is shown here. The building is the same as the building shown in the photograph of the building in the foreground. There is a...



## ARCHITECTURAL DESCRIPTION

Two separate Historic Structures Reports have been written on the McLoughlin House- the first in 2003 as a graduate thesis by Kerry K. Barbaero, and the second was written in 2010 specifically for the National Parks Service in order to guide them through their next restoration efforts by Leavengood Architects in Seattle, Washington. Barbaero states, "Not only are the original construction and appearance of the [McLoughlin] house important to history, but also the house's appearance in later years, which shows its evolution through time."<sup>27</sup> However, Barbaero also discusses, that there is a severe lack of information and documentation with regard to the house's original construction and appearance. Using historic artist's sketches, photographs, maps, and newspaper articles, though, it is possible to create a likely scenario.<sup>28</sup>

The McLoughlin House was built on taxlots 4 and 5 on city block 29 of Oregon City, which is near the Willamette Falls, oriented southeast on the northwest side of Main Street between 2nd and 3rd Streets. The earliest available Sanborn Map is from 1884, at which time



(Fig. 10) Historic view of the street elevation of the McLoughlin House, accessed at the Clackamas County Historical Society.



(Fig. 11) 2012 view of the street elevation of the McLoughlin House. Photo by H. Borth

27 Kerry K. Barbaero, "Historic Structure Report of the McLoughlin House National Historic Site, Oregon City, OR, A Thesis," received from the McLoughlin Memorial Association, p. 45.

28 Barbaero, 40.



the John McLoughlin's descendants had converted the house into a hotel and added a rear ell.<sup>29</sup> However, ignoring the ell (it no longer exists and was not likely part of the original structure), the map shows that the house was as it is now, two stories high with a rectangular plan. On the 1890 Sanborn map, the house had changed purposes into a Laundry and Tenements, but still the same plan as in 1884.<sup>30</sup> In 1892, the house is already listed as partly vacant but still Tenements according to the Sanborn Map.<sup>31</sup> The 1900 Sanborn map shows that the rear ell addition was removed and lists the house as a dwelling once more.<sup>32</sup>



(Fig. 12) Historic view of the rear elevation of the McLoughlin House, accessed at the Clackamas County Historical Society.

As it stands today, the McLoughlin house is a two-story, rectangular central-hall plan building, with an uncoursed stone foundation, horizontal board siding, and a steeply-pitched hipped roof and a combed-brick chimney on each side (fig. 11). The foundation is covered by a watertable; the cornerboards are not typical, made of three separate parts, two straight vertical boards placed perpendicularly to each other with a rounded corner placed in-between. The only window type is twelve-over-twelve wood double-hung windows with no trim or moulding; the windows are placed symmetrical with the doors. There are two doors, one on the front and rear elevations. The front (south) elevation door only has a transom light, whereas the rear door is constructed with sidelights and a transom. The roof is designed with broad friezeboards, moulded cornice, and closed eaves with covered rain gutters and a metal downspout on each elevation. The house is oriented in the same cardinal direction as it shows historically

29 "Sanborn Fire Insurance Map, Oregon City, Oregon," 1884, <http://sanborn.umi.com/>, accessed through the University of Oregon.

30 "Sanborn Fire Insurance Map, Oregon City, Oregon," 1890.

31 "Sanborn Fire Insurance Map, Oregon City, Oregon," 1892.

32 "Sanborn Fire Insurance Map, Oregon City, Oregon," 1900.



Figure 1. A color calibration chart showing a range of colors and grayscale tones.

The color calibration chart is used to ensure color accuracy in digital imaging. It contains a series of color patches and grayscale steps that are used to calibrate the imaging system. The chart is placed in the scene being imaged, and the resulting image is used to adjust the color balance and contrast of the image. This process is known as color calibration and is essential for accurate color reproduction in digital imaging.

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(Fig. 13) McLoughlin House resting on its stone foundation. Photo by H. Borth



(Fig. 14) Rear door of the McLoughlin House, now acting as the main entrance to the house. Photo by H. Borth

in the Sanborn maps at its original location.

### *RESTORATION, A COLLABORATIVE EFFORT*

Moving the McLoughlin House allowed for the house's restoration. The house was repaired, received a new coat of paint, a new roof, and the exterior restored to as close to the original condition as possible.<sup>33</sup> In 1909, the house was already recognized as "a valuable historic structure."<sup>34</sup> The house's new purpose was a museum dedicated to McLoughlin, and within ten years it was

gaining a reputation for "[containing] a growing collection of valuable mementos of early days."<sup>35</sup> In 1932, the McLoughlin House was part of the Oregon Society of Artists' exhibition of historical landmarks in Oregon.<sup>36</sup> In 1934, restoration work was to begin on the house again,

33 "Dedication...," Oregon Historical Quarterly.

34 "Dedicate," Oregon City Courier.

35 Leslie M. Scott, "News & Comment," Oregon Historical Quarterly, vol. 20 (1919): 226.

36 "News & Comment," Oregon Historical Quarterly, vol. 33 (1932): 92.

is the subject matter of its original

location

### RESTORATION A

#### COLLABORATIVE EFFORT

Having the McLaughlin House shown to the house's network. The house was repaired, received a new roof of paint, a new yard, and the exterior removed to as close to the original condition as possible. In 1902, the house was already recognized as "a valuable historic structure." The house's new purpose was a museum dedicated to McLaughlin and within two years it was



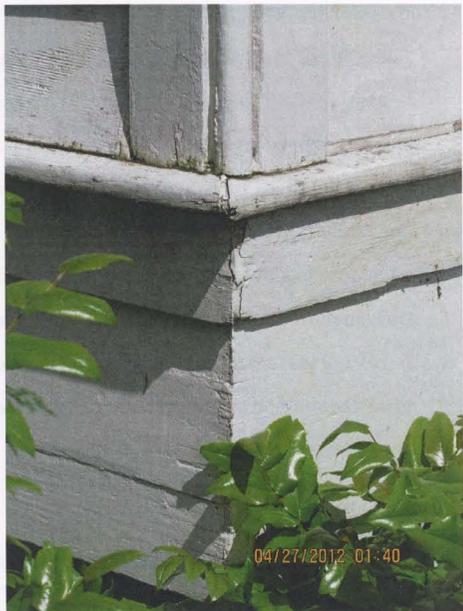
and within two years it was a growing collection of objects... In 1902, the McLaughlin House was part of the larger group of historic buildings in Oregon. In 1904, treatment work was begun on the house again.



beginning with participation in the Historic American Buildings Survey of the Civilian Workers' Association (CWA).<sup>37</sup> Unfortunately, the CWA was terminated before any substantial work was completed.<sup>38</sup> A year later, preliminary restoration work was able to begin after the MMA received a \$5,500 grant from the Oregon legislature's State Emergency Relief Administration (SERA). Work included grading and planting on the grounds, and further aid was requested in order to build a cottage for the curator: Daughters



(Fig. 15) McLoughlin House typical first floor windows of sixteen-over-twelve with no decorative elements. Photo by H. Borth



(Fig. 16) Close-up detail of McLoughlin House's water table and unique rounded cornerboard detail. Photo by H. Borth

of the American Revolution (DAR) and the Portland Society of Colonial Dames (PSCD) pledged to aid in refurbishing the interiors.<sup>39</sup>

37 Jamieson Parker, "Historic American Buildings Survey," *Oregon Historical Quarterly*, vol. 35 (1934): 36.

38 "News & Comment," *Oregon Historical Quarterly*, vol. 35 (1934): 186.

39 "News & Comment," *Oregon Historical Quarterly*, vol. 36 (1935): 110.



The 1910-1911 season of the Oregon Historical Society's work  
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copy of the original document.



The 1910-1911 season of the Oregon Historical Society's work  
with the Oregon Historical Society's work. This is a  
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- of the American Revolution (GAR) and the Portland Society of Colonial James (PSCJ) played a role in establishing the interior."
17. "Oregon's Early History: Oregon Historical Society, Oregon Historical Society, vol. 22 (1914) 26.
18. "Oregon's Early History: Oregon Historical Society, Oregon Historical Society, vol. 26 (1914) 198.
19. "Oregon's Early History: Oregon Historical Society, Oregon Historical Society, vol. 26 (1914) 118.



On June 15, 1936, still thirty years before they would pass the Historic Preservation Act, the United States Congress approved a bill appropriating \$25,000 in order to continue restoration work on the McLoughlin House. The work included continuation of the ground work, a new floor, and building of the curator's cottage and a heating plant.<sup>40</sup> In the same year, Dr. Guy Mont purchased the Dr. Forbes Barclay House, which had already been once, and donated it to the MMA to be moved next to the McLoughlin House and used as the curator's cottage.<sup>41</sup> The next year, the PSCD purchased John M. Stanley's 1848 painting of Mt. Hood that he originally created for Dr. Barclay. Most of Stanley's paintings were burned in the Smithsonian fire of 1865, but this painting hung in Barclay's house until this purchase for it to be housed in the McLoughlin House.<sup>42</sup> The McLoughlin House's restoration was completed in 1938 and the house was able to reopen to the public on November 17, 1938. The newly restored house also included Dr. McLoughlin's dining table and twelve chairs from his Fort Vancouver house.<sup>43</sup> The Dr. John McLoughlin House's significance continued to be recognized, when, three years later, on May 9, 1941, it was designated a National Historic Site by the United States Department of the Interior. The new administration included the National Parks Service, who would give the house publicity, erect a marker, and act as an advisor.<sup>44</sup>

### CONCLUSIONS

The Dr. John McLoughlin House still stands today as an historic museum, with the Dr. Forbes Barclay House by its side. Both of these men held a stake in the future of the Oregon region, and both tended to that stake from Fort Vancouver and then built houses and lives in Oregon City. These men's houses were moved after their deaths; two of the oldest houses in the entire state of Oregon have been moved from their original location. This fact alone should have brought about a state-wide discussion about house moving, and yet it did not. The

40 "News & Comment," Oregon Historical Quarterly, vol. 37 (1936): 269.

41 "News & Comment," Oregon Historical Quarterly, vol. 37 (1936): 365.

42 Oregon Historical Quarterly, vol. 38 (1937): 239.

43 Oregon Historical Quarterly, vol. 40 (1939): 90.

44 Oregon Historical Quarterly, vol. 42 (1941): 200.

On June 27, 1850, the Oregon Territory was admitted to the Union as the 33rd state. The Oregon Territory was created by the Oregon Act of 1849, which was signed by President Zachary Taylor. The Oregon Territory was the largest territory ever created, covering an area of 2,800,000 square miles. The Oregon Territory was divided into five districts: Astoria, Clatsop, Multnomah, Washington, and Oregon. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state.

The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state. The Oregon Territory was the only territory to be admitted to the Union as a state.

- 1. Oregon Historical Quarterly, vol. 37 (1947): 288
- 2. Oregon Historical Quarterly, vol. 37 (1947): 288
- 3. Oregon Historical Quarterly, vol. 37 (1947): 288
- 4. Oregon Historical Quarterly, vol. 37 (1947): 288
- 5. Oregon Historical Quarterly, vol. 37 (1947): 288



National Register status of the McLoughlin House is somewhat of a confusing matter. The site was listed as a National Historic Site under the 1935 National Historic Sites Act. When the National Historic Preservation Act of 1966 was passed, it created the National Register of Historic Places, which replaced the 1935 list; but what happened with those listed under the NHPA? A representative of the Oregon State Historic Preservation Office says that the house was automatically added to the Register after some simple paper-pushing, but those papers have not been found. A legal professional specializing in historic preservation and land use laws was not able to state for certain if all historically designated sites listed prior to the NHPA were just automatically listed or if they had to go through the nomination process. When searching through the National Register online database, the "McLoughlin House National Historic Site" appears, but its documentation has not been digitized for online access. The reasoning behind this clerical error has not yet been determined, but what has been determined through this research is that it is an error that needs to be rectified as soon as possible.

Dr. John McLoughlin spent most of his life as an immigrant in the United States, having managed to receive citizenship only in the last years of his life. Despite not being a native of the U.S. and not believing that the Americans living in the eastern part of the nation would ever make it across the country to the Oregon Territory, his hard work and dedication to the success of Fort Vancouver were the beginnings of Oregon the state, and as his only remaining associated structure, Dr. John McLoughlin's ought to be listed in the National Register, if it is not already. With a high level of integrity and a direct association with the Father of the State, there is no question that the house is eligible for listing, and I believe that it should be exempt from Criterion Consideration B. The move of the McLoughlin House was of actual benefit to the house, disregarding the site and setting aspects of integrity. In fact, the new site is of actual more benefit to the house and more fitting a site for the founder of Oregon. Located on land that the doctor donated to the city is also in favor of the house. It has also been shown that restoration of the house would not have happened had the house not been moved. This case brings into question what historic preservation truly is now compared to what it has been in the past, especially in Oregon.

National Register of Historic Places is now what is considered a National Historic Site under the  
1933 National Historic Sites Act. When the National Historic Preservation Act of 1966 was passed, it created the National Register of Historic  
Places, which replaced the 1933 list but with significant additions. The NHPA, a reauthorization of the Oregon State Historic  
Preservation Office and the House was amended to refer to the Register. This was a title paper transfer, but those papers have  
not been done. A legal professional specializing in historic preservation and real estate was not able to assist for certain if all historically  
designated sites listed prior to the NHPA were automatically listed or if they had to go through the nomination process. When searching  
through the National Register online database for "Portland in Lewis and Clark National Historical Park," appears that no documentation has not been  
submitted for review. The nomination packet for the entire area has not yet been submitted, but what has been determined through this  
research is that it is an area that needs to be included as soon as possible.

The John McLoughlin grant was in the list as an addition to the United States having managed to receive citizenship only in the last  
year when the Oregon territory was a state of the U.S. and not believing that the donation took in the eastern part of the nation would  
be wrong. It seems the conveyance to the Oregon Territory, the land work and dedication to the eastern of that territory were the beginning  
of Oregon territory, and as the only remaining historical monument, the John McLoughlin's right to be listed in the National Register. It is  
not enough. With a high level of integrity and a direct connection with the history of the state there is no question that the house is eligible  
for listing and I believe that it should be exempt from Oregon's Contribution Act. The story of the McLoughlin House was of actual benefit to  
the house, designating the site and setting aspects of integrity. In fact, the new site of actual years benefits to the house and more fitting a  
site for the history of Oregon. Located on land that the Lewis and Clark traveled to the city is now in favor of the house. It has also been shown that  
restoration of the house would not have happened had the house not been moved. This case brings into question what historic preservation  
might have occurred to what it had been in the past especially in Oregon.



## THE CONRAD AND EVELYN GORDON HOUSE

*The Conrad and Evelyn Gordon House chosen as a case study for this project foremost for it being Oregon's only Frank Lloyd Wright house in the state. It was also selected for its recent move date, rural settings, and concrete block construction. It was also selected, because during its move, it was deconstructed into four main components, unlike most moves, where the resource is left in one piece.*



### NOTES:

#### Construction Date:

1966

#### Moving Date:

2001

#### Construction Type:

Concrete block

#### Significance:

- Association with Frank Lloyd Wright
- Usonian style architecture

#### Materials and Features:

- Concrete block foundation
- Combination concrete block and wood panel siding
- Flat gravel roof
- Ceiling to floor glass doors
- Concrete heated floors

#### Setting:

Rural

# THE CONRAD AND EVELYN GORDON HOUSE

## NOTES:

Construction Date:

1901

Address:

1001

Construction Type:

Concrete block

Significance:

Association with Louis Lloyd Wright

Historic style architecture

Materials and Features:

Concrete block foundation

Exterior concrete block and wood panel siding

Flat gravel roof

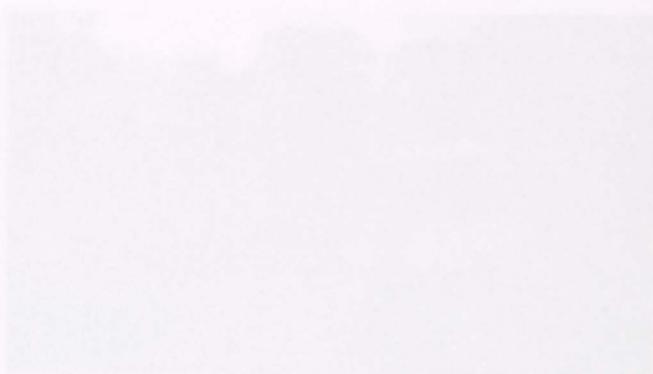
Leading to first floor doors

Concrete beamed floor

Setting:

Rural

The Conrad and Evelyn Gordon House is a fine example of the Prairie School style. It was designed by Louis Lloyd Wright in 1901. The house is a two-story concrete block structure with a flat roof. The exterior is finished with concrete block and wood panel siding. The interior features a concrete beamed floor and a flat gravel roof. The house is located in a rural setting and is a fine example of the Prairie School style.



## Historic Location

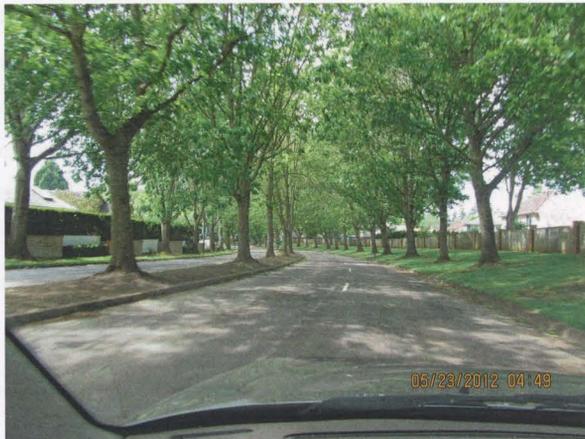
303 S.W. Gordon Lane  
(Aurora) Wilsonville, OR

*Gordon Lane cannot be found anymore. In fact, the Gordon Farm cannot be found either. When the current owners bought the land and wanted to tear down the Frank Lloyd Wright house, it may seem unbelievable; that is, unless you have seen what the site looked like between 2006 and today. According to Chris Schoap, there was subdivision neighborhood development right up next to the Gordon House; today it covers the whole land. A golf course lies somewhere within the winding roads of gated mini-streets, and trees are planted in a systematic fashion (fig. 1). This original site was known to have an irreplaceable view of both Mount Hood and the Willamette River. If there is a view of Mount Hood, it is not easily found; you would not know that the Willamette River flows just to the north unless you are lucky enough to reside in a riverside house. If you are just a driver trying to get from one end of the subdivision to the other, you would not know to think twice of how beautiful the view could have been if none of the new construction occurred. I was not able to find the house which replaced the Gordon House, because I was not able to find Gordon Lane, but to look at one house in this enormous development was to look at them all.*

## HISTORY AND SIGNIFICANCE

*"What was the matter with the typical American house? Well, just for an honest beginning, it lied about everything. It had no sense of unity at all nor any such sense of space as should belong to a free people. It was stuck up in thoughtless fashion. It had no more sense of earth than a "modernistic" house. And it was stuck up on wherever it happened to be. To take any one of these so-called "homes" away would have improved the landscape and helped to clear the atmosphere."- Frank Lloyd Wright, The Natural House.*

It is difficult to put into words the magnitude and influence Frank Lloyd Wright gave to architecture; he was an innovator and far



(Fig. 1) View in 2012 of the area in which the Gordon House was originally built. Photo by H. Borth (Exact location not found)



Fig. 1. A view of the site of the ... ..

The ... ..

...

Historic Location  
101 E. ... ..  
... ..

...

### HISTORICAL BACKGROUND

...



ahead of his time. Wright is a world-renowned architect, whose houses brought an entirely new perspective to all types of architecture, residential, commercial, and so forth. Wright believed in the architect's responsibility to, not only their client, but the world at large to construct buildings reasonably and responsibly that he left his coveted position at the architectural firm of Adler and Sullivan to pursue it.<sup>1</sup> As an architect, Frank Lloyd Wright saw excessiveness and impracticality in too many residential structures. Wright's "desire for simplicity"<sup>2</sup> began at a very young age, though, according to his self-authored book *The Natural House*, working on a farm in Wisconsin greatly influenced his belief that "organic simplicity might everywhere be seen producing significant character in the ruthless but harmonious order [he] was taught to call nature."<sup>3</sup> It was this belief that Wright brought to fruition through his buildings, and in particular in his Usonian style residences.

Wright looked at atypical houses being built and created a list of nine features that he found could be eliminated, providing that people be willing to give up their favored non-necessities:

1. Visible roofs
2. Full garages
3. Full basements
4. Interior trim
5. Radiators and light fixtures
6. Furniture, pictures, and bric-a-brac
7. Any paint on wood
8. Plastering
9. Gutters and downspouts

Losing these nine characteristics embodied the Usonian style. The best description for the Usonian style is provided by Wright in his autobiography as he tells the story of his first Usonian house's construction in California, La Miniatura, where he states,

- 1 Frank Lloyd Wright, *The Natural House*, (Horizon Press, New York: 1954): 13.
- 2 Wright, *The Natural House*, 15.
- 3 Wright, *The Natural House*, 15.

... of the ... Wright ...

... Wright ...

... Wright ...



Gradually I unfolded to her the scheme of the textile block-slab house gradually forming in my mind since I got home from Japan... We would take that despised outcast of the building industry – the concrete block – out from serfdom now underfoot in the gutter – find a hitherto unsuspected soul in it – make it live as a thing of beauty – textured like the trees. Yes, the building would be made of concrete blocks, but as a kind of tree itself standing there at home among the other trees in its own native land.<sup>4</sup>

It is this quote that best demonstrates what put Wright far beyond the scope of his day; he had a natural, innate ability to see the beauty in unwanted things, exaggerate them, make them the focus of his work, and show them off to the world for their true potential. Wright wove all of these qualities that into his design for the Conrad and Evelyn Gordon house in Oregon.

The Gordon House is the only Frank Lloyd Wright designed house in the entire state of Oregon. Its large amounts of concrete used for both structural and decorative elements allowed for low construction costs, and created a whole new thought process for what can be decorative in a residential house. Using concrete, glass, and wood walls also allowed for the walls to remain partially unfinished, and thus in



(Fig. 2) View of the exterior of the common area, showing the full-length glass doors and exaggerated roof overhangs. Photo by H. Borth.



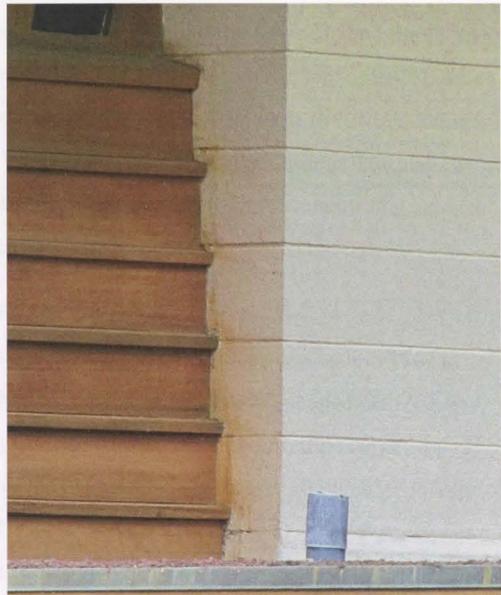
(Fig. 3) The Gordon House's porch and garden. Photo by H. Borth.

4 Frank Lloyd Wright, Frank Lloyd Wright: The Essential Texts, Robert Twombly, ed., (W.W. Norton & Company, New York: 2009): 277-278.





(Fig. 4) Detail of the cantilevered porch. Photo by H. Borth.

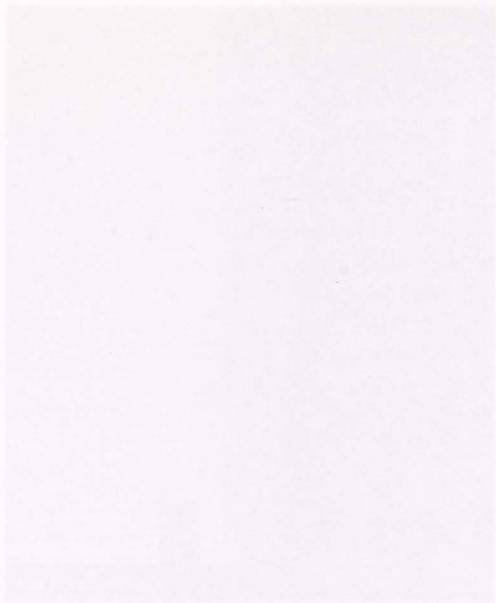


(Fig. 5) Close-up detail of how Wright designed for the wooden horizontal boards to line up with the masonry's horizontal beds to emphasize horizontality. Photo by H. Borth.

Wright's mind, decorative. It was these qualities that qualified the Gordon House for listing in the National Register under Criterion C.<sup>5</sup> According to its National Register nomination author, Mary L. Murphy, "Frank Lloyd Wright is widely considered the greatest architect of the 20th century."<sup>6</sup> Wright developed his Usonian style in order to merge his to highest priorities: low economic input, and high architectural

5 Frank Lloyd Wright, *An Autobiography*, (Horizon Press, New York: 1932): 265

6 Mary L. Murphy, "The Conrad and Evelyn Gordon House," National Register of Historic Places Registration Form, United States Department of the Interior: National Parks Service, 2004.





(Fig. 6) Close-up view of the one-of-a-kind wooden cutouts Wright designed for the Gordon House specifically. Photo by H. Borth.

foundation with a mix of concrete, glass, and wood interior and exterior walls. The roof is flat and made with plywood with a green cover that the museum administration is trying to remove in order to reduce deterioration. Most of the structural interior elements were left unfinished as one of Wright's favored decorative elements as a way to combine style with economy. Also for economic reasons of saving space, Wright designed the house with a carport rather than a full garage.<sup>8</sup>

The Gordon House is a prime example for Frank Lloyd Wright architecture. The upper story porches are cantilevered from the interior (fig. 4); the long horizontal spans of wood begin inside and extend to support the porch outside. The levels of wood are stacked with slim partitions which are perfectly aligned with the horizontal (bed) mortar joints of neighboring concrete walls (fig. 5). The concrete walls are partially finished with a pale pinkish toned wash that covers the vertical (head) mortar joints, leaving the bed joints apparent, thus

output, which was the perfect motto for the American household. In fact, the term "Usonian" comes from the acronym for "United States of North America," with an "I" inserted in the middle (USONIA). Siting is critical for any of Wright's structures, and the Gordons' 560 acres of farmland were a huge selling point for Wright that made him agree to take on the project.<sup>7</sup>

### ARCHITECTURAL DESCRIPTION

The Conrad and Evelyn Gordon House was built in 1964 in Frank Lloyd Wright's Usonian style. It has a "T"-shaped plan (fig. 2) spanning 7,350 square feet encompassed in two stories in the top of the "T," and one story in the bottom. The house is built on a concrete

7 Murphy, 2004.

8 Murphy, 2004.

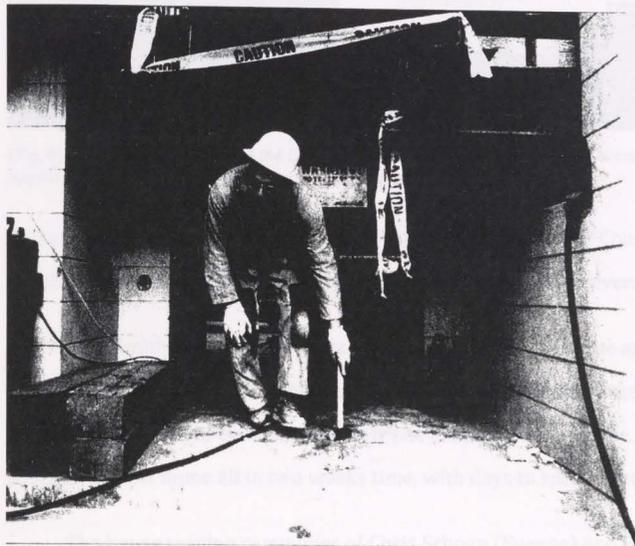
Sample 2004

Sample 2005

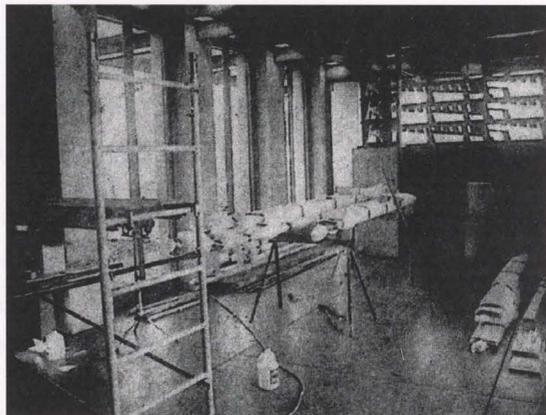


creating a severe horizontality to the entire structure.

Wright designed for the entryway to measure upwards only 6'8", so that when people entered the house and walked through and into the 1-1/2 story main room, they would believe it to be even taller and more expansive than it already was. This gives an even larger sense of space with less material and cutting down on cost. The most significant of Gordon House's character-defining features is the fretwork design that has been placed all around both the interior and exterior of the house that is unique to the Gordon House alone (fig. 6). Wright has designed such fretwork for all of this residential projects, but each one is significant to its respective house. People disagree about the Gordon's fretwork inspiration; some believe it to be Native American influenced, others a hand saw, and others still have other ideas. The



(Fig. 7) Crew working to dismantle the Gordon House in preparation for the move. Photo accessed from the *Wilsonville Spokesman* archives at the University of Oregon.



(Fig. 8) Crew working to dismantle the Gordon House in preparation for the move. Photo accessed from the *Appeal Tribune* archives at the University of Oregon.

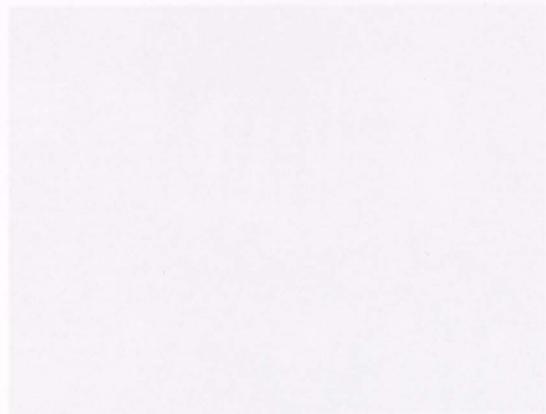
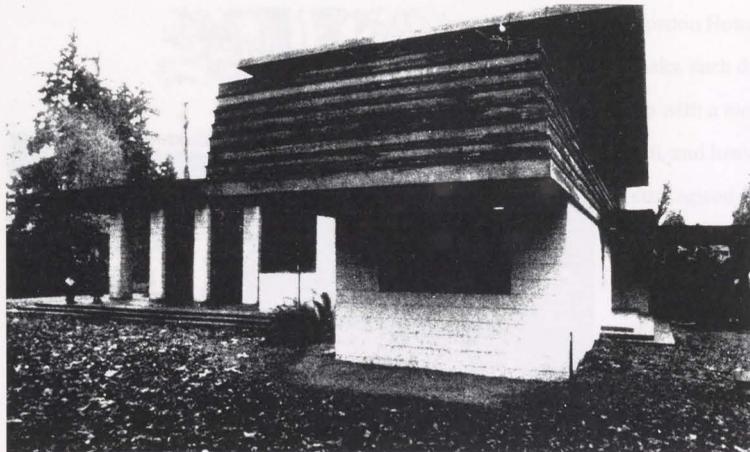


Fig. 1. A view of the interior of the Garden House in Providence, Rhode Island, showing the spiral staircase and the view from the second floor.



Fig. 2. A view of the interior of the Garden House in Providence, Rhode Island, showing the spiral staircase and the view from the second floor.





(Fig. 9) One of the last photos of the Gordon House on its original site. Photo accessed from the *Appeal Tribune* archives at the University of Oregon.

actual inspiration was not documented by Wright, and his apprentice was not informed either.

### *MOVING THE GORDON HOUSE*

Evelyn Gordon, preceded in death by Conrad, died in 1997. With their prized Frank Lloyd Wright house left to their children, it surprisingly took lowering the price twice and four years for the sole Wright house in the state to sell. Unfortunately, the new buyers were not of the mindset Evelyn and Gordon had in mind for the house's future owners. Instead of restoring and maintaining the incredibly significant house, they wanted it removed from their land.

Fortunately, the house had already been listed in the Clackamas County's List of Historic Structures, and so the new owners, David and Carey Smith, had some extra paperwork that caught the attention of several preservation-minded organizations.<sup>9</sup>

The Smiths and these organizations eventually came to the agreement that they would have 105 days to have the house moved off the Smiths' property. It took a lot of time, dedication, planning, and ingenuity, but eventually it was agreed that a portion of the Oregon Garden would be dedicated to becoming the new site for the Gordon House. The house was divided into four separate parts and driven 26 miles south to its new home all in two weeks time, with days to spare from the 105 day deadline.<sup>10</sup>

The house moving companies of Chris Schoap (Eugene) and Bob Berg (Silverton) were enlisted for the daunting project of moving the

9 Murphy, 2004.

10 Murphy, 2004.



which was not documented by Wright and  
his associates was not included either.

### MOVING THE GORDON HOUSE

Designations provided a plan by Conrad  
in 1917. With that plan Frank Lloyd Wright  
went out to look at the site. It surprised him  
because the plan was not for the site.  
Wright went to the site to see. Unfortunately the  
new owners were not the intended Wright and Gordon  
but instead the house's future owners. Instead of  
restoring and maintaining the building's significant  
value, they wanted it removed from their back-



The Gordon House was the last building to be  
designed by Wright and his associates.

yard. The house had been built in the 1890s  
and was in poor condition. Wright and  
Gordon had some ideas about the  
restoration of the house but they  
were not to be realized. The house  
was eventually demolished and  
moved to the site of the Gordon  
House. It took a lot of time, labor,  
and money to move the house. The  
house was finally moved to the  
site in 1917.

The house was moved to the site of the Gordon  
House in 1917.

10  
11





(Fig. 10) The Gordon House on its way to its new location. Photo accessed from the *Appeal Tribune* archives at the University of Oregon.

Gordon House, while several other companies were to carry out other tasks, such deconstruction and reconstruction. Berg and Schoap came up with a method particular for the house, due to its being too wide, tall, and heavy for the 20+ mile move as a single unit, and so the movers strategized how to move the house in as large of pieces as possible. Using laser line levels, the deconstruction crew cut the concrete slabs into as clean a line as possible, because they well understood the importance of the intricacy of lines in Wright's design and the necessity to preserve them. The house was separated into four separate pieces and moved over the course of three days on dollies. New concrete blocks replaced the original foundation floor, which the reconstruction crew made sure matched the originals.<sup>11</sup>

### Current Location

879 W. Main St.  
Oregon Gardens  
Silverton, OR 97381

*The Gordon House now rests in an isolated area, with large oak and savannah trees growing sporadically around the house that has now been built into the slope on a hill (fig. 11); much more similar to what reports say the Gordon House's views used to look be. The Oregon Garden's entrance is located further uphill, but is blocked from view from almost angle around the house. Fields of tall grass and beautifully kept flora surround the house. The clean, straight lines of the house counter the natural flowing and rolling of the hills behind it. After visiting the house's original site, the current site just made sense, because of its open fields and lack of construction for miles around.*

11 Murphy, 2004.



The building shown in the photograph is the Oregon State School for the Deaf, located in Corvallis, Oregon.

Current location  
1234 Main St  
Corvallis, Oregon  
97331-1234



## CONCLUSIONS

The moving of the Gordon House acted as a more contemporary version of the affects moving a significant house has had on that community, as well as an ideal example of how to handle such a special project. In a comment to the local newspaper, The Wilsonville Spokesman, Clackamas County Commissioner Michael Jordan stated, "I've never received as many e-mails on an issue as I have on this one,"<sup>12</sup> during the deliberation process of how to save the Gordon House. When word spread about the possibility of losing the Gordon House, people from multiple professions, as well as just people interested in keeping the state's only Frank Lloyd Wright House extant, spoke up and out in every way possible to see that the house would be protected. This outcry provides a wonderful example for how historic preservation can be seen as a good the public. As a profession that often finds itself defending its actions to the public, for once, a defense was not required. The special care and exactness of documentation that was taken before, during, and after the move of the house also demonstrates the exact care that ought to go into moving any historic house. While other cases discussed in this study were also cared for in their moves, the measured drawings and other types of documentation available on the Gordon House are not available for every house that has been moved. Perhaps if moving historic houses was met with less skepticism and more acceptance, property owners and movers would be more keen to taking that kind of care for each house.

What the Gordon House best demonstrates, however, is the need for preservationists in Oregon to collaborate and create the same type of guides and processes for house moving as they have for many other undertakings, such as restorations and reconstructions. The

12 Danielle McMullen, "Frank Lloyd Wright House may be Saved," *Wilsonville Spokesman*, 6 Dec. 2000, accessed at the University of Oregon Archives.



(Fig. 11) 2012 view of the Gordon House at its current location at the Oregon Gardens. Photo by H. Borth.



Gordon House move set a standard to which every other move in the future ought to be held. The only questionable task taken towards the Gordon House is that it was required to prescribe to Criterion Consideration B in its National Register nomination. Why did the author of the nomination have to go through the process of defending the fact that the house was the only Frank Lloyd Wright house in the state and is still, therefore, eligible for listing despite its relocation? Who would doubt the house's eligibility? If Frank Lloyd Wright were to visit the house where it stands today, would he say that his design had been done an injustice? This writer is certain that the answer is no. In fact, based upon Wright's ethos, it could be said that he would believe all of his houses ought to be transportable, as it is a much cheaper option when compared with demolition and reconstruction. There is irony to the how Wright held an airtight belief in simplicity while moving the Gordon House was anything but simple. There is no doubt, though, that he would much approve of the house's move if he were to see what stands at its original location.

#### West side

#### Significance

- Association with Charles Dickey
- Gothic Revival architecture

#### Materials and Features

- Stone foundation
- Wood weatherboard siding
- 6/8 Wood windows
- Window hood moldings
- Decorative brackets and pegboards
- Central brick chimney
- Front porch roof

#### Setting

Suburban urban

of effort moving on historic house register, 2000





## THE CHARLES GAYLORD HOUSE

### **NOTES:**

#### **Construction Date:**

1857

#### **Moving Date:**

1906, 1989

#### **Construction Type:**

Wood plank

#### **Significance:**

- Association with Charles Gaylord
- Gothic Revival architecture

#### **Materials and Features:**

- Stone foundation
- Wood weatherboard siding
- 6/6 Wood windows
- Window hood mouldings
- Decorative brackets and vergeboards
- Central brick chimney
- Front gable roof

#### **Setting:**

Residential urban

*The Charles Gaylord House was selected for the study first for its location in a residential neighborhood, as well as for its early settlement construction date. The house is also associated with one of Corvallis's early settlers, and has been moved twice in its history. Its association with one of the city's settlers is what caused two different sets of people to put forth the great amount of effort moving an historic house requires, twice.*







(Fig. 1) 2012 view of the Gaylord House's first location. Photo by H. Borth.



(Fig. 2) 2012 view of the Gaylord House's second, interim, location. Photo by H. Borth.

### Original Location

Northwest corner:  
S.W. Fourth St. and S.W. Jefferson Ave.  
Corvallis, OR

*The plans for the original location of the Gaylord House (fig. 1) are a mystery. According to a local resident, the plans have changed multiple times over the past few years. The lot itself is in disrepair; a small single-level business structure stands on the lot and in front of it, the ground has been dug up. The atmosphere is typical for an urban environment, tall city structures surround it, and the sounds of the city are easily heard.*

### Interim Location

521 N.W. Third St.  
Corvallis, OR

*The site at 521 N.W. Third Street (fig. 2) is a little less urban than the Gaylord House's first location; trees tower over what is now a parking lot, casting a cooling shade over the asphalt on a warm spring day. Nonetheless, it is still an urban lot, although it is a residential urban lot, whereas the original is now all commercial.*



Fig. 1. View of the field from the road, looking north.

Fig. 2. View of the field from the road, looking south.

The original location of the field is at the intersection of the road and the road, looking north. The field is a small, irregularly shaped area, approximately 100 m by 100 m. The field is located on the left side of the road, and the road is on the right side of the field. The field is surrounded by a fence, and there are some trees and bushes around the field. The field is a very small area, and it is difficult to see from a distance. The field is a very small area, and it is difficult to see from a distance. The field is a very small area, and it is difficult to see from a distance.

The original location of the field is at the intersection of the road and the road, looking south. The field is a small, irregularly shaped area, approximately 100 m by 100 m. The field is located on the left side of the road, and the road is on the right side of the field. The field is surrounded by a fence, and there are some trees and bushes around the field. The field is a very small area, and it is difficult to see from a distance. The field is a very small area, and it is difficult to see from a distance. The field is a very small area, and it is difficult to see from a distance.

The site is 200 m from the road, looking north. The field is a small, irregularly shaped area, approximately 100 m by 100 m. The field is located on the left side of the road, and the road is on the right side of the field. The field is surrounded by a fence, and there are some trees and bushes around the field. The field is a very small area, and it is difficult to see from a distance. The field is a very small area, and it is difficult to see from a distance. The field is a very small area, and it is difficult to see from a distance.

The original location of the field is at the intersection of the road and the road, looking south. The field is a small, irregularly shaped area, approximately 100 m by 100 m. The field is located on the left side of the road, and the road is on the right side of the field. The field is surrounded by a fence, and there are some trees and bushes around the field. The field is a very small area, and it is difficult to see from a distance. The field is a very small area, and it is difficult to see from a distance. The field is a very small area, and it is difficult to see from a distance.



## HISTORY

Charles Gaylord was born in 1827 in Montgomery County, New York and arrived in Oregon on August 14, 1851. He married Nancy Jane Robnett on March 14, 1852; together they had five children: Gilbert, Jerome, Stephen, Norton, and Elizabeth. On July 19, 1852, Charles and Nancy Gaylord settled on a Donation Land Claim in Linn County Oregon. Five years later, they moved from Linn County to Corvallis. After his first wife's death, Gaylord remarried to Henrietta Stewart on January 10, 1867, with whom he had one more child, Berthe Effie.<sup>1</sup>

In 1858, Charles Gaylord partnered with Nelson Goltra to open a sash and door factory. The partnership agreement was to last for five years, but after just one year, Goltra was killed by an explosion in his steam sawmill. The sawmill, according to the Gaylord House's National Register nomination, was located just four blocks away from the house's original site, at N.W. Third Street and N.W. Jackson Avenue. Gaylord continued on in his chosen trade as a carpenter/joiner with the company and planed lumber for some iconic structures in the city, such as the Benton County Courthouse and Marys River Bridge. Two years after its creation, in the 1860 United States Census, Gaylord's sash factory was the only planing mill and sash factory for the city, as well as the county.<sup>2</sup>

In 1865, after a brief partnership with renowned Oregon architect William W. Piper, who went on to become his own firm in Portland, Gaylord partnered with his brother-in-law, Miner Swick. Gaylord also bought more land with which to expand the business. In the United States 1870 Census, there was a second sash factory now in competition with Gaylord and Swick. However, where Gaylord and Swick had an invested \$6,000 capital and twelve machines, this other company had \$4,000 in invested capital and seven machines. This second business, the Mason Brothers, only operated for eight months.<sup>3</sup> In the 1870s, many Benton County families moved eastward, including the Gaylords, excepting for his eldest son, Gilbert, who was also a carpenter/joiner by trade. On August 12, 1874, Gaylord filed an application for a

1 "Charles Gaylord," *Pioneers of Benton County Oregon*, <http://wc.rootsweb.ancestry.com/cgi-bin/igm.cgi?op=GET&db=benton&id=102918>.

2 Mary K. Weber, "Charles Gaylord House," *Oregon Inventory of Historic Properties*, Historic Resource Survey Form, accessed via Oregon State Historic Preservation Office.

3 Weber, "Charles Gaylord House."







(Fig. 3) Detail of the scroll-sawn vergeboard and decorative window hood moulding. Photo by H. Borth.



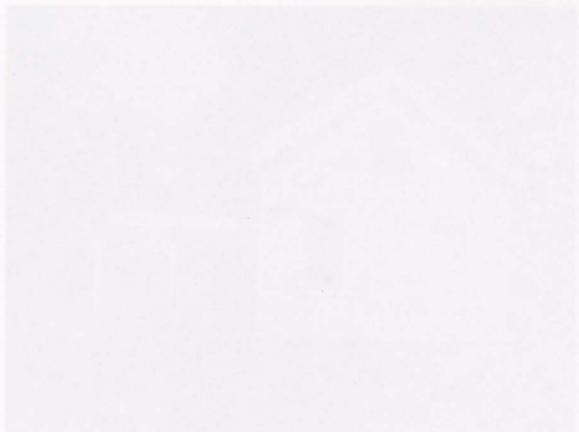
(Fig. 4) 2012 front-on view of the Gaylord House. Photo by H. Borth.

160-acre homestead on the west side of the Chewaucan Marsh in Lake County. As it appears that Gaylord did not sell his house, factory, or any other property he owned in Corvallis, Weber believes that Gilbert took over the house and business in his father's stead. Gaylord died soon after, on July 8, 1875.<sup>4</sup>

### ARCHITECTURAL DESCRIPTION

The Charles Gaylord House was built circa 1857 in the Gothic Revival style (fig. 4). The modest house is a one-and-a-half story, box-framed construction on a stone foundation with the sill plates drilled in for more stability. The house rests on an ell-shaped floor plan with a central brick chimney, the front gabled section being the original construction, and the ell added a few years after the original construction. The main (front-gable) portion of the house is clad in horizontal lap weatherboard siding and is topped with a front-gable roof clad with composition shingles. The windows are six-over-six, only one of which still retains its original decorative hood moulding. The front door hosts a transom window, and the roof features both decorative brackets and vergeboards (fig 3). It is these decorative elements that for years

4 Weber, "Charles Gaylord House."



1920 was purchased on the west side of the Chesapeake Bay in Lake  
George. As it appears that the house was built in 1870, it is  
property he owned in Caroline, New York, before the Civil War.  
house and business in his father's name. Capital and more than  
ARCHITECTURAL DESCRIPTION  
The Charles Lightfoot house was built in 1870, in the  
house construction as a main foundation with the old stone  
would have changed the front gable as well as the original construction  
The main front gable portion of the house is also in  
composition changes. The windows are six over six, with  
house a common window and the roof line is not  
Robert Charles Lightfoot House





(Fig. 5) The Gaylord House's porch ell addition. Photo by H. Borth.



(Fig. 6) Rear view of the Gaylord House. Photo by H. Borth.

influenced the belief that the house was built closer to 1866, but due to research done by Mary Kathryn Gallagher along with the fact that Gaylord was part owner of a sash and door factory and a carpenter, it is believable now that the house was constructed when Gaylord moved to Corvallis.

The ell addition (fig. 5 and 6) is set atop a poured concrete foundation with an asymmetrical shed roof and houses a full-length front porch with and decorative post brackets. This part of the house is clad with board and batten siding. The main roof is a shed roof sloping to the northwest, and the front porch roof is also a shed roof, with the peak intersecting just under the peak of the main roof and sloping to the southeast. The two windows located in the ell addition have broader window frames than the original portion that are undecorative. Both portions of the house are painted a shade of taupe and the decorative features, such as the window frames, hood mouldings, rakeboards, vergeboards, and brackets, are painted white to accent them.





(Fig. 7) Photo of the "Friends of the Gaylord House" and their food and beverage booth at a local community event raising funds. Photo accessed at the Benton County Historic Museum.



(Fig. 8) Phil Dole, Mary Gallagher, and others with an invested interest in the Gaylord House on site. Photo accessed from the Benton County Historic Society.

## SIGNIFICANCE

What makes most houses significant is their architect, their architecture, or their association with history. The Charles Gaylord House is significant for one or more of these associations, but its greatest character of significance is, in fact, its move, what the move accomplished, and what it still has yet to accomplish. The Gaylord House was listed in the National Register of Historic Places under Criterion Consideration C for its representation of a modest Gothic Revival cottage style. It is also a rare example of any housing from its time, due to the expansion that occurred later within the city. The Gaylord House has been moved twice within its history. In 1889, Otis R. Addition purchased the land from Gaylord's descendants. Addition then sold the property to S.L. Kline in 1906. Kline bought the property with the intent of moving the house off its current lot in order to build a larger house in its place. One month after purchasing the land with the Gaylord House on it, Kline purchased more land at 521 N.W. Third Street, which became the new home for the Gaylord House. According to the Corvallis Times, the local newspaper, the house was "...placed on rollers and hauled to their destination by a traction engine..."<sup>5</sup> The same article also stated that

5 Weber, "Charles Gaylord House."



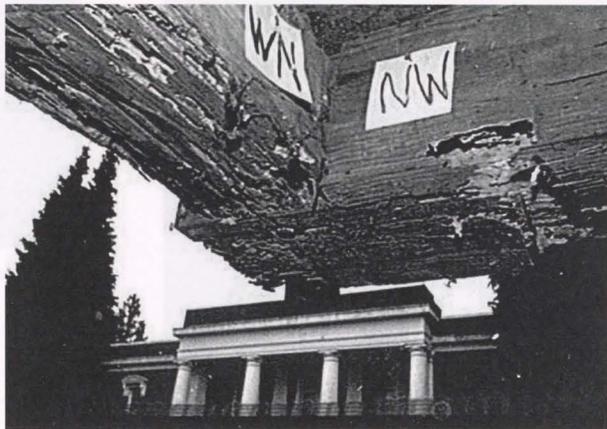
the move "...attracted considerable attention from passersby because of the novelty of the performance."<sup>6</sup>

After Kline sold the house in 1925, the house was passed down through many owners to the point where, in the 1980s, it was inhabited mostly by people in transition and had therefore become severely deteriorated. Despite this, the house was listed in the Corvallis Register of Historic Landmarks and Districts. After the house was put up once again for sale, the Corvallis Historic Preservation Advisory Board (HPAB) led efforts that resulted in the City purchasing the house and the creation of the "Friends of the Gaylord House," who, with the approval of the city, began campaigning to have the house moved out of harm's way; the land at 521 N.W. Third had been sold to an owner with plans to develop.<sup>7</sup>

The new site, at the dead end of Seventh Street neighboring the also historic Benton Center, was selected primarily due to the City owning the land. The site, the Gaylord House's current location, is nine blocks northwest of its original location. The type of neighborhood in which it now resides is residential, which is the same as it was at the original and interim locations. However, those residential houses are rapidly changing; many of the historic houses left in the city of Corvallis are from the early-to-mid-nineteenth century, and they are lucky to be standing as it is. Corvallis is the home to Oregon State University, and the growing student population has led to developers buying up historic properties, tearing down multiple significant resources, and replacing them with multiplexes and oversized apartment buildings.

6 Weber, "Charles Gaylord House."

7 Weber, "Charles Gaylord House."



(Fig. 9) Close-up of the type of documentation that was used to ensure that the building components were reconstructed correctly, located at the house's current site (the Benton Center in the background). Photo accessed at the Benton COunty Historic Museum.



The photograph shows a large, light-colored, irregularly shaped object, possibly a piece of paper or a small sculpture, resting on a dark surface. The object has some faint markings or shadows on its surface.

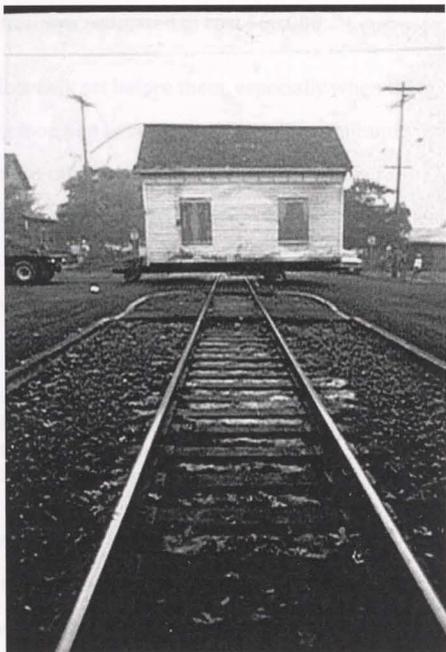




(Fig. 10) View of the truck backing up the Gaylord House onto its new site. Photo accessed at the Benton County Historic Museum.

### *MOVING THE GAYLORD HOUSE*

The moving of the Gaylord House did, on the other hand, set an inspirational example for how moving an historic house in desperate need of rescue can bring together an entire community, not just of preservationists, but of community dwellers and those with an active interest and not, necessarily, any education in the idea. The owner at the time when the "Friends" was created, Lenore Hawks, had been renting out the house for 22 years (since she purchased it in 1961) until about 1983 when she felt as though there was no point to keeping up with the maintenance all historic houses require. Despite her lack of enthusiasm for owning the (possibly) second-oldest house in the city, Hawks was apathetic enough to be willing to sell the house for two dollars, which she laughingly offered to return once the house was actually moved. Just moving the house



(Fig. 11) View of the Gaylord House crossing railroad tracks on its way to its new site. Photo accessed at the Benton County Historic Museum.



The first of the photographs shows a building, possibly a house, with a utility pole in the foreground. The second photograph shows a similar building, but with a more prominent utility pole in the foreground. The text is very faint and difficult to read.

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(Fig. 12) Photo of the group celebration that occurred after the Gaylord House reached its new site. Photo accessed at the Benton County Historic Museum.

would cost the "Friends" \$10,000; restoration was estimated to cost \$60,000.<sup>8</sup>

The "Friends" had an almost impossible task set before them, especially when their main means of fundraising included selling food and beverages at Corvallis community events.<sup>9</sup> The "Friends" must have managed to raise the money, because on October 8, 1989, the Gaylord House was moved to its current site. In her letter to Rene Moye, director of Corvallis Parks and Recreation at the time, Linda Dodson, Coordinator of "Friends of the Gaylord House" wrote about how generous many people were in making the move happen:

Endex Engineering has provided free engineering services. Dozens of volunteers have given thousands of volunteer hours, talents and resources. Businesses have been generous with donations and, through our efforts, the community has contributed \$14,000 to date to fund this project.<sup>10</sup>

According to Dodson in her letter, the only portion of the efforts that has cost the organization money, was the historic architecture consultation work of the archetypical Philip Dole. Dodson goes on to describe how students and Girl Scouts separately gathered to help research the house and prime and paint fence-posts, respectively. Today, the house is still in need of many restorative measures, including window assessment and restoration, siding repair and restoration, and re-roofing. Unfortunately, the City and

those invested in the house are struggling to decide which route would best serve the house once it is restored. The house's proportions

8 Rob Priewe, "Old House has Lots of Friends," *Corvallis Gazette Times*, (Corvallis, OR: 19 July, 1989): Section A.

9 Priewe, "Old House."

10 Linda Dodson, Personal Letter to Rene Moye, 28 Jan. 1991, accessed at Benton County Historical Society.





(Fig. 13) 2012 view of the Gaylord House at its current location. Photo by H. Borth

do not allow for ADA accessibility without altering the house's design and materials, which is the biggest struggle they are facing.

### **Current Location**

West Side of N.W. Seventh St.  
South of the Benton Center  
Corvallis, OR

*Going from the original location, to the interim location, to what is now the Gaylord House's current location (fig. 13), there is a gradual transition from a commercial lot to a residential lot that certainly could not have been planned. Where the house stands now is an entirely residential neighborhood, but it quickly succumbing to the terrors of commercial housing development that is taking over the residential areas of Corvallis. As the*

*home of Oregon State University, the need for student off-campus housing is a profitable one for developers, and those developers are not leaving any historic resource they can obtain unscathed. The over-sized house next to the Gaylord House is not even a year old and houses four units. The two structures across the street are also newly constructed and house even more units. It would be very difficult to find a site for the Gaylord House that mimics its inceptive site today.*

### **CONCLUSIONS**

Even with its decorative brackets and hood mouldings, the Gaylord House is a simple house; its original portion is rectangular and only as large as Gaylord needed it to be. But as a simple house, it is the oldest house in the city of Corvallis. Perhaps that is why Kline was inclined to allow the house to be moved the first time rather than demolish it, which would have been quicker and easier; the real reason is not known. What is known is that it because it is the oldest house remaining in the city is why so many people, organizations, and agencies combined forces to ensure that the house lived on to remind people of the city's history.

to ensure the site's sustainability without altering the house's design and  
interior, which is the biggest challenge they are facing.

### Context & Location

The house is located in the heart of the city, surrounded by a mix of residential and commercial buildings. The site is a narrow lot, which adds to the complexity of the design.

The house is a two-story structure with a traditional facade. The goal is to preserve the existing structure while integrating modern amenities and sustainable features.

The house is situated on a street that is known for its historic architecture. The design must respect the neighborhood's character while providing a modern living environment.

The house is located in a prime area, close to public transportation and shopping. The design must take into account the surrounding urban context and the needs of the neighborhood.

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The image shows a blank white space, likely a placeholder for a photograph or drawing related to the project.

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The Gaylord House stands today as an exemplary tale of how historic preservation is a phenomenal venue with which to collaborate with so many various people simply interested in being able to say that they helped save a part of history. And, is that not what preservationists are often trying to achieve, people becoming informed through preservation and pulling together resources big and small for the same cause? In many discussions among preservationists, the topic of how to reach out to the public and educate them about preservation is popular and frequent. And yet, what is not frequent is a solution. The Gaylord House is an example from which we can learn. Preservationists need to take the bar that was set in Corvallis, and raise it to other situations that are happening now.

The house is also in a sticky situation. It has been moved for protection from development, but it is proving difficult to find a new, city-appropriate use due to its small size. According to the activist involved with the house, B.A. Bierly, the interior stairs make the house unable to accommodate ADA accessibility, which leaves very few options for a city-owned resource. The Gaylord House is also in an inappropriate area that was only selected, because it was also owned by the city. The city could look into selling the house to a private party who may use it as a small, single family home or a private business office, but with a clause that provides for the maintenance of the structure. The city could also consider imparting a conservation easement with a non-profit organization such as the Historic Preservation League of Oregon; a conservation easement will mandate that whatever may happen to the house in terms of ownership, certain character-defining features (at the very least) if not the whole structure, will be sustained throughout the house's entire existence. It is a permanent choice that no future owner can undo.



The first thing I noticed when I stepped out of the plane was the humidity. It was a relief, but also a bit of a shock. The air was thick and sticky, and I could feel it on my skin. I had heard that the humidity was bad, but I didn't realize how bad it would be. I had to take a deep breath and try to get used to it. I had heard that the humidity was bad, but I didn't realize how bad it would be. I had to take a deep breath and try to get used to it.

The humidity was a challenge, but it was also a part of the experience. I had heard that the humidity was bad, but I didn't realize how bad it would be. I had to take a deep breath and try to get used to it. I had heard that the humidity was bad, but I didn't realize how bad it would be. I had to take a deep breath and try to get used to it.



## FORT HOSKINS COMMANDING OFFICER'S HOUSE

*The Fort Hoskins House was selected for this study, because it is in the process of preparing to be moved. It has already been moved once historically, and it is now waiting for enough funds to be raised to be moved back to that original site. It is also selected for its military association and rural setting. It is also unique for its style, as it is one of only two like remaining in the state.*



### **NOTES:**

#### **Construction Date:**

1856

#### **Moving Date:**

1865, 2012 (projected)

#### **Construction Type:**

Wood balloon frame

#### **Significance:**

- Association with Fort Hoskins
- Military architecture

#### **Materials and Features:**

- Concrete foundation
- Wood weatherboard, droplap, and beveled siding
- Upper story recessed porch

#### **Setting:**

Rural

PORT HOSKINS COMMANDING OFFICER'S HOUSE

NOTES

Construction Date  
1870

Building Date  
1865-1872 (projected)

Construction Type  
Wood balloon frame

Significance  
- Association with Port Hoskins  
- Military architecture

Architectural Features  
- Concrete foundation  
- South-western, simple and levelled eaves  
- Upper story recessed porch

Setting  
Rural

The Port Hoskins Commanding Officer's House is a fine example of a simple and levelled eaves, upper story recessed porch, and concrete foundation. The house is a fine example of a simple and levelled eaves, upper story recessed porch, and concrete foundation. The house is a fine example of a simple and levelled eaves, upper story recessed porch, and concrete foundation.



### Original Location

38150 Hoskins Road  
Fort Hoskins Parade Grounds  
Philomath, OR

*Of all four of the sites on which case studies were conducted for this paper, Fort Hoskins was by far the most purely green, mountainous, and peaceful. It is a sight unlike any other I have managed to witness in my two years of residing in the state. The green trees appear untouched by any kind of pollution or industrial development, and they tilt into the mountains that they have built and maintained for hundreds of years. To look up at the entrance of the park from the parade grounds is to believe that the entire 300 acres of park-owned land has been unadulterated for its entire existence. The birds chirp and it echoes for miles around; the sky is bluer than blue, and to stand amidst the park is to truly feel as though you cease to exist as a person and begin to exist as a part of a natural landscape that you once believed no longer existed. To have lived there long before the advent of motor vehicles and chainsaws must have been surreal and eased the pain of the arduous military lifestyle.*

### Current Location

12503 Pedee Creek Road  
Monmouth, OR

*The site on Pedee Creek Road is remote even by today's standards of farm life. The singular smell of the cows, the only tenants currently living on the site, wafts through the low of the valley and up to where the house now stands. Half the house it was in Fort Hoskins (the rear servants' quarters removed in the historic move), and yet despite not being the house's original location and losing half of its size, the house manages to blend with the serenity of its current setting.*



View of the Fort Hoskins parade grounds on which the Pedee House originally stood. Photo by H. Borth





View of the Pedee in 2012 at its current location, prior to its proposed move back to Fort Hoskins. Photo by H. Borth

Fort Hoskins. Only recently did the most definite piece of evidence enter the BCNAP's possession, a replica of a painting of the Fort during its period of operation. Donated by descendants of the man who lived in this particular house, Captain Cristopher Colon Augur, the painting coincides with the archaeological evidence Dr. David Brauner had been laboring over for years.<sup>2</sup>

The house is only one of two houses remaining like it in the state; the other house is the commanding officer's house in Fort Yamhill. What is also interesting and important to note about these two houses is that they are both associated with General Phil Sheridan. The Fort Yamhill House was built before Sheridan arrived, but he lived in it during his stay. He did not enjoy the house, though, and took what he disliked about that house and turned the houses at Fort Hoskins into what he believed Fort Yamhill should have been. Dr. Brauner, at a special event hosted at Fort Hoskins, made sure to announce that if General Sheridan were to look at the Pedee house today, he would still

1 Bennett Hall, "Historic Building Coming back to Fort Hoskins," *Corvallis Gazette-Times*, 17 May, 2012.

2 Dr. David Brauner, lecture on site at Fort Hoskins, 19 May, 2012.

Fort Hoskins was built in 1856 and decommissioned in 1865. Almost all of the structures have the same history, built and torn down or sold during the de-commissioning, all but one, that is. That one house is the house that currently resides in one of the most isolated areas I had yet to enter. Currently vacant, the house is now owned by an industrial farm company who has offered to sell the house for an affordable number, providing that the Benton County Natural Areas and Parks department can raise enough funds to hire a house mover (who already agreed to the project).<sup>1</sup>

Up until recently, it had been mostly well-educated speculation that the house in Pedee was one of the three commanding officers' houses from

After the war, the house was sold in 1922 and demolished in 1925. Almost all of the structure was lost to the ravages of time, but the main part of the house was the dining room, which was the only room that remained. The house was built by an industrialist who was a member of the House of Representatives. The house was built in 1850 and was one of the finest examples of the Greek Revival style in the city. The house was built by a man who was a member of the House of Representatives. The house was built in 1850 and was one of the finest examples of the Greek Revival style in the city.

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recognize it.<sup>3</sup>

Dr. Brauner has found and defined the outline of where the house stood historically in Fort Hoskins, and plans are to place it directly over that footprint. It will cost an estimated \$50,000 to move the house, and the county has raised over \$15,000 so far.<sup>4</sup> Chris Arseno of Bend, Oregon, has agreed to move the house and plans to split the house into two pieces horizontally in order to avoid the extra \$75,000 fees the electric company stated they would charge to take down their wires. The reason for the move is not only to return the house to its original location, but the owner wishes to build a new house in order to allow a local farmer to tend to the farm from on site, rather than living off site as he does now. The owners have been very patient up to this point, but if the County cannot come up with the money, they will not wait much longer. The house is very much in danger, despite its fair condition.<sup>5</sup>

The house is a 1-1/2 story wooden balloon-frame construction with three different types of siding- flush, droplap, and weatherboard (all wood) and a front gable roof that extends down to the top of the lower level. Aside from the upper level recessed porch, the house is very plain and simple. The window and door frames are plain, the porch support posts are hollow wood square posts, and porch railings are plain and square. There is an ell adition that was added after the house was moved to the site; the service quarters that were original to the rear of the house at Fort Hoskins was removed before it was moved. According to a story written in the Salem *Capital Journal* in 1959, the house was built by Samuel Coad, a Polk County pioneer.<sup>6</sup>

Also according to the *Capital Journal* article, Elizabeth Collins, daughter of Cornelius Gilliam, a Polk county pioneer of 1844, recalled that after Fort Hoskins was decommissioned, the house in 1926 the house was sold and moved to its present location on Pedee road where her brother Marcus had a claim. The house was later used as home by her nephew, Frank Gilliam. William Condron acquired the farm and its

3 Brauner, lecture.

4 Hall, "Historic Building."

5 Brauner, lecture.

6 Ben Maxwell, "Group Seeks Hoskins House," *Salem Capital Journal*, May 1, 1959. Accessed at University of Oregon microfilm archives.



old home from Frank Gilliam over eighty years ago. According to Rittie Kerber, the house was moved to its current site on log rollers, much like the McLoughlin House.<sup>7</sup> The BCNAP has teamed up with several outside organizations, such as the Benton County Historic Museum, and activist group that was created specifically to help raise funds.

The effort to move the Fort Hoskins House has inspired an encouraging partnership between multiple organizations; Civil War reenacting groups around Oregon and Washington are collecting donations to restore the house, who have managed to obtain a 501(c)(3) designation, which allows for all donations to be tax-deductible.<sup>8</sup> Obtaining that tax-deductible status is a major selling-point, one which many efforts do not achieve. The effort is an opportunity for people from all different areas of preservation to offer help as they learn how house moving can benefit the house, since the intent is to move the house back to its original site. The effort is off to a good start, but in order to achieve their goal, they need to reach out to other cities and regions of the state. The Fort Hoskins house is of, at least state-wide, if not national significance. It will behoove the team to write to newspapers, newsletters, and approach institutions with historical preservation, art history, anthropology, archaeology, architecture, and historical architecture programs to recruit faculty and students as workers, laborers, volunteers, and other kinds of contributors.

---

7 Maxwell, "Group Seeks."

8 The partnership has a website associated with the Fort Hoskins website with information about the house and how to donate. [http://www.forthoskins.com/Phil\\_Sheridan\\_House.htm](http://www.forthoskins.com/Phil_Sheridan_House.htm)

...the ... ..

The effect is ... ..

The partnership has a website ... ..

## CHAPTER FOUR

### ANALYSES AND CONCLUSIONS

Why would anyone spend so much time on a part of history that most preservationists avoid and set to the back pages of discussion? Ripping an historic house from its original location is akin to demolition and not so much a preservation technique as it is an attack on the house and its integrity. It is thoughts, comments, and beliefs like these that I encountered every day in discussions about this project, which were the motivating factor in choosing this topic. As I gained a better appreciation for the issues of house moving, I sought to take an even-handed approach to the study. However, what I have come to wonder, myself, is why are there two sides to this issue? The most difficult part of this project has been to find and converse with someone who feels positively towards moving an historic house, even when it is the house's last chance for survival. People often agree that when it is the only option left for the house, it is acceptable, but they still promote their belief that it should never have been moved, because setting is vital to the house's importance. I am not going to, nor would I ever, aver from the fact that setting and location are integral to historic houses, but overall, moving historic houses really is an acceptable preservation practice, setting or no setting. Preservationists likes to romantacize the past and put a great deal of faith in people from previous decades, but those people were not always as sensitive to their houses' settings, and other aspects of integrity we project upon historic resources today, as we would like to think. Preservation assumes these aspects of integrity, but they do more damage than good when they prevent historic resources from being saved, and place too much pressure upon people outside of the preservation field.

Let us take a step back for a moment and look at what historic preservation truly is. Preservationists often like to refer to this question: "If the original owner came and looked at the building today, would he or she still recognize it?" This a good way to put into perspective when a house has been overly-transformed or transformed just the right amount (when a transformation occurs, that is). But, now let us ask this question: "If you move a house and the architect comes to its new location, what would he or she say?" Or, better yet, perhaps we ought to ask, "If you move a house and the architect comes to its new location, would they still recognize it?" The obvious answer is that yes, they would still recognize the house, even though it was moved; but what would they say? Would they be so greatly offended at



the idea that someone dared to move their home that they would rampage and burn the house down in spite? Or, would they respect that there reasons beyond basic ideas of setting that incur the need for a new home-owner to relocate, and, in fact, be honored that the owner bothered to take the house with them?

However, the point of this project is not to conjecture, nor is it to romanticize house moving. After having conducted all of this research, reading, analyzing, and writing. House moving is the perfect platform with which call out to all preservationists that it is time to reexamine the profession and think about what it really trying to be accomplished. Does the field really need to battle within itself over whether or not moving a house is the right option, when it is the only option left? Instead of debating whether or not moving a house was the right option after the fact, why are we not looking at the deeper issue that is growing in preservation more every day: Why did the house have to be moved in the first place?

It is often the most difficult task for all preservationists to justify why people should protect, restore, and preserve their historic houses, when all people want to do is tear it down to build their dream houses. This is a task whose difficulty grows exponentially as the condition of the house decreases incrementally. This is a challenge that we preservationists have been battling from the start, and it is time to take the battle outside of ourselves and take it to the people. We cannot sit around roundtables and even attempt to contemplate how we can better represent ourselves to the public, when the only people at the table are preservationists. And, so the same problem arises when an historic house is threatened and no one wants to acknowledge the elephant in the room, which is relocation.

Relocation is not always the only option; but there are times, such as in the Gordon House case study, when it is. A new owner buys a house, not for the structure, but for the land underneath. In the case of the Gordon house, the location was one unparalleled in Oregon beauty. The original cannot possibly be mimicked at the Oregon Garden, and yet, what were people in the preservation field supposed to do when the rightful owners of the house wished to tear it down? There was no chance for buying the land, and therefore, the house from the Smiths. Relocation was truly the only option left to the sole Frank Lloyd Wright house in the entire state, and yet preservationists, as well as staff of the Gordon House museum, still dwell on how unfortunate it is that the house was moved from its original location.

The idea that someone should be made liable for something that they would not be liable for if they had not done it is a very difficult one to understand. It is a very difficult one to understand because it is a very difficult one to understand. It is a very difficult one to understand because it is a very difficult one to understand.

It is a very difficult one to understand because it is a very difficult one to understand.

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Perhaps it is a curse of the preservation field that we must always dwell upon the past. And yet, what good is it doing to still question what has been done? Why can we not move past the facts and, instead, integrate the move into the house's history without judgment? The time, care, and techniques involved in moving the Gordon house were groundbreaking. Is the ingenuity of that move supposed to still be shadowed by the fact that the original site included a view of Mount Hood and the Willamette River? While not the same, the Oregon Garden provides its own amazing views, yet while I visited the house, all I was told was how much better it would have been to have stayed in Wilsonville.

These attitudes were frustrating, but forgivable. It is not the fault of anyone or any organization that house moving is so frowned upon still today. It is our fault. But, we cannot dwell on this either. Instead, we must open up the long-awaited and much-needed discussion of where preservation, not wants to, but needs to stand on the topic, especially in Oregon. This discussion is one that needs to be led by the Oregon State Historic Preservation Office, and the result needs to be in the form of a guideline, statement, or brief on the subject. This result needs to state Oregon's stance on moving historic houses and ways in which it can be upheld.

As the state's legal representation for historic preservation, the Oregon State Historic Preservation Office (SHPO) should determine moving a house means for its integrity, and what steps and precautions ought to be taken when it is decided that moving a house is the only option left. 36 CFR 60.14 already prescribes federally mandated procedures for moving a house that is already listed in the register, but what the house in question is eligible but has not been listed? Many people feared for the Gordon House's eligibility when it was decided that it would be moved; for the only Frank Lloyd Wright house in the state, fear should not have existed.

Preservationists should consider drafting a proposal for an amendment to these regulations, that allot eligible, but not yet listed, houses the same opportunities as afforded to their listed counterparts. Because it would be guidelines for houses that are not listed, the mandates would need to be much more detailed and strict. Following is my example for such guidelines.

### *Proposal*

There are several triggers that would initiate the possibility: a National Register nomination, the pursuit of tax credits or special



assessment, the maintenance of tax credits, or just a special assessment. When the time has come for an historic resource to be considered for relocation, it must be ensured that all other options have been exhausted. A proposal must be submitted to the Oregon State Historic Preservation Office, and it must include the following:

- o Statements by both the property owners and a preservation specialist involved in the decision making, stating all other options that were mentioned and justifying why they were decided to be unviable;
- o The new proposed site's location and justification for selection;
- o Written statement by the house mover stating the method(s) with which the house will be moved.
- o Signed confirmations by specialists who will be documenting the field notes, measured drawings, and photographs of the house prior to the move.

The entire proposal must be submitted to the Oregon State Historic Preservation Office a pre-determined number of days prior to the proposed moving date for review and it will be subject to their approval as the state's legal authority in preservation.

### *SHPO Approval*

The Oregon SHPO is given full responsibility for approving or denying the proposed move. Should the proposal be approved, the plans may move forward. If the proposal is denied, the writers may resubmit the proposal a pre-determined number of times, providing that each time, new information is presented. This will ensure that all options have, indeed, been exhausted, that the new site is acceptable, and that the actual move will incur as little damage to the house and its character-defining features as possible.

### *New Site Selection*

The new site must match the original site's characteristics in the following ways:

- o Grade Level
- o Orientation
- o Vegetation and Vegetation Density





- o Tax Lot Size
- o Wildlife Population
- o Neighborhood Density
- o Economic Neighborhood
- o Land Usage of Owner
- o House Usage of Owner

The proposal must display that the selected new site meets these criteria. Visual support must be provided in the form of photographs, topographic maps, and tax lot maps.

### *Moving the House*

Those selected to move the house must specify how they intend to conduct the move and prove that it is the least intrusive method for the particular house.

### *Documentation*

Professionals specializing in historic house documentation must be hired to document the house appropriately before after the proposed move.

However, these guidelines prescribe measures that are not available to every person who may need to pursue moving their historic house. What would need to be made clear with these guidelines is that they are not required for every historic house move. This kind of regulation could be groundbreaking, giving preservationists the opportunity to look more closely at house moving, and realize that there is some positivity that comes from moving an historic house.

### *Saves Historic Resources*

Knowing that moving a house should only be used as a last resort, and that what we really need to focus on after a house has been moved, is that the house survived. Yes, it is a new location, and no, it may not be the ideal situation, but what matters is the house lives on, which is a much better scenario than having one more historic resource atrociously destroyed. Along with saving the house, moving it can be





an impetus for rejuvenation. Relocation can give the house a new purpose and a new future.

### *Sustainability*

Jean Carroon, a Fellow of the American Institute of Architects and alumni of the University of Oregon, has recently published an entire book dedicated to the sustainability of historic preservation. Within ten pages of her book, she states that, in terms of embodied energy, demolishing houses wastes energy and accrues more unnecessary energy in the construction of a new building. Not only is there an extreme excess of embodied energy involved when demolishing and rebuilding structures, according to the figures Carroon provides, it would take 500 years for an energy efficient building to repay its energy debt.<sup>1</sup>

In 2002, houses in the United States were 38% larger than in 1975, which led to a 300% increase in construction materials.<sup>2</sup> According to a study Carroon found at Oak Ridge National Laboratory, it has been determined that the "greatest potential for carbon dioxide reduction in the country lies with the single-family residence."<sup>3</sup> In the past fifty years, houses' floor sizes have tripled to 1,000 square feet per family member; these houses have often used three to four times more energy as the houses of 1975. By March 2008, the National Trust for Historic Preservation had identified almost 500 residential communities in forty states that have been affected by demolition and new construction.<sup>4</sup>

When it comes to demolishing a house, there is also the issue of landfill space usage. If people are going to go through the bother of transporting a house to a landfill, that same transportation could be put to just relocating the house and save energy along with landfill space. House moving is inherently sustainable, as it does not involve new or re-used materials until the restoration process, which is not

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1 Jean Carroon, *Sustainable Preservation: Greening Existing Buildings* (Hoboken, NJ: John Wiley & Sons, Inc., 2010), 7.

2 Carroon, 331.

3 Carroon, 329.

4 Carroon, 330.

an impetus for restoration. Relocation can give the historic new purpose and a new future.

## Sustainability

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In 2002 houses in the United States were 30% larger than in 1972, which led to a 300% increase in construction materials. According to a study Carron found at Oak Ridge National Laboratory, it has been determined that the "greatest potential for carbon dioxide reduction in the country lies in the single-family residential." In the last 30 years, houses' floor area have tripled to 1,600 square feet per family member; these houses have often used more energy in the houses of 1972. By March 2008, the National Trust for Historic Preservation had identified almost 260 residential construction in forty states that have been selected for demolition and new construction.

## new construction

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John Carron, Sustainable Preservation: Creating Energy-Efficient Buildings, Hoboken, NJ: John Wiley & Sons, Inc., 2010, p. 1.

Carron, 131.

Carron, 132.

Carron, 138.



always necessary for a moved house; historic houses are not only moved if they are deteriorating- people often, as with the each of the case studies, just want something else in its place. There will still be the enormous amounts of energy expended if a new construction is built in the house's original location, but the energy wasted to tear it down, take the remains to a waste-storage site, and space those remains will use can all be saved by moving the house instead.

### *Testing Preservationists and their Ingenuity*

Moving a house is a task few in the United States are able to accomplish but this type of service deserves much more thanks and recognition than preservation currently gives. Each house is an constantly push the envelope and re-interpret what is in the best interest for historic resources. Traditionally, houses are moved as a single unit, perhaps the roof is removed or other features, but for the most part they are kept as one whole unit; the McLoughlin house was moved as one whole house (its roof removed to avoid low-hanging tree branches). However, as a less-traditional method that we saw with the Gordon House, keeping the house one unit is not always the best way to ensure the stability of the house during the removal of a house from its site. What the Gordon House taught us is that preservation is one of the most auspicious professions, because we are able to constantly test our own waters and re-invent ourselves.

Another stumbling block preservation is coming up against is re-imagining what new purpose a moved house may hold. Gone are the days of a profitable house museum, and yet other options are few and far between. It is often said that the best way for a house to survive is be used, and yet we still cannot think of new ways to use them. Moving historic houses not only pushes the limits to which a mover accomplishes a move, but also pushes us as preservationists to think beyond what we know works and create new roads to pave.

### *Fosters New Partnerships*

If there is one intrinsic lesson each case study presented in this study has shown, it is that one of the greatest innate qualities of preservation is that it is able to appeal to local communities. On that same line of thinking, house moving is a cause behind which dozens of organizations of all sorts come together to make happen. It is truly remarkable no matter how many separate times it occurs, how fast and strong a community can combine forces to save one of their historic resources, and it is a force that preservation should not only respect and



attempt to mimic, but to strive for and collaborate with when a house is in danger. The organizations and partnerships that were created to save the McLoughlin, Gordon, Gaylord, and now Sheridan Houses were, and are, inspirational and set an example many preservation organizations still need practice achieving.

## APPENDIX A

Organizations are able to offer a wonderful variety of services. Historians donate time researching house histories, the general public donates time and money to raise funds when necessary, and businesses and contractors offer congregation space, land, materials, or labor. These are just a few examples of what can happen when a project is able to truly inspire people to come together for a cause. They are not always in the form of donations, but with historic resources more complications are possible, and so finding contractors and movers to agree to the job is difficult enough; finding contractors and movers with the house's best interests in mind is even more difficult.

### *A New Frontier*

Many questions have come up throughout the process of this project that were not within its scope. The exact economics and sustainability are important factors to consider and are in desperate need of compressing into a single document. Taking all of this information and creating a more user-friendly and public outreach component would be the most important next step, perhaps along with a comprehensive website mapping out each of the moved houses in Oregon. Studying the full spreadsheet of all moved houses in Oregon in more depth and analyzing it will also be important work to continue. If the emigrants of the Great Migration were able to give up their belongings and live in wagons for over four months in order to come out West, settle, build their new homes, and create resources that are held so dearly to preservationists in Oregon, then certainly preservationists can give up their biases and unify the front for moving historic houses when it means protecting those resources, and all the other resources in the State, instead of losing them.





# APPENDICES

## APPENDIX A

### OREGON'S NATIONAL REGISTER LIST OF MOVED PROPERTIES (AS OF 2011)

Name	Address	City	County
Albany Methodist Episcopal Church	352 1/2 W. Walnut St.	Albany	Clatsop
First Evangelical Church of Albany	1126 Jackson	Albany	Clatsop
Methodist Episcopal Church South	228 1st St.	Albany	Clatsop
Protestant, Thomas & Waite, House	714 1st Ave.	Albany	Clatsop
Methodist Episcopal Church South	616 A St.	Albany	Clatsop
Central Presbyterian Church	505 1/2 1/2 St.	Albany	Clatsop
Episcopal, Old St. Paul's	187 1/2 1/2 St.	Albany	Clatsop
Methodist Episcopal Church	35 1/2 1/2 St.	Albany	Clatsop
Methodist Episcopal Church	3741 Duane St.	Beaverton	Clatsop
Methodist Episcopal Church	2276 Beach Rd.	Beaverton	Clatsop
Methodist Episcopal Church	204 1/2 Howard Ave.	Beaverton	Clatsop
Methodist Episcopal Church	875 Grand St.	Beaverton	Clatsop
Methodist Episcopal Church	226 Bailey Ave.	Beaverton	Clatsop
Methodist Episcopal Church	255 1/2 1/2 St.	Beaverton	Clatsop
Methodist Episcopal Church	McKenzie River	Beaverton	Clatsop
Methodist Episcopal Church	885 Everett Ave.	Beaverton	Clatsop
Methodist Episcopal Church	831 Buchanan	Beaverton	Clatsop
Methodist Episcopal Church	705 MacFarlane Ave.	Beaverton	Clatsop
Methodist Episcopal Church	600 1/2 St.	Beaverton	Clatsop
Methodist Episcopal Church	500 1/2 St.	Beaverton	Clatsop
Methodist Episcopal Church	185 2nd St.	Beaverton	Clatsop
Methodist Episcopal Church	528 8th St.	Beaverton	Clatsop
Methodist Episcopal Church	558 16th St.	Beaverton	Clatsop
Methodist Episcopal Church	410 2nd St.	Beaverton	Clatsop
Methodist Episcopal Church	114 1/2 1/2 St.	Beaverton	Clatsop
Methodist Episcopal Church	110 2nd St.	Beaverton	Clatsop
Methodist Episcopal Church	102 4th St.	Beaverton	Clatsop
Methodist Episcopal Church	441 Oak St.	Beaverton	Clatsop
Methodist Episcopal Church	320 Main St.	Beaverton	Clatsop
Methodist Episcopal Church	20 Duane St.	Beaverton	Clatsop
Methodist Episcopal Church	1000 Duane St.	Beaverton	Clatsop
Methodist Episcopal Church	707 1/2 1/2 St.	Beaverton	Clatsop
Methodist Episcopal Church	740 1/2 1/2 St.	Beaverton	Clatsop
Methodist Episcopal Church	507 Duane St.	Beaverton	Clatsop
Methodist Episcopal Church	317 1/2 St.	Beaverton	Clatsop

APPENDICES

APPENDIX A

DIRECTOR'S NATIONAL RESISTANCE LIST OF HIGH-CAPABILITY PERSONNEL (AS OF 2017)



## Oregon Properties Listed on the National Register of Historic Places

### Criterion Consideration B

Name	Address	City	County
Albany Municipal Airport Historic District	3510 Knox Butted Rd.	Albany	Linn
First Evangelical Church Of Albany	1120 12th Ave.	Albany	Linn
Methodist Episcopal Church South	238 3rd St.	Albany	Linn
Monteith, Thomas & Walter, House	518 2nd Ave.	Albany	Linn
Ashland Depot Hotel, South Wing	624 A St.	Ashland	Jackson
Carter, Ernest Victor, House	505 Siskiyou Blvd	Ashland	Jackson
Coolidge, Orlando, House	137 Main St.	Ashland	Jackson
Roper, Fordyce, House/Southern Oregon Hospital	35 2nd St.	Ashland	Jackson
Young, Andrew, House	3720 Duane Ave.	Astoria	Clatsop
Bents, Frederick, House	22776 Bents Rd.	Aurora	Marion
Boyd, Charles, Ranch House, Bunk House, Ice House	20410 Rivermall Ave.	Bend	Deschutes
Goodwillie-Allen House	875 Brooks St.	Bend	Deschutes
Cooley, George C, House	220 Blakely Ave.	Brownsville	Linn
McCredie, William, House	2605 Old Stage Rd.	Central Point	Jackson
Oregon Railway & Navigation (OR&N) Company Bridge	McKenzie River	Coburg	Lane
Tower, Major Morton, House	486 Schetter Ave.	Coos Bay	Coos
Bosworth, Dr Ralph Lyman, House	833 Buchanon	Corvallis	Benton
Episcopal Church Of The Good Samaritan	700 Madison Ave.	Corvallis	Benton
Gaylord, Charles, House	600 7th St.	Corvallis	Benton
Willamette Valley & Coast Railroad Depot	500 7th St.	Corvallis	Benton
Creswell Public Library and Civic Improvement Club Clubhouse	195 2nd St.	Creswell	Lane
Anderson, Lewis, House & Barn	508 6th St.	The Dalles	Wasco
Anderson, Lewis, Granary	508 16th St.	The Dalles	Wasco
Humason, Orlando, House	410 2nd St.	The Dalles	Wasco
Indian Shaker Church & Gulick Homestead	Hwy 80N & Hwy 197	The Dalles	Wasco
Wasco County Courthouse (#1)	410 2nd St.	The Dalles	Wasco
Dayton Methodist Episcopal Church	302 4th St.	Dayton	Yamhill
Free Methodist Church	411 Oak St.	Dayton	Yamhill
Edwards, James, Building	320 Main St.	Echo	Umatilla
Umatilla Masonic Lodge Hall	20 Dupont St.	Echo	Umatilla
Chambers, Frank L & Ida H, House	1006 Taylor St.	Eugene	Lane
Dorris, Benjamin Franklin, House	707 17th Ave.	Eugene	Lane
Lane County Clerk's Building	740 13th Ave.	Eugene	Lane
Peters, A V, House	1611 Lincoln St.	Eugene	Lane
Blank, Stephen & Parthena M, House	2117 A St.	Forest Grove	Washington



Tualatin Academy	2043 College Way	Forest Grove	Washington
Hugo Community Baptist Church (Pref, Not Historic)	6501 Hugo Rd	Grants Pass	Josephine
Davidson-Childs House	725 Oak St.	Hood River	Hood River
Cooper, James S & Jennie M, House	487 3rd St.	Independence	Polk
Jefferson Methodist Church & Parsonage	310 2nd St.	Jefferson	Marion
Lee, Dr Norman L, House	655 Holly St.	Junction City	Lane
La Grande Neighborhood Club	1108 N Ave.	La Grande	Union
US Post Office & Federal Building	1000 Adams Ave.	La Grande	Union
Elkins Flour Mill	Main St.	Lebanon	Linn
Corning Court Ensemble	5 Corning Ct.	Medford	Jackson
Oregon Trunk Railway Passenger & Freight Station	591 6th	Metolius	Jefferson
Frazier, William S, Farmstead	1403 Chestnut St.	Milton Freewater	Umatilla
Still-Perkins House	112 6th Ave.	Milton Freewater	Umatilla
Vonder Ahe, Fred, House & Summer Kitchen	625 Metzler Ave.	Molalla	Clackamas
Vonder Ahe, Fred & Marie Louisa, House	625 Metzler Ave.	Molalla	Clackamas
Riley-Cutler House	11510 Pedee Creek Rd.	Monmouth	Polk
Ritner Creek Bridge	Hwy 223 & Kerber	Monmouth	Polk
Edwards, Jesse, House	402 College St.	Newberg	Yamhill
Minthorn Hall	414 Meridian	Newberg	Yamhill
Barclay, Dr Forbes, House	719 Center St	Oregon City	Clackamas
Cross, Harvey, House	809 Washington St.	Oregon City	Clackamas
Ermatinger, Francis, House	619 6th St.	Oregon City	Clackamas
McLoughlin, John, House	713 Center St.	Oregon City	Clackamas
Milne, James, House	224 Center St.	Oregon City	Clackamas
Broadway Hotel	10 Broadway	Portland	Multnomah
Dosch, Henry E, Investment Property	425 18th Ave.	Portland	Multnomah
Herschell-Spillman Noah's Ark Carousel	5 Spokane St.	Portland	Multnomah
Huber's Restaurant	320 Stark St.	Portland	Multnomah
Feldman, Adam & Johanna, House	8808 Rambler Ln.	Portland	Multnomah
Kamm, Jacob, House	1425 20th Ave.	Portland	Multnomah
Mangels, William F, Four-Row Carousel	4033 Canyon Rd.	Portland	Multnomah
Marks, Morris, House	1501 Harrison St.	Portland	Multnomah
Railway Exchange Building	320 Stark St.	Portland	Multnomah
Sprague-Marshall-Bowie House	2234 Johnson St.	Portland	Multnomah
St Johns Episcopal Church	455 Spokane St.	Portland	Multnomah
Stephens, James B, House	1825 12th Ave.	Portland	Multnomah
Williams, George H, Townhouses	133 18th Ave.	Portland	Multnomah
Willis, Judge William R, House	744 Rose St.	Roseburg	Douglas
Boon, John D, House	260 12th St.	Salem	Marion
Collins, George, House	1340 Chemeketa St.	Salem	Marion

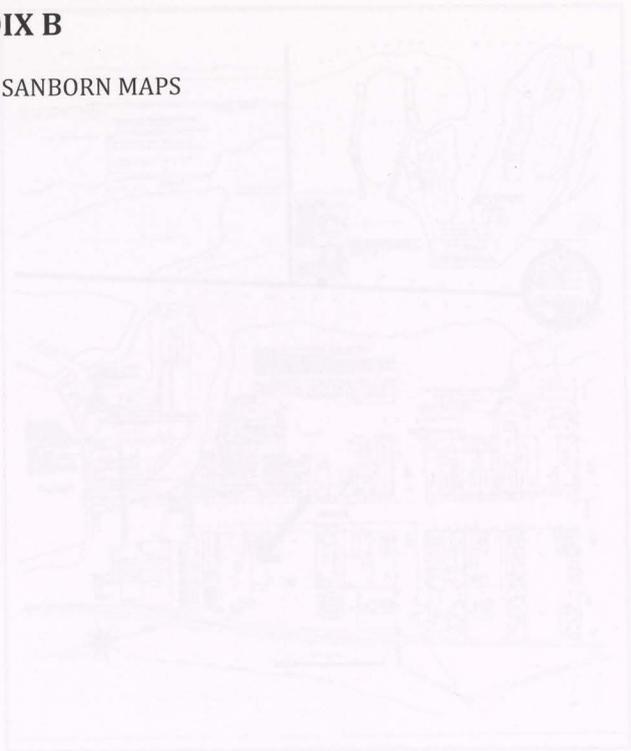
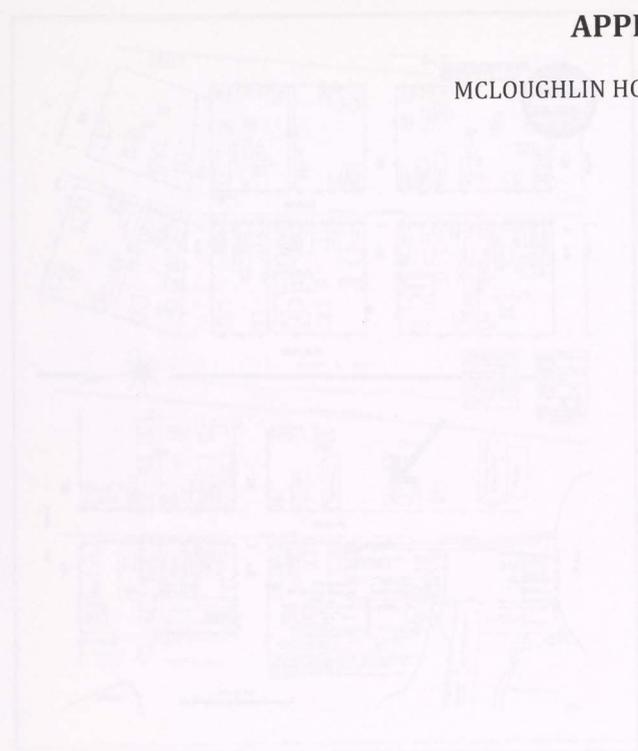


Lee, Jason, House	260 12th St.	Salem	Marion
McCully, David, House	1365 John St.	Salem	Marion
Marion County Housing Committee Demonstration House	140 Wilson St.	Salem	Marion
Methodist Mission Parsonage	1313 Mill St.	Salem	Marion
Pleasant Grove Presbyterian Church	1313 Mill St.	Salem	Marion
Port-Manning House	4922 Halls Ferry Rd.	Salem	Marion
Wade, William Lincoln, House	1305 John St.	Salem	Marion
Eskelin, Ed, Ranch Complex	HC 61 Rd	Silver Lake	Lake
Eskelin, Ed, Well Driller	HC 61 Rd	Silver Lake	Lake
Eskelin, Fred, Granary	HC 61 Rd	Silver Lake	Lake
Eskelin, Fred, Barn	HC 61 Rd	Silver Lake	Lake
Eskelin, Ed, Well Tower	HC 61 Rd	Silver Lake	Lake
Eskelin, Fred, Outhouse	HC 61 Rd	Silver Lake	Lake
Eskelin, Ed, Shop	HC 61 Rd	Silver Lake	Lake
Gordon House	879 Main St.	Silverton	Marion
Southern Pacific Railroad Passenger Station & Freight House	101 A St.	Springfield	Lane
Cox-Williams House	280 1st St.	St. Helens	Columbia
Shaver-Bilyeu House	16445 92nd Ave.	Tigard	Washington
Tigard, John W, House	10310 Canterbury Ln.	Tigard	Washington



## APPENDIX B

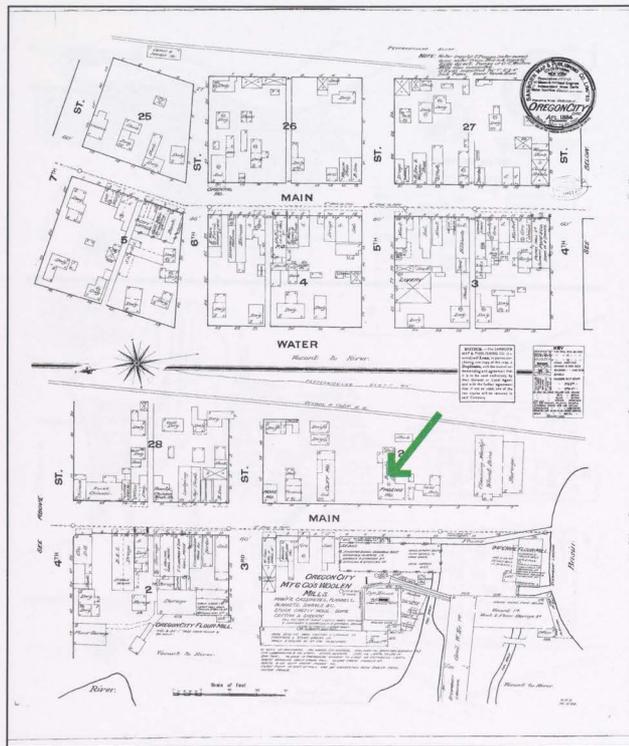
### MCCLOUGHLIN HOUSE SANBORN MAPS



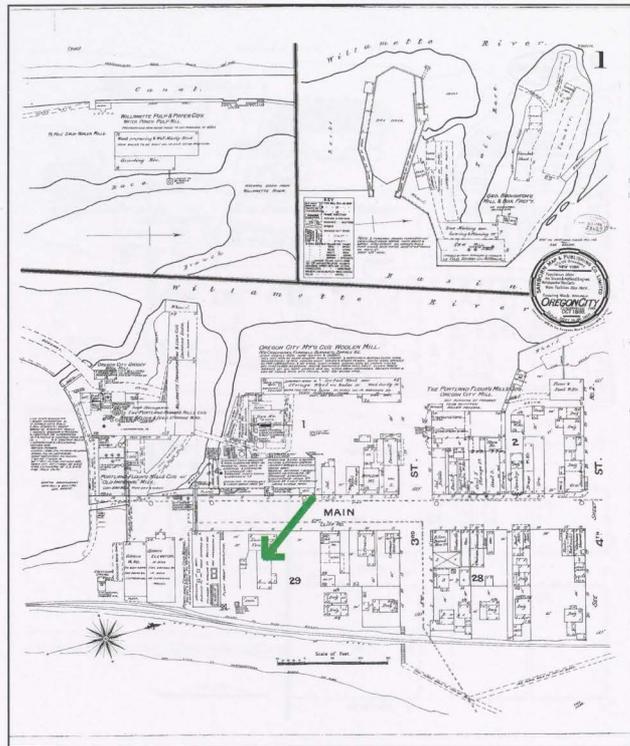
APPENDIX B

MEASUREMENTS OF THE SPECTRUM





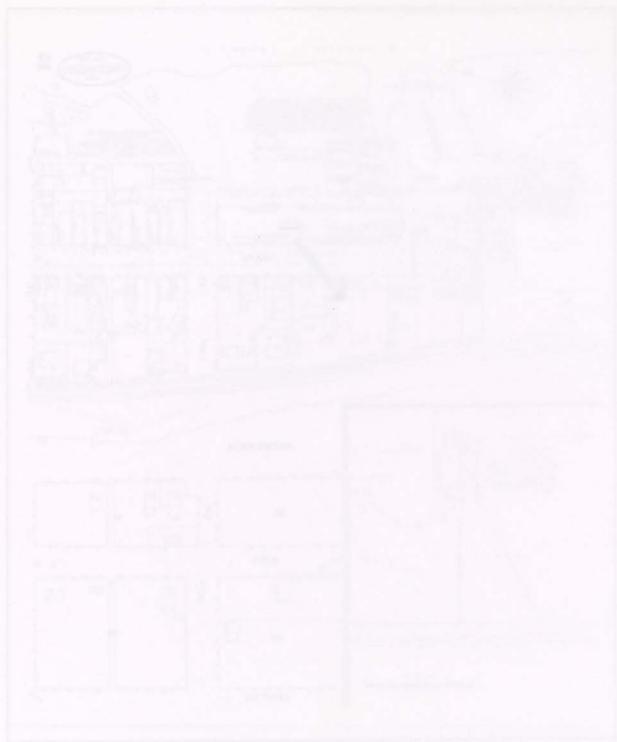
1884 Sanborn Fire Insurance Map, Oregon City, Sheet 1.



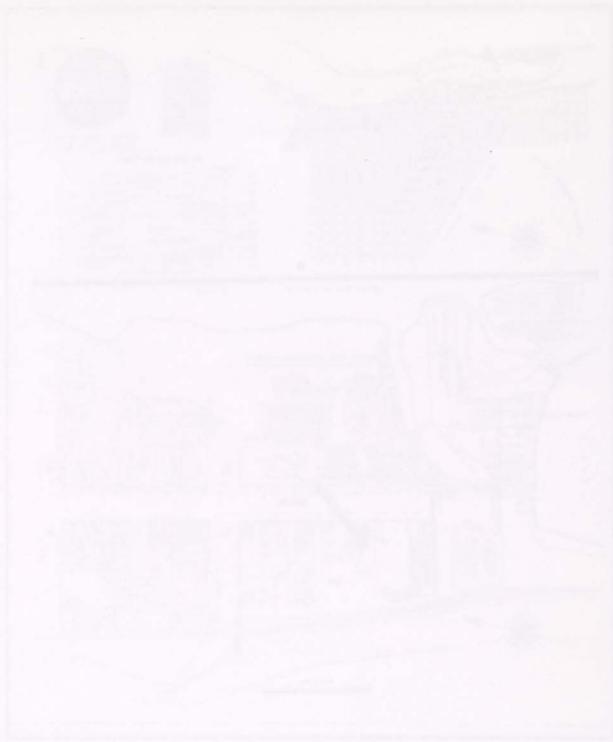
1888 Sanborn Fire Insurance Map, Oregon City, Sheet 1.





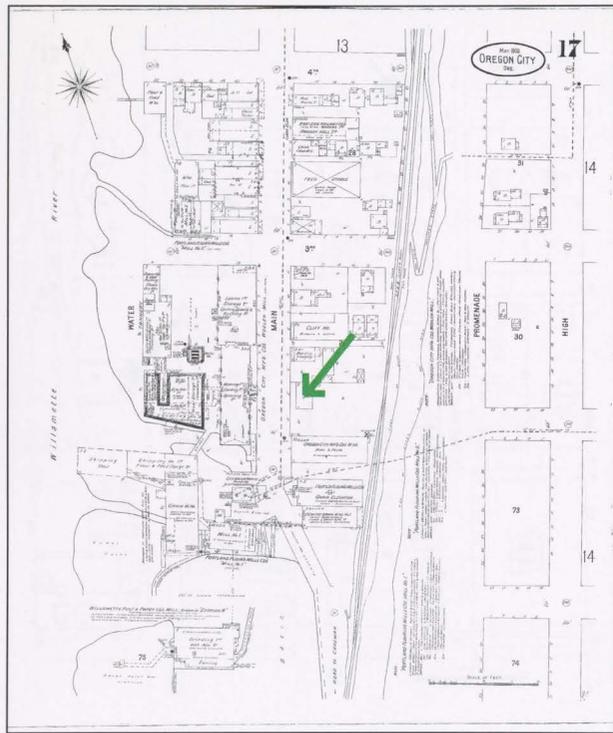


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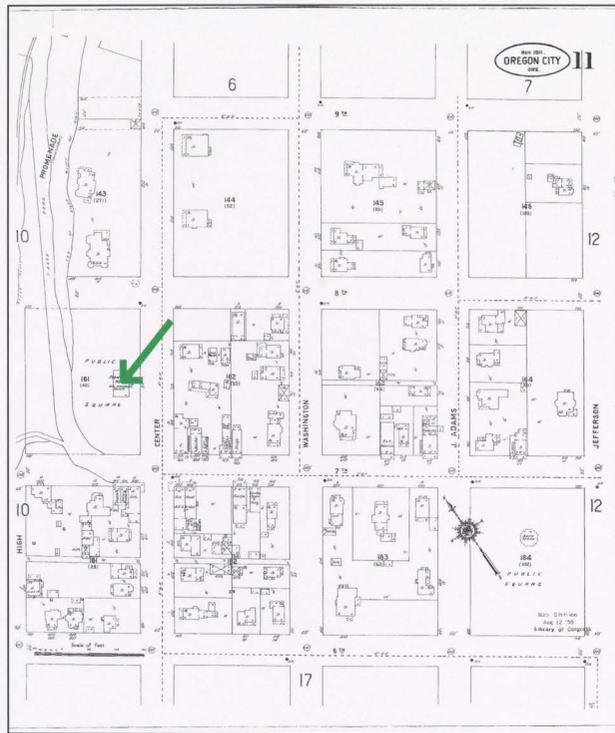


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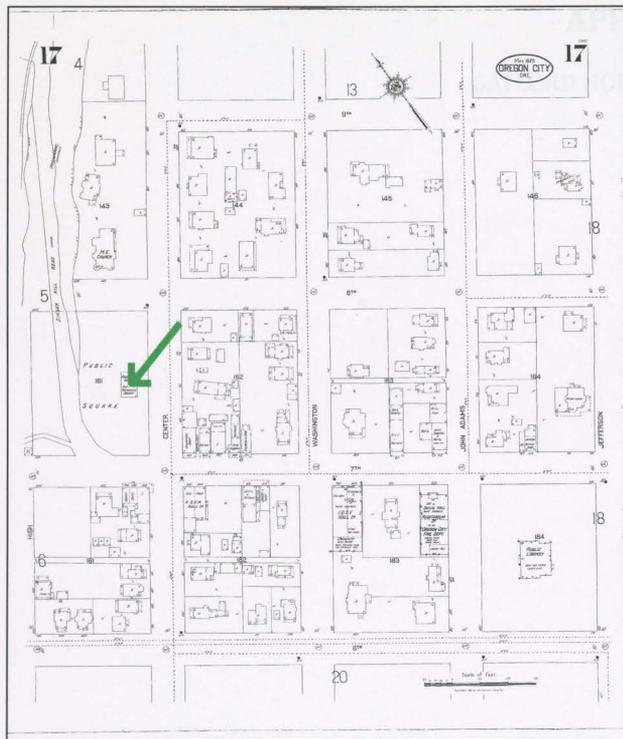


1900 Sanborn Fire Insurance Map, Oregon City, Sheet 17.



1911 Sanborn Fire Insurance Map, Oregon City, Sheet 11.





1925 Sanborn Fire Insurance Map, Oregon City, Sheet 17.

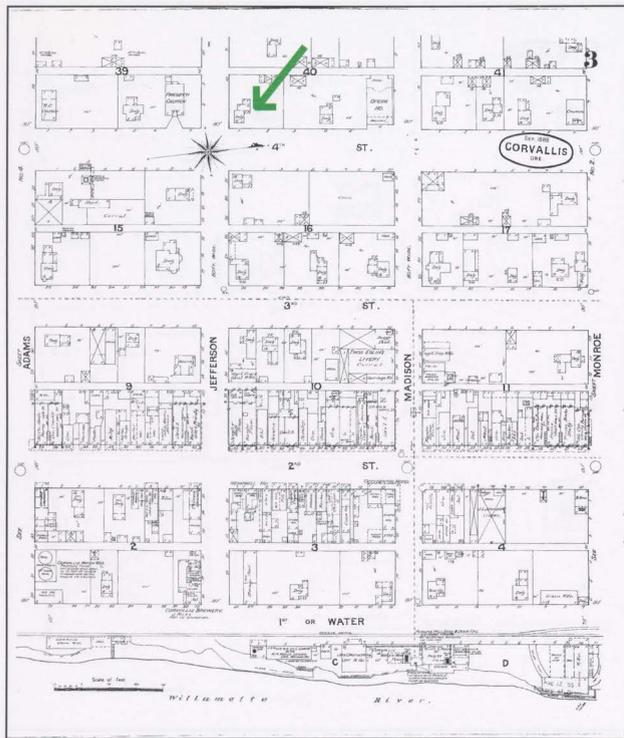


Fig. 1. Plan of the site of the ...

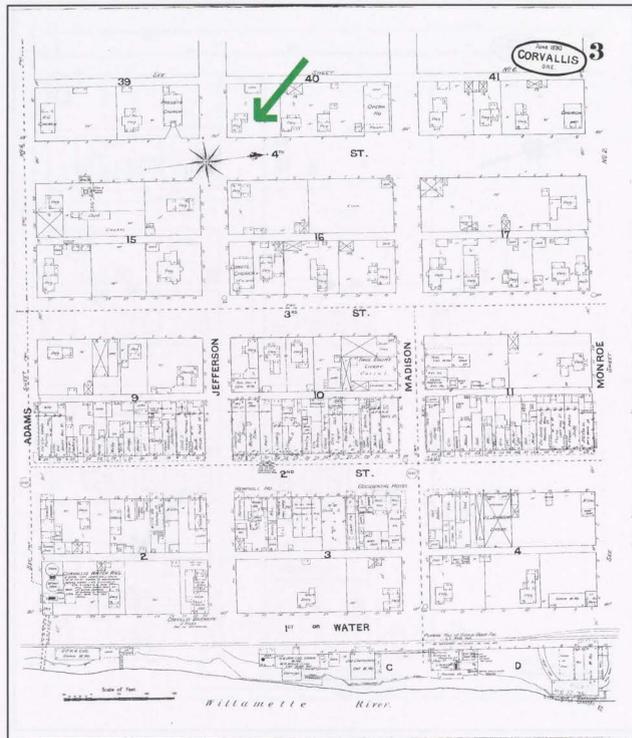




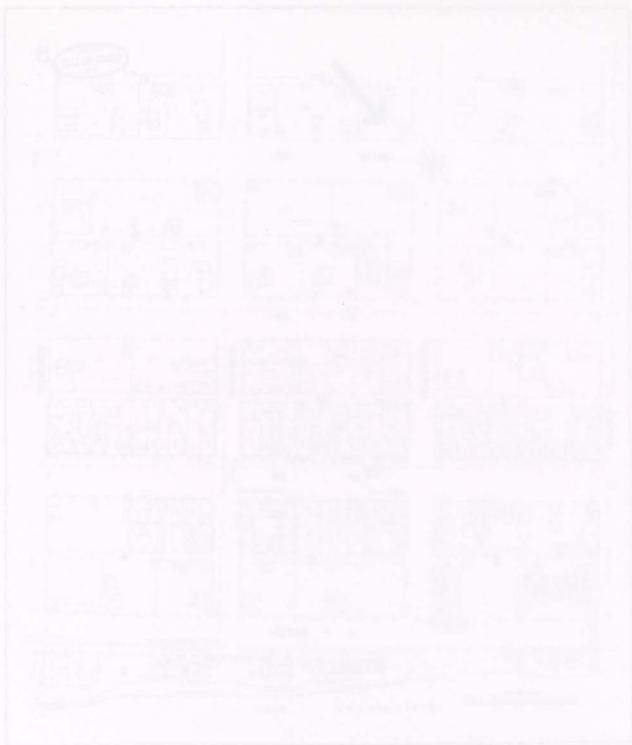




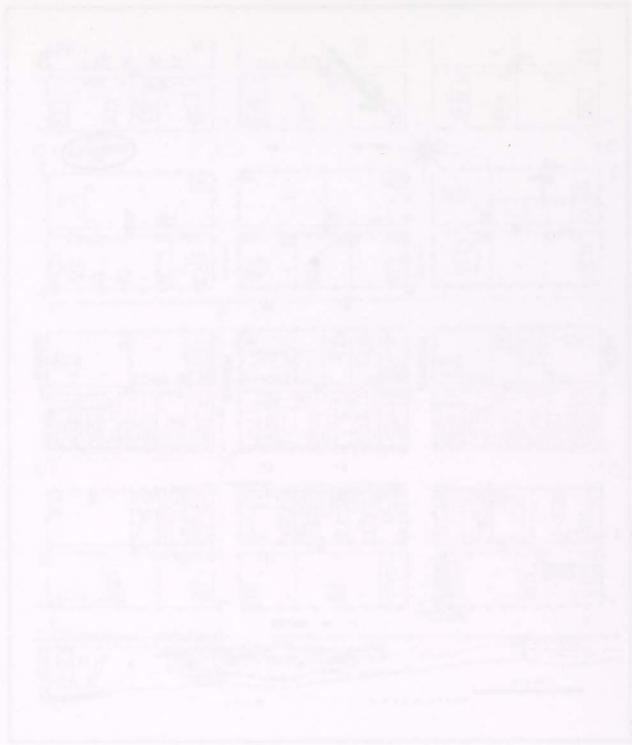
1888 Sanborn Fire Insurance Map, Corvallis, Sheet 3.



1890 Sanborn Fire Insurance Map, Corvallis, Sheet 3.

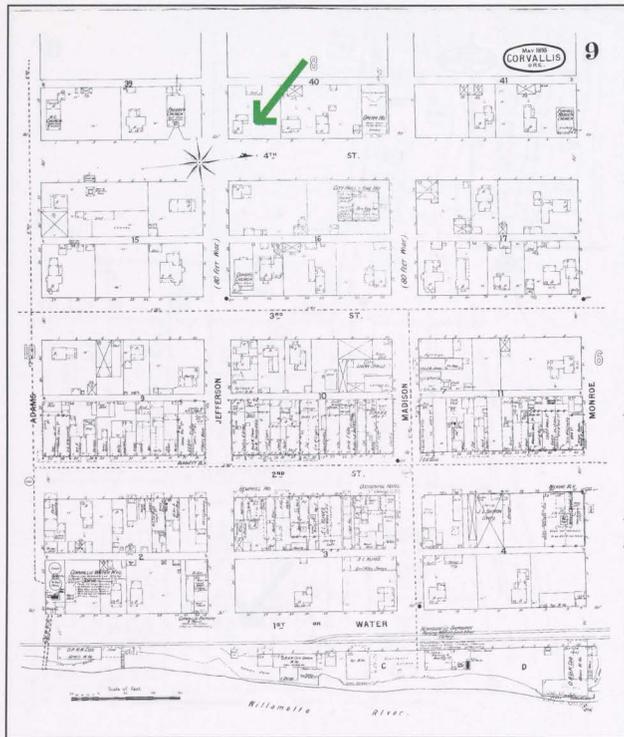


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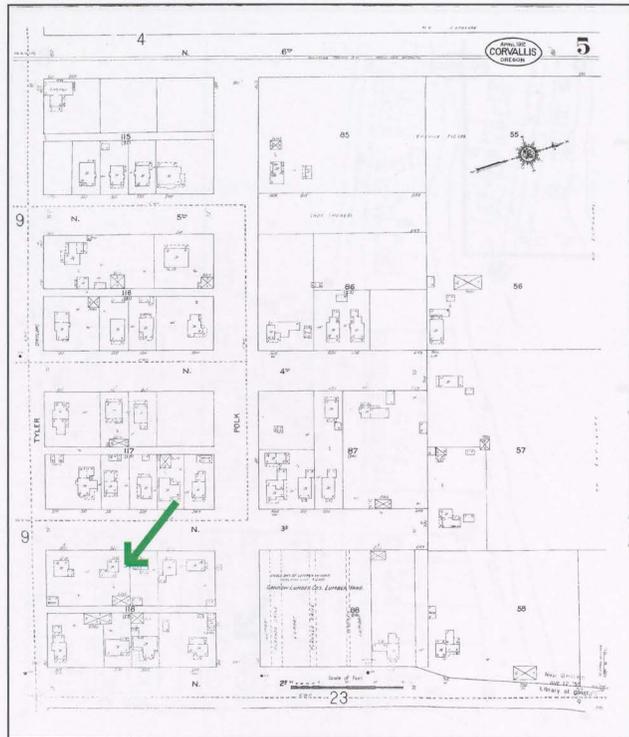


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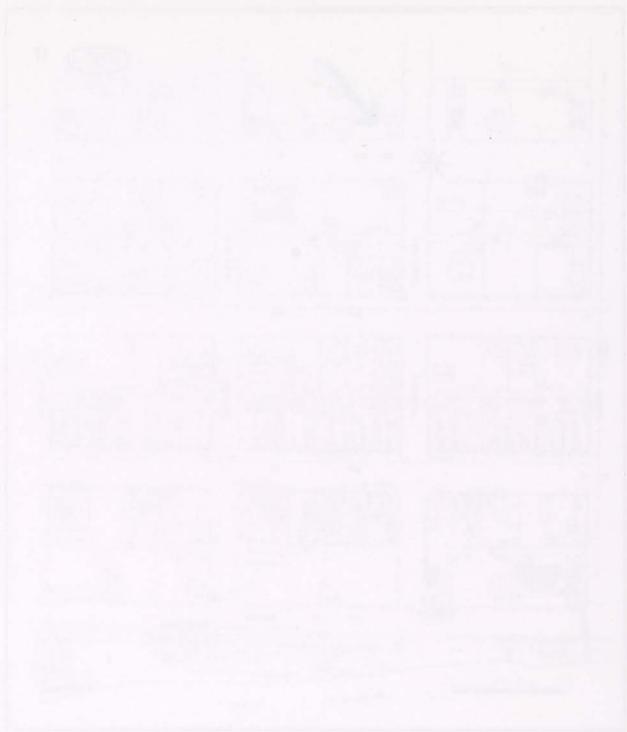
1895 Sanborn Fire Insurance Map, Corvallis, Sheet 9.



1912 Sanborn Fire Insurance Map, Corvallis, Sheet 9.

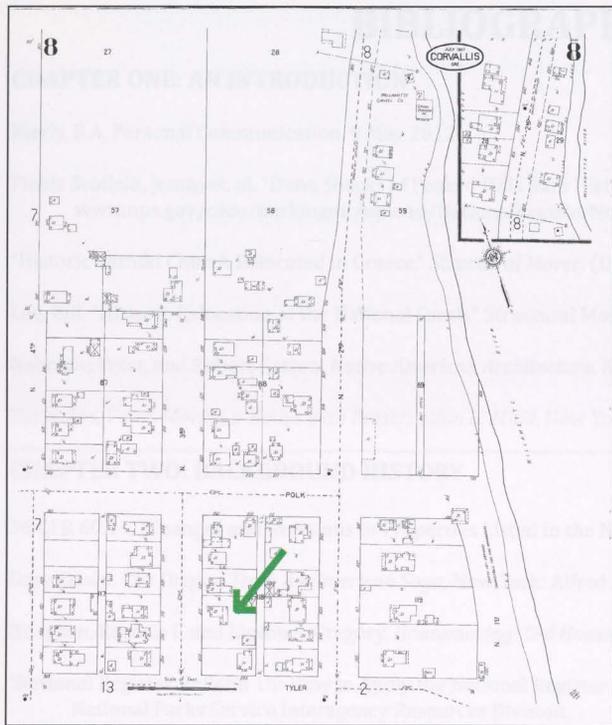


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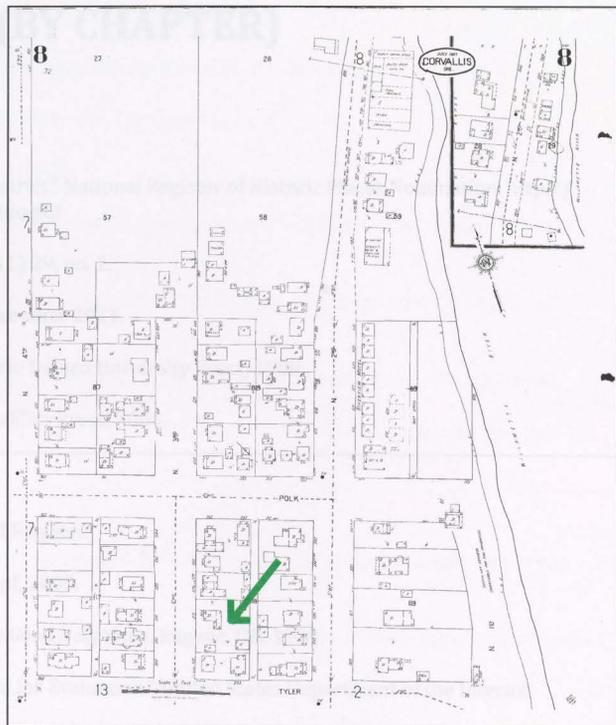


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1927 Sanborn Fire Insurance Map, Corvallis, Sheet 8.



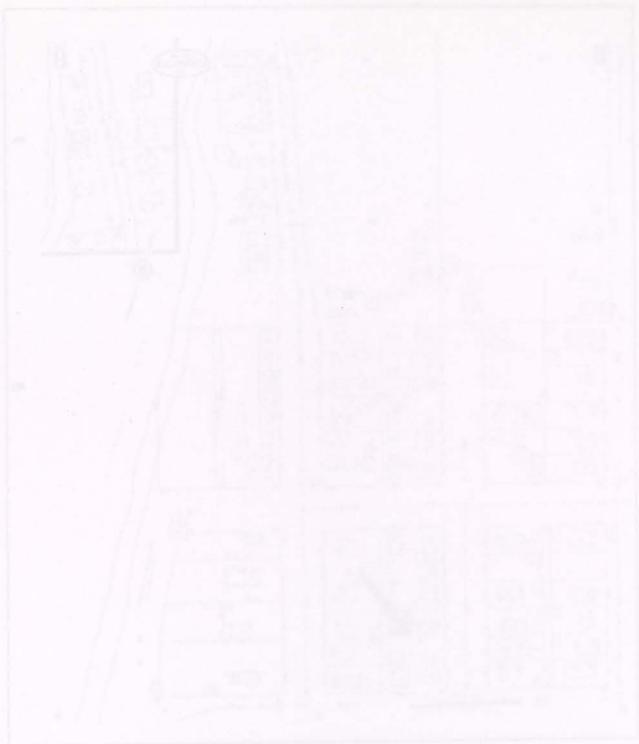
1949 Sanborn Fire Insurance Map, Corvallis, Sheet 8.

Review: Chapter 3 Case Studies, 23 Aug. 2012.

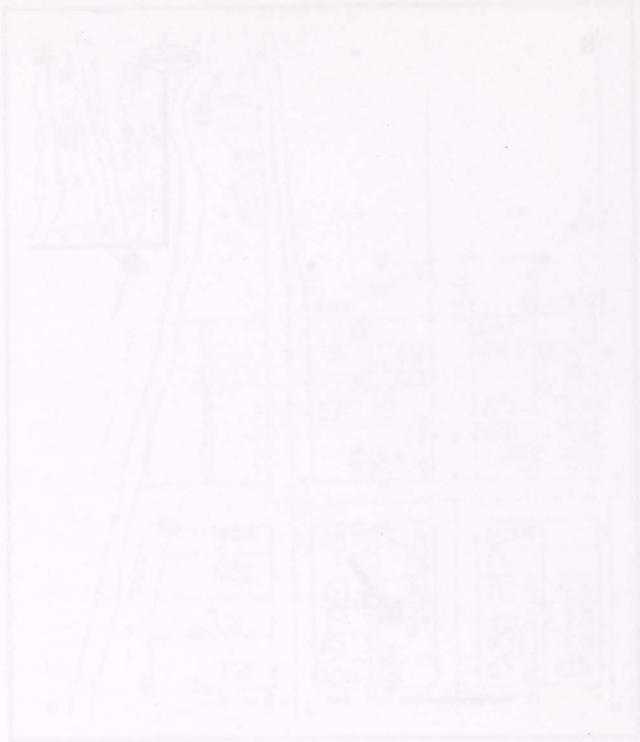
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