

WILLAMETTE HEIGHTS
STANDARD RECONNAISSANCE LEVEL SURVEY

FEBRUARY 2013

Prepared for:

The City of Springfield

Development Services Department
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TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	1
1.1 STATEMENT OF PROJECT OBJECTIVES.....	1
1.2 RLS FIELD METHODS	1
1.3 BOUNDARY EXPLANATION AND JUSTIFICATION.....	1
2.0 RLS SURVEY RESULTS.....	4
2.1 DATA ANALYSIS	4
3.0 RECOMMENDATIONS.....	5
2.1 HISTORIC DISTRICT POTENTIAL.....	5
2.1 RESIDENTIAL RESOURCES: FURTHER RESEARCH AND EVALUATION ...	5
4.0 BIBLIOGRAPHY	7

LIST OF FIGURES

Figure 1-1. Jan. 1910 Willamette Heights Addition to Springfield, Oregon.....	2
Figure 1-2. 1912 Springfield, Oregon Sanborn Fire Insurance Map.	3

LIST OF APPENDICES

A	RLS Survey Map
B	RLS Data Sheets
C	Statistical Reports
D	USGS Map Showing Location of Survey Area

1.0 INTRODUCTION

1.1 STATEMENT OF PROJECT OBJECTIVES

The Willamette Heights Standard Reconnaissance Level Survey (RLS) was conducted by URS for the City of Springfield to evaluate the integrity and historic significance of residential and commercial properties within the Willamette Heights residential neighborhood. The objectives of this survey were

- 1) to provide the residents of Springfield with an assessment of the resources within the Willamette Heights neighborhood as recommended in the Springfield Historic Context Statement (Dennis 1999);
- 2) to provide the City of Springfield with information as a basis for preservation planning and policy within the project area;
- 3) to provide baseline research and recommendations on the potential for a Residential Historic District within the Willamette Heights neighborhood; and
- 4) to increase the body of knowledge maintained by the Oregon State Historic Preservation Office (SHPO) with regard to historic resources within Springfield.

1.2 RLS FIELD METHODS

The project was completed using the latest *Guidelines for Conducting Historic Resource Surveys in Oregon* (2011) and supplemental guidance provided by the Oregon State Historic Preservation Office. Field data collection took place on November 17, 2012, and was later entered into the Oregon Historic Sites Database. The survey was also conducted in compliance with the *Secretary of the Interior's Standards for Preservation Planning*.

1.3 BOUNDARY EXPLANATION AND JUSTIFICATION

The standard RLS was confined to a geographical location loosely described as the residential neighborhood south of South B Street and east of South 2nd Street. The survey boundary is further defined by South B Street and an industrial area to the north, Quarry Road and South 6th Street to the east, Park Avenue to the south, and South 2nd Street to the west. Boundary delineation was defined by the City of Springfield for the purpose of understanding the significance and integrity of the Willamette Heights residential neighborhood. Boundary lines and resources included in the survey follow exactly with the survey map and tax lots provided by the City. The area is approximately 39.5 acres, contains 122 tax lots, and totals 96 properties in addition to Cemetery Park. The survey boundary and map can be found in Appendix A.

The Willamette Heights neighborhood was platted on January 6, 1910 as a residential addition to the south of the downtown area of Springfield by the Springfield Realty Company with John Kestley (President) and W. J. Barnes (Secretary) signing the plat (See Figure 1-1). At the time of platting, the city limits were located between South F Street and South G Street. South 2nd

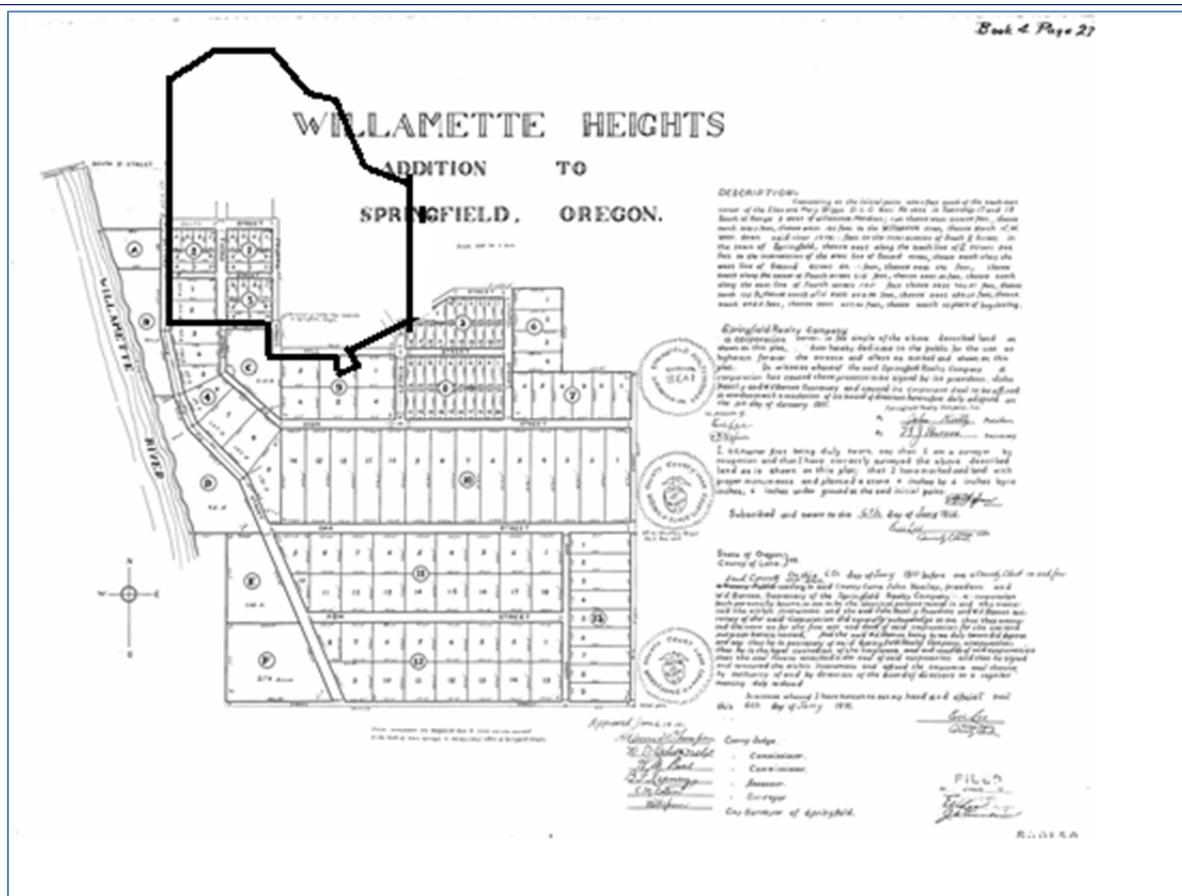


Figure 1-1. Jan. 1910 Willamette Heights Addition to Springfield, Oregon. Lane County Tax Assessor, Subdivision Plat Records, Book 4, Page 27. Outline of project area superimposed onto plat.

Street and South 3rd Street were, and still are, the main north to south thoroughfares and South B, D, E, F and G Streets run west to east. Figure 1-1 shows the southern portion of the survey boundary as being located within the Willamette Heights addition. The entire survey area was not located within this addition as another aptly named subdivision, Valley View Addition, was situated within the survey area north of the Willamette Heights plat. Due to the topography of the area, it appears some adjustments to the individual parcels have occurred over time as builders had to adjust the locations of buildings (and sometimes the parcels themselves) in order create buildable lot. The siting patterns of the individual buildings and how they respond to the topography reflect the uneven topography. The rationale behind subdividing land that posed so many challenges appears to have been linked to the fact that the downtown area of Springfield was fully platted and largely developed by the 1910s (See Figure 1-2). The industrial area to the north of the survey boundary was advantageously positioned to utilize the water from the Mill Race that extends across the northern boundary of the survey area as well as the railroad.

The railroad, historically known as the Oregon and California Railroad, forms the survey boundary to the northwest. The Mill Race and railroad together create a defined break between the residential Willamette Heights area and the industrial and downtown areas. To the west of the survey boundary was historically, and still remains, a heavily developed industrial park, which currently contains many modern, large-scale structures. This area is set back from the

survey area by a low cliff that elevates the entire neighborhood above the river. Moving up 2nd street, the elevation of the cliff increases, and large stone projections are visible. The properties on the southern edge of the survey boundary tend to be from the Mid-Century and are situated amongst dense trees and irregular driveways. This area is distinct from the northern section of the survey boundary, which is very regular in terms of the lots and building setbacks. Most buildings exhibit a centered location within individual lots and date from earlier in the 20th Century. The eastern most section of the survey boundary seems to have remained undeveloped until very late in the 20th Century and contains many not-to-period manufactured homes. Just beyond the survey boundary to the southeast is a historic reservoir, which appears to be outlined (but may no longer be extant) on aerial maps.

Development of the Willamette Heights residential area extended over much of the 20th Century with construction dates ranging from the 1900s to the 2000s. There were two defined periods of major expansion that occurred during the 1920s to 1940s and in the 1960s. It appears that the lower lying properties (on more regular/flat lots) were developed first followed by the lots on the southern end of the survey boundary that were positioned on uneven terrain. The lots on the sloped landforms feature more irregular driveways and were developed later in the 1950s and 1960s.

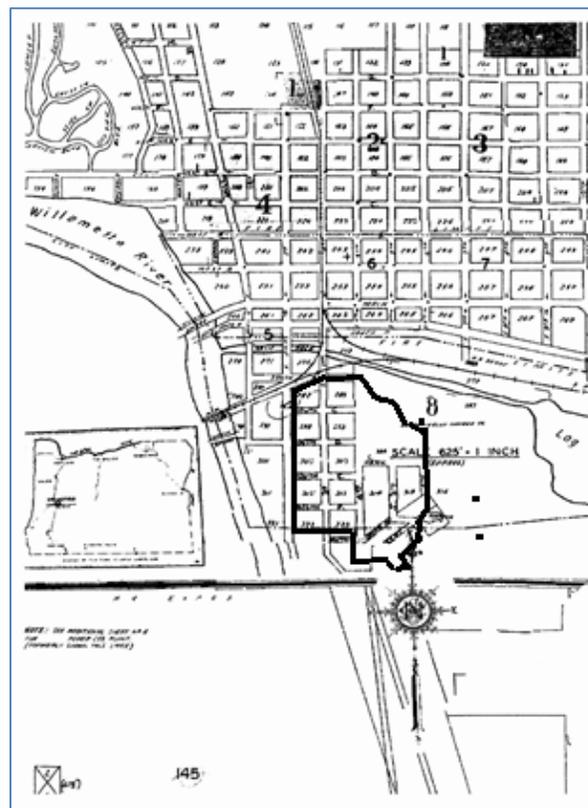


Figure 1.2. 1912 Springfield, Oregon. Sanborn Fire Insurance Map. Project area outlined.

2.0 RLS SURVEY RESULTS

2.1 DATA ANALYSIS

The Willamette Heights RLS area survey area contains 96 buildings and 1 cemetery (Cemetery Park at S “C” Street and S 4th Street). Of those buildings, 90 (93%) were residential structures, 2 (2%) were commercial structures, 1 (1%) was educational, and 3 (3%) were undefined. All resources were roughly defined by their individual tax lots, while some utilized two tax lots. Most of the double-lot properties were located to the southern edge of the survey boundary and were related to the Mid-Century development of the neighborhood. Many of the resources in the Willamette Heights neighborhood have undergone minor to major levels of alteration and the overall integrity of the survey district was fairly low. Of the surveyed properties, 33 (34%) were considered eligible/contributing for their ability to convey historic integrity, 38 (39%) were deemed not eligible/non-contributing as they lacked sufficient integrity through alterations, 20 (21%) were also deemed not eligible/out-of-period as they were built less than 50 years ago, 2 (2%) were demolished, and 4 (4%) were not assessed for eligibility due to lack of access.

Properties fell within four separate stylistic categories. Fifty-four (56%) were classified as Modern (mostly Ranch and Split-Level), 22 (23%) were classified as Bungalow, Craftsman or Rustic, 14 (14%) were classified as Utilitarian or Vernacular, and 2 (2%) were classified as being from the Victorian Era (with one being more clearly Queen Anne). Cladding materials were most often either wood (60%) or synthetic siding mimicking wood (34%). There were also 5 (5%) resources with undefined exterior sheathing and 1 (1%) resource clad in concrete. The period of significance of the area could extend from 1900-1965, capturing both the earliest residential resources to the northern edge of the survey boundary and the more recent residential resources to the southern edge of the survey boundary. This time frame reflects the full range of residential development in the area up until the most recent inclusion of out-of-period manufactured housing to the eastern edge of the boundary.

3.0 RECOMMENDATIONS

3.1 HISTORIC DISTRICT POTENTIAL

The Willamette Heights residential area is unlikely to be eligible for listing as a National Register Historic District. This analysis is based on two factors. First, the overall number of potentially contributing resources was quite low as only 34% of the surveyed properties were considered eligible/contributing. 39% of the resources were not eligible/non-contributing, and 21% were not eligible/out-of-period. Generally speaking, the overall level of integrity exhibited by this collection of resources would not constitute a strong candidate for a district nomination. The lack of contributing resources is attributed to the alteration of a large number of the residential structures. These alterations included additions, fenestration modifications, and alterations to cladding and character-defining features. In addition, the period of significance is very broad and extends over an approximately 50-year period. This means that the area is unlikely to contain character-defining features of a specific time period or architectural style. The residential neighborhood did contain some resources that were individually significant for their high integrity and style, but as a whole, a majority of the aspects of integrity necessary for a discrete potential historic district were not present.

Some of the resources to the northern end of the survey boundary, which expressed the feeling and association of the original platting of the neighborhood, could still be included within a smaller historic district associated with the Washburn Historic District. More research would be necessary to understand the importance of that section of the Willamette Heights/Valley View Addition subdivisions and their ties to the existing historic district. Two of the surveyed properties in this area are already listed within the Washburn Historic District (230 South E Street and 332 South D Street). Additional research may help to define the continuity between these listed properties and properties within the RLS area. A historic district boundary expansion could include resources with good integrity, a historic association with the district, and that are located directly near or adjacent to listed properties.

3.2 RESIDENTIAL RESOURCES: FURTHER RESEARCH AND EVALUATION

Of the two commercial properties identified during the survey, neither was considered individually eligible for listing on the National Register, and no further research is recommended to be done on them. The following resources were considered to be potentially eligible individually for listing on the National Register. Further research would need to be conducted to determine their historic significance and possible associations with specific people, events, architectural styles, or individual designers or builders.

526 South 3rd Street

This residential property dates from c. 1950 and is a unique example of an Early Rambler in the neighborhood. The resource has its original horizontal wood siding, original aluminum and multi-pane fixed wood windows, and has a unique tile roof. There appear to be no exterior additions to the property and it retains all seven aspects of integrity that would deem it eligible for listing on the National Register.

547 South 3rd Street

This residential property dates from c. 1925 and is a good example of a Craftsman Bungalow in the area. The resource has its original horizontal wood siding, original double-hung wood windows, and retains its original setting with mature plantings and well-designed and crafted stone retaining walls. More research should be conducted to understand the origin of the resource's design and construction. There appears to be only one small shed-roof-addition to the south of the property, otherwise the resource retains very high integrity.

421 South 4th Street

This residential property dates from c.1910 and is also a good example of a Craftsman Bungalow in the area, retaining its original jerkinhead roof, horizontal board siding, double-hung wood windows, brackets, and exposed rafter tails. This resource also exhibits many cross-over features from the Late-Victorian Era including lambs-tongue window stops, Victorian window molding, and diamond paned windows. These transitional design and construction elements warrant further research. There appears to be no exterior additions to the resource and it retains very high integrity.

717 South 4th Street

This residential property dates from c. 1965 and is a good example of a Contemporary Mid-Century Modern design in the area. This resource retains its original horizontal board siding, aluminum windows, open eaves, and wide barge board. It is unlikely that this specific resource would be individually eligible unless further historic evidence was produced to explain more about its design or construction. The resource does not appear to have any exterior additions and it retains very high integrity.

4.0 BIBLIOGRAPHY

Dennis, Michelle. *Springfield Historic Context Statement*. Springfield, OR: City of Springfield, 1999.

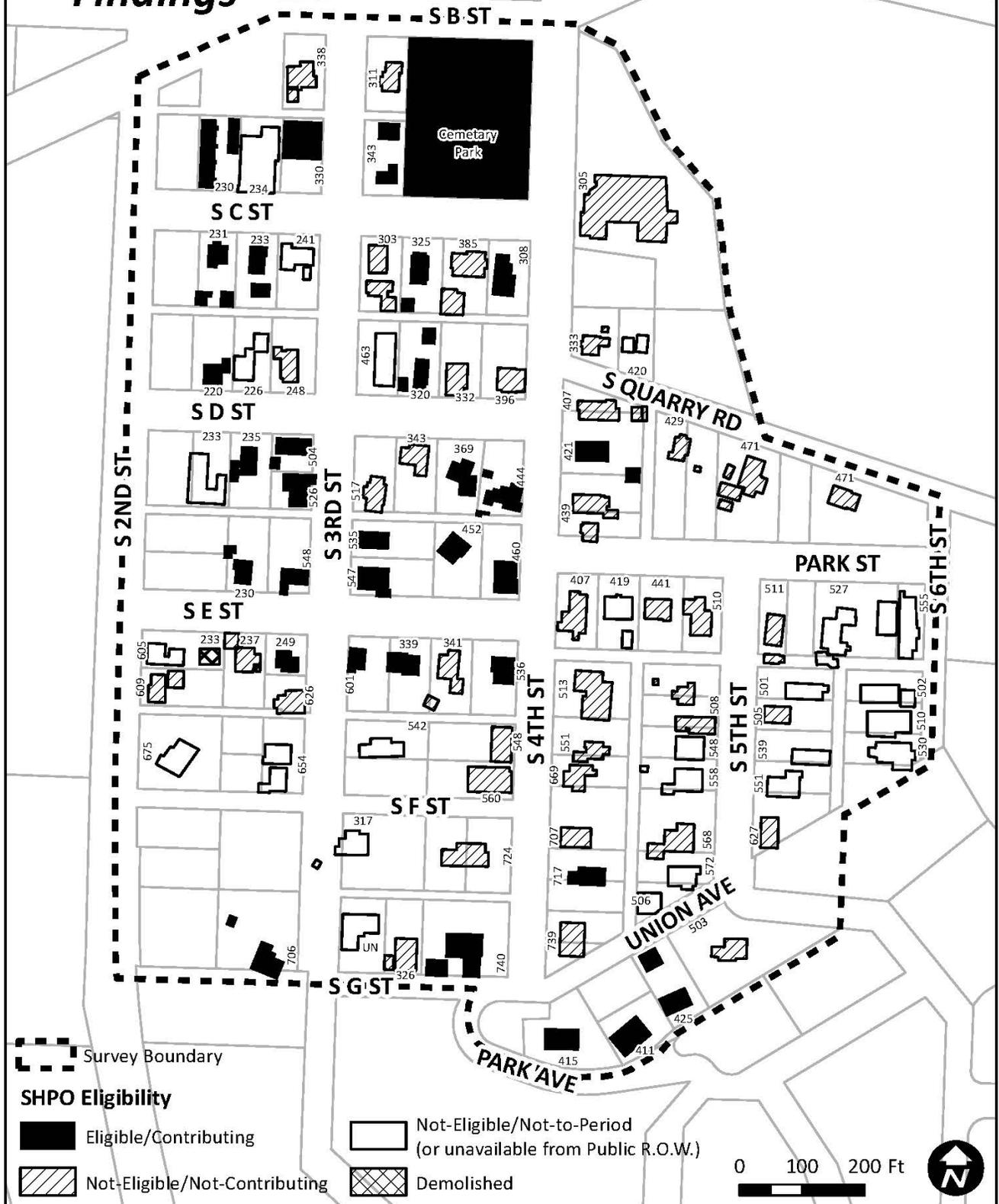
“Springfield Oregon 1912 Sanborn Map,” online at <http://0-sanborn.umi.com.catalog.multcolib.org/or/7465/dateid-000002.htm?CCSI=64n>, accessed 11/17/2012.

“Willamette Heights Addition to Springfield Oregon,” online at <http://apps.lanecounty.org/sido/FileViewer.aspx?ID=126270>, accessed 11/17/2012.

APPENDIX A: RLS SURVEY MAP

Willamette Heights Reconnaissance Level Survey

Findings



APPENDIX B: RLS COVER AND DATA SHEETS

Cover Sheet

for
Reconnaissance Level Surveys

Submit this Cover Sheet to the Oregon SHPO along with all survey materials (see checklist below).

Survey Project Name	Willamette Heights RLS 2012	Survey Start Date	11/17/2012		
City	Springfield	County	Lane		
Survey Type	Selective RLS	Survey End Date	11/17/2012		
Survey Sponsor	Molly Markarian, City of Springfield Development Services Department. Phone: (541) 726-4611 Email: mmarkarian@ci.springfield.or.us	Year Completed	2012		
Surveyor Name	Leesa Gratreak, Architectural Historian, URS Corporation. 111 SW Columbia, Suite 1500 Portland, OR 97210 Phone: (503) 478-2776 Email: leesa.gratreak@urs.com	Date Submitted to SHPO	1/28/2013		
# Elig. properties	37	# Ineligible properties	60	Acreage Surveyed	39.5 (approx)

Survey Boundaries The RLS was confined to a geographical location loosely described as the residential neighborhood south of South B Street and east of South 2nd Street. The survey boundary is further defined by South B Street and an industrial area to the north, Quarry Road and South 6th Street to the east, Park Avenue to the south, and South 2nd Street to the west. Boundary delineation was defined by the City of Springfield for the purpose of understanding the significance and integrity of the Willamette Heights residential neighborhood. Boundary lines and resources included in the survey follow exactly with the survey map and tax lots provided by the City. The area is approximately 39.5 acres, contains 122 tax lots, and totals 96 built resources and one park (Cemetery Park).

Survey Summary/Comments Residential Resources That Warrant Further Research and Examination

Of the two commercial properties identified during the survey, neither was considered individually eligible for listing on the National Register, and no further research is recommended to be done on them. The following resources were considered to be potentially eligible individually for listing on the National Register. Further research would need to be conducted to determine their historic significance and possible associations with specific people, events, architectural styles, or individual designers or builders.

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Cover Sheet

for
Reconnaissance Level Surveys

Submit this Cover Sheet to the Oregon SHPO along with all survey materials (see checklist below).

To Be Completed by SHPO Staff

SHPO Evaluation of Survey Project

- Approved
- Conditionally Approved
- Returned for Corrections

SHPO Comment on NR Eligibility Evaluations

- Concur
- Do Not Concur
- Returned for Additional Data

SHPO Comment on Effect Determinations

- Concur
- Do Not Concur
- Returned for Additional Data

Checklist of Required Items:

1. Completed "Cover Sheet" (in data base and hard-copy)
2. Research Design (highly recommended prior to field work)
3. Survey data submitted in electronic format
4. Properly labeled photos (digital photos incl. with data)
5. Properly marked survey map
6. Copy of USGS Map Showing Location of Surveyed Area
7. Final Report

Optional Items

- Completed Survey Forms (Field Forms)
- Expanded Final Report, including outline of relevant historic contexts

SHPO Staff Signature

Date

Comments:

APPENDIX C: STATISTICAL REPORTS

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - Willamette Heights RLS 2012

Evaluation	Quantity	% of Total
demolished	2	2%
eligible/contributing	33	34%
not eligible/non-contributing	38	39%
not eligible/out of period	20	21%
undetermined	4	4%
Total:	97	

Construction Date Decade Counts - Willamette Heights RLS 2012

Decade	Quantity	% of Total
Unrecorded	4	4%
1900s	6	6%
1910s	6	6%
1920s	11	11%
1930s	12	12%
1940s	13	13%
1950s	9	9%
1960s	15	15%
1970s	6	6%
1980s	4	4%
1990s	6	6%
2000s	5	5%
Total:	97	

Original Use Counts - Willamette Heights RLS 2012

Original Use	Quantity	% of Total
COMMERCE / TRADE	2	2%
DOMESTIC	90	93%
EDUCATION	1	1%
FUNERARY	1	1%
Undefined	3	3%
Total:	97	

Material Counts - Willamette Heights RLS 2012

Materials	Quantity	% of Total
CONCRETE	1	1%
SYNTHETIC SIDING	33	34%
Undefined	5	5%
WOOD	58	60%
Total:	97	

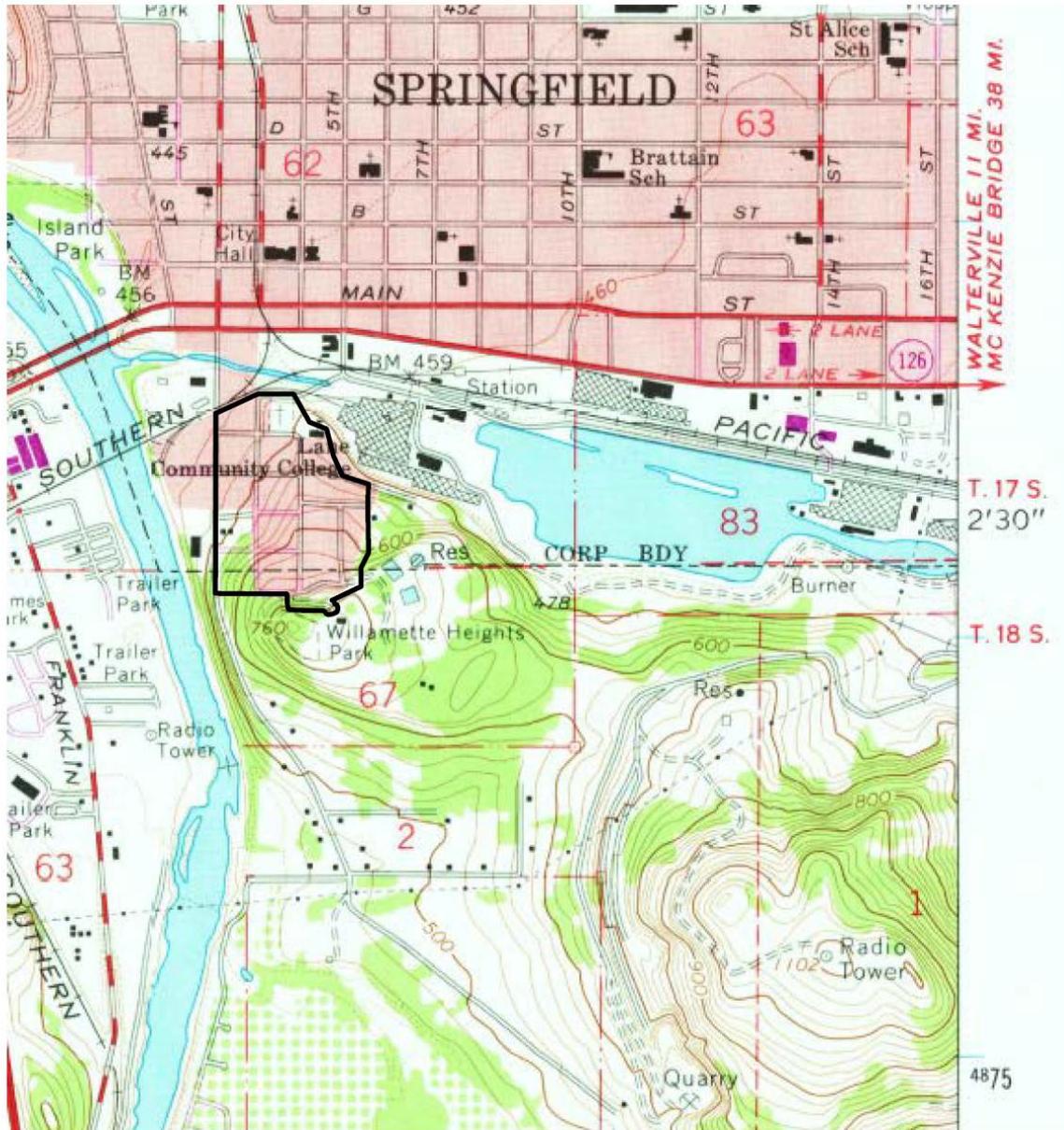
Historic Building Report/Counts

(All Properties Inventoried)

Style Category Counts - Willamette Heights RLS 2012

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Queen Anne	1	
Victorian Era: Other	1	
Category Total:	2	2%
OTHER		
Other / Undefined	1	
Utilitarian	1	
Vernacular	12	
Category Total:	14	14%
MODERN PERIOD		
Contemporary	2	
Minimal Traditional	7	
Mobile/Manufactured Home (Type)	7	
Modern Period: Other	12	
Ranch (Type)	9	
Split Level (Type)	10	
WWII Era Cottage (Type)	7	
Category Total:	54	56%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	16	
Craftsman	5	
Rustic	1	
Category Total:	22	23%
Unrecorded		
Unrecorded	5	
Category Total:	5	5%
Total:	97	

APPENDIX D: USGS MAP SHOWING LOCATION OF SURVEY AREA



Partial Eugene East, Oregon, 7.5 minute series USGS topographic map (1967). Outlined in black is the Willamette Heights Reconnaissance Level Survey boundary.