

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Northwest Neighborhood Historic District

other names/site number McFarlands Additions; Mt. David Neighborhood

### 2. Location

street & number From N. G Street to N. P Street, and from West Main St. to Chestnut Ave.  not for publication

city or town Cottage Grove  vicinity

state Oregon code OR county Lane code 039 zip code 97424

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally.

Signature of certifying official/Title - Deputy SHPO

Date

Oregon State Historic Preservation Office  
State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that the property is:  
Action

Signature of the Keeper

Date of

entered in the National Register  
 See continuation sheet.

determined eligible for the National Register  
 See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Northwest Neighborhood Historic District

Lane Co., Oregon

Name of Property

County and State

**5. Classification**Ownership of Property  
(check as many as apply)

private  
 public - local  
 public - state  
 public - Federal

Category of Property  
(check only one box)

building(s)  
 district  
 site  
 structure  
 object

Number of Resources within Property  
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
166	94	buildings
	1	sites
		structures
		objects
166	95	Total

Name of related multiple property listing  
(enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously  
listed in the National Register

2

**6. Function or Use**Historic Functions  
(enter categories from instructions)

AGRICULTURE: field, barn, orchard, outbuilding  
 DOMESTIC: single dwelling  
 DOMESTIC: multiple dwelling  
 COMMERCE/TRADE: business  
 SOCIAL: meeting hall  
 RELIGION: church

Current Functions  
(Enter categories from instructions)

DOMESTIC: single dwelling  
 DOMESTIC: multiple dwelling  
 COMMERCE/TRADE: business  
 SOCIAL: meeting hall  
 SOCIAL: museum  
 RELIGION: church

**7. Description**Architectural Classification  
(Enter categories from instructions)

MID-19<sup>th</sup> CENTURY: Gothic Revival  
 LATE VICTORIAN: Queen Anne  
 LATE VICTORIAN: Octagon  
 LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY REVIVALS:  
 Colonial Revival  
 LATE 19<sup>th</sup> and 20<sup>th</sup> CENTURY AMERICAN  
 MOVEMENTS: Bungalow/Craftsman  
 OTHER: Minimal Traditional National Folk

Materials  
(Enter categories from instructions)

foundation: CONCRETE  
 walls: WOOD; BRICK  
 roof: WOOD; ASPHALT  
 Other: GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

Northwest Neighborhood Historic District  
Name of Property

Lane Co., Oregon  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing).

**Areas of Significance**

(Enter categories from instructions)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

ARCHITECTURE  
COMMUNITY PLANNING AND  
DEVELOPMENT

**Period of Significance**

1890 - 1950

**Significant Dates**

1891  
1899  
1950

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

**Property is:**

**Significant Person**

(Complete if Criterion B is marked above)

- A owned by a religious institution or used for religious purposes
- B removed from its original location
- C a birthplace or grave
- D a cemetery
- E a reconstructed building, object, or structure
- F a commemorative property
- G less than 50 years of age or achieved significance Within the past 50 years

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Various

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

**Previous documentation on file (NPS):**

**Primary location of additional data:**

- preliminary determination of individual listing (36CFR67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- recorded by Historic American Engineering Record

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Cottage Grove

Northwest Neighborhood Historic District  
Name of Property

Lane Co., Oregon  
County and State

## 10. Geographical Data

Acreage of Property 86 acres

### UTM References

(Place additional UTM references on a continuation sheet)

1 \_\_\_\_\_  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_

4 \_\_\_\_\_

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

## 11. Form Prepared By

name/title Amanda Ferguson, City of Cottage Grove, Darlene Roth, Consultant  
Kathryn M. Burk, Research Assistant

organization Friends of Mt David date June 30, 2009

street & number PO Box 22 telephone 541-942-3340

city or town Cottage Grove state OR zip code 97424

### Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

### Property Owner

name Various

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town Cottage Grove state OR zip code 97424

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

### ARCHITECTURAL DESCRIPTION

Cottage Grove is located in Lane County at the southern end of the Willamette Valley along the Interstate 5 corridor. The city is located at the juncture of the Coast Fork of the Willamette River, Silk Creek and the Row River, between the foothills of the Coast Range to the west and the Cascade Mountains to the east. The proposed historic district is located to the northwest of the historic commercial center at the base of Mount David, a prominent butte that defines the northwest edge of the city.

The Northwest Neighborhood Historic District encompasses approximately 86 acres between the leeward edge of Mount David to the north and Silk Creek to the south and west. Its eastern boundary is the Coast Fork of the Willamette River. The Downtown Cottage Grove Historic District lies due east of the district on the other side of the Willamette River. The outline of the district follows property lines that abut these natural boundaries, creating a ragged rectangle within which lies a significant record of Cottage Grove's architectural and development history.

The Period of Significance for the Northwest Neighborhood Historic District stretches from 1890, when the McFarland family began platting the blocks that constitute the neighborhood, through 1950 when construction ebbed. Few lots were available for infill within the district after this period. Much of the new construction after 1950 constituted civic or commercial construction.

The Northwest Neighborhood Historic District is historically significant to the City of Cottage Grove in two areas – community planning and development, and architecture. The neighborhood is significant as an example of community planning in Cottage Grove, for it contains the nexus of the historic commercial center of Cottage Grove and the City's first platted subdivisions, as well as several of the community's significant gathering places – two historic churches and the Masonic Lodge. The original street system and plat layout are intact, making this neighborhood a rare example of early city planning in Cottage Grove. Architecturally, the neighborhood is stylistically diverse, exhibiting the full range of stock housing patterns and architectural trends that were influencing building in this country throughout the neighborhood's 60 year build-out. Despite the wide range of housing types and detailing, materials, scale and siting are consistent throughout, creating a cohesive, walkable neighborhood dense in history and unique in character.

The Northwest Neighborhood Historic District district contains 261 buildings of which 211, or 81 percent, were built before 1950. 166 buildings, or 63 percent, are contributing to the historic integrity of the neighborhood. Of the contributing buildings, two resources within the district are already listed on the National Register of Historic Places, the Horace J and Ann S. Shinn Cottage at 1308 Ash Avenue, and St. Mary's Roman Catholic Church at 147 N. H Street. Seventeen houses are listed on the local historic register. The neighborhood is primarily residential, although there are two churches within the district, as well as a half block of historic commercial buildings and two blocks of modern medical office buildings on the edges of the district. The medical offices are built on the site of the district's school, which burned down in 1950.

The neighborhood borders on the Downtown Cottage Grove National Register Historic District, which encompasses 9 blocks along East Main Street. The Northwest Neighborhood contains the only block of commercial remnants from the City's early Westside business district, now otherwise completely lost.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Originally, what is now Downtown Cottage Grove was known variously as "East Cottage Grove" and for half a decade as a separate community named "Lemati." The dividing line between Westside and Eastside is the Coast Fork of the Willamette River. The local collective memory seems to have forgotten that Cottage Grove started on the west side of the river. The Eakins-Bristow Building at the corner of Main and North River streets, a c. 1896 two-story brick commercial structure, sits as testimony to the earlier business history of Cottage Grove.

The blocks that constitute the Northwest Neighborhood Historic District stem from six of the earliest plats associated with Cottage Grove, laid out between 1891 and 1904 by members of the McFarland family, namely, David G. McFarland and James H. McFarland, sons of Donation Land Claim recipient James McFarland. The subdivisions were platted east to west and north to south, with the first subdivision platted in 1891 and the last in 1903. (See Map of Original Subdivisions, attached.) Each block originally accommodated between four and eight lots. The blocks were laid out in a regular grid pattern with interior alleyways running east and west. These plats were bounded on the east by River Road (along the Coast Fork of the Willamette), on the north by Mount David, and on the south and west by Silk Creek. Main Street was extended through the neighborhood from the commercial area at the juncture of River Road, and continues to the west to become Cottage Grove-Lorane Highway.

The street names within the neighborhood from the river west had been labeled A-F Streets, with A Street located immediately adjacent to River Road. The east-west avenues were named First, Second and Third Streets. In 1912, the street names were changed – the east-west avenues were named after trees native to the area – Ash, Birch, and Chestnut, and the north-south letter streets were changed to G-O Streets. The first house numbers were also given out in 1912. The streets were laid out with sidewalks and curb side planting strips. Many trees were planted by residents in these planting areas over the years, creating a varied canopy that continues to change and grow today. (See neighborhood as viewed from height of Mt. David, dated 1906 and 1910, Attachment #11 & 12.)

The Northwest Neighborhood Historic District is unusual in Cottage Grove for the integrity of its historic form. The street pattern, alley alignment, and planting plan remained constant through the historic period of this neighborhood, and even today, the street widths have never been compromised. (See 1950 Street Map, Attachment #10.) Streets in other older Cottage Grove neighborhoods, by contrast, have been altered with time -- to accommodate sidewalks, streetscaping, and new construction. Lot size and configuration has also remained consistent, with newer infill located in interior lots where garages or kitchen gardens may once have been found. Most houses share a uniform setback of 15 feet, with garages that are accessed via alleys or from secondary frontages on corner lots, rather than dominating front facades. These traits lend a unique level of cohesiveness to the neighborhood.

### ARCHITECTURAL STYLES

The domestic architecture of the Northwest Neighborhood Historic District consists predominantly of traditional and vernacular examples of American architecture, with some specific Pacific Northwest and Oregon elements. While there are a few high style examples, most of the houses reveal the modest history of a community founded by pioneer farmers, lumber workers, and miners from across the county. The architecture

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

of the neighborhood reflects trends in vernacular and popular patterns for smaller houses, such as Craftsman and other bungalow styles and Minimal Traditional styles, and it also includes plentiful examples of a full range of the national folk and traditional housing patterns for the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Predominantly, the neighborhood is filled with a wide range of late 19<sup>th</sup> and early 20<sup>th</sup> century bungalow and cottage architecture, housing stock patterns in which the form of the house is more important (and more revealing) than its stylistic details. In this regard, the Northwest Neighborhood Historic District is rich indeed.

### *Queen Anne*

The most typical architectural styling found in the Northwest Neighborhood Historic District is Queen Anne. Queen Anne style buildings in America came into vogue in the 1880s. Distinctive essential features of the Queen Anne style include: an asymmetrical facade; dominant front-facing gable, often cantilevered out beyond the plane of the wall below; overhanging eaves; round, square, or polygonal tower(s); shaped and Dutch gables; a porch covering part or all of the front facade, including the primary entrance area; a second-story porch or balconies; pedimented porches; differing wall textures, such as patterned wood shingles shaped into varying designs; dentils; classical columns; spindle work; bay windows; and horizontal bands of windows. This architectural style was popular in the Northwest Neighborhood Historic District from 1890 to 1915. Some Queen Anne elements, such as the wraparound front porch, continued to be found on buildings in the Northwest Neighborhood Historic District into the late 1920s.

There are several dozen examples of the Queen Anne style in the neighborhood, both of single and multiple stories. These houses are scattered throughout the neighborhood, although the larger versions are located predominately on corner lots. Most Queen Anne examples in the neighborhood are vernacular interpretations of the style, although a few can be considered "high style". The finest multiple-story example sits at 39 N. I Street at the corner of Ash and N. I Street. Crampton Jones built this house in 1895 for his son, James I. Jones, a local entrepreneur, sawmill owner and later President of the Leader Publishing Company, which published the Cottage Grove newspaper, the *Echo-Leader*. In 1895, the local newspaper called it "the finest and most elaborately constructed residence in Cottage Grove ever built in this part of Oregon. The location is admirable and the elegant and unique style of the building will have the tendency to cause some rivalry in the future building of residences both in Cottage Grove and Lemati." This house, currently used as an office, has a wrap-around porch with turned spindles, a round tower, patterned shingles of varying designs, and a beautiful oriel window. The construction of the Jones House certainly influenced construction in the neighborhood, as seen in the Horace J. and Ann S. Shinn Cottage, a fine example of the single-story Queen Anne style, located at 1308 Ash Avenue. This c. 1904 building is listed individually on the National Register. The Queen Anne style is beautifully represented in this building's octagon tower, wraparound porch, decorative shingles, and multi-pane sash windows.

### *Colonial Revival*

The Northwest Neighborhood Historic District contains half a dozen examples of the Colonial Revival style, a dominant style for domestic building throughout the country during the first half of the century. This style is identified through its references to early English and Dutch architecture and was popular for a long period, from 1890-1935. Typical features include: accentuated front doors, with decorative pediments, columns and