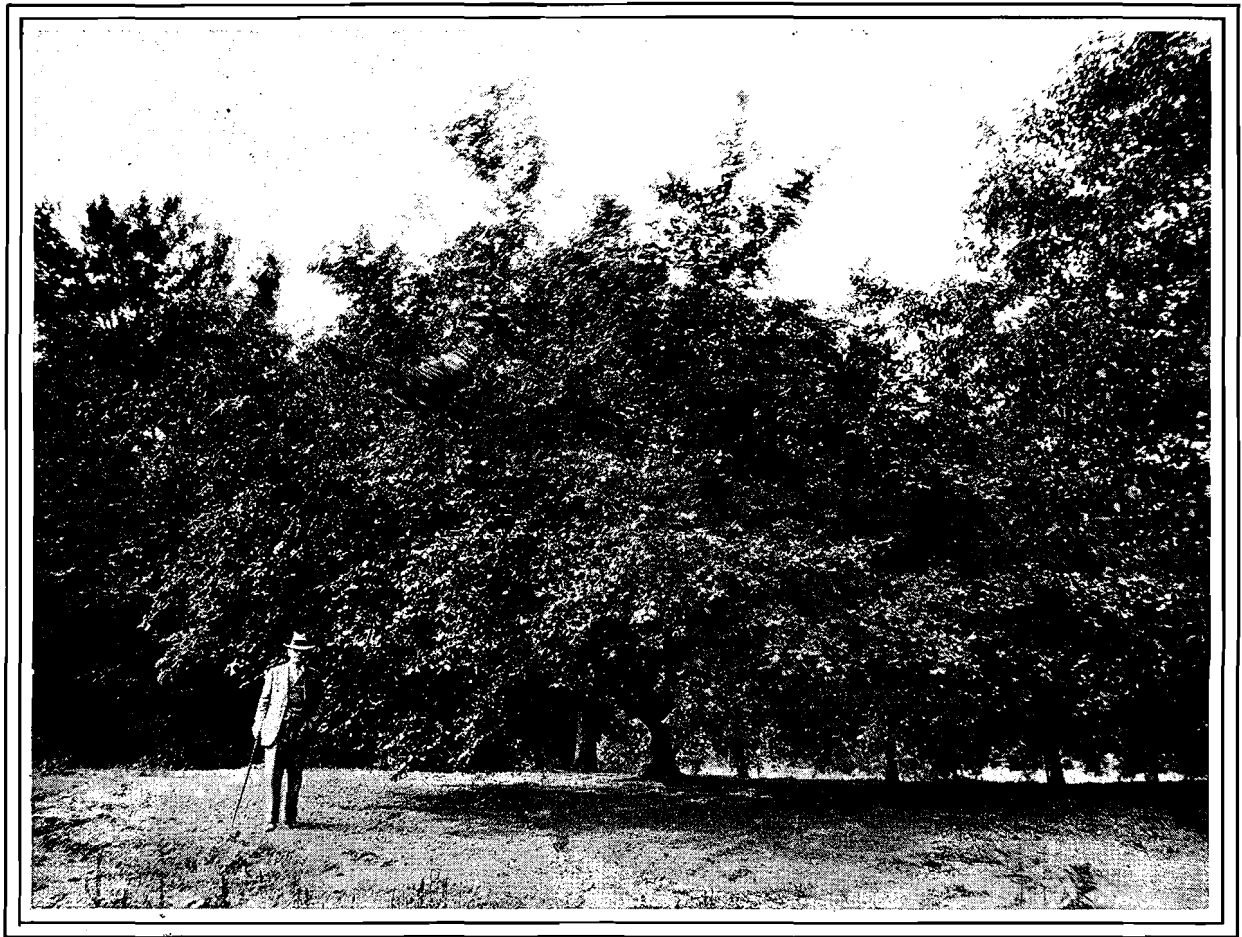


WILLAMALANE PARK & RECREATION DISTRICT
ADMINISTRATIVE BUILDING
200 SOUTH MILL STREET
SPRINGFIELD, OR 97477-7303



DORRIS RANCH

FACILITY DEVELOPMENT PLAN

WILLAMALANE PARK AND RECREATION DISTRICT
SPRINGFIELD • OREGON

SEPTEMBER 1986

DORRIS RANCH FACILITY DEVELOPMENT PLAN

**WILLAMALANE PARK AND RECREATION DISTRICT
SPRINGFIELD, OREGON**

• SEPTEMBER 1986 •

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Original House & Barns

FORWARD

The Dorris Ranch Facility Development Plan is the result of many years of hard work that utilized the support, talent, and dreams of Boards of Directors and staff of Willamalane Park and Recreation District, consultants, and residents.

The Living History Farm concept was first proposed in the Dorris Ranch Land Use Plan adopted in 1979. In 1983, the Board of Directors of Willamalane adopted, among other Agency goals, Goal Number Nine: To Investigate Alternative Sources of Funding. A staff-member Task Force was established to achieve this goal, and in the process the Dorris Ranch Living History Farm concept resurfaced as an alternative revenue possibility.

In 1984 a Task Force was assigned to complete Agency Goal Number Four: To Develop Alternative Revenue Proposals. Six (6) alternative revenue proposals were presented to the Board of Directors for prioritization. Among those proposals was the development of Dorris Ranch as a Living History Farm. This exciting project was placed third in the prioritized list of alternative funding projects and, in Fiscal Year 1985-86, the Board of Directors adopted the development of a Dorris Ranch Facility Development Plan as the Number One Agency Goal for that fiscal year.

The Task Force working to accomplish Fiscal Year 1985-86 Agency Goal Number One consisted of both Willamalane staff members and consultants. The Task Force actively sought and received citizen input, traveled to similar historical sites in the midwest, interviewed many people regarding the history of the Ranch and the area, and exhausted many avenues of research.

The Dorris Ranch Facility Development Plan was presented to the Board of Directors on July 17, 1986 and was adopted at that time. In addition, the Board of Directors adopted Fiscal Year 1986-87 Agency Goal Number Two: To Develop a Phase I Development Plan for Dorris Ranch and Begin a Revenue Procurement Phase.

I would like to acknowledge the members of the Boards of Directors, both past and present, for their continued support of this exciting concept, the Task Force Chair and members for their inexhaustible willingness to take on the extra work that Task Force membership requires, the residents of the District who expressed their interest and offered their help so many times, and the consultants, whose sensitivity and care regarding the delicate nature of this fragile land and its history guided us through this process.

Dorris Ranch

Just as George and Ben Dorris worked earnestly to produce the fruits of the filbert, the hard work of those involved - past, present and future - will result in a singular dream, the dream to bring Dorris Ranch to life as a Living History Farm.

Daniel R. Plaza, Superintendent
Willamalane Park and Recreation District



PREFACE

In 1914 at a statewide meeting of the Oregon State Horticultural Society, George A. Dorris, at that time an orchardist for just twenty years, made a rather bold and prophetic statement:

I fully believe that in time the filbert trees of the Willamette Valley will rival the famous groves of Naples, Sisily (sic) or Terragona.

Today, nearly all of the people who knew George Dorris are gone, but the legacy which he created continues to have a profound impact upon the look, the economy, and the feel of Springfield, Lane County, the Willamette Valley, the state of Oregon, and the Pacific Northwest. George Dorris was an explorer and an adventurer - not of new lands - but of new agricultural and horticultural ideas. He was a man dedicated to his belief in his community and his crop.



George Dorris

We all collect pieces of history. We may have an old photo of someone we never met, yet somehow are drawn to; or a ticket stub from a favorite concert; or a piece of cloth from an old dress; or a brick from a demolished building; or a newspaper clipping; or even, simply, an old book. Examples of our need to relate to the past are all around us. We are saving old buildings and reusing them. There are pioneer forts and frontier villages which draw large crowds every year from throughout the country. There seems to be a growing need to visit the past, even though we can never live there again. Dorris Ranch, as it is and as it will be, is a place where one can appreciate and understand the past.

Dorris Ranch



Lulu Dorris

There are many ways to become familiar with the history of Willamette Valley agriculture. There are, of course, museums and books. One of the best ways, however, is to become part of the landscape - to feel, to touch, to see, to smell, and to even taste the products of this bountiful land. Dorris Ranch is a place that will stir the imagination, so that we can once again envision the excitement of those first trees to bear one hundred pounds of filberts in a single season, and the despair of floods, freezes, and failed crops. It is a place to learn about George Dorris and his land; a place to understand the past so that we may better envision the future.

Dorris Ranch, a place whose significance stretches far beyond Springfield, is alive today. George and Lulu Dorris are gone. But the trees still give forth their yearly harvest, and one can still glimpse spider webs covered with dew in the day's first light. We now have an opportunity to use and protect this important part of our past, so that future generations can appreciate the joys and sorrows of early agriculture and filbert culture in the Willamette Valley.

It is time to taste the filberts of Dorris Ranch and to treasure the fruit of many years' labor. Willamalane Park and Recreation District is embarking on a magical and exciting adventure which can be shared by all the people of Springfield. It is an adventure into the past with an eye toward the future. It is time, now and forever, to appreciate, protect, enhance, and experience the wonders of Dorris Ranch. We hope that you will join with Willamalane and all the people of Springfield in this thrilling journey.



Original House

Dorris Ranch



Dorris Ranch

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CREDITS & ACKNOWLEDGMENTS

Willamalane Park and Recreation District is extremely fortunate to have a resource as large and historically significant as Dorris Ranch. Willamalane will forever be grateful to the following people who worked so hard to obtain public ownership of the Ranch.

The effort began in 1970 when a realtor notified **Gary Walker**, who was then Superintendent of Willamalane, that the Ranch was for sale. After one visit Mr. Walker was convinced that the Ranch was an ideal park site and "had" to be purchased by a public agency. With virtually no funds for acquisition, Willamalane was not in a position to pursue the purchase seriously. However, Mr. Walker was not willing to let the opportunity pass. He contacted **Ben Dorris** to learn more about Mr. Dorris's intent to sell the land. He was told that the Dorris family would very much like to see the Ranch property under District ownership, and that they would delay sale for a reasonable period so that Willamalane could seek funding sources.

Mr. Walker contacted **Edwin Smith**, then Director of the City of Eugene Parks & Recreation Department and **Paul Beistel**, then Director of the Lane County Parks Department to see if either of their agencies could help get the Ranch under public ownership. Both agreed that the land "had" to be purchased and suggested that Mr. Walker contact **George Churchill** who was Chairman of the Governor's Willamette River Park System Committee and Director of the Willamette Corridor Project. After his visit to the Ranch, Mr. Churchill was also convinced that it should be under public ownership and thought the purchase should qualify for federal funding. He initiated the required appraisals and submitted applications to the Bureau of Outdoor Recreation.

Knowing that funding a project of this magnitude would require support at many levels, Mr. Walker then sought the assistance of **Maurie Jacobs**, a business leader in Eugene, who was a very active member of the Willamette River Park System Committee and **Bob Smith** of the Springfield Area Chamber of Commerce. These men brought the project to the attention of U.S. Congressman **John Dellenbach** and **Glen Jackson**, Chairman of the Oregon State Highway Commission.

Through the efforts of all of the people noted above, \$275,000 was made available through the Federal Bureau of Outdoor Recreation's Land and Water Conservation Fund and the Oregon State Highway Division's Willamette River Park System Corridor Project. However, the funds were still far short of the

Dorris Ranch

\$508,750 appraised value of the Ranch, so Ben Dorris agreed to divide the land into three parcels allowing Willamalane and the State to each purchase a 75 acre parcel while the remaining 100 acres was held under an option.

This arrangement still required that Willamalane raise \$25,000 in local matching funds. When it became apparent that there were no normal sources available, the members of the Springfield Park Development Committee agreed to guarantee a loan for Willamalane, and 150 acres of the 250 acre Dorris Ranch property were purchased at last in 1972. The civic spirit and generosity of the followings Committee members will always be appreciated.

Marion Alexander
Donald Derickson
Ed Bennett
Jack Lively
Alan Marshall
Maurie Jacobs

Donald Lutes
Daren Engel
William Fitch
George Litzenberger
Doug McKay

The remaining 100 acres were purchased in 1973 with 50% funding from the Land and Water Conservation Fund, 25% from the Willamette River Park System Corridor Project, and a \$52,188 donation from Ben and Kay Dorris for the required 25% in local matching funds.

In addition to the contributions described above, the Willamalane Park and Recreation District is grateful for the expertise and assistance provided by the following individuals in the preparation of this Facility Development Plan.

Reynold Briggs	Filbert Orchardist
Norman Hellmers.....	Lincoln Boyhood National Monument
Martin Perkins.....	Old World Wisconsin
William Tishler.....	University of Wisconsin
Cheryl Clemenson.....	Grant/Kohrs Ranch
Donald McPhail.....	Tourism Consultant
Dennis Howard.....	Market Facts, Inc
Kent Sundberg.....	Cultural Landscape Researcher
Norman Evonuk.....	Filbert Orchardist
Maxwell Hoefler.....	Filbert Orchardist

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INTRODUCTION

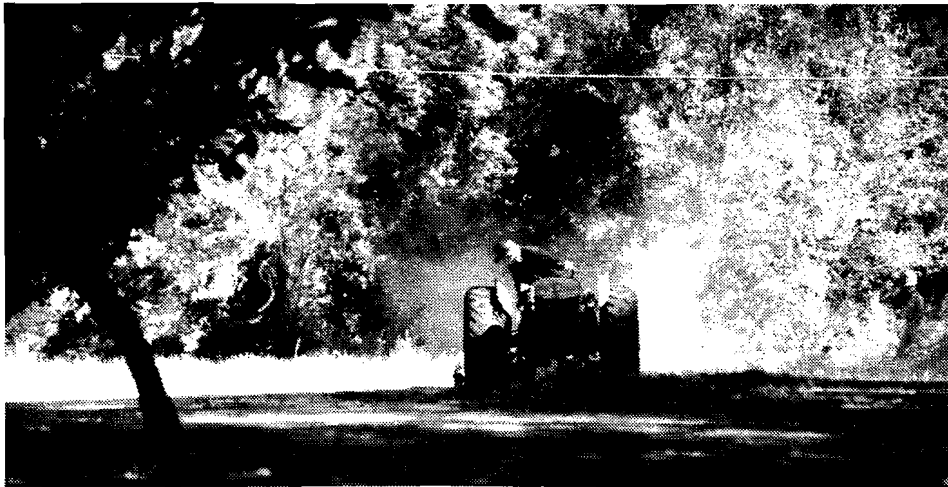


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INTRODUCTION

PURPOSE AND SCOPE OF THIS REPORT

Planning for any recreational site is a challenging and complex task. Protecting a significant historic site is also challenging and requires an understanding of both historic conditions and contemporary needs. Dorris Ranch, located at the confluence of the middle and coast forks of the Willamette River, is a beautiful and special place. It is a historic place with buildings and a landscape rich in images of the past. It can be an important recreational site for the people of Springfield and Lane County. Since it includes the first commercial filbert orchard in Oregon, Dorris Ranch has meaning and value far beyond Springfield and Lane County. Planning for its protection and continued use is a delicate and profound responsibility; we must think not only of our generation, but also of people long gone and those not yet born.



Reynold Briggs

The goal of the Dorris Ranch Facility Development Plan is to ensure that in coming years the Ranch continues to be a meaningful source of appreciation for this area's past and an inspiration for its future. The Plan is predicated on the understanding that in the coming years Willamalane Park and Recreation District will work to assume responsibility for the original Dorris family home, now in private ownership. Willamalane is fortunate in having the cooperation of Reynold Briggs, who began working for George Dorris in 1929, and still lives in the original house. Mr. Briggs, therefore, has the most enduring personal connection with the Ranch and has been an invaluable resource concerning Ranch operations and management.

Dorris Ranch

The purpose of the Dorris Ranch Facility Development Plan is to establish a course of action for future use and protection of the Ranch by providing a framework of decisions within which future actions can be planned and facilitated.

PURPOSE AND VALUE OF PROTECTING AND UTILIZING DORRIS RANCH

There are a few places in Oregon which speak to all of us. These may be places of spectacular natural beauty, like Three Sisters or Mount Hood; they may be historic structures, like Crater Lake Lodge or Heceta Head Lighthouse; they may be large areas, like the high desert or the rugged coastline; they may be small, intimate settings, like a favorite fishing spot on the McKenzie River or the front porch of an old house in Jacksonville. Wherever they are, whatever they are, these places speak to us of Oregon.



Lulu Dorris

Dorris Ranch is one of those places. It is a place made of many parts with opportunities for all people to enjoy, respect, and learn from in their own way. But why protect Dorris Ranch? Why save it? Why plan for its continued utilization as both a historic and recreational site? The answers to these and other questions lie as much in the future as in the past.

The desire to protect and utilize Dorris Ranch stems from its beauty and meaning to anyone who comes in contact with it. Small children relish the opportunity to roam through the orchards covered by the sweeping arched canopy of the filbert trees. Senior citizens and others have an opportunity to reflect upon their own pasts, some as workers on the Ranch, some as observers or consumers. Whoever we are, Dorris Ranch brings to life a story which continues to have an impact on the economic vitality of the state and the region. It reminds us of those special private moments of our personal histories and allows us to touch, if only briefly, the history of this place, this family, and this industry.

There are, of course, more direct reasons for protecting and using Dorris Ranch. There is a need to provide a recreational resource for Springfield, Lane County and the region which is broad enough in scope to attract a wide range of visitors. One goal for Dorris Ranch is to explain to visitors that the settlement and history of this state is closely tied to its natural resources, such as soils, groundwater, and rivers. It is a place to come back to often. It is a place to bring visitors and guests, to show them the richness and diversity of Springfield and Lane County, not only as it is today, but as it was in the past; it is a richness and diversity embodied in the people who settled this land. If Dorris Ranch can convey the joy and hardships, the pleasure and toil of settling and living off of this land, then it will be a success. This Facility Development Plan is a major step in that direction.

ISSUES AND POTENTIALS

Dorris Ranch provides Willamalane Park and Recreation District and the people of Springfield and Lane County with a number of opportunities and challenges. The most important of these are:

- The opportunity to provide meaningful experiences for all visitors; and the challenge of protecting fragile historic resources.

Dorris Ranch

- The opportunity to attract a wide range of visitors; and the challenge of being true to the history of the Ranch and of the Willamette Valley.
- The opportunity to increase visitor awareness of the significance of the Ranch and of the filbert history in this region; and the challenge of undertaking accurate research to fully understand the day-to-day and year-to-year life of the Ranch.



Original House

- The opportunity to provide a "home" for abandoned or threatened historic agricultural structures in Lane County and the Willamette Valley; and the challenge of undertaking this responsibility with care.
- The opportunity to develop an exciting tourist attraction in this area; and the challenge of undertaking that development slowly and deliberately, recognizing the limitations of available resources.

THE SIGNIFICANCE OF DORRIS RANCH

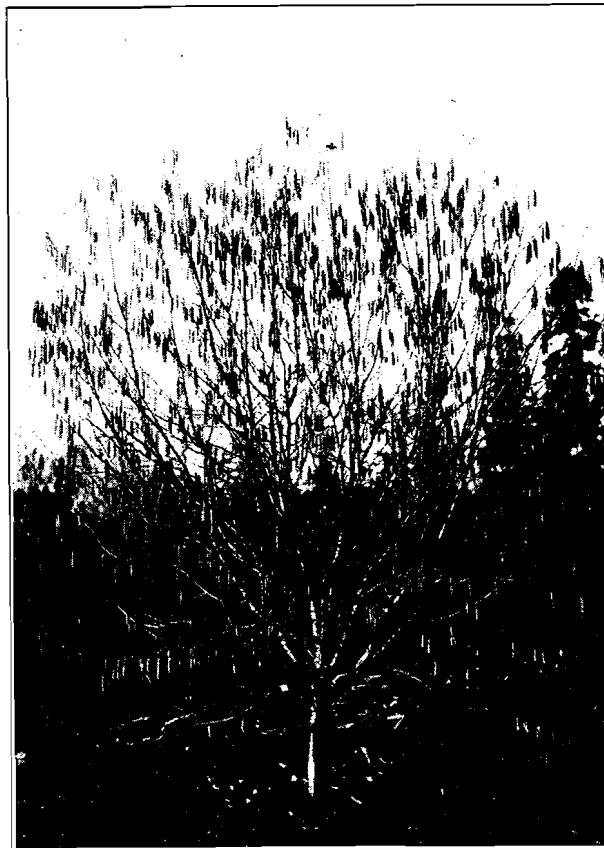
Dorris Ranch is a significant site in the history of Springfield and Lane County, and in the development of Willamette Valley agriculture and the filbert industry throughout the Northwest. George Dorris, and later Ben and Kay Dorris, were active promoters of filberts as a viable crop for the Willamette Valley. As early as 1903, George Dorris became known as one of the most successful filbert planters, growers, and propagators in the Northwest. His success in nut production and plant propagation was well-known throughout the region, and he

often shipped young trees to other growers in Oregon, Washington, and California.

The Ranch was the center of activities, with orchards planted in different years, and a very active and strong nursery operation. Dorris's influence spread in other ways as well. He was an early and active member of the Eugene Fruit Growers Association, and was instrumental in its development. In 1914 he delivered an important address at the meeting of the Oregon State Horticultural Society on the value and nature of filbert cultivation. In 1934 he and his nephew Ben wrote a pamphlet entitled: "Filbert Nursery Stock: Grown By the Tip System."

FILBERT NURSERY STOCK

Grown by the Tip System



GEO. A. and BEN F. DORRIS
SPRINGFIELD, OREGON

1934

Dorris Ranch

In the pamphlet, George and Ben describe their method of filbert propagation and maintenance, with special attention to techniques which allowed others to follow in their footsteps.

George Dorris, and Ben and Kay Dorris after him, were pioneers in the development of filberts as a commercial crop. Prior to their work and experiments, filberts had received minimal attention in this country as a viable crop, and in fact had been the cause of some concern due to crop failures and diseases. As the first major filbert ranch in Oregon, Dorris Ranch is a significant and important resource.

A TASTE OF THE PAST AND A LOOK TO THE FUTURE

Dorris Ranch can provide different facilities and events for different people. There are original filbert orchards, and there can be farm structures from all over the Willamette Valley. There can be an information kiosk with books and brochures about Oregon agriculture, and areas for family gatherings. There can be secluded places within the Ranch and along the river, and open fields and views of the surrounding hills. There can be parking for cars and trucks, and a bike path which runs to the Ranch, along the river, then back to Springfield and Eugene. There can be indoor and outdoor exhibitions of farm equipment and a display of local diaries, records, and photographs.

Most importantly, Dorris Ranch is a place which tells the story of agriculture in the southern Willamette Valley. It is the story of Springfield and Lane County, the story of the Dorris family and the story of filbert production in the Willamette Valley.

Dorris Ranch is both today's productive filbert orchards and a place for tomorrow's visitors. But there can also be special times at Dorris Ranch. Every fall there can be a "Harvest Festival," with music, food, and displays of historic farming practices. At this festival, history can come alive for the visitor. People may arrive from Springfield in old autos and carriages and even on horseback. It will be a celebration of the place of the past in Springfield and Lane County. Tourists may come from all over Oregon to appreciate agricultural history as an everyday event. There will be harvesting displays, and scenes from historic farm life: clothing production, food preparation, and planting of a small kitchen garden.

Dorris Ranch is a place of many places. It is a working filbert ranch. It is a historical site. It can be an interpretive area, a recreation area, and a festival location. It is modest, yet it is impressive. It is an everyday place, that is no longer ordinary. It is the past and the future for Springfield, Lane County and Oregon; a prophecy fulfilled.

A Prophecy Fulfilled

Following about a dozen filbert trees planted by Mr. A. A. Quanberg of Vancouver, Washington, I believe the next 300 in the Northwest were planted by me.

Twenty years ago, of the few people who knew filberts were being grown here, not to exceed half a dozen had reason to hope that it would eventually become an important minor industry. I was one of them. At the 1914 meeting of the Oregon State Horticultural Society I delivered the first address on filberts ever delivered in the Northwest and aside from some possible local reference in some newspaper (if such a reference was ever made). I think it was the first time the public was reminded of the possibilities of filbert culture.

Based on the previous record of my groves which I gave in that address I had the temerity to say: "*I fully believe that in time the filbert groves of the Willamette Valley will rival the famous groves of Naples, Sisily or Terragona.*"

Uninfluenced by the prevalent opinion that the hope I then voiced was only a pipe dream, I continued to broadcast my views through many addresses and newspaper articles, some of which were given much publicity. In later years I was ably seconded by others of the same opinion and due to our united efforts it is now conceded that instead of a pipe dream it has become a reality that as fine filbert groves as there are in the world are now in the Willamette Valley—a dream come true.

GEO. A. DORRIS.

Dorris Ranch



**GOALS,
OBJECTIVES,
& POLICIES**



GOALS, OBJECTIVES, & POLICIES

EXISTING DISTRICT GOALS

The Willamalane Park and Recreation District recognizes four broad goals which guide the planning, development, and operation of its facilities. These goals were established in the Eugene/Springfield/Lane County Metropolitan Area General Plan, Springfield's Natural Resource Study, the state of Oregon Willamette Greenway Study, and Willamalane's Comprehensive Plan. With its rich variety of open space, wildlife, forest areas, agricultural history, and riverfront access, Dorris Ranch holds potential for pursuit of all aspects of each of the District's adopted goals. The goals and related opportunities are:

- **Metropolitan Area: Provide a variety of parks and recreation facilities to serve the diverse needs of the community's citizens.**

Dorris Ranch expands the variety of facility types available to the people of the Eugene-Springfield Metropolitan area, and helps to satisfy the need for additional facilities to keep pace with the area's projected growth.

- **Springfield: To conserve, protect, and enhance open space, fish and wildlife habitats and scenic views and sites.**

While Dorris Ranch is primarily a historic and interpretive site, there are large areas of land within the Ranch which provide important wildlife habitats and open space located close to downtown and residential neighborhoods.

- **Springfield: To protect, conserve, enhance, and maintain the scenic, historical, agricultural, economic, and recreational land along the Willamette River and within the city of Springfield.**

Dorris Ranch is among the most significant historic sites in Springfield, and a primary historic agricultural resource along the Willamette River.

- **Willamalane: Provide a variety of park and recreation facilities and services that meet the diverse needs of, and create a positive leisure environment for, the residents and visitors of the District.**

Dorris Ranch increases the recreation facilities and services within the District, and will encourage all residents and visitors to further appreciate and understand the history of Springfield.

Dorris Ranch

ADDITIONAL GOALS ESTABLISHED FOR DORRIS RANCH

Due to the unique and fragile nature of Dorris Ranch, the District has established the following set of secondary goals focussing on the wide variety of opportunities and responsibilities which come with the Ranch.

- To protect the significant historic architectural, agricultural, and landscape resources of Dorris Ranch for the enjoyment of current and future generations.
- To afford an opportunity for the people of the Willamette Valley to protect prime examples of the diminishing number of historic agricultural buildings and structures.
- To provide a broad-based opportunity for visitor appreciation of the agricultural history of the Ranch, Springfield, and the Willamette Valley.

EXISTING DISTRICT OBJECTIVES

The District's Comprehensive Plan identifies seven planning, management, and development objectives. They are general in nature and identify what Willamalane strives to do and how it should be done. Briefly, they state that the District will provide:

Facilities	Public Information
Programs	Environmental Enhancement
Planning	Fiscal Management
Coordination with Other Agencies	

All of these objectives are directly applicable to the Dorris Ranch facility. As a guide for responsible facility planning and development, Willamalane has adopted the following set of more specific objectives for the Ranch.

ADDITIONAL OBJECTIVES ESTABLISHED FOR DORRIS RANCH

1. Park and Recreation Facilities

- To provide for visitor health, safety, and comfort.

- To minimize modern intrusions in the historic orchards and on the historic ranch complex through careful design and location of new structures and services.

2. Leisure Programs

- To instill in visitors an understanding of the late 19th and early 20th century era of agricultural and filbert ranching.
- To increase visitor awareness of, and respect for, the diversity of agricultural and ranching practices in the Willamette Valley.
- To demonstrate past and current agricultural and ranching practices used at Dorris Ranch.
- To provide for a wide diversity of visitor opportunities to appreciate the Ranch within a range of educational, recreational, and experiential programs.
- To provide opportunities for compatible visitor use and enjoyment of the Ranch throughout the year.

3. Planning

- To base all administrative and management decisions on adequate historical data and research and upon established community needs.
- To generate and utilize a business development plan which will balance facility development and operational needs with staff and fiscal resources.

4. Coordination with Other Agencies

- To seek cooperation with, and help from, other agencies operating living history farms and agricultural museums.

5. Public Information

- To develop and utilize a marketing plan which will promote regional and national interest in Dorris Ranch.

Dorris Ranch

6. Environmental Enhancement

- To establish a visitor information program to promote protection of the natural and cultural resources.
- To control visitor activities for the protection of fragile and irreplaceable historic resources.
- To provide for the protection of historic resources so as to arrest their deterioration, and, where appropriate, to provide restoration.
- To provide adequate security and protection from fire and environmental elements, with an emphasis on all historic resources.

7. Fiscal Management

- To prepare development and management plans which provide for operation of the Dorris Ranch facility without use of taxpayer funds.

EXISTING DISTRICT POLICIES RELATED TO DORRIS RANCH

Willamalane Park and Recreation District policies regarding environmental enhancement focus directly on the need and desire to increase recreation development, protect historic resources (including Dorris Ranch), and limit or restrict unintentional damage to environmental resources. The following District policies, from the Comprehensive Plan, apply directly to the development, use, management, and maintenance of Dorris Ranch, and have been followed in the preparation of this Facility Development Plan.

1. Park and Recreation Facilities

- Develop, wherever possible, park and recreation facilities that have multi-use capabilities and a high degree of adaptability to more intensive use or uses as recreation demand and population density increase.
- Provide sufficient maintenance and upkeep to maintain high-quality existing and future park and recreation facilities.

- Assure, as necessary, that both automobile and bicycle parking is provided for at all park and recreation facilities. Automobile parking should include spaces designed to meet the specific needs of handicapped persons.

2. Leisure Programs

- Strive to meet the diverse recreation and leisure needs of the entire population of the Willamalane Park and Recreation District with appropriate leisure programs.
- Assist in providing for the recreation and leisure needs of short term, out-of-the-area visitors.

3. Planning

- Continue to assess and reevaluate recreation and leisure needs within the District so that resulting implementation efforts are streamlined for meeting those needs.
- Continually reevaluate and update District standards for park and recreation facilities as new information becomes available.
- Work with Lane Transit District (LTD) in assuring that mass transit routing is convenient to existing and future park and recreation facility locations.
- Work with appropriate public agencies in assuring that metro bikeways are convenient to existing and future park and recreation facility locations.
- Initiate and maintain a system for identifying needed remodeling or renovation to existing parks and recreation facilities.
- Proceed with three final phases: 1) economic planning, 2) program development, and 3) master planning of the four-phase Dorris Ranch land use planning process.
- Continue to hold public planning meetings to review, evaluate, and adapt designs for new park and recreation facilities with the neighborhood or community residents to be served.

4. Coordination

- Take an active role in promoting both the public and private recreation industry within the community.
- Work with the city of Springfield, Lane County and other appropriate public agencies and private entities, to conserve, protect, and enhance open spaces, scenic and historic areas, and natural resources including the Willamette River Greenway as identified in the Willamalane Comprehensive Plan when land-use changes for these areas are being considered.

5. Public Information

- Vigorously encourage through appropriate informational means public participation on District planning, review, and evaluation processes.
- Encourage and seek public input and comments through the news media, public informational meetings, and other appropriate means.
- Develop a system for providing appropriate public information for the District's residents and visitors that will aid in their knowledge and full utilization of the area's recreational opportunities.

6. Environmental Enhancement

- Review the potential of Dorris Ranch, or portions thereof, for recommendation to the State Historic Preservation Office as an area considered eligible for the National Register of Historic Places.
- Consider environmental enhancement with regard to recreation development. Park and recreation facilities shall be developed to ensure that a minimum of damage to the environment occurs, while still providing a high-quality recreation experience for the District's residents and visitors.

7. Fiscal Management

- Use appropriate means of fiscal analysis when evaluating alternatives for development or expansion of District operations, services or facilities.

- Where District economic resources are to be invested, consider both short-term and long-term costs.
- Make all facts and alternatives available to citizen committees working on fiscal or budget matters.
- Vigorously examine funding-source alternatives for new development and renovation of District park and recreation facilities.
- Consider new concepts of mixing public recreation areas or facilities with revenue-generating commercial uses such as food services or other concession activities in order to help finance recreation programming, maintenance, and park and facility acquisition and development.

ADDITIONAL POLICIES ESTABLISHED FOR DORRIS RANCH

In addition to the District's previously established policies, the following policies have been adopted to guide the development, management, use, and maintenance of Dorris Ranch:

1. Park and Recreation Facilities

- Provide ample automobile and bicycle parking, while at the same time ensuring that vehicles do not have a negative impact upon historic and interpretive facilities.
- Ensure that all buildings, structures, and facilities which are used by employees and/or visitors meet minimum health and safety codes, as well as human comfort requirements; except in historic structures used for limited visitation or temporary work places.

2. Leisure Programs

- Provide for the protection of significant historic resources and for the interpretation of those resources to visitors.

Dorris Ranch

- Provide the opportunity to accept, manage, and maintain historic agricultural structures and buildings from throughout the Willamette Valley for interpretive purposes.
- Develop an "Interpretive Prospectus" to guide presentation of the diversity of historic, interpretive, and natural resources to visitors.

3. Planning

- Diverse recreation needs of the population of the District shall be considered and met, where possible, within the natural and historic constraints of the Dorris Ranch landscape.
- The needs of repeat and one-time visitors shall be considered in the planning and development of Dorris Ranch.
- Continue to assess and reevaluate the needs within the District, on a periodic basis, with regard to the special role which Dorris Ranch plays in the community.
- Continue to reevaluate and update Dorris Ranch management standards for the protection of historic resources and the development of interpretive facilities.
- Continue to hold regular public meetings to evaluate the development and management of the Ranch and assess its effectiveness within the District.
- Vigorously encourage, through various and appropriate means, public participation in the continued planning and development of Dorris Ranch.
- Allow for and direct continued appropriate change within the Ranch in accordance with historic research, visitor needs, and natural processes.
- Coordinate with the city of Springfield in all long range planning processes which may impact or be impacted by the Dorris Ranch project. This includes the South Springfield Refinement Plan, South Second Street improvements, police, fire, and related services.

4. Coordination

- Work with the city of Springfield, Springfield Historical Commission, Lane County, the Lane County Historical Museum, the State Historic Preservation Office, and the Historic Preservation League of Oregon to coordinate efforts regarding protection of historic resources as well as endangered historic agricultural structures and buildings in the Willamette Valley.

5. Public Information

- Take an active role in promoting visitation to Dorris Ranch for the benefit of the entire community and coordinate related activities with other public agencies and private entities.
- Develop a system of regularly informing the District's residents about events and occasions at Dorris Ranch.

6. Environmental Enhancement

- Provide appropriate and correct maintenance to ensure that all historic resources will be maintained in accordance with the United States Secretary of Interior's Standards for Historic Preservation Projects.
- Initiate and maintain a system for the regular identification of maintenance needs for historic resources and interpretive facilities and for the specialized skills necessary to perform these functions.

7. Fiscal Management

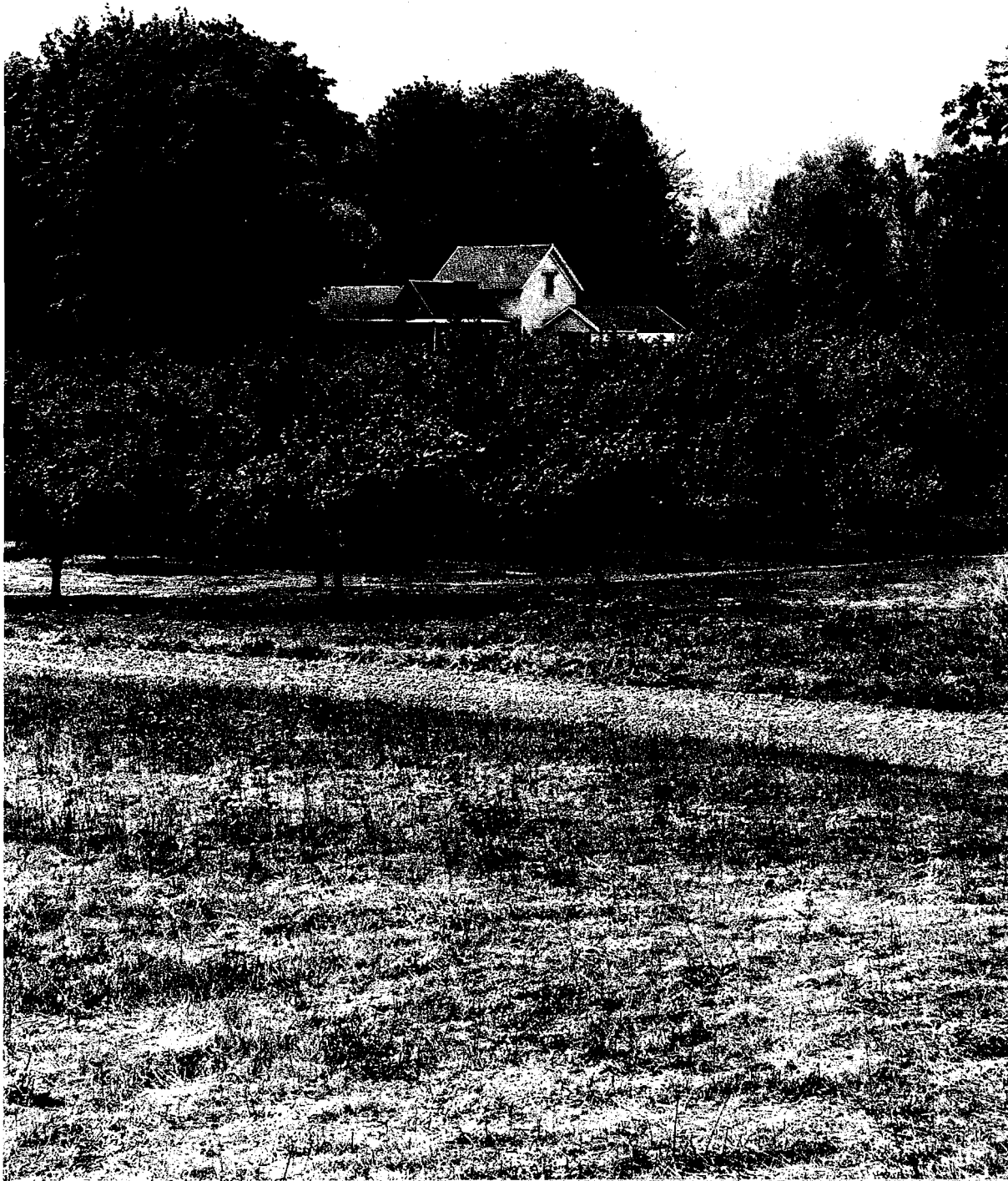
- Establish a comprehensive and flexible system for private contractors to operate most of the orchards in a financially successful manner without jeopardizing the interpretive programs at the Ranch.

Dorris Ranch



George Dorris

RANCH ENVIRONMENT



Original House

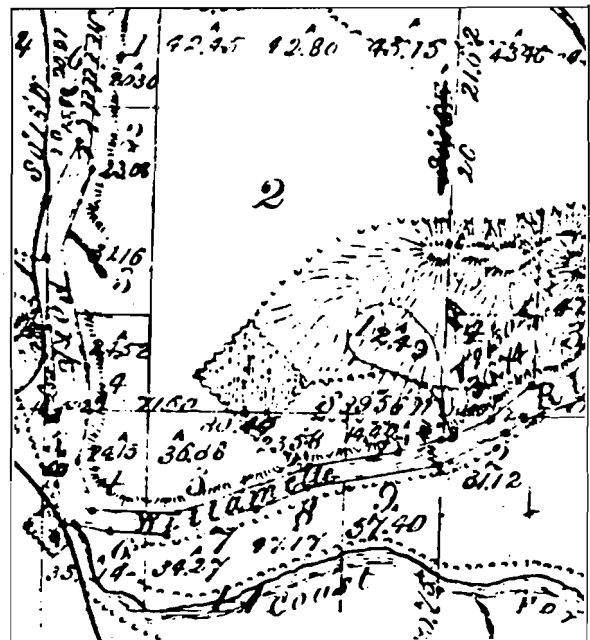
RANCH ENVIRONMENT

HISTORY OF THE RANCH

The history of Dorris Ranch is the history of settlement and agriculture in the Willamette Valley. It is the tale of men and women working together with natural resources to create a place to live and a place to work. It is the story of George and Lulu Dorris, their nephew Ben and his wife Kay and their children. It is the story of Reynold Briggs and his family and it is the story of Willamalane Park and Recreation District. But it is also the chronicle of Lane County and the people of Springfield.

Dorris Ranch speaks to us of many times: of the past, the present, and the future. Most of all Dorris Ranch's history is the story of agricultural successes and failures, of crops and pests, and bugs and floods. It is a story of experimenting with new species of filberts and established species of asparagus. It is a history tied to the Eugene Fruit Growers Association and to the early days of the University of Oregon.

Long before George Dorris set foot on the land we now know as Dorris Ranch, it was part of the Donation Land Claim Number 61, Notification Number 3730 of William A. Masterson and Eliza Jane Masterson in the 1850's. The Mastersons owned the 320 acres of land until 1867, when they sold it to Richard Morris for the sum of \$1000. Morris, and his wife Sarah Jane Morris, sold it to George H. Thurston and Elizabeth B. Stowell on August 9, 1870 for \$6000. It was at this point that the 43 acres south of the Willamette River were sold to J.D. Hampton. From then on the property included 277.87 acres.



U.S. Land Office Survey 1851-53

Dorris Ranch

In what appears to be an equal exchange of undivided rights in the property, Elizabeth Stowell and her husband Alfred sold their half interest in the land to Marietta H. Thurston on the same day, December 29, 1873, that George Thurston and his wife Marietta sold their half interest to Elizabeth B. Stowell. The Stowells sold their interest to Marietta H. Thurston on March 30, 1874 for \$3000.

Finally, on October 27, 1892, George A. Dorris, at the age of 34, purchased these 277.87 acres of rich bottomland, river frontage, and scrubby hillside from Marietta and George Thurston for the sum of \$4000. George A. Dorris, graduate of the University of Oregon and attorney-at-law, became a farmer. George continued his law practice until 1898, but it was clear that he was now devoting himself to his new vocation.

George Dorris (or Geo., as he always signed his name) purchased property which seemed far from Springfield and Eugene, along a river, and in a valley which was quickly becoming known for its agricultural produce. He found land with established hops, and a moderately elegant house, constructed in 1880. The Original House (as it became known) was built while the land was owned by George and Marietta Thurston. George Dorris immediately set out to establish himself as an agriculturalist, always maintaining an interest in real estate, what would become known as marketing, and the future of filberts in the Oregon economy.



Original House

George soon began to make this a viable and prospering ranch. In 1899 he built the Dorris House, where he lived until he died. Hops were an active crop on the land prior to George's ownership, and through 1899 there continued to be hop production with two hop houses on the Ranch. George employed Chinese laborers, and they lived in the former hop houses. It wasn't too long, however, before George decided that hops were not viable or productive enough, and their commercial production was soon abandoned. The packing shed was built around 1900, and in 1901 George and his wife Lulu granted a lease to the Great Western Oil and Coal Company for "the right to enter and bore for oil, petroleum, or any other mineral in that part of the... claim... embraced in the hill pasture...", an area of 70 acres. It is not known if any drilling actually occurred.

In 1898 George's nephew Ben came to Eugene to join his uncle. Over the years, the Dorrises planted asparagus, artichokes, okra, peaches, plums, figs, table grapes, strawberries, walnuts in 1910, and cherries in 1920. They harvested as much as 15 tons of cherries in one year and thought that a considerable amount until George made a trip to the central valley of California. It soon became clear to him that his future was not in cherries.

While investing in various fruits and vegetables as potential cash crops, George undertook another experiment, another chance - one which was to change his life and have a profound impact upon the agriculture and economy of the Willamette Valley and the Pacific Northwest.

On December 12, 1905, George Dorris ordered some filbert trees from the Barren Hill Nursery in Nevada City, California. Not much is known of the success or failure of these first trees, but on February 17, 1912, George ordered 200 more filbert trees from the same nursery. These he specified to be 100 each of the Barcelona and Du Chilly Cobs varieties. The nursery also added in "two plants of the Daviana variety which is a fine nut and [grow] so well with us, and will ask you to give them a good place, to try them and see what they will do with you."

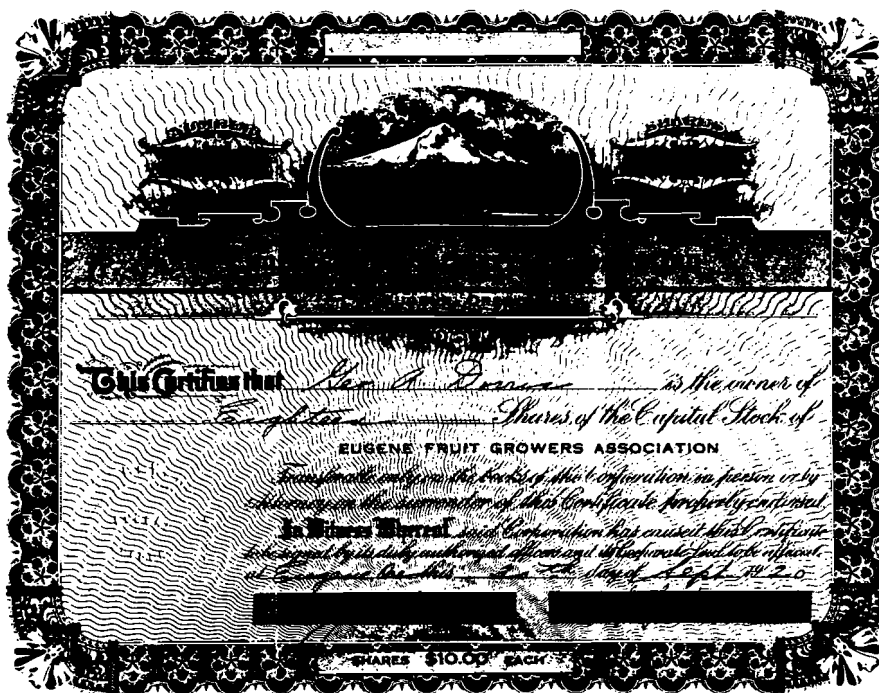
The trees were shipped on February 22, 1912. "Our bale is of Barcelona with exception of two trees tied together - a Brunswick and a Daviana, which we would like you to try and report to us. The Brunswick is so similar to the Cobnut in appearance that if it would prove a good bearer with you it could sell as readily perhaps as the Cobs. The Daviana is [a] shorter nut than the Cobs, but fine shape, bright-reddish brown, and larger around. A pretty nut and bears a little less than the Cob." The cost of the trees varied from 25 to 30 cents each, depending on the variety.

Dorris Ranch

George apparently was not happy with the trees he received. A letter from the Barren Hill Nursery, dated March 12, 1912, expresses surprise at comments in his letter of March 6. "We had rather hoped that you would be better pleased with the trees we sent you than your letter would infer, but trust that in your good soil and proper care they will make a good growth." The nurseryman from California couldn't have been more accurate.

In the same year, 1912, George displayed his vision of land stewardship when he entered into a special agreement with the Deputy Game Warden for Lane County and the State Game Warden. This agreement declared his land to be a "wild bird and game refuge for the period of two years..." and granted the county and the state "the right to preserve and protect... all wild birds and game protected by the laws of the State of Oregon..." George's commitment to the land was thus evidenced in many ways.

By 1914 George Dorris was becoming a leader in the filbert-growing and marketing industry. In that year, according to George, he "delivered the first address on filberts ever delivered in the Northwest and aside from some possible local reference in some newspaper (if such a reference was ever made) I think it was the first time the public was reminded of the possibilities of filbert culture."



Eugene Fruit Growers Association Shares

It was also during this time that George became active in the development of a fruit and nut growers' cooperative, a way to market produce together. The outcome of his efforts, and those of others in the region, was the Eugene Fruit Growers Association. George was a director of the Association from its inception and remained in this post until his death in 1936. The Eugene Fruit Growers Association is now known as Agripac.

In 1920 there was a dairy barn on the Ranch, with 120 cows delivering a total of four to five gallons each day. Later on there were sheep, goats and horses, as well as the native wildlife of the area including quail, duck, geese, pheasant, and deer.

During the 1920s the filberts began to prosper and the orchards on the Ranch expanded. Ben Dorris, George's nephew, helped clear forested land for more orchards, sometimes leaving the largest stumps when they couldn't be removed. It was not uncommon for George's and Ben's trees to produce up to one hundred pounds of nuts each in a single season. They sold filberts to the innovative Meier and Frank Company stores, and marketed 10 pound sacks to "people in town." The Dorris filbert operation and quality of their produce soon became known throughout the region and the country. In those years George received many letters from other growers, orchardists, and horticulturalists regarding his species of trees, his methods of planting, and his pruning and maintenance procedures. Dr. Ira Ulman, for example, Vice President of the Northern Nut Growers Association in New York, wrote in 1916 to ask about Dorris's root stock. In 1917 A.A. Quarnberg, another early Northwest filbert grower in Vancouver, Washington, wrote to obtain details of George's planting methods and mixing of different species in the same orchard and to discuss the various attributes of different species.

Other changes happened as well. In 1920 Ben built a box on top of his newly obtained modern Ford roadster used for transporting fruit and nuts to Springfield and Eugene. Then, on February 24, 1922, George and Lulu entered into an agreement with The California Oregon Power Company which granted the company "the right-of-way and easement to erect, construct, repair, replace, maintain, and use from time to time ... the lands [of the Dorris's] ... for the transmission and distribution of electricity..." Electric power had come to Dorris Ranch as it had to the rest of the Willamette Valley.

Until 1926 filberts and other nuts were marketed locally. In that year, the Eugene Fruit Growers Association acquired a drier for walnuts and filberts. With this change in available technology, wider markets for nut crops became available.

Dorris Ranch

In 1929 Ben Dorris married Kay Cornett and they moved to Eugene. Ben and Kay later lived in Portland, and back again in Eugene, on some of Uncle George's property. It wasn't until 1936 that Ben and Kay moved back to the Ranch permanently. In 1934, while Ben was still living in Eugene, he and George co-authored a small pamphlet, modest in size, but powerful in its message. It was a pamphlet which was to have a deep and lasting impact upon filbert cultivation in the Northwest.

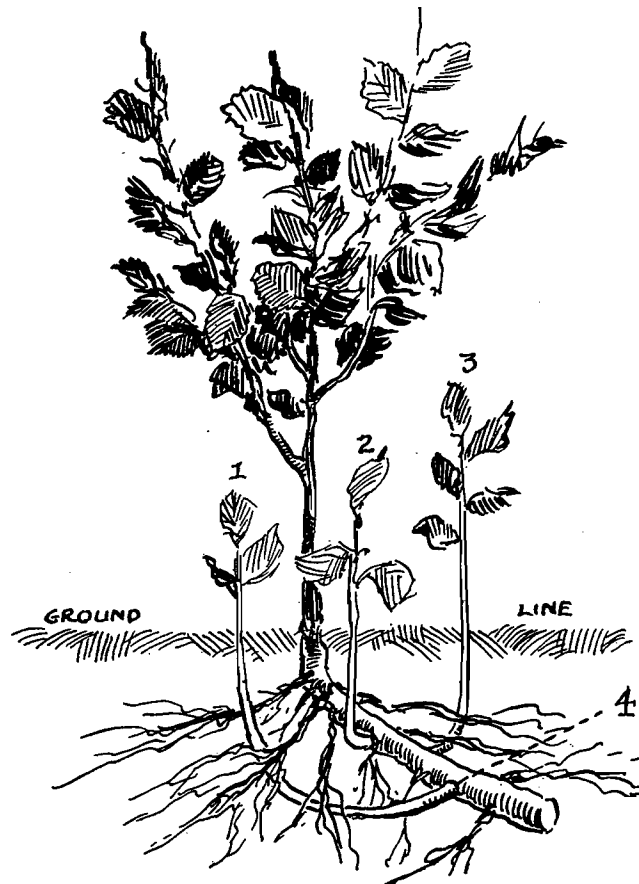
Filbert Nursery Stock Grown by the Tip System, published in 1934 by Geo. A. and Ben F. Dorris, presented to all who would read it the results of nearly 30 years of work, labor, experimentation, accidents, and successes. In it, George and Ben carefully and directly instruct the filbert grower in the difference between a "tipped tree" and a "sucker tree." "Because of its great expense after planting, the sucker tree is not used except by those who do not know its persistent suckering habits, or by those who want a real strenuous yearly job during the life of the tree."

George and Ben recommended, instead of a "sucker tree," one which had been properly tipped, or root-pruned, prior to planting. They stated that "the [tipped] tree is practically incapable of throwing deep and troublesome suckers before it is planted, thus robbing suckering of all its terrors." Suckering, the bane of existence for all nut growers, had been controlled by George and Ben.

George, in an attached essay, extolled the virtue of the tipped Barcelona Filbert. "If you want to play save [sic], plant only the best strain Barcelona. All the world's best varieties have been tried out in the Northwest and not one of them can compare with it as a money maker." George did acknowledge that growing filbert trees the proper way may be more expensive at first but would be more profitable later. "Respect the opinions and practices of the world's foremost scientists and propagators, and plant only the grown root filbert tree, giving the tipped tree the preference. It cannot be raised in quantities like the other types and is only raised at all because from every point of view it is the best."

George Dorris was adamant in his adherence to correct and appropriate propagation, planting, pruning, and harvesting methods. Before 1931 there were only two acres of filbert nursery and thirty acres of orchards. In 1935 three more acres of nursery were added. This acreage produced 70,000 trees annually that were sold throughout the Northwest. The nursery area was diminished in 1956, and sales of filbert stock were halted in 1965. In 1934, at the age of 76, George could look back upon a rich and full life, the last 30 years

of which had been devoted to the development of the filbert as a Northwest product.



Sketch of a Sucker Tree

The sucker forms a perfect head. It is the easiest tree to raise. *It is the most expensive tree to plant.*

All its root bearing wood is also sucker bearing wood. Suckers persist in coming below the roots where they are always difficult and at times impossible to get at. Unless an immense amount of work is done in removing suckers from such a tree it generally gets out of control and forms a bush.

Generally speaking, each year of their life 10 layer trees can be kept under complete control as cheaply as one sucker tree.

Because of its great expense after planting, the sucker tree is not used except by those who do not know its persistent suckering habits, or by those who want a real strenuous yearly job during the life of the tree.

Dorris Ranch

When he died, on September 16, 1936, George Dorris was praised for his commitment to agriculture, his civic responsibility, and his role as a pioneer of Lane County and of Lane County nut culture. The Eugene Morning News, on September 18, said: "Such men as George A. Dorris are all too rare in any community. Faith in his home county and its future were always compelling motives in the life of Mr. Dorris. Lane continues with the monuments of the patient experiments of a man who had faith. Oregon horticulture owes a debt to Mr. Dorris." The Eugene Register Guard remarked, in a far different vein, that "he was a Democrat whose ideas and ideals remained democratic. He viewed with concern the changes of later years but he was undaunted in his American faith."

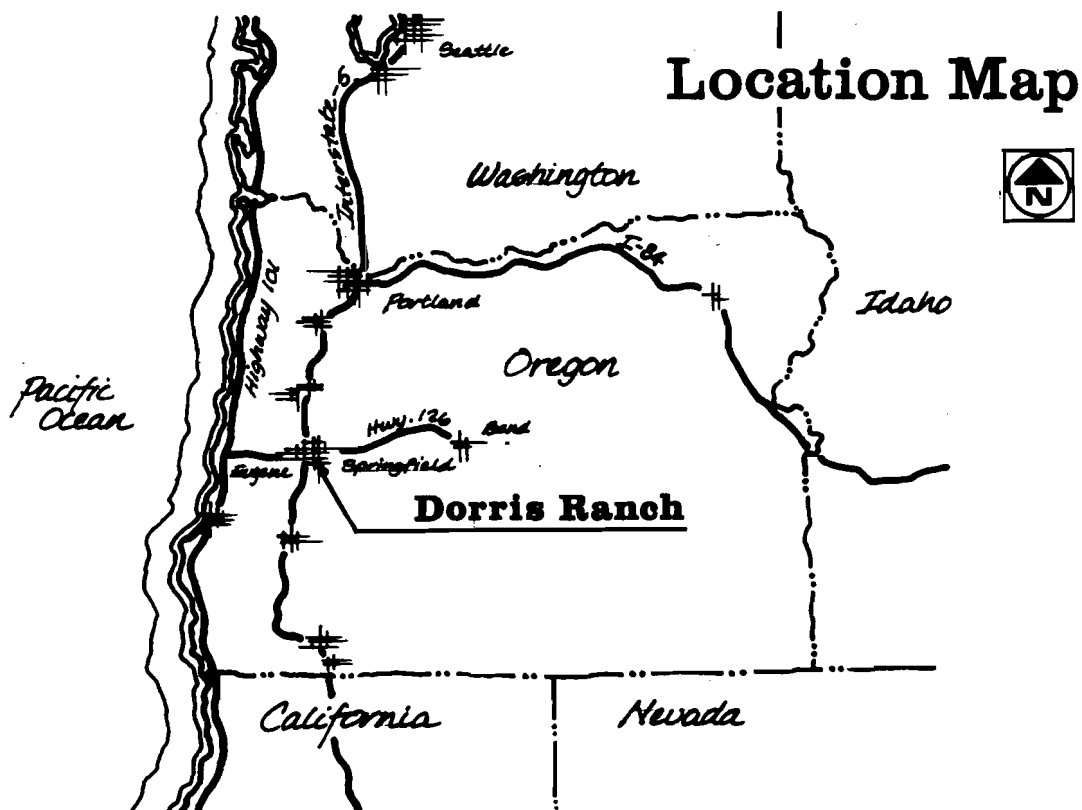
After George's death, Ben and Kay continued the tradition which George had started and which Ben learned from his uncle. In 1920, when he first became active on the Ranch, Ben was, by his own account, a novice. Now, 16 years later, he and Kay were responsible for the continuation of the Ranch. In 1931 Reynold Briggs started working for George and Ben and managed the orchards until 1973, a period of 42 years. Briggs was responsible for assisting Ben in expanding the orchard acreage by adding 45 more acres for a total of 75 acres planted in filberts. Beginning in 1972, through the foresight and generosity of Ben and Kay Dorris, the Ranch gradually became the property of Willamalane Park and Recreation District. More than that, it became the property of the people of Springfield, Lane County, and the people of Oregon. Today the filberts are still harvested, and the houses and other historic resources remain vital parts of the Ranch.



Ben Dorris - 1979

THE REGION

Dorris Ranch lies at the southern end of the Willamette Valley, at the confluence of the Middle Fork and the Coast Fork of the Willamette River. Ecologically, geologically, and geographically this is a transition zone between the hills to the south and the expanding and widening Valley to the north. The Willamette River meanders across the broad, flat, alluvial floor of the Valley. There are many features associated with both past and present channels of the River. Terrace deposits, sloughs, islands, meander scars, oxbow lakes, and flood channels are found from Springfield to Portland, 110 miles to the north.



The Willamette Valley was a hunting ground for Indians and frequented by hunters and trappers long before permanent white settlement took place in the 1830s and 1840s. The first settlement in the Valley, in what is now French Prairie north of Salem in Marion County, numbered 26 families and took place in 1830. Rapid growth followed, especially during the 1840s and after the

Dorris Ranch

California gold rush of 1848. Throughout the 19th century, the rivers of the Valley served as major communication and transportation routes. As part of the settlement and development of the Valley, Springfield was established in 1868.

Between 1850 and 1880 there was an accumulation of homesteads on the Valley floor. While cattle and sheep grazing dominated the early agricultural activity, fields and crops took over within a few years. A major change occurred with the Donation Land Claim Act of 1850, which allowed a single person to claim 320 acres or a family to claim 640 acres if the land was occupied prior to that date. After 1850 the allotted land was lowered to 160 acres and 320 acres for single men and families, respectively. Settlement took place along the River, with wheat and vegetable fields set aside, along with kitchen gardens. It soon became apparent that the Willamette Valley was a rich and fertile area well suited for agricultural endeavors of all types.

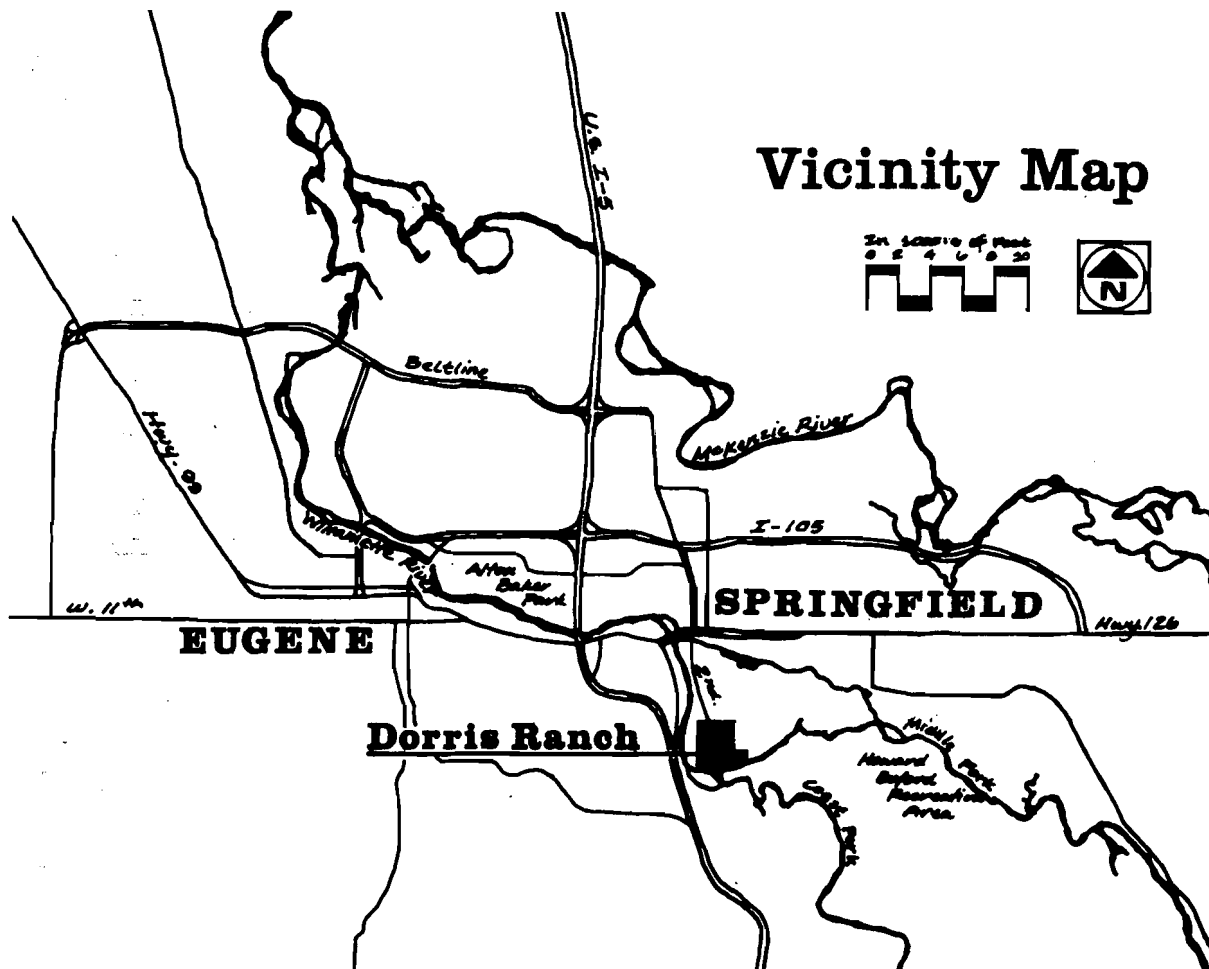
For various economic and social reasons, with diversified farming now well established in the Willamette Valley, the 20th century saw an increased emphasis on fruit and nut produce. George Dorris's efforts were part of this new movement to increase out-of-state markets. Among the crops which took hold and prospered during the early days of this century were strawberries, blackberries, blueberries, cherries, walnuts, apples, peaches, pears, and of course filberts. Hops retained their importance throughout the Valley and County, as did mint for oil, asparagus, and onions. The agricultural scene of the Willamette Valley and Lane County was varied and vibrant during the early days of George Dorris's experiments in filbert culture.

The region became known nationally for its produce and many marketing cooperatives developed. One of the earliest of these was the Eugene Fruit Growers Association, founded by George A. Dorris, among others, in 1908. By 1940 the Fruit Growers Association occupied 10 acres of warehousing and modern processing facilities in Eugene. Dorris Ranch played an integral and significant part in the development of the southern Willamette Valley as a center of agricultural production.

RANCH SURROUNDINGS

Dorris Ranch is part of a large system of parks and open spaces in the Willamalane Park and Recreation District and in Lane County. It also lies within the Willamette River Greenway established by the state of Oregon in 1973.

The Ranch lies just south of a small residential neighborhood on a forested, solid rock butte called Willamette Heights. It can be approached from Springfield by auto, bicycle, or foot along South Second Street, a distance of three-quarters of a mile. At the present time, the entrance to the Ranch is a historic, unpaved road, used for years by George and Lulu Dorris. The Ranch can also be approached by drift boats, rafts, or small power boats on the Middle Fork of the Willamette River.



Dorris Ranch is visible from a variety of prominent spots in and around Springfield. It can be seen from the top of Mt. Pisgah, a favorite hiking and recreation site. It is clearly visible from portions of the I-5 corridor as well as from Willamette Heights.

Dorris Ranch

The area around the Ranch is used for residential development, a mobile home court, agriculture, and a rock quarry. The land uses adjacent to Dorris Ranch are controlled by the Eugene-Springfield Metropolitan Area General Plan, Lane County "Lower Middle Fork Sub-Area Plan," and Lane County zoning ordinances. The area to the north of the ranch has been designated for low density residential use. The prospect of further urban growth along its northern edge makes the Ranch an even more valuable resource as a historic site, a natural buffer to urban development along the river, and a recreation area.

The Ranch is a unique preserve of rural agricultural landscape in the midst of a developing urban area. It is accessible by the centralized urban population of Lane County, as well as more remote residents and visitors from I-5, I-105, and state highways 99 and 126. This centralized geographic location is one of its primary attributes.

THE SITE

• General Description

Dorris Ranch presently consists of 256 acres of landscape and buildings, riverfront and pasture, roads and orchards, water channels and walkways. It is a rich and diverse landscape set along the Willamette River south of Springfield. In the past, Dorris Ranch offered many things to the people who lived and worked there. There was, of course, nut cultivation; but there were also the other daily events of Ranch life. People milked cows, tended to sheep, and maintained buildings and fences. There were the domestic tasks of cooking and clothes washing and there was also fishing and swimming.

Dorris Ranch today offers the people of Springfield, Lane County, and the Willamette Valley the same possibilities for diversified use. There are the orchards with their spectacular beauty at all times of year. There are early spring sunrises with gently filtered light streaming through the young catkins, soon to be filberts. There are walks along the river's edge, listening for frogs, fishing perhaps, or watching drift boats as they head for Willamalane's Island Park downstream. There are the landscapes around both historic houses and the houses themselves, each breathing a bit of the past for us to see, smell, and touch.

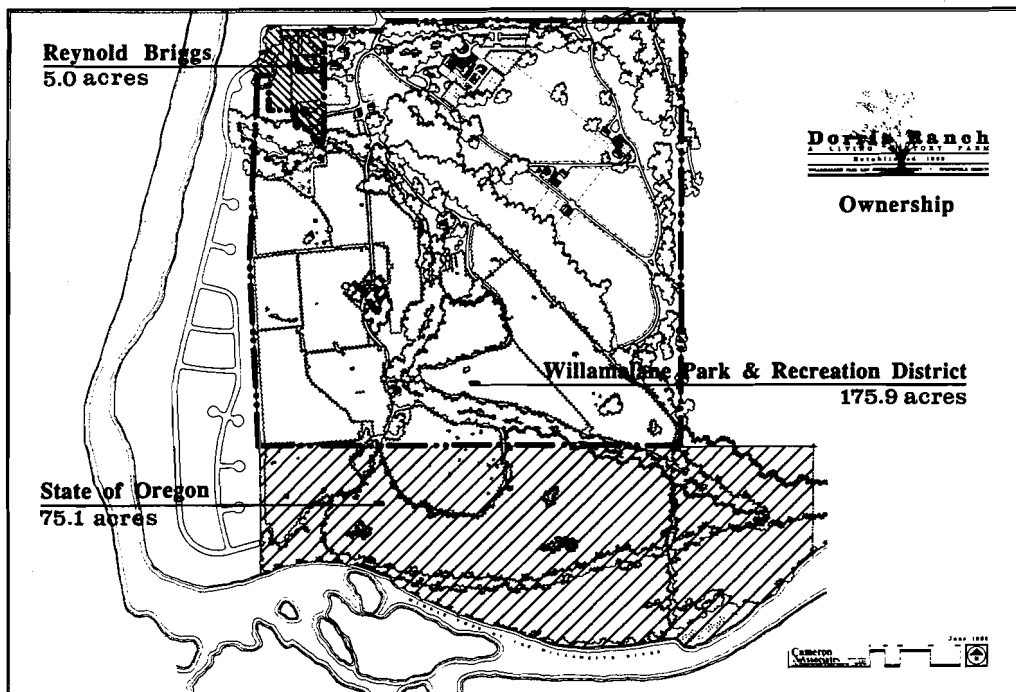
At Dorris Ranch visitors will be able to see the past and the present. They will get to know the orchards where George and Ben experimented with growing filberts. They will be able to walk the riverfront, wander through the forest between the river and the orchards, or once again listen to water running

through the diversion channel in the middle of the Ranch. There will be areas for picnics and family outings and an opportunity to understand the history of agriculture in the Willamette Valley in an indoor museum and outdoor exhibits. The landscape and history of Dorris Ranch offer many possibilities. It is up to us to take advantage of those potentials while caring for this very beautiful and special place.

• Land Ownership

The Dorrises purchased a 277.87 acre portion of the original Masterson Land Claim. They later sold approximately 22 acres to adjacent land owners, reducing the total Dorris Ranch acreage to 256 acres.

The property is currently held in three separate ownerships. Reynold Briggs owns and controls five (5) acres containing the original house and some orchards at the northwest corner of the property. Willamalane owns and controls one hundred seventy-six (176) acres containing most of the orchards, the Dorris house, and most of the grasslands and woodlands. The state park system owns the remaining seventy-five (75) acres of forest and riverfront land. This parcel is controlled by Willamalane under a lease agreement with the State.



Ownership - June 1986

Dorris Ranch

• Historic Resources

Dorris Ranch is an excellent example of an early Willamette Valley agricultural site. The houses, packing shed, pool, diversion ditch and orchards date from various periods of the Ranch's development and growth. As with any place which is mostly landscape - with native, naturalized, and cultivated trees, shrubs, and grasses - Dorris Ranch can never look exactly as it did during George's or Ben's days. Landscapes change no matter what we do to them. Trees grow, mature, and die. We are fortunate because so many of the original Dorris Ranch filbert trees planted over 80 years ago have continued to survive and to produce.

The Ranch is significant in local and regional history because it was the place where George Dorris, and later Ben, developed and perfected the filbert culture principles and techniques which changed the way of growing Northwest filberts. Oregon produces 95 percent of the U.S. Filbert crop, and shares the world market with Turkey, Spain, Italy and France.

While there are parts of the Ranch that are important, it is the entire Ranch which has significance; it is the combination of all of the pieces of the Ranch which make it the very special place that it is.

Filbert Orchards

There are thirteen different filbert orchards on Dorris Ranch. Five of these were planted prior to 1927, and the other five were planted between 1927 and 1957. All of the orchards represent different periods in the development of the Ranch. They also, however, show different planting, pruning, and maintenance techniques developed by George and Ben. The earliest orchards, especially those planted prior to George's death, were all based on his tipped tree system. The difference between these orchards and the ones planted and maintained later can be clearly seen after learning about George's unique system of planting, pruning, and maintaining his trees in spite of severe freezes in recent years. Almost all of the orchards are intact and still producing. They are, without a doubt, the fragile and precious heart of the historic resource of Dorris Ranch.

George Dorris took great pride in the Pacific Northwest filbert industry which he had sown and nurtured. It was, he said in 1934, a "Prophecy Fulfilled:"

Following about a dozen filbert trees planted by Mr. A. A. Quanberg of Vancouver, Washington, I believe the next 300 in the Northwest were planted by me.

Twenty years ago, of the few people who knew filberts were being grown here, not to exceed half a dozen had reason to hope that it would eventually become an important minor industry. I was one of them. At the 1914 meeting of the Oregon State Horticultural Society I delivered the first address on filberts ever delivered in the Northwest and aside from some possible local reference in some newspaper (if such a reference was ever made), I think it was the first time the public was reminded of the possibilities of filbert culture.

Uninfluenced by the prevalent opinion that the hope I then voiced was only a pipe dream, I continued to broadcast my views through many addresses and newspaper articles, some of which were given publicity. In later years I was aptly seconded by others of the same opinion and due to our united efforts it is now conceded that instead of a pipe dream it has become a reality that as fine filbert groves as there are in the world are now in the Willamette Valley - a dream come true.

George had in fact been a primary "mover" in the growth of the Pacific Northwest filbert industry. In 1934, he spoke for himself and his nephew Ben, when he said:

We take pride in the filbert industry of Oregon, for we were in it from the beginning and helped to develop it, and any suggestions of value we may be able to give to any of our fellow growers will afford us the greatest pleasure.

Historic Structures

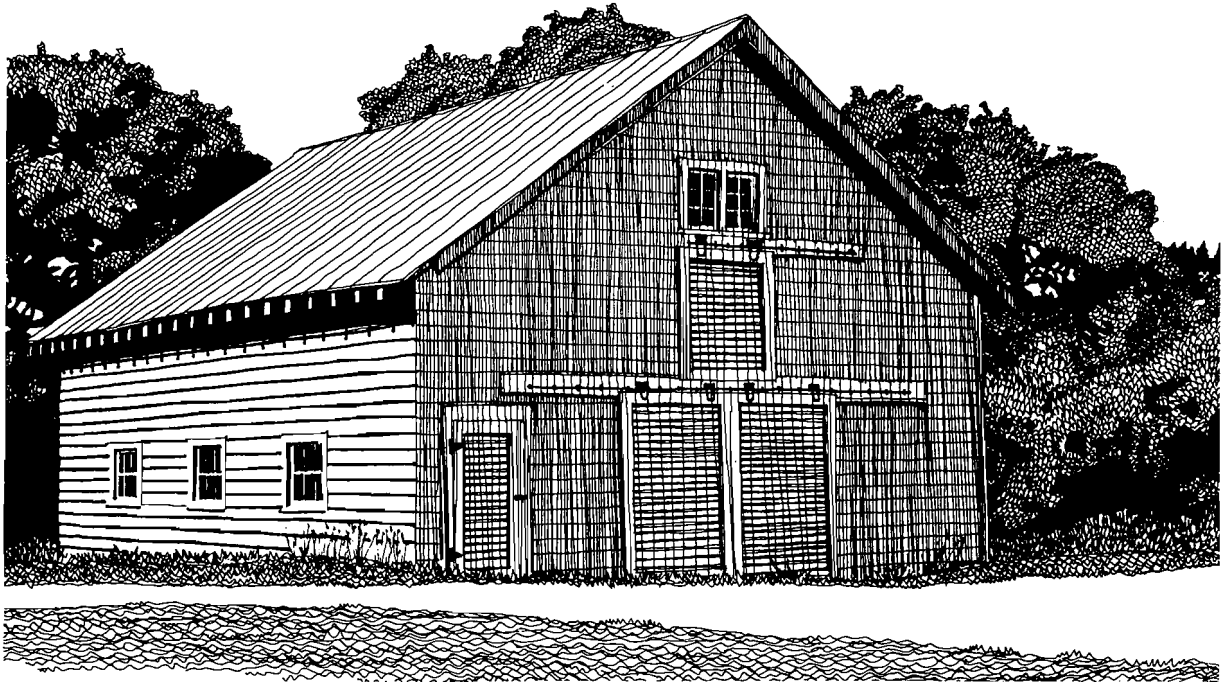
There are two houses on Dorris Ranch. The Original House was built in 1880 by Marietta and George Thurston; the Dorris House was built by George Dorris in 1899, and later remodelled by Ben in the 1940s. The houses are both built in the vernacular style of the period - typical Oregon farmhouses with porches. They have been well-maintained over the years and provide us with a good look into the past - a partial view of what life must have been like when the Ranch was at its peak. While the Dorris House has been partially remodelled over the years, it still retains its essential character. Both houses have some original plants around them, such as climbing roses. The Dorrises also planted marigolds and sunflowers from year to year, although none of these annuals remain.

Dorris Ranch

There are other structures from throughout the Ranch's history as well. There are the outbuildings associated with the Dorris House, including the original porch turned into a sleeping porch for the children. There are the packing shed, equipment sheds, and the barn near the Original House, built in 1940 of materials from two hop barns which were taken down when the Dorrises abandoned hop raising.



Dorris House



Dorris Barn

Diversion Dam and Channel

A stream channel was hand dug through the site under the Dorrises' direction in the early 1920s roughly following the course of old river meander scars from the Ranch's southeast to northwest corners. The stream channel, in its early stages, served to control surface runoff and seasonal flooding on the Ranch. In addition it provided opportunities for increasing the Ranch's irrigation water supply. In 1925 a diversion dam was constructed of rock and concrete at the southeast corner of the property adjacent to the Willamette River. The dam helped to control water moving onto the site from the Middle Fork of the Willamette via a 3-foot diameter, 90-foot tunnel which was regulated by a steel gate.



Diversion Channel Finished in 1931

Dorris Ranch

In 1938 Ben acquired legal water rights from the state of Oregon which enabled him to make further use of the waters of the Willamette River by constructing a diversion channel. Water rights were approved for irrigation totaling 99.7 acres, including filbert orchards, garden plots and pasture lands. The State granted Dorris Ranch 2.0 cubic feet per second, approximately 1000 gallons per minute. An additional 0.01 c.f.s. or just less than 5 g.p.m. was allotted for livestock purposes.

In years to follow, a number of other improvements were made to the diversion channel. They included low-level check dams for irrigation, bridges for pedestrian crossings, and a concrete swimming pool built directly west of the Dorris House adjacent to the Ranch's nursery. The result was a family gathering and recreation area with an open view over the green lawns around the swimming pool to the ranch hands' activities in the nursery area.

Two other important water impoundments were also a part of the diversion channel. Both were irrigation ponds and contributed to the operational functions of the Ranch. The first pond, the smaller of the two, was used as an irrigation source for the Ranch's nursery and is located immediately east of where the road leading to the orchards and packing shed area crosses the channel. The second and larger water impoundment is a natural pond that exists along the Ranch's west property line at its north end.

A number of natural and man-made forces have contributed to changes in the function and overall condition of the resource the diversion channel represents at Dorris Ranch. One major change is the channel no longer carries the amount of water it historically did when it was in use and regularly maintained. Dams now in existence in the Middle Fork watershed heavily regulate and control seasonal flows of the river. Peak high levels of flow are much lower and low levels higher than those encountered prior to the dam construction. The river channel has migrated significantly away from the diversion channel inlet. Natural siltation and vegetative growth have reduced the channel's capacity to efficiently carry water throughout its length.

• Other Resources

Forest

An extensive amount of the Ranch is covered with forest, comprised of a variety of plant types exhaustively documented and mapped in the 1979 Dorris Ranch Land Use Plan from which many of the following descriptions are taken. Forest

areas referred to here are mostly mixed coniferous and deciduous zones of Douglas Fir and Bigleaf Maple. Along watercourses and ecotones exist linear zones of Bigleaf Maple. Finally, there are two isolated zones almost exclusively comprised of Incense Cedar.

Douglas Fir & Bigleaf Maple: Douglas Fir dominates as overstory in this zone. Bigleaf Maple is subdominant in the overstory and is abundant in mixed ages between the overstory and the tall shrub understory. In general, the open understory is fairly easy to walk through except for occasionally dense zones of shrub thickets. Within the forest the microclimate is generally shady and supports a rich herbaceous groundcover layer.

Within this forest zone also exist two particularly special areas. One area within a dense thicket of ninebark and hazel contains a young western hemlock (*Tsuga heterophylla*), the only one on the entire site, with a small clump of starflower (*Trientalis latifolia*) and wild ginger (*Asarum canadatum*) at its base. All three species are quite unusual in low-altitude Willamette Valley forests. These species are more typically found in the mid-altitude forests of the Cascade Mountains. The other special area within this portion of the forest zone is comprised of a rather large clump of wild ginger associated with a dry slough bed.

By and large the herbaceous groundcover species of this part of the forest are quite sensitive and are easily damaged by trampling. Trails and foot traffic in this zone will be kept to a minimum.

Bigleaf Maple: These zones have, as stated before, lineal qualities facilitating distinct identification and zoning because they are so easily perceived. These zones are associated with the diversion channel, slough scars, and along the zones where the forest area meets the riparian area. The Bigleaf Maple is the dominant canopy tree in both number and size. The other common component of the canopy is Oregon Ash and, less frequently, Mazzard cherry, chokecherry, willow, and poplar. The shrub layer is often very dense. The herbaceous layer, while richly varied, is not particularly fragile.

Incense Cedar: These zones are both very obvious and distinct. The island-like stand of mature Incense Cedars in the middle of the filbert orchards, towers like a stately landmark above the filberts. The understory of this zone grades from low and grassy on the north side to tall and shrubby in the south.

Dorris Ranch

The area of young Incense Cedars is easily identifiable within the Douglas Fir and Bigleaf Maple zone. The trees here are very densely distributed and are all of the same young age.

Grassland

This area consists of approximately forty acres in the northeast portion of the Ranch. From times predating the Dorris Era, the grasslands have been used as pasture and grazing lands or have lain fallow. Slopes of varied steepness, poor soils, and shallow depth to bedrock all contribute to the area's limited past and future potential uses. Since the end of the Dorris Era, the area has not been maintained or grazed.

Riparian

Within the major Riparian area along the Middle Fork are four main zones leading from the previously discussed forest to the water's edge. These zones are as follows: a maple and poplar woods, a slough zone dominated by alders, a willow edge, and the riverside gravel bar. Typically, maples and poplars with a dense understory dominate the higher ground in the Riparian area of the Ranch. Alders, willows and ash occur in the lower and wetter areas. Also found within the Riparian area are open grassy zones and a lineal zone of poplar trees with a blackberry understory. Grasses and herbaceous plants occur along the gravel bar in those areas less affected by the river's seasonal variation.

The Riparian areas are valuable wildlife habitats. They provide both cover and vital feeding areas for a variety of wildlife species dependent upon the adjacent marshes, ponds, and Middle and Coast Forks of the Willamette River. Birds, such as wood duck, common and hooded mergansers, and heron roost and nest along the river's edge. A variety of mammals also make use of the food and cover provided by the Riparian habitat. Beaver, muskrat, deer, racoon, and skunks are commonly found in this habitat. Less commonly found are mink and red and grey fox.

**VISITOR USE &
INTERPRETIVE SERVICES**



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VISITOR USE & INTERPRETIVE SERVICES

INTERPRETIVE PROSPECTUS

In 1892 when George Dorris purchased the Ranch from the locally prominent Thurston family, there was no filbert industry in the United States. By 1936, when George died, the fledgling industry he had begun in Lane County was spreading rapidly both in Oregon and Washington. When Ben and Kay Dorris sold the Ranch in 1972, filbert ranching had become a well-established, multimillion dollar industry in the Pacific Northwest.

The physical evolution of the orchards and other features on the Ranch during that eighty-year period reveal a great deal about the birth, growth, and operation of an important industry in the Northwest.

Before the Willamalane Park and Recreation District owned Dorris Ranch, there were fortunately a number of people who envisioned the value of making the Ranch a public holding so that one day it could serve as a "portal to the past" for future generations. Thanks to those people, the rich historic and natural resources at Dorris Ranch will provide visitors with opportunities to enjoy a number of unique interpretive services and a wide variety of settings for common recreational pursuits.

Interpretive facilities and services at the Ranch will focus upon the Ranch's history during the eighty-year Dorris Era from 1892 to 1972. These facilities will explain or display the filbert-ranching methods, activities, and techniques which were started by George Dorris and later became such a significant part of our country's filbert-ranching industry. Visitors will learn about the development and evolution of the Ranch and the experiments, failures, and successes which are a part of any new endeavor.

The historic Ranch setting will be preserved to provide an authentic context for viewing the activities and understanding why and how they took place. Programs, exhibits, and tours will convey a sense of the life and times of the Dorris family and the people who worked the Ranch.

In addition, there will be interpretive facilities and services covering some related aspects of Willamette Valley agricultural history. The primary intent of these services will be to provide context for greater understanding of the Dorris

Dorris Ranch

Ranch story. Interpreters will be at work demonstrating ranch activities, and there will be opportunities for visitors to try their hand with some of the old tools and procedures.



Lulu Dorris

Visitors will enjoy museum displays, guided tours of the historic resources, and self-guided observation of authentic farmstead settings. A restaurant will serve typical food of the place and period. Recipes, confections, and packaged foods featuring filberts will be available at a gift shop.

The forest and riverfront areas of the site will be open to walking, picnicking, and nature interpretation tours. Time spent in these areas will help visitors to shed the tensions of today and extend or prepare for their contact with the past at Dorris Ranch.

VISITOR USE

Because Dorris Ranch is a "new" facility, knowledge of visitor use patterns, desires, and needs is speculative at best. As operations are initiated, a monitoring program will be established for collecting visitor use data . This data will be used to prepare, update, and refine a "Visitor Use and Support Manual" for the Ranch.

Initially, the District will strive to satisfy the following visitor use and support guidelines:

- Provide for the health, safety, comfort, medical emergency, and related needs of the visitors.
- Provide a variety of "fee" and "non-fee" uses and services so that the Ranch can function as a revenue-producing facility without excluding anyone who wishes to take advantage of its resources.
- Provide a sufficient variety of opportunities in a clearly organized manner so that one-time and repeat visitors and short and long-term visitors all find their stay to be a pleasant, educational, and memorable experience.
- Control visitor use habits as necessary to protect the valuable resources from damage, with particular attention given to the irreplaceable historic elements.

INTERPRETIVE SERVICES & FACILITIES

The Interpretive Prospectus above provides a general view of the potential which Dorris Ranch holds for recreation and educational opportunities. This section of the Facility Development Plan establishes the approach which the District will take to begin realization of that potential. As operation develops, this section will be expanded and refined to form the "Interpretive Operations Manual" for the Ranch.

A variety of systems and techniques will be used for interpretive operations. The primary approach will be through trained staff and volunteers working as third-person interpreters. These people will not be uniformed or heavily costumed, but they will wear clothing typical of the time and place. Vehicles and other appurtenances will also be representative of the time and place in order to

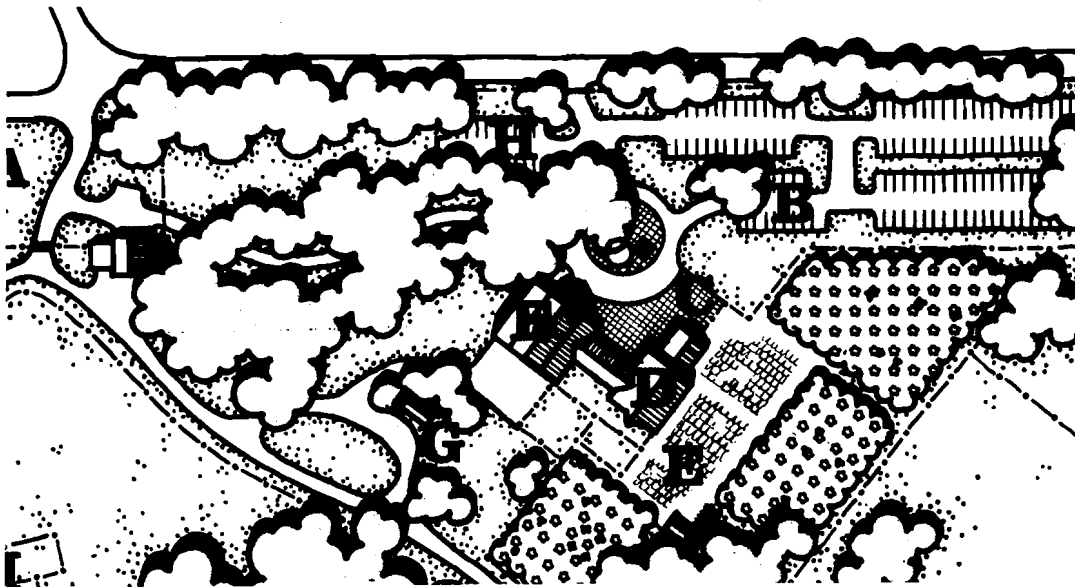
Dorris Ranch

maximize the sense of "being there." Unobtrusive signage and information sheets will supplement the interpreters' work. Special events will be arranged to demonstrate interesting Ranch operations and celebrate seasonal activities.

The interpretive offerings at the Ranch will be divided into four types, each of which will be emphasized in a different zone. A fifth zone will include the administration and maintenance facilities. The Ranch Zones (illustrated on page 43) and related offerings are:

- **Visitor Support Zone**

The Visitor Support Zone will provide the visitors' initial contact with Dorris Ranch and most of the visitor comfort facilities such as parking, restrooms, waiting areas, and related elements. Interpretive services and facilities in this zone will orient visitors to the Ranch, inform them of available options, and prepare them for touring the Historic Zone and/or visiting the other zones. The following elements will be included in the Visitor Support Zone. Some of them will be open to visitors without charge.



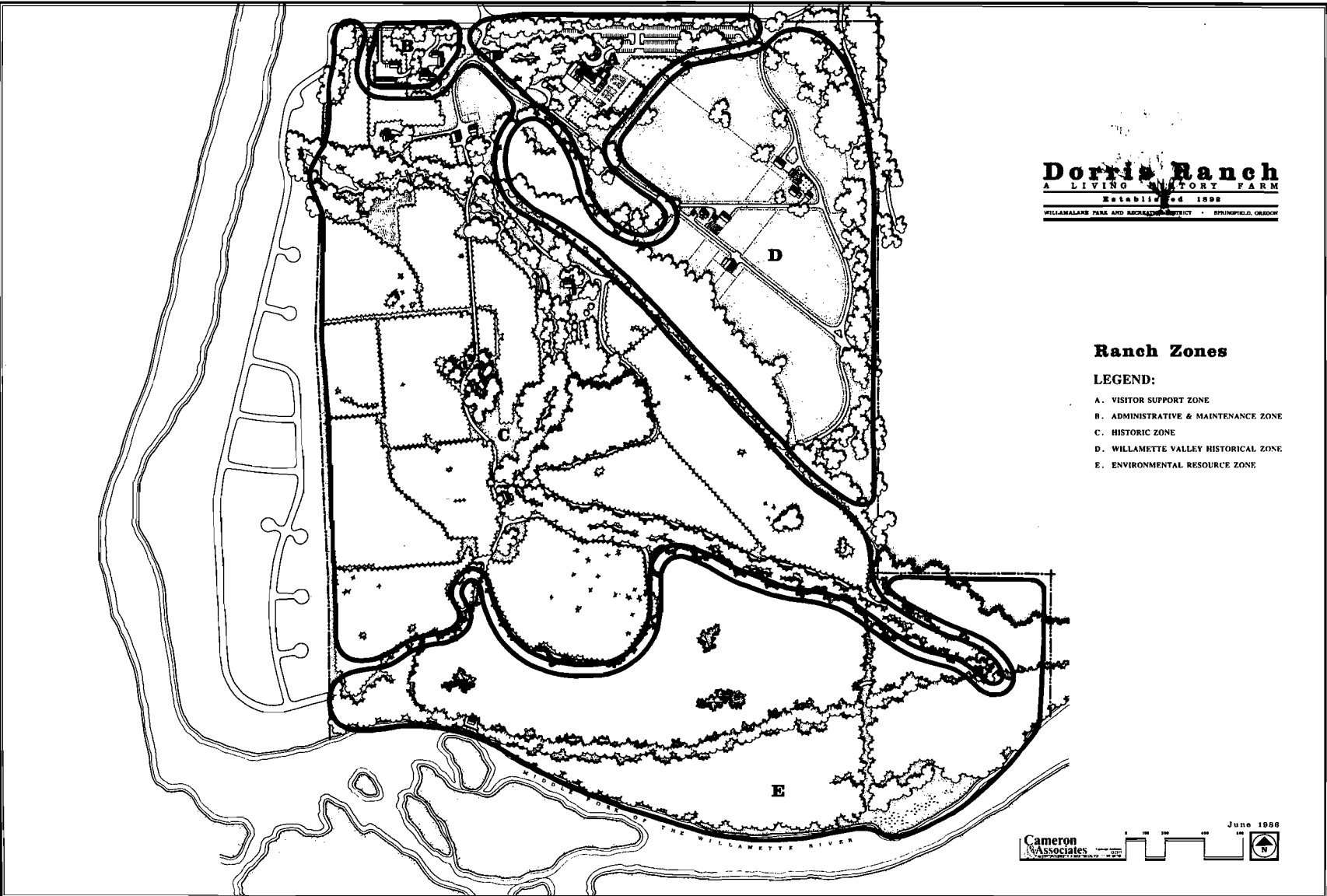
Visitor Support Zone

Dorris Ranch
 A LIVING HISTORY FARM
 Established 1898
 WILLAMETTE PARK AND RECREATION DISTRICT • SPRINGFIELD, OREGON

Ranch Zones

LEGEND:

- A. VISITOR SUPPORT ZONE
- B. ADMINISTRATIVE & MAINTENANCE ZONE
- C. HISTORIC ZONE
- D. WILLAMETTE VALLEY HISTORICAL ZONE
- E. ENVIRONMENTAL RESOURCE ZONE



Cameron Associates
 June 1986

Dorris Ranch

Visitor Contact Facility

Visitors will arrive at a prominent orientation area with room for displays, descriptive pamphlets, maps of the Ranch, and visitor-contact personnel on duty to help people plan their visit.

A special exhibit area will feature a model or set of models designed to illustrate the evolution of the Ranch.

There will be a small "theater" or viewing area where audiovisual programs can be presented to expand the introduction to the Ranch and convey "the way it was" during the early years of Willamette Valley ranching.

Tour Information

Visitors touring the Historic Zone and/or the Willamette Valley Historical Zone will be required to purchase tickets. Ticket buyers will receive a small publication on the Ranch which will outline the history and significance of the Ranch as well as available resources and visitor opportunities.

The Historic Zone tours will begin with an audiovisual introduction and an explanation of the Ranch Evolution Model(s).

A small tour station will serve as the assembly and orientation area for tours of the Historic Zone.

Group Tour / Meeting Hall

A large, open hall will provide space for separate orientation and mobilization of group tours. The hall will be situated next to the restaurant kitchen and have supplementary food service facilities to handle large groups. In addition to group tours, the hall will provide an additional space for community meetings and performances by local theater groups.

Indoor Museum

The indoor museum will contain photographs, tools, equipment, furnishings, and related elements from the Dorris Era. Displays will explain the growth of the filbert industry and Ranch operations.

The museum will be sited to work equally well as a before-tour or after-tour facility.

Restaurant

A small restaurant will offer a variety of foods typical of the period and an assortment of desserts and other dishes made with filbert nuts.

The restaurant will be accessible directly from the parking lot for those visitors who come only to eat, and it will also be sited to function as a pleasant conclusion to the guided tours.

Gift Shop

A gift shop will provide visitors with the opportunity to purchase souvenirs such as a "Dorris Ranch Coloring Book", filbert candies and other attractively packaged filbert products, a recipe book featuring the many ways to cook with filberts, hopsacks, other items related to the Ranch's history, and books on Willamette Valley agricultural history.

The gift shop will be situated so that visitors will be aware of it upon arrival and note that it will make a convenient stop just prior to leaving the Ranch.

Picnic Area

A picnic area will be developed in a portion of the woodlands on the bluff between the Willamette Valley Historical Zone and the Historic Orchards. The facilities will be designed to accommodate both family and group picnic activities.

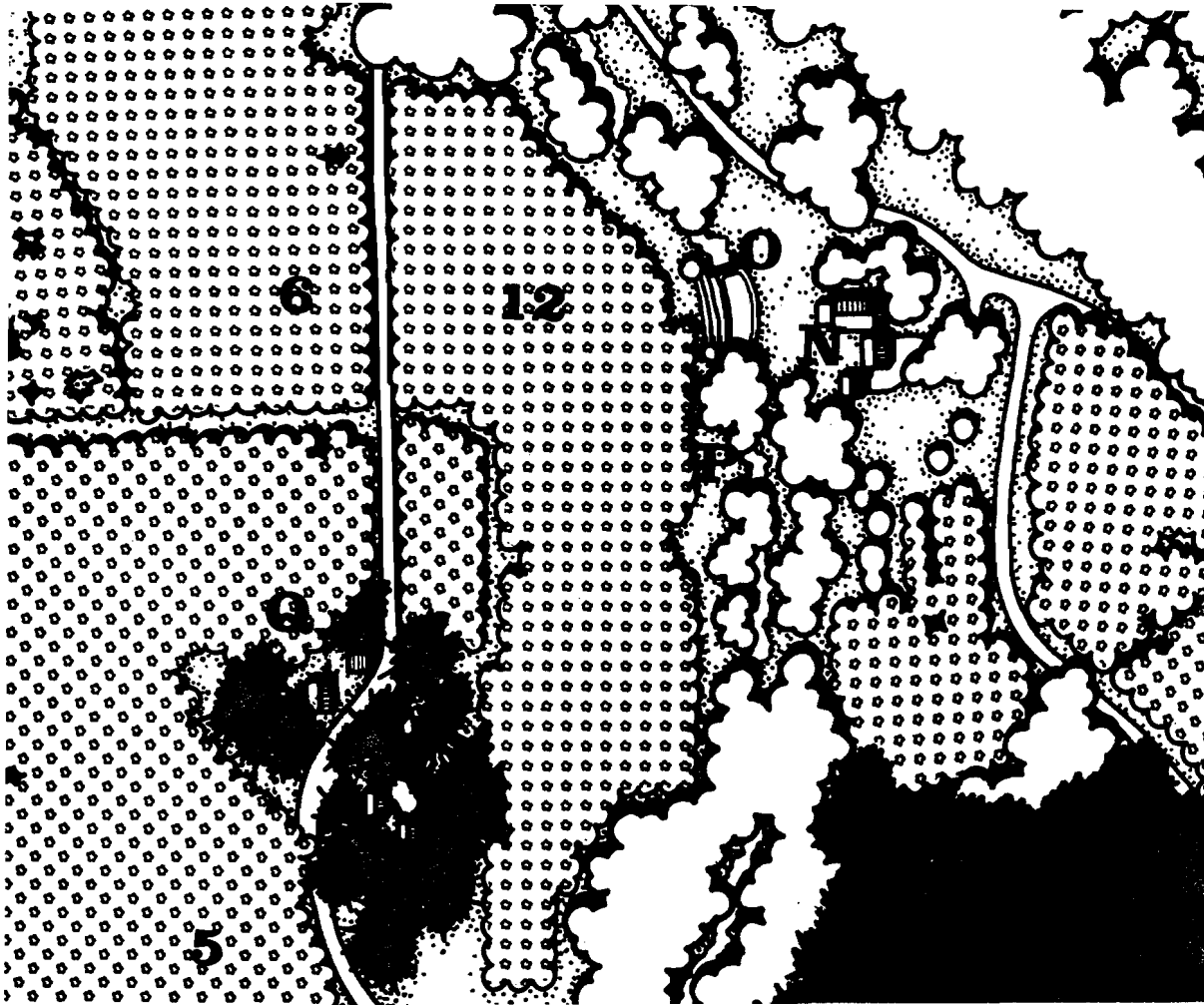
• Historic Zone

The Historic Zone is described fully under "Ranch Environment" and is the primary focus of the interpretive services which will be offered at Dorris Ranch. Within this zone, visitors will be in direct contact with the thirteen orchards, two houses, water diversion channel, and other elements of the Ranch which were built by the Dorris family.

Here visitors will have opportunities to experience firsthand some of the sensations of Willamette Valley ranching: the rapid spring greening of the orchards; sounds and smells of orchard operations; the deep shade and smooth earth floor typical of a filbert orchard in the summer; the frenzied activity to complete the harvest during the too-short period between nutfall and heavy autumn rains; and the rather unusual sight of trees in full bloom during a February snow. Though many years separate today's visitors from the people

Dorris Ranch

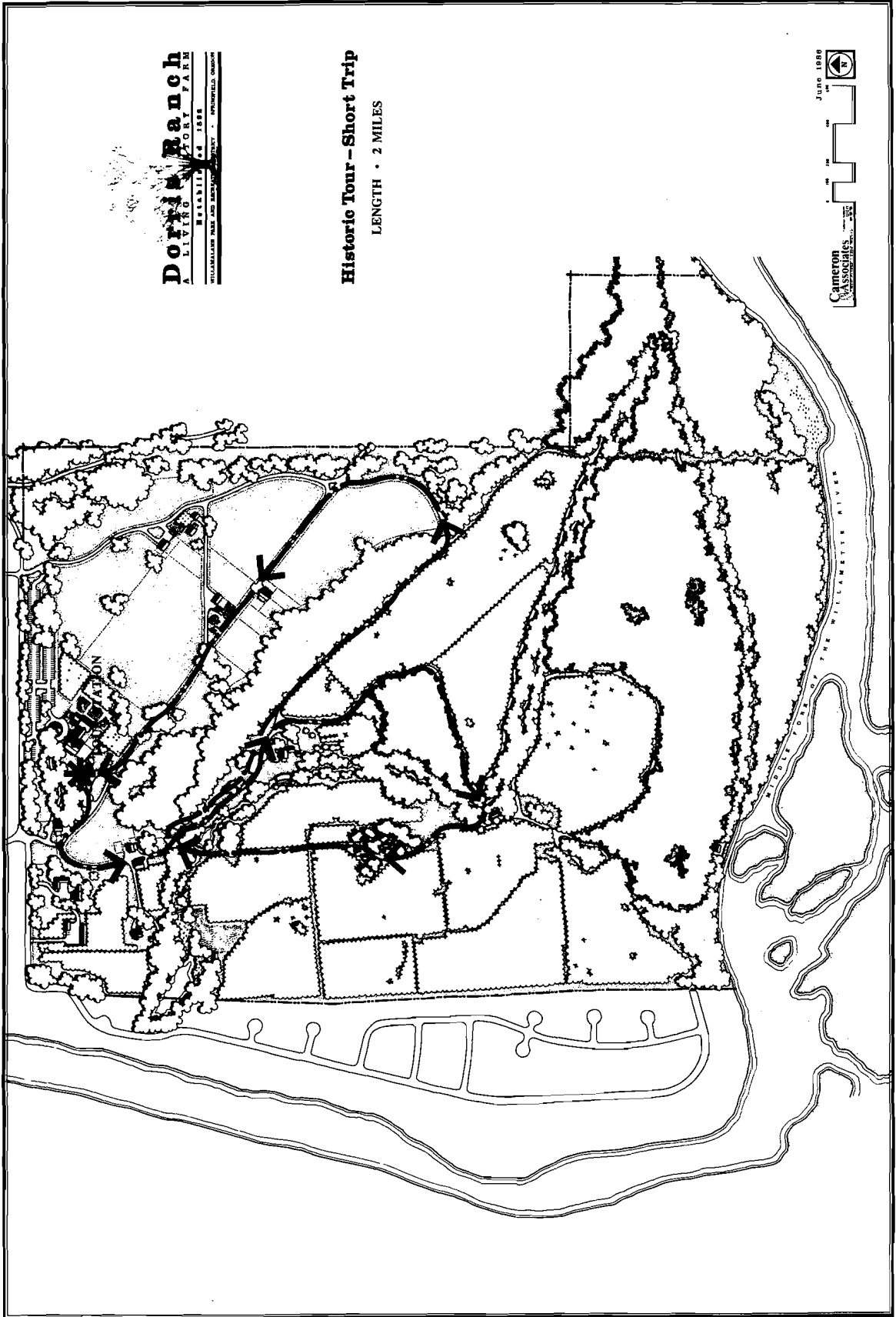
who actively built and worked the Ranch, such sensory experiences will help bring them together in memory and imagination. Sensitive visitors will leave the Ranch with a vivid picture of the past, a deeper understanding of life in the Valley, and a great deal of respect for the Dorrises' accomplishments.



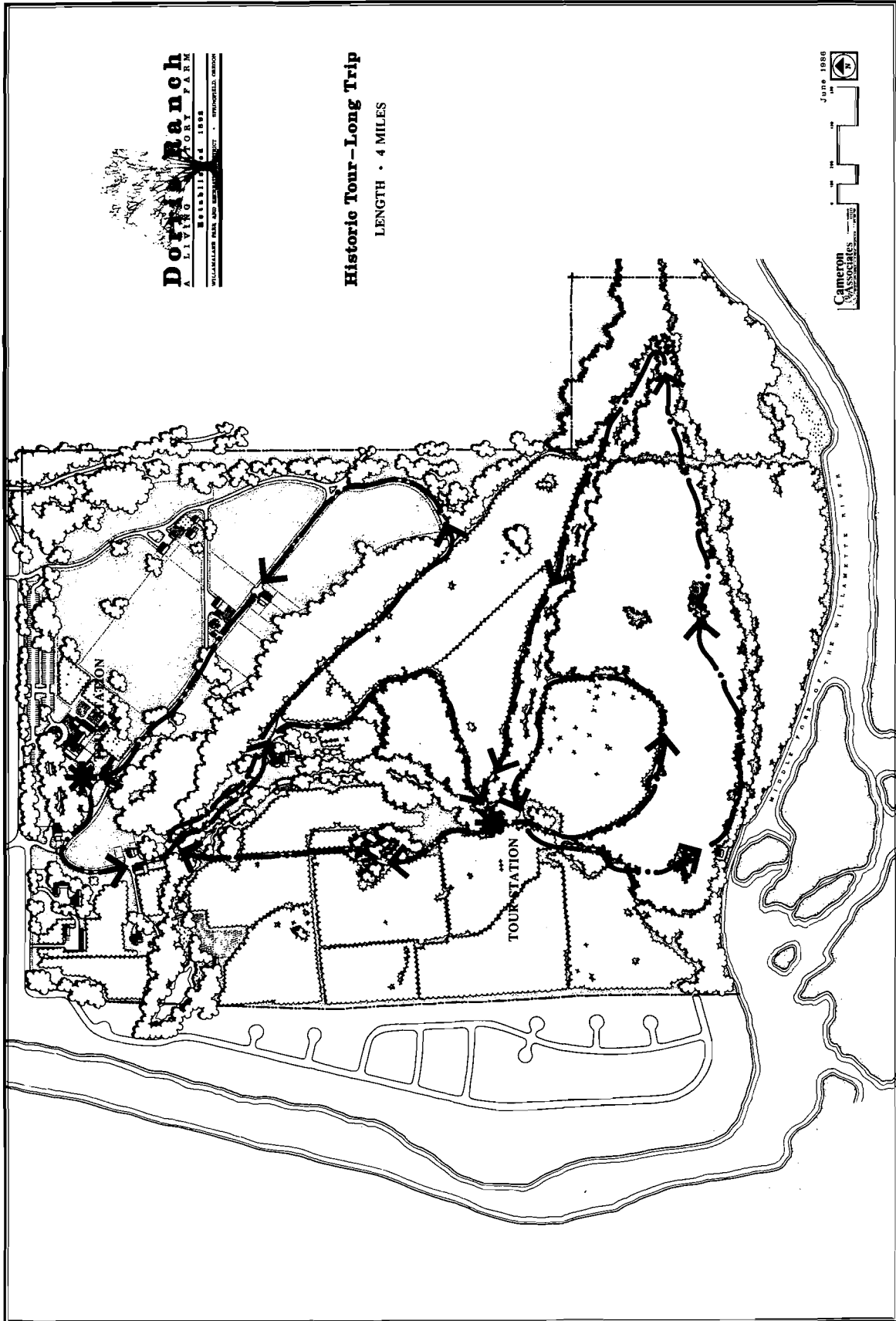
Historic Zone

Visitor access to the Historic Zone will be provided only through guided tours. Most of the resources are too fragile to sustain unlimited access, and many of the interesting aspects of the Ranch require explanation.

The tour system will be organized to accommodate a wide variety of visitor desires, respond to weather limitations, take advantage of seasonal variations, and minimize staffing requirements. Visitors will have a choice of riding or walking tours, and there will be short, medium, and extended routes.



Dorris Ranch

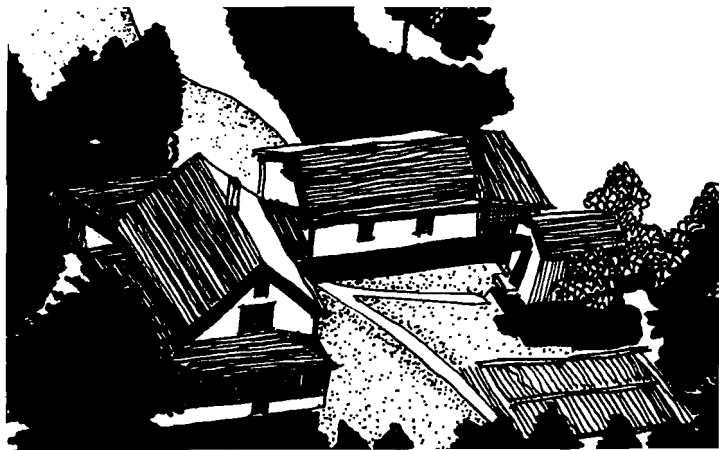


Scheduling of the tours will be based upon visitor volume and interest information learned through the monitoring program. The tours will be limited in size and frequency based upon ability to convey interpretive information and protection of the resources. Riding tours will be conducted on a conveyance which is relatively comfortable and yet compatible with the historic time and place.

Tours will be guided by "Moving Interpreters" who provide short explanations of the features on the tour. "Area Interpreters" will be stationed or working at focal points in each of the primary resources so visitors may choose to stop for extended observation or demonstrations. A procedure will be established so those visitors that stop will be able to join the next tour or get on a "return shuttle". The following resources will be staffed by Area Interpreters.

Dorris Residences

During tours inside the two Dorris houses, visitors will learn from third-person interpreters what family life on the Ranch was like: daily chores, habits, meals, and the social activities of the period will be described. Interesting aspects of the construction, detailing, and furnishing of the houses will be pointed out.



Dorris House & Outbuildings

The Original House will be restored to its prime era centering around 1920, and the Dorris House will be restored to its condition shortly after Ben Dorris completed remodelling around 1945. The domestic gardens around each house will be planted with shrubs and flowers typically used during the period. Where possible, plant materials will be obtained from seed banks which specialize in historic trees, shrubs, fruits, and vegetables.

Orchards

As the tours wind through the orchards, visitors will be able to observe ranch hands working at their seasonal chores. Some of the hands will be trained as interpreters so visitors will have an opportunity to learn about the Ranch

Dorris Ranch

directly from the people working it. The sequence of plantings, tree types, methods, problems, discoveries, equipment, yields, and life of the orchard worker will all be explained during this part of the tours.

Portions of the orchards will be managed using historic techniques so that visitors will gain a better understanding of the Ranch's evolution and the way agriculture in general has changed.



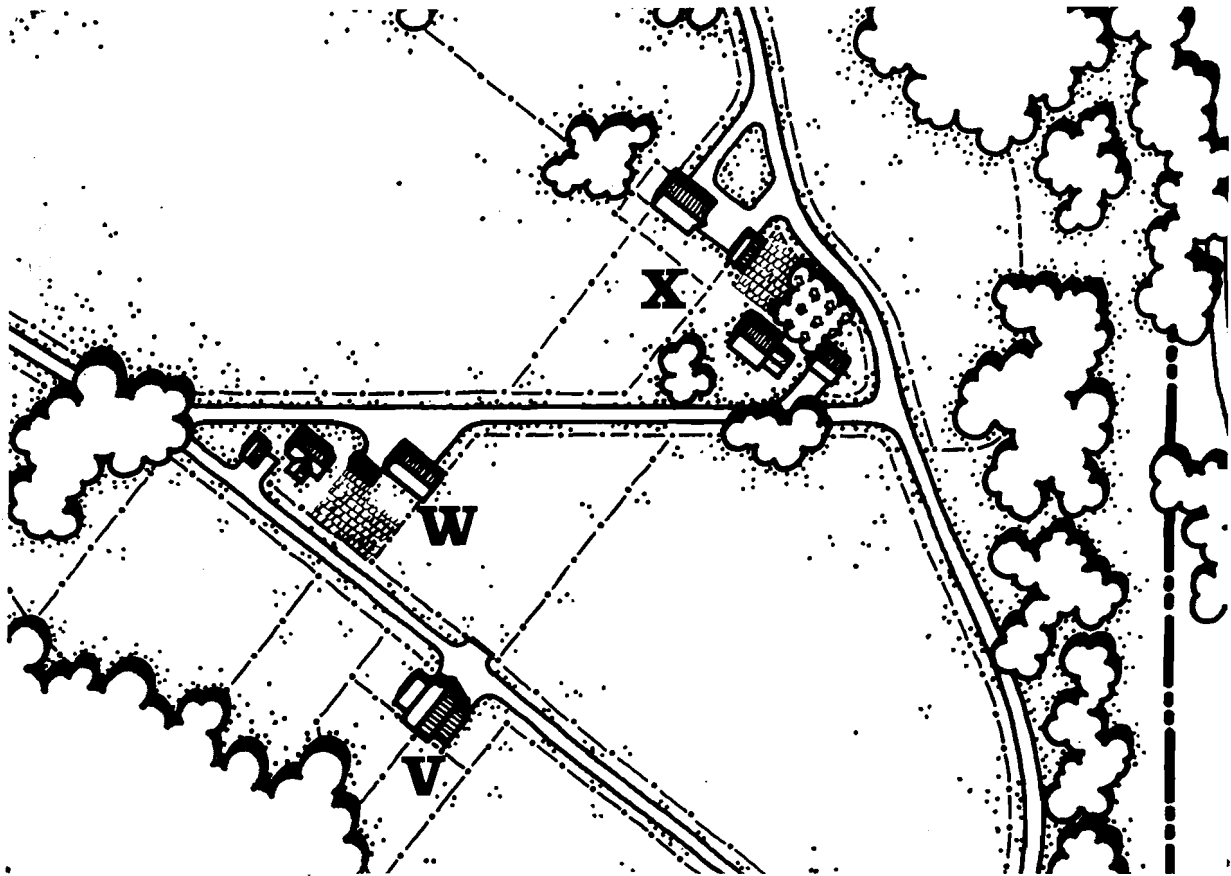
Orchard Harvesting

Diversion Channel

While touring the water diversion channel, visitors will learn about the significant changes which occurred on the Ranch and other areas in the Valley after the flood control dams were installed on the Willamette River and some of its tributaries. Some will be amazed by the extensive revetment work which the Dorris family did to protect their land from the untamed river and redirect some of the flow for Ranch use.

• **Willamette Valley Historical Zone**

The Willamette Valley Historical Zone will be developed on the Grassland Zone described under "Ranch Environment". Its main features will be two "operating" farmsteads with "resident" family interpreters. One farmstead will be a small dairy or sheep farm, and the other will be a livery stable. This zone will also include an "Outdoor Museum" area adjacent to the Museum in the Visitor Support Zone. It will include demonstration orchards, a farm implement display, a small hop field and hop house, a cannery, and similar exhibits which explain a number of the early activities which occurred at the Ranch. After purchasing a ticket, visitors to the Willamette Valley Historic Zone will be allowed to tour the entire zone on a self-guided basis.



Willamette Valley Historical Zone

Dorris Ranch

Farmsteads

The primary structures on both farmsteads will be authentic "collected" buildings from the Willamette Valley. The development and operation of each farmstead will be based upon thorough research and understanding of early 20th century small farmsteads in the Valley. The orientation and arrangement of buildings, corrals, work areas, gardens, and other improvements will be done as accurately as possible.

When full-scale operation is eventually achieved, each farmstead will be staffed with a family trained to operate and interpret the farm. Each family will be expected to supplement their salary income with the sale of produce and services on their farm. The dairy farm will sell small quantities of milk, eggs, vegetables, and fruits. The livery will stable a few horses and offer such services as riding lessons and horse logging on sensitive lands.



The Farmstead Interpreters will be ready to stop work and explain their operations to any interested visitors. In addition, they will periodically provide special demonstrations of such activities as horse plowing and logging, cow milking, sheep shearing, and fence building.

Outdoor Museum

Interpreters in the Outdoor Museum will explain the exhibits and help people with some of the "hands-on" activities. Here, visitors will learn the details of George Dorris's filbert culture methods, how hops were grown, why they were phased out, and the types of machinery that have been developed for filbert ranching and other small-scale Willamette Valley agricultural operations.

Woodland

The woodland areas at the edges of the Willamette Valley Historical Zone contain an important wildlife corridor including a large spring. This area will be used for wildlife interpretive programs.

The woodland areas will also be used as an extension of the Farmstead Interpretive Facilities. The "farmers" will work these areas to demonstrate woodlot management and to provide some firewood for their use and for some of the visitor support facilities.

• Environmental Resource Zone

In addition to the zones focused on history, there is a zone including two other areas open to Ranch visitors. Both of them will offer more traditional "natural park" opportunities. Extensive descriptions of these areas are included in the Dorris Ranch Land Use Plan and the "Ranch Environment" section of this Plan.



Environmental Resource Zone

Dorris Ranch

Forest Area

The Forest Area will offer visitors limited picnicking sites and a set of trails providing access for strolls in the shade and periodic guided tours. The tours will be run by staff naturalists or volunteers and focus on the wildlife of the area and the rich native plant communities which have been identified.

Some limited horse logging may be demonstrated in this area.

Riparian Area

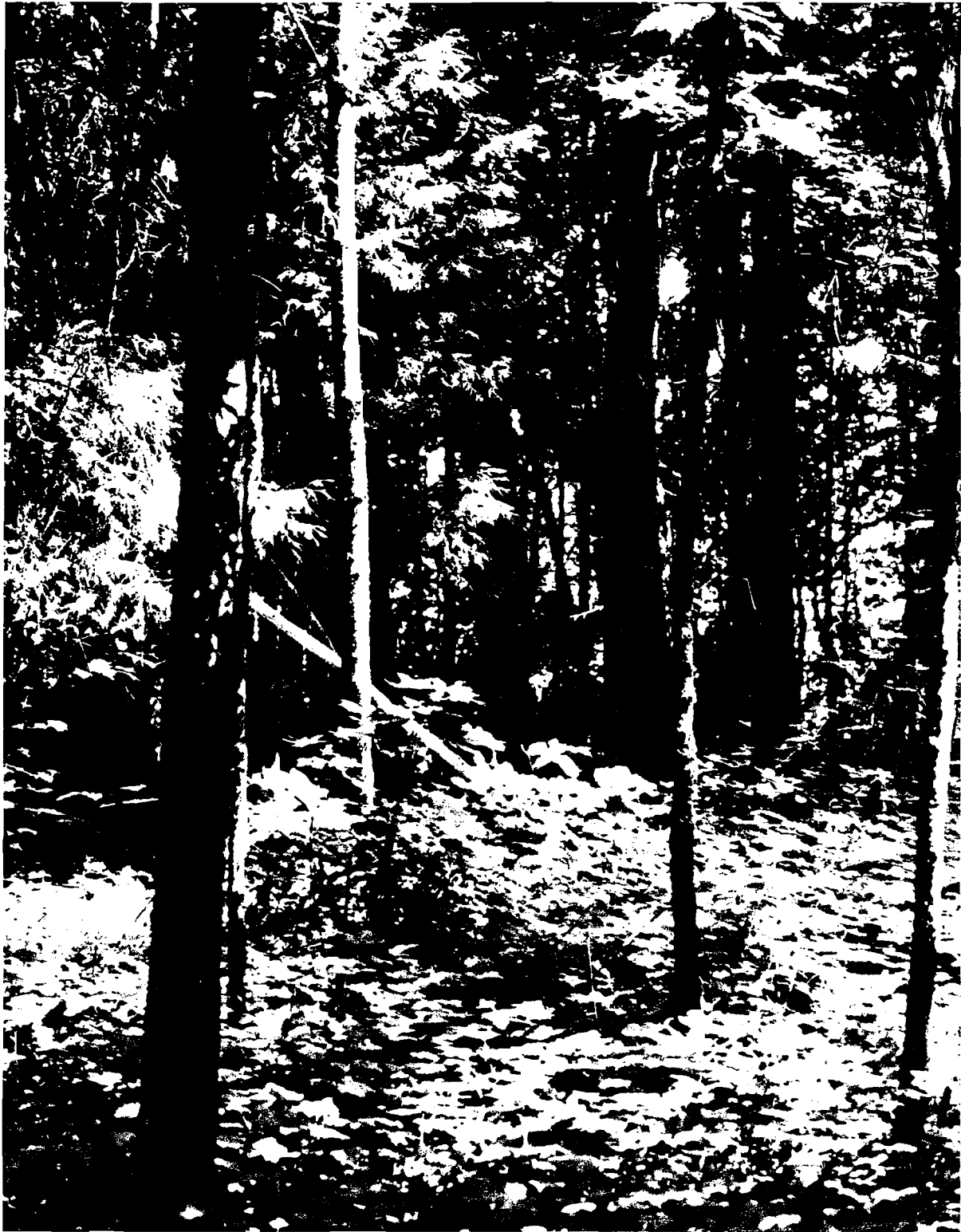
The Riparian area is subject to periodic inundation during high water and it is also an excellent wildlife refuge. Therefore, visitor use will be limited to "exploring" and wildlife observation. The river's edge at this point is on an erosional bank which is not well suited to recreational use. There will not be any trails or other improvements made for visitor use.

There is one small area which is suitable for drift boat, small power boat, or raft landings. It will provide access to the Ranch's natural areas for river runners who wish to stop there. However, there will not be any vehicular access or takeout facilities at this point. The District has such facilities a short distance upstream at Clearwater Park and one-half mile downstream at Island Park.

The only interpretive use anticipated for this area will be a stop on one of the historic tours to learn about the relationship between the Ranch and the river. Visitors will see the extensive revetment work which was done to protect the Ranch and divert some water for Ranch use.



RESOURCE MANAGEMENT



RESOURCE MANAGEMENT

INTRODUCTION

Willamalane Park and Recreation District's "Vision Statement" establishes the importance of Dorris Ranch as a major facility of regional significance and a place which deserves careful stewardship:

Willamalane will be a leader in the progressive development and care of attractive and hospitable places where people may enrich their lives. Willamalane will always treasure our heritage and natural resources and will preserve and protect priceless open spaces for the children of the future.

Dorris Ranch is intact today - a cultural resource strong in its historic significance and integrity. Since the Dorris Era spanned 80 years, with 50 to 60 years spent in intensive research, investigation, and experimentation in filbert ranching, visitors will leave the Ranch with an understanding that it passed through many phases of development over this long period. It is the sum total of George and Ben's work that now exists on the Ranch.

In seeking an understanding of the Dorris Era and what should be done now to protect its legacy, one might remember the practical quote of Shakespeare's which George Dorris used in 1934 while giving advice to other filbert ranchers. George stated there was a "sensible reminder" deserving "appreciation" in the words, "Striving to better, oft we mar what's well".

The historic and natural resources at Dorris Ranch will be protected and preserved through appropriate management strategies and an understanding and appreciation of the historic significance and integrity of the Ranch as a total entity.

The "Standards of Rehabilitation" used by the U.S. Department of the Interior in its historic preservation efforts will serve as a guide for the management of the Dorris Ranch resources (See Appendix). The following management guidelines paraphrased from those standards describe the procedures which will be used.

- Changes which may have taken place in the course of time are evidence of the history and development of the Ranch.



Dorris House Entry Drive

- These changes have significance of their own and shall be recognized and respected for their inherent historic worth.
- Any alterations that have no historical basis or which seek to create an earlier appearance shall be discouraged unless they are based on accurate historical research and undertaken to achieve increased public understanding and appropriate visitor interpretation.

Management of the historic and natural resources at Dorris Ranch will focus on protection and preservation but may also include accurate restoration when it is essential to public understanding or to preserve resources.

HISTORIC RESOURCES

• Historic Landscape

The Dorris Ranch landscape includes an interconnecting, functional network of fences, roads, bridges, water crossings, utilities, and irrigation features. In addition, there are many trees and shrubs used for ornamental landscaping, as well as domestic fruits and vegetables around both of the Ranch's historic houses. This historic landscape infrastructure will be protected, preserved, restored and, in limited instances, recreated with accurate features to maintain and reestablish an appropriate historic configuration representative of the Dorris Era. The areas where features no longer operate in their historic fashion, or no longer exist, may be reconstructed to aid in understanding or interpreting the Ranch's historic functions. Reconstruction efforts will be limited and guided by accurate historic research. Care will be taken not to alter the site by giving it a too clean or manicured appearance.

Different areas of the landscape reflect contemporary uses and, in isolated cases, neglect or inappropriate use initiated after the Dorris Era. As they are identified, some areas will be restored to accurately reflect their use, condition, and level of maintenance during the Dorris Era.

• Filbert Orchards

The heart of the Dorris Ranch historic legacy lies in the filbert orchards. The orchards were planted and nurtured by George Dorris and later by his nephew Ben with considerable assistance from Reynold Briggs. These trees and orchards, some from the original plantings of 1905, are central features in the

Dorris Ranch

history of the American filbert industry as it spread from Springfield and Lane County to the Willamette Valley and the Pacific Northwest. The orchards are significant due to their association with George Dorris and because they were the first commercially successful filbert plantings in the United States.



Road Orchard

Unlike historic structures, the trees of the filbert orchards grow and change at a rapid rate. Management of the orchards, therefore, requires special care, with attention to both historic significance and contemporary needs. While the orchards will primarily be managed in accordance with original planting schemes and intended plant maintenance, it will be necessary to achieve a balance between these requirements and the current practicalities of large-scale harvesting and pruning. Different orchards, therefore, will be managed as examples of different important periods in the development of the Ranch and at varying degrees of historic authenticity.

Some orchards will be restored, where possible, to their condition during George Dorris's lifetime and will be maintained by the historic system developed and practiced by George. Other orchards will be managed according to later systems, especially the introduction of mechanized harvesting in the 1940s. Finally, the bulk of the orchards will be managed by contemporary standards so that they can continue to be economically viable features of this historic landscape.

This multiple management concept will provide the visitor with an understanding of the way in which the orchards change, as well as the way in which filbert culture changed over the years. As with any landscape, it will be impossible to maintain or preserve the orchards in the strictest sense. It is possible, however, to protect the orchards as the critical and defining characteristic of Dorris Ranch.

- **Historic Structures**

Dorris Ranch contains buildings or structures dating from the earliest portions of the Dorris Era through the latest. It was an alive, evolving agricultural and domestic operation and "layout," as Ben was fond of calling it. As the Dorrises' agricultural intent and focus of operations changed and became more specific, so did the layout of structures. For example, general and sweeping changes occurred in the entire Ranch environment as cherry, peach, and walnut orchards were planted and then later removed as more space was required for developing and enlarging the filbert groves. Two examples of very specific structural evolution took place in 1940. The long-retired hops dryers were dismantled and their wood was used to build the large wooden barn. In the same year, the west-facing open porch on the Dorris House was converted to a sleeping porch for some ranch hands by enclosing it with windows.



Dorris Barn

Dorris Ranch

Unfortunately, significant Dorris family memorabilia (such as photos, papers and articles) were discarded by Ben's family during moves in residence both before and after transfer of the Ranch into the public domain.

Nineteen important structures have been identified on the site. An additional five structures are known to have been on the Ranch at some time in the past, but have since been removed, destroyed, or dismantled. Additionally, the "slaughter-house," once a part of the Ranch, is now on private property to the east (See Appendix).

All historic structures will be protected to ensure their continued integrity. Changes in the structures which were made after the Dorris Era will be evaluated for their impact upon historic structure conditions and materials and may be removed. Special care will be taken to return a building or structure to its accurate historic condition when its distinguishing original qualities or historic character have been altered or removed. Removal of post-Dorris Era changes will be strictly based on historic data and will be undertaken in the gentlest means possible in order to ensure protection of the resource. Restoration or replacement of elements removed other than by the Dorrises, or by Reynold Briggs during the Ranch's historic period will be based on accurate historic data.

• Diversion Channel

A number of natural and man-made forces have contributed to changes in the function and overall condition of the diversion channel. The channel no longer carries the amount of water it historically did when it was in use and regularly maintained. Dams in the Middle Fork of the Willamette River watershed heavily regulate and control seasonal flows of the river. Peak high levels of flow are much lower and low levels higher than those encountered prior to the dam construction. The Willamette River channel has migrated significantly away from the diversion channel inlet. Natural siltation and vegetation growth have reduced the channel's capacity to efficiently carry water throughout its length.

Mitigating actions will have to be taken to protect the diversion channel. If preservation actions are not taken, major portions of the channel will revert to a meander scar, rather than the highly valued, man-made feature it was during the Dorris Era.

The concrete swimming pool and terraces are also seriously threatened. Young Bigleaf Maple trees have established themselves on the terraces along the entire length of the pool's west side and fill the intended gaps between the terrace walls. This tree causes damage to built structures through its natural growing characteristics. Future growth in the diameter of the tree trunks will cause the terrace walls and the west-side wall of the pool to heave and crack. To ensure preservation and protection of the pool and terraces, vegetation threatening the integrity of the resource will be immediately identified and permanently removed. The removal process will employ the gentlest means possible and will not jeopardize the resource.

Recent engineering studies indicate that it will still be physically possible to divert water from the Willamette River into the Diversion Channel.



Pond & Marsh

Dorris Ranch

• Archeological Resources

No specifically located archeological remains or features have been identified on the site. However, Ben Dorris, during an interview with a researcher in 1979, revealed that over the years arrowheads were uncovered in the field north of the original house. This area was once used as pasture land and is now called the Brigg's Orchard. Further investigation of this potential resource should be undertaken through appropriate techniques and methods, even though preparation and planting efforts for the transition to filbert orchards may have damaged what resource there might have been.

Studies of the site for both historic and prehistoric archeological resources should be undertaken. The area is within the general range of the Winefelly, Mohawk and Chafan subtribes of the Calapooian Indians. The close proximity to the historic site of the confluence of the Middle and Coast Forks of the Willamette Rivers and the adjacent topography have, in all likelihood, made the site important to people over an extended period of time. Research should be pursued into any Native American archeological remains uncovered during the revetment work done along the north bank of the river in 1950 by the Army Corps of Engineers. Site-specific research will be undertaken prior to development work in any area suspected of including archeological resources. Archeological resources identified on the Ranch will be investigated and recorded in a manner that will conform to established standards and will be appropriately preserved to ensure their protection.

• Artifacts and Equipment

The Ranch's transfer from Ben and Kay Dorris to Willamalane Park and Recreation District was primarily a sale of real estate and did not include Ranch equipment or furnishings. Any artifacts, furnishings or equipment left behind by the Dorris family were minimal and neither properly inventoried nor recorded at the time of the sale. Most of the agricultural equipment or artifacts now being stored on the Ranch were randomly collected by, or donated to, the District after the Dorris Era.

Equipment transferred by the Dorris family with the sale of the real property should be identified by District personnel most familiar with the collections. Equipment originally used on the Ranch and then transferred to Reynold Briggs should be identified for potential future acquisition. Curatorial work and storage space for existing and future collections will be developed. Limited existing collections will be preserved and used in a manner that will ensure their

protection. Collection management will conform to established standards and procedures. Additionally, a list of desired historic equipment and artifacts should be developed.



Flail Mowing Orchard Floors

Since the initial concept of developing a living history farm at Dorris Ranch was formulated in 1979, Springfield residents and adjacent rural landowners have expressed interest in making future donations of historic agricultural equipment and other related items of historic value. Procedures will be established for evaluating, accepting, maintaining, restoring, and displaying these items.

• Research Requirements

Proper management of the resources at Dorris Ranch will depend upon thorough research and documentation of many subjects. As funds permit, the research projects listed below should be completed. Other research needs will

Dorris Ranch

undoubtedly surface during current and future research and design work. At appropriate times, District staff, researchers, and consulting professionals should reevaluate future research needs and prepare plans for meeting them. Chapters in the Dorris Ranch Land Use Plan and the District's Comprehensive Plan will be used in conjunction with this document to serve as a point of departure for determining future research requirements.

Ranch Management Manual

District staff will assemble a "Ranch Management Manual" containing all of the research information and other data pertinent to management of the Ranch. This file will be used to orient new personnel to both the history and routine operations of the Ranch. It will also serve as a guide for all management, operation and maintenance decisions.

Historic Data File

A "Historic Data File" will collect all general historic data in one location. The file will contain both documented research and "leads" for guiding future research. Any preliminary data or leads routinely uncovered or brought to the staff's attention will first be cataloged and filed here. In a sense, this file will serve as a catch-all for information prior to initial screening and relegation to other more specific research studies. General categories of organization include: Dorris Family; Historic Landscape; Historic Structures; Orchards and Operations; Ranch Life and Operations; and Equipment, Artifacts and Furnishings.

Historic Base Mapping

The historic maps in this Plan, as well as those in the Dorris Ranch Land Use Plan, are based on research conducted to date and can serve as a point of departure for more exhaustive future research and more complete base mapping. Future research should incorporate data regarding both the Ranch and the Ranch surroundings. Understanding changes in the Ranch and its surroundings should be emphasized in order to aid future interpretive services. The outlines of orchards, pastures, woodlots, and fence lines and the purposes of the various irrigation ditches or channels, check dams, and water and drainage systems should be described. The relationship of structures to one another and to fences, corrals, lands, and orchards should be examined and documented in greater detail.

Historic Structures Study

Although information contained in this report regarding the site's historic structures will suffice for the immediate future, a "Historic Structures Study" should be completed. The need for complete architectural studies is necessary before detailed management and maintenance decisions are finalized. Historic structures should be examined and considered within their clusters or groups. For example, the barns should be addressed together along with their associated structures, and the Original House (1892) should be studied along with its adjoining sheds and outbuildings. Architectural studies should address both exteriors and interiors, with special attention to the Dorris Era configuration and immediate preservation and protection needs.

Orchard Operations Study

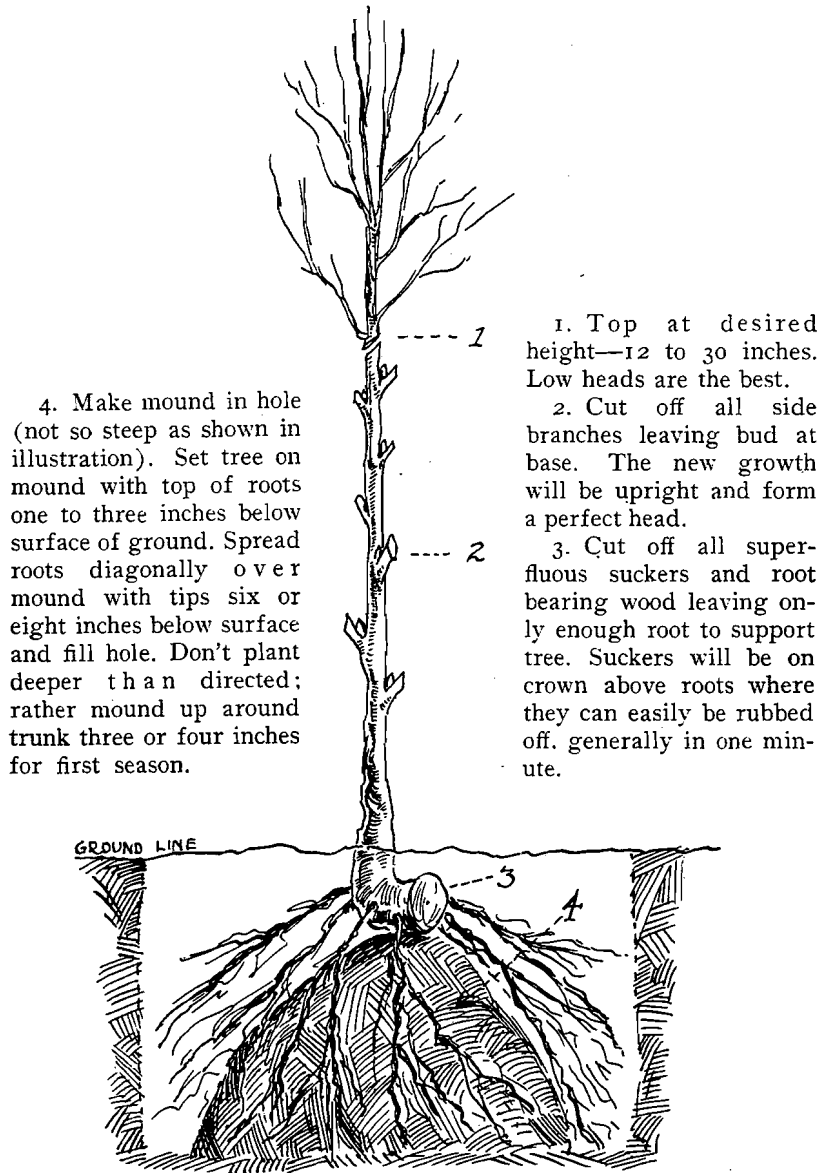
The primary focus of the "Orchard Operations Study" should be on filbert culture, past and present. Secondary studies might address the cherries, peaches, and walnuts once grown on the Ranch and would aid in public understanding and interpretive services. All orchard studies should seek to explain the transitions in orchard practices through the Dorris Era to the present, as well as potential for changes in the future. This is particularly important, so that the orchards may continue as an economically viable enterprise while the Ranch operates as a living history facility open to the public.

Ranch Operations Study

All the daily operations of the Ranch during the Dorris Era should be studied and incorporated into the "Ranch Operations Study." The relationship of orchard operations to other activities is critical to future understanding and interpretation. Other considerations include economic aspects of the Ranch throughout its history including nursery operations and other fruit, vegetable, dairy, and farm product production. Marketing practices and storage and transport systems over the years will also be important.

The goal of this research is to achieve a clear understanding of typical daily life on the Ranch throughout the Dorris Era. Reynold Briggs and other persons familiar with the Ranch's operations should be consulted. Briggs was the Ranch Manager for Ben Dorris and is the person most familiar with the Ranch's operations from the 1930's to the present. It is important to gain a clear understanding of why the Dorris family and Briggs ran things the way they did, as well as how they cared for the orchards, nursery, animals, equipment, and structures in the daily operations of the Ranch. This will be an invaluable aid to future District staff in the operation of the "living ranch".

How to Prune and Plant a Tipped Tree



Filbert Nursery Stock - 1934 Geo. A. and Ben F. Dorris

The "Ranch Operation's Study" should contain detailed ranching instructions where appropriate. It can be supplemented by the District staff when time permits or as needs require. The study need not be cast into a narrative form by any set date. The research results can simply be filed in a usable manner so that interpretive and operational guides can be written, revised, and updated from the data base as required. This study can be flexible, tuned to the specific needs of Dorris Ranch - A Living History Farm; but serious consideration should be given to initiating the program as soon as possible with assistance as needed from outside researchers and professional consultants.

Dorris Family Biographical Study

The "Dorris Family Biographical Study" should be accomplished by a scholar familiar with Lane County, Willamette Valley, and Pacific Northwest history. As each year passes, the people familiar with the Dorris family and the Ranch grow older and become more scarce. This includes the immediate family - the children of Ben and Kay Dorris - all of whom moved away from the area years ago. More extensive contact with them and others should be pursued as soon as possible. The study should include general data as well as other information about the Dorrises' involvement with local politics, real estate, and business pursuits.

Landscape Study

The "Landscape Study" should focus primarily on those landscape areas adjacent to the two houses and how they contributed to or reinforced daily family and ranch operations. This study should incorporate general data regarding plant species, locations, and maintenance, as well as information about family vegetable gardens, fruit trees and shrubs for home canning, and domestic livestock used for self subsistence.

Other Archeological Studies

There is a need for additional archeological studies. A greater understanding of prehistoric and historic native populations and their lives relative to the site would aid in future interpretive displays and activities. Historic archeological studies would also aid in compiling data relative to the changes within the Ranch that occurred both during the Dorris Era and during times of previous owners.

ENVIRONMENTAL RESOURCES

Dorris Ranch is rich in more than historic resources. The Ranch abounds in natural resources, valued for both plant communities and wildlife. As early as 1912 this fact was officially recognized by the state of Oregon. In that year George Dorris entered into an agreement with Lane County and the State to have the Ranch designated as a wild bird and game refuge for two years. The value of these lands were further recognized by the Lane Council of Governments during the process of updating the Eugene-Springfield Metropolitan Area General Plan. Dorris Ranch was identified as an area of "significant vegetation and wildlife which warrants protection as open space or as natural areas".

Dorris Ranch

Three factors were identified in that study as contributing significantly to this recommendation:

- On-site corridors (drainage ways, ridge tops and utility and transportation rights-of-way, etc.) provide valuable habitat for mammals, birds, and some plants.
- Existing wetlands provide highly productive and valuable habitat for most wildlife species and many plants.
- Natural areas (containing old-growth Douglas Fir stands) are habitats of climax vegetation and contain diverse vegetation types and wildlife habitats.

Varied wildlife species require different habitat types based on vegetation, soils, micro-climates, and the influences of man. Dorris Ranch contains many of the numerous habitats which wildlife species need in order to survive.

The distribution of wildlife tends to correlate with the types and succession of plants. Some wildlife species are found to nest or rest in one type of vegetation, yet feed in another. Other species may be found to inhabit an exclusive area of vegetation or occupy only the ecotones, the transition zones between two different vegetation types.

Natural resources at Dorris Ranch will be incorporated into development, planning, and design of the Ranch. Their inherent values will be brought to the public's attention through interpretive programs directed at environmental education. However, development and interpretation will be controlled by criteria aimed at managing the resources in such a way as to maintain and enhance the site's ecosystems with limited disturbance to unique and significant biological resources.

Natural resources at Dorris Ranch are mostly landscapes which are constantly changing, growing, and evolving. These processes mean the Ranch can never look exactly as it did during the Dorris Era. Management policies must accept change and evolution as inherent qualities of these resources. It must also be realized that management of these lands has been for different purposes and based on different values since the earliest uses by native populations.

The Dorris Ranch Land Use Plan contains a chapter entitled "The Natural Vegetation History; from the years 1825 to 2030". It is an account of how this

place might have been in the past and how, based on specific criteria, it might be in the future. The history develops scenarios and imagery, past, present, and future for the years: 1852, 1900, 1945, 1979, and 2030. The history both explicitly shows physical changes having taken place in the landscape and implicitly reveals changing human values regarding those different areas over more than 150 years. It is important for all who deal with the Ranch to understand these changes.

• Forest

Management of the forest will emphasize protection of the resource with the particular attention paid to preserving and protecting the special areas previously noted. The road system that weaves through the various zones will remain and continue to be maintained on an as-required basis. The forest at Dorris Ranch serves as wildlife habitat, a buffer zone between the orchards and the harsh winds along the Willamette River, and as a potential recreational resource. During the Dorris Era the forest was often thinned or cut for firewood, and today shows the result of years of benign neglect. This resource will be protected with an understanding that it needs to be managed. Forest management practices of Lane County and the U.S. Forest Service should be reviewed to determine the appropriate management strategies while recognizing the need to protect the historically significant orchards.

• Grasslands

The importance of the grasslands as a valuable plant community and habitat will be recognized, as well as the area's development potential as a future site for visitor services and interpretation facilities. The mowing of fire lanes will continue until the land is more intensely used and developed. Fire lanes will successively be mown in new areas each year adjoining the past year's lanes, helping to suppress the clumps of shrubs that have established. However, in the northwest corner and along the eastern property line of the grasslands, mowing will annually follow the same path, encouraging further growth of the shrubs as a future landscape screening element.

When manpower is available, the area intended to remain and be managed as grassland without shrubs should be mowed and the entire area burned under controlled conditions to restore the grassland character.

Dorris Ranch

• Woodlands

The woodlands now contain a significant amount of plants found in the mixed coniferous and deciduous zone of the forest. As these species grow and their canopies become more dominant and complete, the woodlands will become more and more like the forest. At this time both trees and understory are a mix typical of both areas. The understory is richer and moister than that found in other woodland areas.



Picnic Area Woodlands

The woodlands provide a number of important features. They serve to separate and screen the historic orchard areas of the Ranch from the grasslands. Along the edges of the property they serve to separate the Ranch from off-site land uses. In addition, they provide a different type of wildlife habitat than is available in other natural resource areas on the Ranch. Management of the

woodlands will emphasize protection of the resource, recognizing its values as a unique plant community and wildlife habitat type and the additional value it contributes as a landscape screening element.

- **Riparian**

Management of the Riparian area will recognize and protect the area's value as a unique plant community and as an important wildlife habitat. The riparian edge of the Ranch serves as an important link to the ecological and recreational systems of the Willamette River. Management of the riparian area will address the protection of the various plant communities, fish and wildlife habitats, and scenic resources through careful development of river access points, regular thinning of plants, and interpretive signs for visitors who come via land or water. The environmental sensitivity of this area will be emphasized. Through limited additional plantings, visitors will be encouraged to gain visual and physical access to the water's edge by a few selected pathways.



Confluence of Coast & Middle Forks of Willamette River

SPECIAL MANAGEMENT ISSUES

• Invasive Plants

Blackberries are one management issue common to all four natural resource areas as well as the Historic Landscape and Filbert Orchards. Blackberries grow best in areas with abundant light and deep, well-drained soils and do incredibly well west of the Cascade range, often to the exclusion of other, more desired species of plants. Blackberries grow throughout Dorris Ranch, and in some areas they threaten other resources.

All blackberries are of the genus *Rubus*. The wild blackberry (*Rubus ursinus*), sometimes referred to as the Pacific Blackberry, is the species native to the region. However, it is the Himalaya (*Rubus discolor*) and, to a lesser degree, Evergreen (*Rubus laciniatus*) Blackberries which are now so abundant in the Willamette Valley and the Pacific Northwest. Both of these species were introduced to the region as blackberries for cultivation.

Once established, the growth of blackberries can be unparalleled. A healthy, established Himalayan clump can put out new canes 20 to 30 feet in length. Eight to twelve foot high clumps are quite common.

Blackberries are both an asset and a liability at Dorris Ranch. The asset is most evident yearly, as late each summer the fruit of the blackberry ripens. These delicious fruits, once the product of only select growers, now may be had by all. The blackberry is special to more than people at Dorris Ranch, however. It also contributes as valuable wildlife habitat. In its way, the blackberry is a part of what makes Dorris Ranch special.

A management program for blackberries should be developed and given a high priority status at Dorris Ranch. Their immediate and potential negative impact on historic structures and landscape, orchard operations, and unique plant communities and wildlife should be identified, checked, and continually monitored in the future.

• Security and Fire Protection

Daytime security will depend on a conscientious staff and labor force, on visitor goodwill, and on a series of appropriate detection systems. Ranch hands,

District staff and interpreters, and security personnel will have to adequately and continually identify and protect areas with high-priority security needs. At night, the main Ranch gate will be appropriately secured, as will all of the Ranch's structures. In addition, all buildings which could reasonably be targets for vandalism or theft will have intrusion alarms installed. The alarm system will be the security device when the Ranch is closed, backed up by security staff on patrol or local authorities when no security person is on duty. The Lane County Sheriff is the local authority responsible for police protection in the Dorris Ranch area.

Fire detection and suppression facilities such as smoke detectors, alarms, fire hydrants, extinguishers, and additional security systems will be provided for important and valuable Ranch buildings. Each of the Ranch's houses, as well as the barn and packing shed areas, should have appropriately sized fire hydrants that are easily accessed yet visibly screened. The fire truck currently stored on the site should remain and be adequately maintained in order to assist in initial fire suppression. Fire suppression systems should be installed in either of the houses when they are no longer inhabited. Lane County has no fire-fighting department. Protection is contracted out to the city of Springfield Fire Department for the Dorris Ranch sub-area.

With professional advice, an emergency plan should be developed by the District staff, detailing minimal routinely required activities for security staff. It will contain presuppression fire plans and training and maintenance schedules. It will also outline standard security and fire response procedures. This information will be disseminated to all District staff, interpreters, and ranch hands.



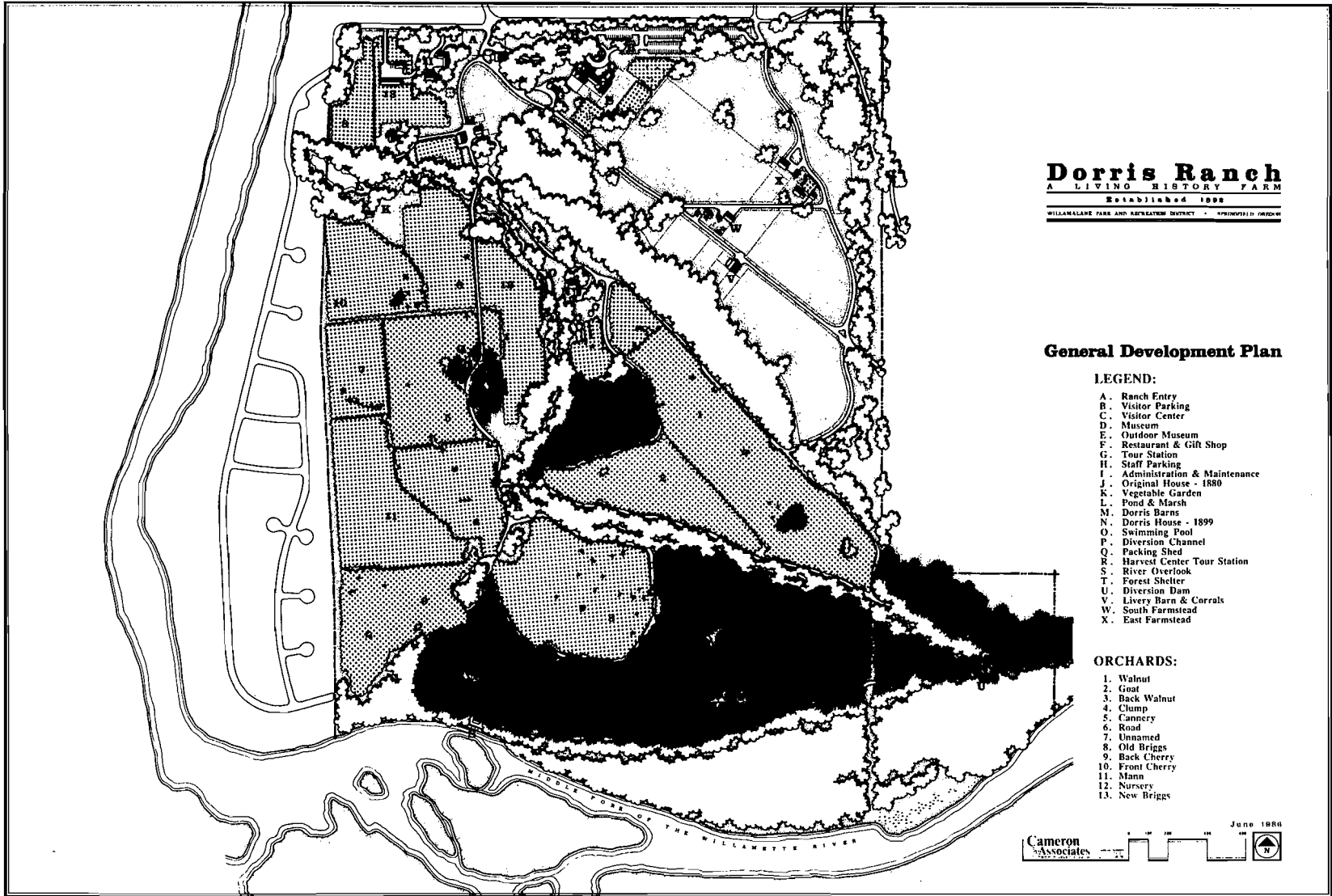
Himalayan Blackberry

Dorris Ranch



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DEVELOPMENT PLANS



DEVELOPMENT PLANS

THE GENERAL DEVELOPMENT PLAN

The General Development Plan and related illustrative drawings show the general location, size, shape, and character of the capital improvements planned for Dorris Ranch. The plans represent a careful synthesis of the many physical, historical, and cultural characteristics of the Ranch and the opportunities it offers for recreation and preservation of our heritage.

The siting and nature of all improvements is based, in part, upon thorough application of principles used successful at other living history farms. It is also based upon the detailed information made available through analysis of prior Dorris Ranch planning documents, aerial photographs, topographic mapping, public programming sessions, and site reconnaissance.

Improvements at the Ranch fall into the five categories or zones described in detail under "Visitor Use & Interpretive Services." The extent and nature of each Zone is the result of combining user needs and/or opportunities with identifiable and appropriate places or settings within the existing Ranch.

DEVELOPMENT STANDARDS

The success of living history farms and agricultural museums depends very much on the continuity, integrity, and authenticity of all elements of the facility. Expedient or out of character "improvements" must be avoided, even at the expense of lengthy delays due to lack of funds.

The illustrations of the buildings and other additions proposed in the General Development Plan suggest styles compatible with those of the Dorris Era. However, it will be important that none of the additions become confused with the genuine historic elements of the Ranch. As implementation proceeds, building styles, materials, details, color schemes, and related items will be selected and composed to establish a "set" of visitor support improvements. These improvements will be clearly differentiated from, but compatible with, the historic resources.

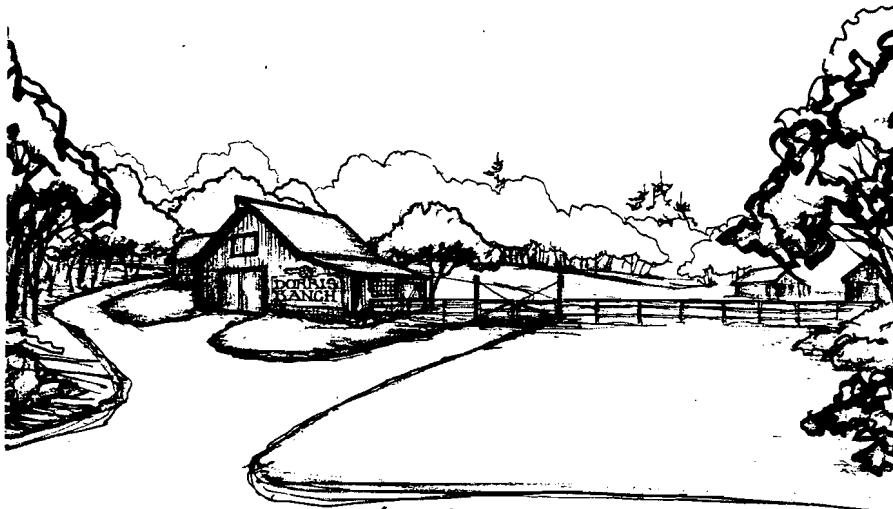
A "Manual Of Development Standards" will be developed to guide all design and implementation work on new facilities at the Ranch. Sets of alternative

Dorris Ranch

materials, construction methods, and styles for each of the following facility types will be identified.

New Buildings
Roads
Fences & Gates
Introduced Plantings
Lighting

Collected Buildings
Parking Lots
Trails & Walks
Signage
Benches & Related Fixtures



1. Entry & Visitor Control

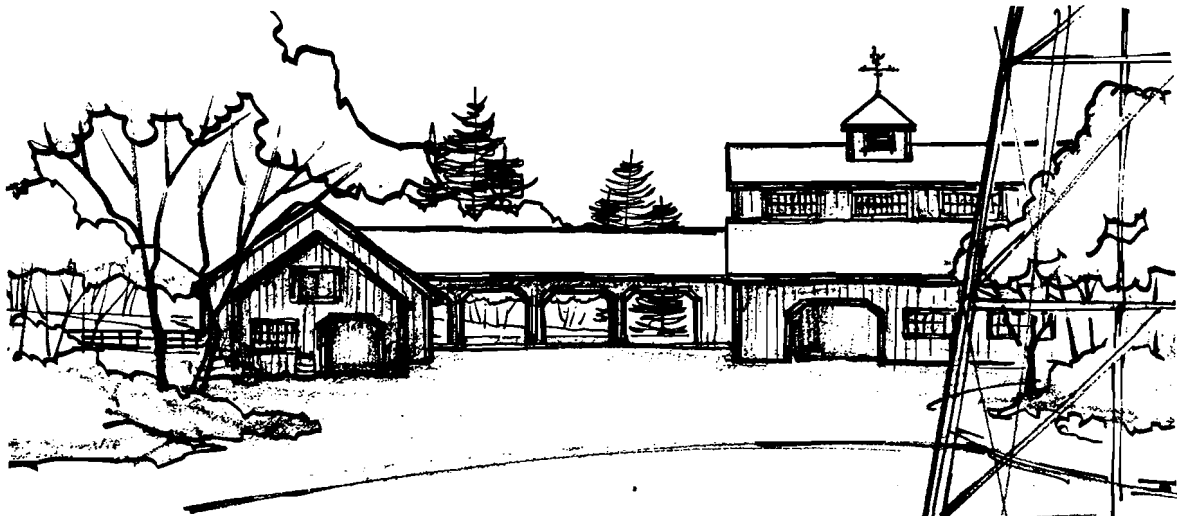
DEVELOPMENT PROJECTS

Due to funding limitations, restoration work and development of the new facilities at Dorris Ranch will occur over a number of years.

In order to plan for the incremental development, each of the Ranch Zones has been divided into a set of Development Projects . The scope of each project is based upon the need to complete usable elements and combine components which are part of a sensible construction project. The projects listed below by zone provided the database for the prioritized Capital Improvement Schedule in the Implementation section of this document.



2. *Entry Road*

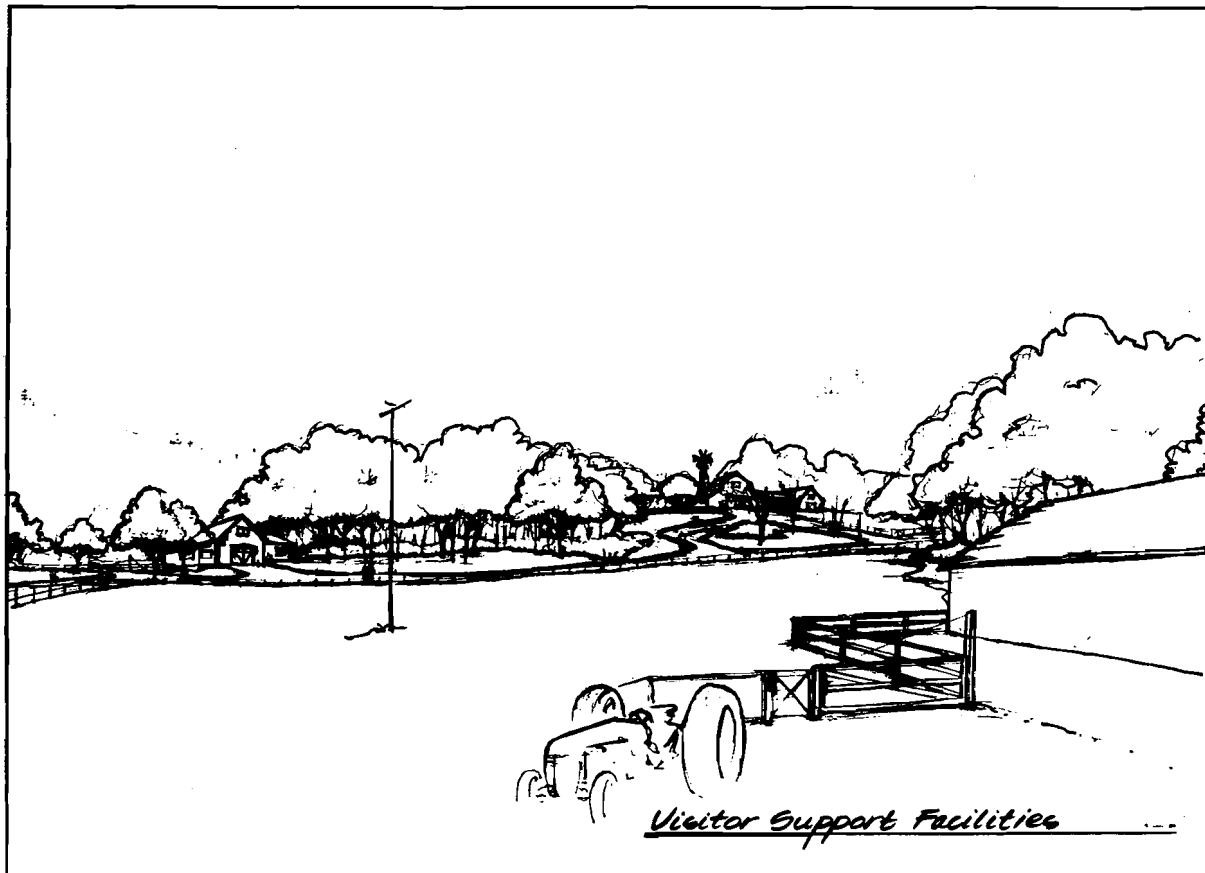


3. *Arrival & Visitor Services*

Dorris Ranch

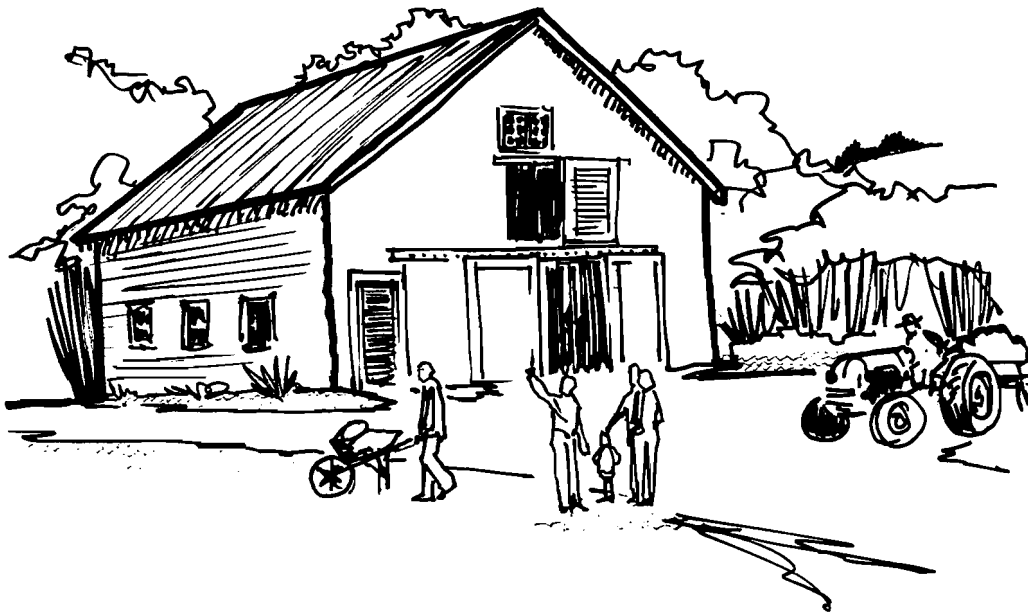
• Visitor Support Zone

1. Entry road, signage, fencing
2. Entry barn
3. Entry drive, arrival circle, parking lot #1
4. Dorris Ave. improvements and parking outlet: basic
5. Dorris Ave. improvements: complete
6. Parking lot #2
7. Barnyard
8. Little barns: museum and information center
9. Big barn: restaurant, gift shop, group tour/meeting room
10. Barn colonnade
11. Outdoor museum; nursery orchards and shelter
12. Group picnic area
13. Temporary toilets at entry
14. Big barn tour station



- **Administration & Maintenance Zone**

1. Maintenance access road, compound, and fencing: basic
2. Link loop road
3. Storage barn
4. Screen plantings
5. Administrative offices
6. Curatorial building
7. Shop barn with small office and storage
8. Maintenance compound: expanded



- **Historic Zone**

1. Dorris barns , meadow fencing, and corrals
2. Dorris House: landscape, exteriors, interiors
3. Goat/Packing Shed Road
4. Packing shed and landscape
5. Temporary toilets, at packing shed
6. Original House: landscape, exteriors, interiors
7. Diversion channel and pool

Dorris Ranch

8. Diversion channel inlet and pump
9. Original House vegetable garden
10. Original House garden shelter and bridge
11. Back Walnut Road
12. Harvest center tour station
13. Forest Loop Road
14. Diversion channel, pond, and marsh enhancement
15. Orchard restoration: basic
16. Walnut Road

• Willamette Valley Historical Zone

1. South Farmstead livery barn, corrals and pastures
2. South Farmstead pasture expansion
3. South Farmstead house and outbuildings
4. East Farmstead house and outbuildings
5. East Farmstead barn and fields
6. Allen By-pass Road
7. East woodlands planting
8. East woodlands improvements
9. Buffer enhancement

• Environmental Resource Zone

1. River overlook
2. River overlook shelter and toilets
3. Forest shelter and toilets
4. Riparian shelter and toilets
5. Trails: basic - existing paths and roads
6. Trails: complete
7. Vegetation removal
8. Interpretive signage
9. Forest restoration and enhancement

URBAN SERVICES

- **Water**

The two houses are currently served by private well systems. City water is available at the end of a Springfield Utility Board 8" line at the corner of South 2nd Street and Dorris Avenue. Static pressure at that location is 75 psi, and the service is adequate for fire protection. Additional water service is available from a Willamette Water Company line which continues to the south end of Harbor Drive west of the Ranch.

The Phase One Development Plans will include design of a water system for the entire Ranch. It will be designed to allow for phased installation as the new facilities are developed.

- **Sanitary Sewage**

Dorris Ranch is situated at an elevation and location which precludes a gravity connection to the Metropolitan Area Wastewater System. The distance involved for a pumping connection makes that alternative prohibitive.

Current plans are to utilize sand filtration drainfield systems at heavier use facilities and Clivus Multrum composting toilets at the lighter use locations. Early phases of development will rely on temporary portable toilet services.

- **Storm Sewage**

Virtually all of the surface runoff on the Ranch is now collected in the Diversion Channel which empties into the Willamette River just west of the Ranch.

Where possible, new facilities will continue to depend on surface runoff and minor open channels similar to those built during the Dorris Era. Wherever facility development requires installation of standard storm sewer structures, the storm lines will be directed to the Diversion Channel or to dry wells depending upon volume and location.

Dorris Ranch

- **Power**

The Ranch currently has residential power service taken from a Springfield Utility Board line on Dorris Avenue.

Service capacities will be increased incrementally as new facilities are developed. Because the arrival of electric power was such an important event during the Dorris Era, the light service historic and historical areas will be fed with small overhead lines on poles typical of the period. Underground lines will be used in the heavy service maintenance and visitor support areas.

- **Telecommunications**

Pacific Northwest Bell Telephone lines are available on Dorris Avenue. Service will be installed when operations generate the need.

- **Police and Fire Protection**

The Ranch is currently under the protection of the Springfield Police Department and the Willakenzie Fire District. An increase in use will create a need to expand security and fire protection.

- **Transportation**

Access to the main entrance of the Ranch is from South 2nd Street. This is currently a narrow street with no side improvements, bike lanes, or bus service. As use of the Ranch increases, improvement of these facilities and services will be necessary.

IMPLEMENTATION



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IMPLEMENTATION

DEVELOPMENT PHASES & PROJECT PRIORITIES

Project priorities and phasing for Dorris Ranch are based upon two general development objectives established by the Dorris Ranch Task Force.

- Focus early attention on those improvements which will allow the District to open the Ranch to the public as soon as possible with the ability to offer a quality experience.
- Concentrate facility development on those projects which provide access to the historic resources and increase the level of visitor support.

There are four development phases for the Ranch, and each is expected to take at least five years to complete. The goals, objectives, and related aspects of each phase are as follows.

• Phase One

- Motto: "To get started"
- Goal: To provide for and satisfactorily accommodate a certain amount of historic resource guided tours and special events
- Objectives
 1. To create an entry-level reception facility in the Visitor Support Zone.
 2. To provide some maintenance support in the Administrative and Maintenance Zones.
 3. To provide Dorris Ranch Living History Farm information; something to see, do, and return to in the Willamette Valley Historical Zone.
 4. To restore the Dorris Barns and their environs and begin restoration along the short-trip loop in the Historic Resource Zone.
 5. To reinforce existing interpretive activities in the Environmental Resource Zone.
- Resources
 1. Small amounts of Dorris Ranch Fund revenue

Dorris Ranch

2. One FTE - Dorris Ranch Coordinator

- Needs: Moderate amounts of revenue
- Market: Springfield community
- Timeline
 1. FY '86 -'87: Start detailed preparations for first projects
 2. FY '87 -'88: Begin first projects; open the doors
 3. FY's '88 -'89 through '91 -'92: complete Phase One projects
- Prioritized Projects: See Capital Improvement Schedule following.

• Phase Two

- Motto: "Turn up the burner"
- Goals
 1. To focus on our mission - Dorris Ranch
 2. To more thoroughly establish the living history farm attraction by concentrating on historic resource protection and restoration
- Objectives
 1. To provide more facilities as necessary in the Visitor Support Zone.
 2. To provide for more maintenance support as necessary in the Administrative and Maintenance Zones.
 3. To begin preparing for development of interpretive facilities in the Willamette Valley Historical Zone.
 4. To begin restoration of the Dorris House and its landscape and continue restoration along the short-trip loop in the Historic Zone.
 5. To provide more opportunities in the Environmental Resource Zone.
- Resources
 1. Moderate amounts of Dorris Ranch Fund revenue
 2. One FTE - Dorris Ranch Coordinator
- Needs
 1. Greater amounts of revenue
 2. More FTE - maintenance and interpretive

- Market: Eugene-Springfield Metropolitan Area
- Timeline
 1. When Phase One is complete
 2. Probably FY '92 -'93 through FY '96 -'97
- Prioritized Projects: See Capital Improvement Schedule following.
- **Phase Three**
 - Motto: "Go for it"
 - Goals
 1. To complement the historic resource by offering historical interpretive attractions
 2. To prepare the facilities to accommodate regional crowds
 - Objectives
 1. To complete the Visitor Support Zone
 2. To complete the Administration and Maintenance Zone
 3. To provide the first farmstead in the Willamette Valley Historical Zone
 4. To complete restoration of the Dorris House and its landscape and complete the short-trip loop in the Historic Zone
 5. To maintain the Environmental Resource Zone
 - Resources
 1. Moderate amounts of Dorris Ranch Fund revenue
 2. Several FTE - administrative, maintenance, interpretive
 - Needs
 1. Significant amounts of revenue
 2. More FTE - visitor support, administrative, maintenance and interpretive
 - Market: Pacific Northwest Region
 - Timeline
 1. When Phase Two is complete
 2. Probably FY '97 -'98 through FY '01 -'02

Dorris Ranch

- **Prioritized Projects:** See Capital Improvement Schedule following.
- **Phase Four**
 - **Motto:** "Get the job done"
 - **Goal:** To complete development of Dorris Ranch - A Living History Farm
 - **Objectives**
 1. To maintain the Visitor Support Zone
 2. To maintain the Administration and Maintenance Zone
 3. To complete the Willamette Valley Historical Zone
 4. To complete the Historic Zone
 5. To complete the Environmental Resource Zone
 - **Resources**
 1. Greater amounts of Dorris Ranch Fund revenue
 2. Several FTE - visitor support, administrative, maintenance, interpretive
 - **Needs**
 1. Significant amounts of revenue
 2. More FTE - visitor support, administrative, maintenance and interpretive
 - **Market:** The World of Living History
 - **Timeline**
 1. When Phase Three is complete
 2. Probably FY '02 -'03 through FY '06 -'07
 - **Prioritized Projects:** See Capital Improvement Schedule following.

COST ESTIMATION

Rough cost estimates of all anticipated major capital improvements at Dorris Ranch were prepared to serve as a guide for phasing, prioritizing, and scheduling. These figures appear in the first column of the Capital Improvement Schedule at the end of this section.

The estimates are not of sufficient accuracy for specific project implementation planning. As refined plans are developed for each project, a detailed estimate will be generated.

ACTION PLAN

• Funding

One of the many success stories of Dorris Ranch is the commercial viability and profitability of the filbert orchards. Indeed, in the 14 years that Willamalane has owned Dorris Ranch, the orchards, under contract with an orchardist, have continued to produce an annual profit for the District. Both the 1979 Land Use Plan and this Facility Development Plan have been financed from the District's accumulated filbert harvest profits. In fact, other than staff time and effort as it related to managing the production of these planning documents and other than Outdoor Recreation Department events held at the Ranch, all activity at Dorris Ranch since acquisition by Willamalane has been financed by these nut profits, free of assistance from the local property tax-supported general fund.

As development of the Living History Farm and Agricultural Museum begins, the Ranch will continue to rely on the profits from the filberts for its funding. The intent of Willamalane's current tax base was that it would be used to fund the operations of the District. In keeping with this philosophy, the major portion of the facility development capital improvement funds necessary for development at the Ranch should come from sources other than the tax base if possible. In addition, current operations and maintenance should continue to be funded from non-general fund sources. Administrative costs for the first two to five years, however, will be funded from the general fund. This is viewed as a necessary start-up investment.

In summary, sources of funds should be developed for capital improvements, operations, maintenance, and eventually administration. To ensure the long-term survivability and success of the Ranch, these sources must be substantial, secure, and ongoing. Action plans, organizations, and marketing tools will need to be developed to provide comprehensive direction, assisting staff in the searching, locating, seeking, securing, and developing of sources. A marketing plan, a grant revenue procurement plan, an alternative revenue procurement plan, a private non-profit 501(c)3 foundation, a private non-profit citizens' volunteer organization, scale models, drawings, and audio-visual or video presentations are some of the vehicles which will need to be produced and implemented prior to any significant activity occurring at Dorris Ranch.

Dorris Ranch

• Capital Improvement Schedule

The Capital Improvement Schedule displays the four 5-year phases described above. All of the Development Projects listed by zone in the Development Plans section are included in the prioritized order established by the Dorris Ranch Task Force.

The timing and priorities are based primarily upon goals and objectives. The actual implementation sequence and schedule will depend primarily upon funding availability and the District budget process.



Packing Shed

• **Recommendations**

The following list of Action Plan Recommendations is organized into short-term and long-term recommendations. The short-term recommendations cover the next fiscal year only (Fiscal Year '86-'87). The long-term recommendations cover the first two fiscal years of the five-year Phase I timeline (Fiscal Years '87-'88, '88-'89).

Many recommendations could be written in addition to those listed here. In determining what may qualify as a recommendation at this time, the following three criteria were utilized:

(1) Cost: - If the recommendation is expected to require only existing available budget resources, then it is on the list. (i.e. It must be in next year's budget or anticipated to cost very little or nothing to be a short-term recommendation. It must be conceivable to be in a subsequent year's budget to be a long-term recommendation.)

(2) Staff Time and Effort: - If the recommendation is expected to require only existing available staff resources, then it is on the list.

(3) Sub-recommendations: - if the recommendation is not a part of another, larger recommendation (i.e. a development standards manual is part of creating a plan to generate all manuals), then it is on the list.

It is expected that the list will be updated annually (indeed, that is one of the recommendations). As progress occurs, as more is known about future budgets and staff resources, and as the larger, general recommendations are completed, then new, additional, and subsequent recommendations will emerge.

SHORT-TERM RECOMMENDATIONS

Fiscal Year 1986-87

1. Present final draft of Facility Development Plan to the Board of Directors. Present, in general terms, the next one to three years' projected activity. Present, in some detail, immediate needs. Obtain approval of goals, objectives, policies, project direction, and phases, projects, timeline, and recommendations.
2. Upon Board approval of the Facility Development Plan, print final document.

Dorris Ranch

3. Upon printing of the final document, conduct a general staff meeting to inform staff of the Dorris Ranch project status. Present and distribute the Facility Development Plan. Present in general terms the next one to three years' projected activity. Present, in some detail, immediate needs.
4. Upon printing of final document, hold a public meeting to inform the public of Dorris Ranch project status. Present and distribute the Facility Development Plan. Present in general terms the next one to three years' projected activity. Present, in some detail, immediate needs.
5. Conduct search for and hire the Dorris Ranch Coordinator.
6. Generate a Phase I Development Plan, completing the programming and design processes for the projects identified in the Facility Development Plan Capital Improvement Schedule.
7. Generate a detailed supplement to the Facility Development Plan Capital Improvement Schedule which will identify needs, resources, opportunities, etc. for staffing, materials and supplies, equipment, furnishings, collections, artifacts, etc.
8. Generate a Marketing Plan. Include such things as a demand analysis, potential target market segments, pricing tolerance, feasibility study, public information, public relations, business development, action recommendations, and a timeline for implementation of the Marketing Plan.
9. Create Ranch's logo, graphics, and letterhead. It must be comprehensive enough to work as basis for future printing, publishing, stationery, signage, duplicating needs.
10. Construct a three-dimensional scale model of the Facility Development Plan's Master Plan. Construct to be transportable, durable, cleanable, and securable when in public.
11. Create an audio-visual, slide-tape presentation. Produce to be diverse, flexible, durable, simple enough to be utilized in public relations, public information, revenue procurement, etc.
12. Generate a Grant Revenue Procurement Program specific to the Ranch's needs. Include action recommendations and a timeline for implementation.

13. Generate an Alternative Revenue Procurement Program specific to the Ranch's needs. Include all appropriate forms of nontraditional revenue such as nonprofit foundation, volunteer organization, gifts, corporate and estate giving, special events, imaginative creations for sale (i.e. videos, films, slides, postcards, hats, artifacts, reproductions, clothing, coloring books, documentary books, gift catalog, etc.) Consider syndicated TV, news columns, convention hosting, food sales, etc. Include action recommendations and a timeline for implementation.
14. Investigate the creation of a private, nonprofit foundation with 501(c)3 status as a vehicle to search for, find, and secure certain private sources of grants and alternative revenue. Implement if feasible. Consider creation of a Dorris Ranch Endowment Fund.
15. Begin the Phase I Revenue Procurement process.
16. Complete nomination to the National Register of Historic Places.
17. Generate an Action Plan addressing the production of all of the "to-be-produced" manuals referenced in the Facility Development Plan.
18. Generate an annual review and update procedure concerning the appropriate parts of the Facility Development Plan (i.e. capital improvements schedule, recommendations).
19. Continue establishing filbert (and agricultural) industry contacts and associations.
20. Continue establishing contacts and professional associations throughout the World of Living History.
21. Continue to visit Living History Farms and Agricultural Museums when possible for the purpose of researching, gathering data, and analyzing appropriate examples of similar facilities.
22. Continue to operate the existing orchards as a commercially viable resource.
23. Continue to protect and maintain the historically significant resources at the Ranch.

Dorris Ranch

24. Continue to provide limited, controlled public access to the facility. Create and provide no new programs or events at the Ranch unless under the auspices of the Ranch's Living History Farm Program.
25. Continue the Dorris Ranch Task Force as the vehicle to incorporate appropriate staff, Board, and public input into all Ranch development progress.

LONG-TERM RECOMMENDATIONS

Fiscal Year 1987-88

1. Implement the Ranch's Marketing Plan.
2. Implement the Ranch's Grant Revenue Procurement Plan.
3. Implement the Ranch's Alternative Revenue Procurement Plan.
4. Begin using the logo, graphics, and letterhead on all printed Ranch material. Produce and begin using the Ranch's own stationery.
5. Implement the nonprofit foundation to begin its Public Relations/Public Information revenue activity.
6. Implement the Action Plan for generating the "to-be-produced" manuals.
7. Integrate Dorris Ranch into Willamalane's Market Plan.
8. Integrate Dorris Ranch into Willamalane's Comprehensive Plan, Recovery Action Plan, and Capital Improvements Program.
9. Complete the Phase I Revenue Procurement Process for the first two years' projects.
10. Conduct the Phase I Engineering Process for the first year's projects.
11. Begin the Phase I Implementation Process for the first year's projects.
12. Address security needs at the Ranch.
13. Vacate the Dorris House.

14. Remove the day-camp programs and all other non-Living History Farm programs from the Historic Resource Zone.
15. Remove the greenhouse and all maintenance or agency storage from the Ranch property.
16. Begin to establish contacts and professional associations in the tourism industry.

Fiscal Year 1988-89

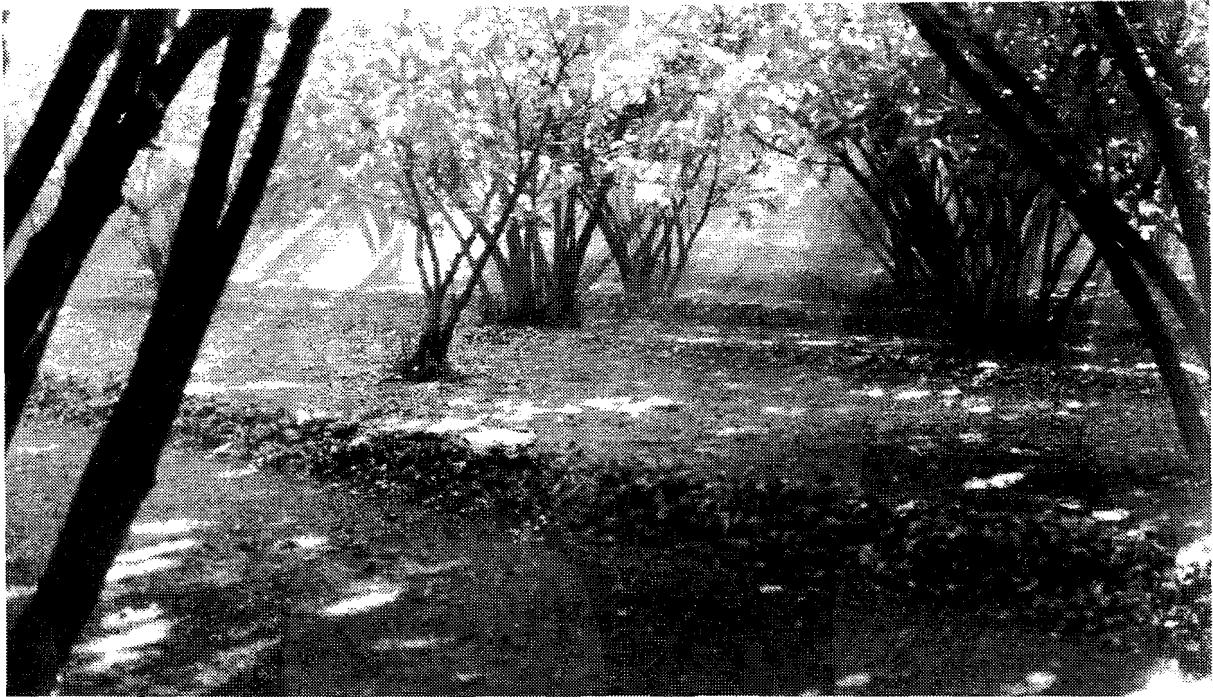
17. Continue research on Dorris family.
18. Create a private nonprofit volunteer organization to aid in the development of Dorris Ranch. Procure assistance as revenue, publicity, special events, docents, etc.
19. Identify, organize, and conduct a special event at the Ranch. Establish this to be the "First Annual" of a new, regularly occurring function.
20. Complete the Phase I Revenue Procurement Process for the third year's projects.
21. Complete the Phase I Engineering Process for the second year's projects.
22. Complete the Phase I Implementation Process for the first year's projects.
23. Begin the Phase I Implementation Process for the second year's projects.
24. Develop a plan to bring utility infrastructure to the Ranch. Get added to the Springfield CIP.
25. Develop a plan to upgrade South Second Street to full urban standards. Include some special or "historical" design elements. Get added to the Springfield CIP.
26. Implement the Ranch's supplemental CIP relating to staffing, materials and supplies, etc.

Dorris Ranch



Cedar Grove at Packing Shed Area

APPENDIX



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Dorris Ranch



INPUT FROM CITIZEN & STAFF PLANNING SESSIONS

A. GUIDELINES

1. Experiential

- I want it next year!
- Come back next year
- Maintain historical theme and atmosphere
- Entrance area image is the ranch....what does the visitor see?
- Large information rooms - not crowded anywhere
- Laid-back atmosphere throughout the park facilities and spirit: sit down and stay awhile
- Maintain rural character
- Portal to the past
- River is major feature
- Entrance to park.....transition time zone
- Historic vs. historical
- Places to be, things to see, out of the rain
- A place to stand around a fire
- Artificial snow/ice
- Covered place in the woods
- Design with the rain in mind
- Country inn atmosphere
- It's history!
- Greetings from Dorris Ranch!
- No rattlesnakes

2. Physical

- Handicap access
- Restore channel
- Screen mobile home park
- River access.....land --> river
- Booth-Kelly connection to Dorris Ranch
- Security
- Public meeting space
- Maintain and promote rehabilitation of wildlife
- Livestock.... was there before and should we create?
- Cultivate filberts
- Consider concessions
- Be careful and sensitive when developing
- Comprehensive interpretive signs

Dorris Ranch

- Graphics and signage uniform style
- Id. flora and fauna signs
- Trail systems for major source of transportation
- Connect Willamette Heights by trail to Dorris Ranch
- Expand into "M"
- Buy mobile home park
- Buy Big M and Mill Pond as staging area
- Acquire Springfield Rock Quarry
- Acquire Allen's
- 2nd Street....investigate ownership impacts
- South 2nd Street improvements
- Connection to Willamette Heights
- Study and improve roadway (South 2nd)
- Dorris transportation (shuttle)

3. Management

- Security for forest preservation; no entry, no trespassing
- No horses (private) on land
- Residents' access
- Acquire surrounding properties
- Involve business people in planning
- Tourist pay, residents free
- Revenue product
- Community input and public review throughout process
- Emphasize local use
- Tie-in downtown Springfield to Dorris Ranch from a historical perspective
- Initiate or generate regional support for Dorris Ranch
- Don't overdevelop
- No visitors' cars on site
- No motor vehicles except service vehicles
- Complete property survey
- Repeated citizen input meetings (next one in spring)
- Continued community involvement
- Get more people interested!
- Management: public and/or private
- Develop woodlands management plan
- Orchard management plan
- Charge admission
- User fee and additional charge for other attractions
- Open all year round?
- Native American representation

- Grow crops
- Twelve months?

4. Institutional/Bureaucratic

- Connections with Springfield Museum, Lane County Museum and with other historical agencies in county, state and country
- Dorris Ranch as educational center for regional schools
- Agricultural research institute
- Offices, mtg. spaces, exhibit spaces, supt. office in museum
- Tie with school system
- Federal \$\$?
- Seek museum grants
- Contact: school district, Chamber of Commerce
- Develop a relationship with Van Duyn and Dorris Ranch
- Explore Dorris family and Springfield relationship
- Work with sand & gravel and quarry relationship
- Contact: Century Farm
- Join National (regional?) Growers Association: Filbert Commission
- Regular bus service

5. Promotion and Marketing

- Tie to Chamber of Commerce for promotion
- Dorris Ranch Filberts: Hazlenuts of Distinction product line; distribute on planes, trains, etc.
- Chocolate-covered filberts
- Dorris Ranch "publicity" wagon in parades and at special events
- Ranchaid concert
- Feature article "Oregon Life" in Register Guard
- Nationwide marketing
- Feature article in newspapers
- 20th Century Fox presents: "Filberts of Distinction: the Dorris Ranch Story"
- We want a best-selling hardcover book (\$20-30) on Dorris Ranch, a historical novel
- Highway billboards, where do we sign?
- I-5 signage (ODOT)
- 'Les Schwab' in Glenwood, billboard for District
- Filbert recipe book
- Coloring book
- Dorris Ranch calendar
- Sell historic prints and photos
- Postcards and Dorris Ranch coloring book

Dorris Ranch

- Book: Wildlife of Dorris Ranch
- Theater Production: "Dorris Ranch Story"
- Dorris Sitcom
- Market Eugene-Springfield as a whole, not its parts, but tourism
- Dorris Ranch umbrellas
- Annual festival (s)
- Winter festival
- Willamette "whitewater" parade
- River crest date guess contest
- Slug festival
- Dorris institute hosts international filbert convention
- Promotions around state and region (ie. placemats with "visit Dorris Ranch")
- Historical photos on post cards
- Historical photos of Dan Plaza
- Market nut pies
- Dorris nut sacks
- Let's have a wingding to kick it off !!!
- Dorris Ranch floats in the next parade
- Ranchaid concert
- Media coverage
- Book about Dorris family
- Adopt-a-tree
- Adopt-a-nut
- Memorial donations
- Lively foundation involvement
- Levels of sponsorship (& recognition)
- Public service announcements
- Get state economic development \$\$
- National Register - ?? taxing & funding sources
- Dorris Ranch as tool to facilitate economic development
- Private enterprise \$
- Dorris Ranch as enterprise fund
- Repursue lottery \$ for tourism
- City sales tax for Dorris Ranch
- Marketing plan
- Convention & visitors' bureau
- Slide show
- Develop 'logo' saying...ie.. "a uniquely different place"
- Caboose Park to Dorris Ranch transportation
- Endowment fund \$\$
- Solicit donations, equipment, materials, oral histories

- Dorris Ranch trivial nut pursuit
- Club for kids/Dorris hands

B. RESOURCES

1. Historic

- Historic farming techniques
- 2nd House 1930-1940's restoration & time period
- Brigg's House 1880-1890 restored time period

2. Interpretive

- Use vehicles of appropriate time periods, 1890's - 1950's
- Other Willamette Valley industries
- Old fruit, nut and vegetable varieties
- Tie to other historic sites & districts in Springfield
- Co-op use of artifacts from other museums
- Hupmobile "like Ben's"
- "Time Period" demonstration crops
- Comprehensive hist. exhibits.....timber, logging, hops, co-op with other interested groups
- Historical fire equipment.....it works!
- Main Street, Willamette Valley
- Birch bark canoes
- No Main Street
- General Store/Trading Post
- Antique Displays, equipment etc.
- Farm equipment display
- Oxen
- Livery and stables, blacksmith too
- Move in historic structures
- Re-create Brigg's Landing
- Garbage Collection, vintage vehicles?
- Lofting sheds, horses and equipment
- Manure spreader
- Poultry
- Grow and retail bedding plants
- Briggs Landing to Dorris Ranch
- Logging (old time) display
- Historic lumber mill
- Real people harvest nuts
- Pick your own nuts
- Hayrides
- Annual filbert festival

Dorris Ranch

- Steam train
- Horse cart rides
- Farming demonstrations with horses and wagons
- Display historic river craft
- Horse - logging
- Harvest festival
- Wine festival
- Plowing demonstration
- Oregon draft horse activities
- Threshing "Bee" Harvest Festival
- Hands-on area for children
- Historic lumber mill
- Horse carriage
- Town pick filberts by hand
- Interpreters: period of dress, professionally trained, others in uniform
- Riverboat rides
- Horse rides
- Huck Finn rafting
- Ethnic history and interpretation
- Horse & buggy
- Environmental education facilities
- Employees in "time period" clothes
- Display historic photos
- Pioneer days, muzzleloaders
- Hoedown, barn dances
- Motorized trams
- Hands-on displays for children
- Here is where we are and this is where we are going (display)
- Historically authentic?
- Livestock on site
- Buy artifacts now!
- Budget now for artifact purchase & storage
- Pre-Dorris site history
- Movies of Dorris Family, property, etc.
- Educate about Willamette Valley clearing operation
- Tour of Dorris Ranch
- Fiddlers
- Eating filberts, etc.
- Bring in hop houses and related items
- Do a museum at Dorris Ranch
- Buggy rides through park

- Hayride from town to ranch
- Historical plays, theater in the houses, community,outdoor/indoor
- Craft demonstrations
- Meals of the period.....farm
- Video/movie demonstration
- Did fur traders work here?
- Other farm and orchard displays
- Animals
- Brewery

3. Natural

- Natural vegetation
- Wildlife refuge for endangered species

C. FACILITIES

1. Visitor support

- Nice restrooms in entry zone
- Benches (everywhere)
- Drinking fountains
- Lighting
- Parking out front
- Tourist information center
- Museum
- Group picnic shelter and area
- Amphitheater
- Community gardens
- Food service
- Limited food service - vending machines
- Restaurant on the river
- Restaurant on paddle-wheeler
- Restaurant, ethnic food
- Dorris Ranch Bed and Breakfast
- Lodge
- Gift shop
- Candy shoppe
- Rest stops and benches
- Gift shop: books, maps and filberts
- Visitor center with educational materials
- Picnic area
- Dorris Ranch post office
- Covered pavilion
- Flush toilets at visitor center, not on ranch

Dorris Ranch

- Rough walks, not manicured
- Antique shop
- Outdoor eating
- Tours for school children
- Connections to metro area river rec. system
- Aerial tram from G.P. log pond to Dorris Ranch
- Train or trolley (on wheels) to drive to Dorris Ranch
- Train from downtown to Dorris Ranch

2. Recreation

- Vintage "sandlot" softball field
- Group camping
- Primitive camping
- Trails
- Horseshoe pitching
- Restore swimming pool
- No archery and firearms
- Archery range, tie to history
- Bike bridge to Seavy Loop area
- River access
- Playground equipment
- Golf course
- Pedestrian connection to Mt. Pisgah
- No dirt bikes
- No carnivals and rides
- Leisure services, continue programs
- Square dances
- Orchard Dance
- Move Broiler Festival to Dorris Ranch
- Wildflower and mushroom identification walks
- Horse riding
- Craft classes: weaving, spinning & boating
- Ferry boat
- Riding facility - stables, own
- Canoe rentals
- Hiking trails
- Horse trail rides
- Mountain bike trails and tours
- Afternoon and evening activities
- Outdoor recreation programs
- Nature and historical workshops, classes, environmental interp.
- Day-camp program

- River fishing and access
- Open play
- Horse trails
- Nature trails
- Square dancing, where do they happen? a pavilion
- Swimming in the river
- Amphitheater
- Outdoor fire pit
- No on-site overnight accommodations
- Tourist destination
- Authentic period lodging
- Dawn to dusk activities
- Leisure services, continue programs
- Boat landing (no cars)
- Connect bike path
- Riverfront walk and bikeway
- Overnight facilities (R.V.- cabins)
- Valley River boat tours (Hilton too!)
- Hiking
- Bike connection to Dorris Ranch
- Overnight mobile home spaces
- Bikeways in and out and links to bikeways
- Picnicking on waterfront
- Raft stop access
- Jump through hoops

3. Operational

- Underground utilities
- Fire and life safety
- Do we control numbers of visitors on property?
- Security
- Fencing perimeter?
- Appropriate equipment for maintenance
- Do we keep harvesting orchards with modern machinery?
- Staff offices, parking and showers
- Service compound
- Extend infrastructure to Dorris Ranch
- Infrastructure water, roads, utilities
- Better access to I-5
- Concise, clear signing
- Fence the site
- Outdoor program headquarters

Dorris Ranch

- Connect to historic Springfield millrace
- Council rings with fire pit
- Drinking fountains
- U-pick filberts
- Grow hops and process?

D. MANAGEMENT

1. Staffing

- Appropriate staff: historians, interpretive naturalists, curators
- Facility coordinator
- Get a curator soon!
- Real-life farmer on staff
- Residential caretaker
- Park rangers in uniform



Dorris Nursery Stock - 1930

FUTURE RESEARCH, PLANNING, & MANAGEMENT REQUIREMENTS

There are a number of manuals which will need to be written to guide the current planning and future development of Dorris Ranch. Some of these will address research needs, while others will focus on Ranch planning and management. The following preliminary list of Dorris Ranch Manuals has been developed in consultation with the Dorris Ranch Task Force:

- Ranch Management
 - Ranch Operations and Maintenance
- Development Standards
 - Historic Resources
 - Interpretive Facilities
 - Visitor, Administrative, and Maintenance Support Facilities
 - Environmental Resource Facilities
- Visitor Use and Support
- Interpretive Prospectus
 - Interpretive Operations
- Historic Structures Study
 - Historic Structure Preservation and Rehabilitation
 - Historic Structure Maintenance
 - Nomination to the National Register of Historic Places
- Historic Landscape Study
 - Historic Landscape Research
 - Historic Landscape Preservation and Rehabilitation
 - Ornamental Vegetation Maintenance
- Orchard Operations
 - Orchard Management
 - Orchard Contractors
- Willamette Valley Historical Zone Management
- Environmental Zone Management

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- **Museum Operations**
 - **Interpretive Operations**
 - **Artifacts and Equipment Acquisition**
 - **Artifacts and Equipment Management, Preservation and Rehabilitation**
 - **Displays**

- **Research Guidelines**
 - **Historic Data File**
 - **Archeological Studies**
 - **Dorris Family Biographical and Genealogical Study**

- **Security and Fire Protection**

- **Marketing**
 - **Public Relations**
 - **Publicity**
 - **Revenue Procurement**

JUSTIFICATION FOR CONDUCTING MARKET ANALYSIS

The intent of conducting a market analysis would be to provide the Dorris Ranch Task Force with a realistic estimate of the demand or responsiveness of the public to the existing Facility Development Plan. The analysis would carefully specify the mix of potential visitor market segments for the proposed development. Once delineated, each potential visitor group would be evaluated as to the extent of its willingness to visit Dorris Ranch. The outcome of this analysis would provide the Task Force with not only an estimation of the general demand but the basis for implementing a segmented marketing/promotional strategy. The responsiveness of each potential visitor group could be evaluated, and scarce advertising funds could be directed toward those markets demonstrating the greatest likelihood of response. In addition, the attractiveness of existing and proposed amenities and/or features of the Facility Development Plan could be evaluated with respect to each market segment. The differential appeal of such elements as the restaurant, museum, homesteads, farmsteads, orchards, etc., could be assessed as a basis for (1) modifying the proposed "mix" of plan features and (2) providing direction for promotional efforts. In this context, the market analysis would provide an opportunity for the advertising message intended for specific markets to be directly linked to those amenity features with the greatest appeal.

A crucial dimension of the market analysis would be assessing the price tolerance (limits) of intended visitor groups. Since financial self-sufficiency is a goal of the Dorris Ranch project, a clear understanding of the public's acceptance of and willingness to pay for entry to and the use of specific Dorris Ranch amenities and services will be required. Data collection would allow pricing decisions to be based on actual consumer input. (All too often pricing decisions are based strictly on arbitrary criteria which either curtail demand or result in unrealized revenue.) Specifically, the market analysis would investigate the public's reaction to a gate admission fee (at various price levels) and a number of on-site "ticket sale" options (e.g., admission to the Historic Resource Zone). Distinctions could be drawn between local users and transient visitors.

The methodology necessary to complete the market analysis would involve considerable primary data retrieval. Since the project concept is so unique to the area and region, consumer use data from other historic attractions cannot be usefully compared to the circumstances of the Dorris Ranch development. A

Dorris Ranch

two-dimensional, primary data collection process would be necessary. The first component would focus on local market (Eugene-Springfield metropolitan area) response to the proposed facility. The delineation of potential user segments would be followed by the representative sampling of each (by mail or telephone) to provide estimates of the level of use, amenity preferences, price-tolerance levels, etc. The second dimension would focus on transient and destination visitor segments. Representative samples of motorcoach operators, wholesale tour organizers, I-5 travelers, etc., would be drawn to assess the appeal of Dorris Ranch to each of these markets. The degree to which the decision of these groups to visit Dorris Ranch would be influenced by such factors as accessibility, price, amenity features, etc., would be examined.

PRESERVATION STANDARDS

The Secretary of the Interior is responsible for establishing standards for all programs under U.S. Department of Interior authority and for advising federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to direct work undertaken on historic buildings and other properties. These Standards have generally been adopted as guidelines for preservation projects throughout the country.

In these Standards, "rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

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6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Source:

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. (Revised 1983). U.S. Department of the Interior. National Park Service. Preservation Assistance Division. Washington, D.C.

INVENTORY OF HISTORIC STRUCTURES

INVENTORY

No.	Historic Structure
1	Original House
2	Shed
3	Shed
4	Barn
5	Equipment Shed
6	(Hop Dryer)
7	(Hop Dryer)
8	(Barn)
9	Loader
10	Dorris House
11	Garage
12	Smokehouse/Cooler
13	Pump House
14	Temporary Greenhouse
15	Packing Shed
16	Equipment Shed
17	Privy
18	Swimming Pool
19	Bridge
20	Bridge
21	Cinnabar Mine
22	(Cabin)
23	Diversion Dam
24	(Cabin)
25	(Slaughter House)
()	Non-extant structures



Dorris Ranch

A LIVING HISTORY FARM

Established 1892

WILLAMALANE PARK AND RECREATION DISTRICT • SPRINGFIELD, OREGON

General Development Plan

LEGEND:

- A. Ranch Entry
- B. Visitor Parking
- C. Visitor Center
- D. Museum
- E. Outdoor Museum
- F. Restaurant & Gift Shop
- G. Tour Station
- H. Staff Parking
- I. Administration & Maintenance
- J. Original House - 1880
- K. Vegetable Garden
- L. Pond & Marsh
- M. Dorris Barns
- N. Dorris House - 1899
- O. Swimming Pool
- P. Diversion Channel
- Q. Packing Shed
- R. Harvest Center Tour Station
- S. River Overlook
- T. Forest Shelter
- U. Diversion Dam
- V. Livery Barn & Corrals
- W. South Farmstead
- X. East Farmstead

ORCHARDS:

- 1. Walnut
- 2. Goat
- 3. Back Walnut
- 4. Clump
- 5. Cannery
- 6. Road
- 7. Unnamed
- 8. Old Briggs
- 9. Back Cherry
- 10. Front Cherry
- 11. Mann
- 12. Nursery
- 13. New Briggs

June 1986

Cameron & Associates

