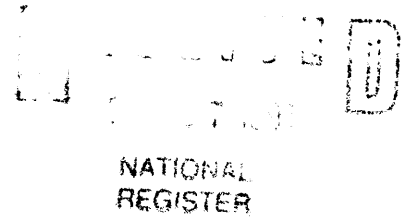


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lane County Farmers' Union Cooperative Wholesalers' Association Building
other names/site number Farmers' Union Cooperative Building

2. Location

street & number 532 Olive Street N/A not for publication
city, town Eugene N/A vicinity
state Oregon code OR county Lane code 039 zip code 97401

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0
<input type="checkbox"/> public-local	<input type="checkbox"/> district		buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		1	0
			Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
James M. Hamrick August 30, 1991
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. Entered in the National Register 10/17/91
 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):
for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Industry/Processing/Extraction: _____

Manufacturing facility _____

Commerce/Trade: Speciality store, warehouse

Agriculture/Subsistence: Processing, storage

Current Functions (enter categories from instructions)

Industry/Processing/Extraction: _____

Manufacturing facility _____

Commerce/Trade: Speciality store, warehouse

Agriculture/Subsistence: processing, storage

7. Description

Architectural Classification

(enter categories from instructions)

Other: Agricultural Industrial _____

Materials (enter categories from instructions)

foundation concrete pier/wood post _____

walls wood, weatherboards _____

roof metal: galvanized steel _____

other other: windows _____

Describe present and historic physical appearance.

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Overview

The Farmers' Union Cooperative building is a shiplap clad, vernacular building in downtown Eugene. It has a sense of being hand-built, like rural farm buildings of the 1920's and 30's, and derives a liveliness from its multiple additions. Its front facade reads like an old, small town farm store where folks gather around a wood stove to talk, on creaking wooden floors with sweet grain smells filling the air. Its great massing and irregular roof of elevator shafts and sheds, give hint to the mysterious processes hidden within; where grain rattles through secret passages and is magically transformed. It offers an intriguing, accessible story about the past, and people are drawn to it as they seek to experience and understand their roots.

The building was built in three major sections, each one expanding the Cooperative's capacity to store and process feed grains for its members. Built with the cash, materials and labor available from within the membership at a given time, the farmers never hired architect, engineer or building contractor. With their families' help, they did the designing and the building, saving only the electrical wiring and roofing for subcontractors. Begun in 1923, (Lane County Tax Records) one might call the building's overall "style" agricultural eclectic, because each addition took the form required to meet the functional needs of whatever was being housed. Although rambling, the building does have an overall sense of consistency. Its basic footprint is contained within a simple rectangle. It has a relatively consistent structural system, and a parapet wall with drop channel siding that wraps most of the structure. Its form-follows-function eclecticism is most apparent in the roof line, the south face and interior.

The Farmers' Union Cooperative building is used today very much as it always has been. Retail farm and garden supplies are sold in the easternmost, front section. Processing still goes on in the central section, although substantially reduced from the volumes characteristic of its heyday. And the western end, built for volume storage, serves that function today. Like any wooden farm structure, this building will always want maintenance attention, which was lacking for perhaps two years prior to its purchase by current owners. Overall, however, it is in good condition, serving well the uses to which it is currently being put. Historically, it is completely intact,

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with minor manufacturing additions made in the mid-1950's and an occasional superficial layer over original material.

Site

The building is located near the intersection of Olive Street and 5th Avenue on the northern edge of Eugene's current downtown district in an area which was the hub of agricultural and industrial activities until the 1950's. There are more National Historic Register sites in this district of town than in any other. Forty feet across a shared parking lot and under the same ownership is the Pacific Cooperative Poultry Producers Egg Taking Station, which was recently placed on the National Register of Historic places. Across Olive Street from the building's front door is the 1938 United States Post Office also a National Register property. Visible, a block away are the Lane Hotel (NR) and the Oregon Electric Rail Station (NR). Four blocks northeast is the East Skinner's Butte Historic district, Eugene's only historic residential district(NR).

The Farmers' Union building, shares the north half of the block between Olive and Charnelton Streets on West 5th Avenue with the Pacific Cooperative Poultry Producers Egg Taking Station, an Historic Register building recently renovated for retail use. The buildings lie parallel to each other, their long axes running in the east/west direction. They both front directly onto the Olive Street sidewalk with their east facing, entrance facades. The Farmers' Union building, 50 feet to the south of the Pacific Cooperative building, sits on the alley which bisects the block and marks the edge of the property line. South of the alley is a newly vacated lot created by the February 1991 removal of the Eugene Farmers' Creamery Cooperative building, built in the late 1920's. See map Section 31, Township 17S, Range 3 W.W.M. in Lane County, Lots 1, 2, 3, & 4, of Block 5, Eugene F. Skinner's Addition to the City of Eugene and Lots 1 & 2 of Fractional Block E in Eugene F. Skinner's Donation to the City of Eugene.

Basic Shape and Dimensions

The building's basic footprint is 240' x 50'. The eighty feet at the western most end of the building has a 12' wide shed built on the south edge, increasing the 50' dimension to 62'. Wall and elevator height is highly variable ranging from 12' above grade at the lower edge of the gable roof, to 52' above grade at the top of the highest elevator. Functionally, the building has only one floor, the main platform level. However, cat-walks and ladders lead to bins and elevators at multiple heights throughout, and there is a useable attic space over the retail section.

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Basic Structural Details

The structural system used throughout the building is pier, post, beam and joist wherein a platform, built three feet above ground level provides the foundation on which the rest of the building is built. The piers and posts together with many of the beams are large scale, rough sawn timbers. Some of the floor beams are as large as 12" x 24" and many of the posts and beams, which are completely exposed on the interior, measure 12" x 18". They give the interior a great sense of strength, age and permanence.

All the exterior walls were built using a vertical "crib" construction system. Traditionally, this system was used horizontally for making grain bins which could resist substantial outward thrust. For bin construction, 2" by x" boards were nailed face to face on top of each other to create the bin's walls. Farmers' Union Cooperative members, using the same system, nailed primarily 2"x 6" but up to 10" x 6" material vertically, face to face to make remarkably solid, material intensive walls. The system speaks of a time when both labor and materials were abundant. The interior of these walls, where they are clad, which occurs primarily in the building's eastern most section, are sheathed with 1"x 10" or 1"x 8" planed boards running horizontally.

In regard to the Farmers' Union building, one cannot easily refer to a single "roof system". The roof is indeed varied. The original 1923, 100' x 40' single storey building was, and still is, enclosed by a gabled roof. The ridge over the 80' x 40' retail area is about 22' above ground level, and the ridge covering the 20' x 40' equipment area is about 27' above the ground. A 1930's metal clad elevator tower pushes up through the roof of this latter section an additional 10 feet above the ridge. Built in 1932, the central 40' x 40' section, is covered by a flat, hot-tar roof about 35' above the ground. It is hidden by a three foot high parapet wall. This section, like the one before and the one which follows, is also punctured by corrugated, metal clad elevator towers. Here, there are three, the highest of which was 42', when it was built in the early 1930's. Today, it is 52' high. The additional 10' were added for an air-lift in the mid-fifties. The westernmost portion of the Farmers' Union building, 80' x 50', was built in the early months of 1940. It is also covered with a hot-tar roof approximately 20' above ground level and hidden by a three foot parapet wall. Here, too, an elevator tower and equipment room added in the mid-fifties push up through the original flat roof.

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The exterior of the building walls are clad with Douglas-fir, horizontal siding, pattern 105, drop channel type. Some post-historic metal siding covers portions of the west and south faces and will be removed as budget permits accurate rehabilitation of the surfaces. The building's original colors, a forest green with cream trim were ascertained by scraping down to the original paint surface. Much work has been done in the past year to restore the east and north facades to their 1930's appearance.

Interior flooring throughout the building is clear, 1 1/2" vertical grain Douglas fir laid over diagonal, 1" rough sawn, tongue and groove decking. Years of use have yielded a fine patina. Heavily traveled areas, subject to hand truck traffic, have been skinned over with plywood in the central section. In the 1940 section, steel plates currently protect the wooden floors from lift truck travel.

Stages of Construction

1923

In 1923 the Farmers' Union Cooperative members built a 40' x 100' gabled building 20' to the north of the alley which was set back 18' from the property line on Olive Street. The set-backs allowed for loading and unloading of sacked grain. What was once the brick-paved loading zone on Olive Street, remains today as the public sidewalk.

The original building was structurally organized on a 20' bay with 4' x 40' trusses supporting the roof structure. The walls, made of face nailed 2" x 6"s, were assembled in the vertical "crib" style system. Originally, this interior space was open to the gable ridge and, like the interior walls, was sheathed with 1" x 12", covering the 2" x 6" roof rafters, 24" on center.

The western 20' feet of the original building was given over to the processing equipment and its gable ridge was 5-6' above the first. There was a cat-walk for reaching the grain cracker and cleaner which were mounted one above the other on the north wall (Brian Gillespie) and for reaching the two grain bins. The mixer and bins were on the south where Carl Joy officiated for many, many years. A religious man and dedicated worker, he was known to get irritated easily by the pranks of younger workers. (Brian Gillespie, Bob Gray)

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1932

Two major additions were made in 1932 which substantially changed the humble, gable roofed building both in appearance and in operational capacities.

The East End Addition-The retail and storage facility at the building's east end was opened up, increasing its area by over 1000 square feet. The store front was moved 18' east, enclosing the original loading zone and placing the building on the property line. A further, 12' x 38' extension, was built along the south edge bringing the building to within 10' of the alley. A ceiling was added to this entire retail/storage space by installing ceiling joists between the trusses and applying 1" x 4" "v groove" sheathing at a height of 9'.

At the same to time, the Farmers' Union Cooperative covered its 1920's gabled look and adopted a high, rectangular false front and parapet wall motif. Two 6' x 14' show windows were symmetrically placed in the new facade, flanking the centered pair of 3' x 7' windowed, transomed doors.

The Western Addition-The western 40' x 40' addition, was built to increase grain processing capabilities, and it became the hub of the Cooperative's processing operations. Structurally it was made of high quality, heavy-load bearing material throughout. The foundation and platform are contiguous with the 1923 building, and the addition continues the use of 20' bays. However, the bays in this section have much greater load carrying capacity. They consist of 12" x 12" posts, 9' 6" on center across the width of the building. The posts, in turn, support a 12" x 18" beam which supports an open system of 3" x 18" 's. These 3" x 18" members ultimately carry the overhead grain bins. There are 16 high-tonnage, bins whose bottoms are sloped to feed the processing machinery and bagging chutes on the main floor. There are more than fifteen chutes and three elevators, with their adjacent floor dumps, for moving volumes of grain. The bins, as well as the elevators in this section, were built in the horizontal "crib" style using 2" x 6" material and can be seen from the main level. A stairway and wall ladders provide access to the tops of the bins, the elevator driveheads, the tower itself and the roof.

The hammermill, clipper cleaner, scales, elevators and all attendant machinery remain intact and operational. The machinery is not presently in daily operation, although several local growers use the facility to do limited custom processing. If the current tenant cannot find use for the machinery, and if it is not deemed historically significant, it is probable that the machinery will be removed and the space remade to facilitate more valuable activities.

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1940

The 80' x 52' warehouse section of the building was built to meet the continuously increasing demand for grain storage. This wooden, cavernous room has 16' clear to the bottom of the beams which support the roof system and as much as 18' clear to the bottom of the roof joists. According to the old timers, there were times when the entire warehouse had grain sacks piled all the way up to that height, or as close as one might get. (Bob Gray, Jim Brabham, Mike Gillespie) 12" x 12" posts, occurring every 11' 8" on center, march east/west down the center of the space. They support built-up beams made of three, 3" x 16" 's, 26' long. The beams support a system of tapered pony walls which permit the entire roof to slope and drain to a single scupper on the north. 2" x 8" rafters support 1" x 8" shiplap on which the composition tar roof is laid down. A three foot parapet wall surrounds the roof. Like the rest of the building, the walls are "crib" style construction. But interestingly, the lumber in this section appears in a number of non-standard dimensions, ranging from 3" x 6" to 10" x 6". The material used in this final addition was salvaged from the 1939 demolition of the Lane County Court House, built in 1880. The lath and plaster lines from the material's original location are still visible in the Farmers' Union Cooperative warehouse.

Post Historic Alterations and Additions

In the early 1940's, two single storey, shed roofed additions were built on the south facade along the alley. Built initially as a porch, the first runs between the warehouse section and the 1932 southern addition to the retail space. Twelve feet wide by one hundred feet long, it enlarged a previously existing loading apron. A concrete block room was built in its center to house a boiler. The boiler was required to generate steam for a feed pelletizing system which the Cooperative acquired in the early 1940's. No remnants of this steam and pelletizing system, save the block room, remain in the building today. At an unknown date, the porch to the west of the block room was framed in using a 2" x 4" stud wall system. The second shed roof addition, 12' x 60', was lightly framed against the south wall of the warehouse section. Its southern pier blocks and wall are on the alley's edge.

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The sale of the building to Lane County Seed and Feed in 1953 brought a few alterations of note. The height of central elevator tower was increased by ten feet, but the characteristic, horizontal "crib" style construction was used. An elevator shaft and equipment enclosure shed were pushed through the eastern edge of the warehouse section to house a new grain cleaner. Three large bulk storage bins, "crib" style, were built along the interior north wall of the warehouse section, together with an extensive augur system installed under the floor to supply them. Recently, door openings have been cut in the bins allowing them to be used for non-grain storage. A large shed dormer was built on the south side of the original, high gabled roof to accomodate an air-blown pelletizing system. The equipment is gone, but the alteration to the roof line remains.

Under the ownership of Farmers' Union Inc., every effort has been made to return the building to its original condition, and to satisfy the needs of the current tenant. In 1989 a 7' x 20' concrete ramp was built inside the extreme southwest corner of the building to permit forklift access to the parking lot. And in the same year a 30' section of the eastern end of the south facing porch was enclosed with glass as a green house.

Conclusion

Almost a contradiction, where urban buildings and especially historic landmarks are typically considered stylistic edifices, this agricultural building would be more likely found on a rural road or in a farm community. But here it sits, in downtown Eugene like a classic anachronism, revealing to the public, who can freely enter and puruse its inner workings, that Eugene was once an agriculturally based, rural community.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Agriculture
Commerce
Industry

Period of Significance

1923-1941
1923-1941
1923-1941

Significant Dates

1923, 1932, 1940
1923, 1932, 1940
1923, 1932, 1940

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) 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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property 0.61 acres Eugene East, Oregon 1:24000

UTM References

A 10 492 500 4877 660
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

The nominated area is located in NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 31, Township 17S, Range 3W, Willamette Meridian, in the city of Eugene, Lane County, Oregon. It is identified as the south 80 feet of Tax Lot 5300 at said location and is legally described as Lots 3 and 4 of Block 5, Skinners Addition to Eugene, and Lot 2, Block E, Skinners Donation as platted and recorded in Lane County Deed Records.

See continuation sheet

Boundary Justification

The nominated area, measuring 80 x 334 feet, includes all of that parcel occupied by the Lane County Farmers' Union Cooperative Wholesalers' Association Building from 1923 onward.

See continuation sheet

11. Form Prepared By

name/title Robyn Partridge and Tom Bowerman

organization Famers' Union, Inc. date February 20, 1991

street & number 532 Olive Street telephone (503) 345-2799

city or town Eugene state Oregon zip code 97401

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SUMMARY

The Lane County Farmers' Union Cooperative Wholesalers' Association Building located near Fifth and Olive streets in the industrial area of north central Eugene, Oregon was erected in three major episodes between 1923 and 1941 as a warehouse and processing plant for feed grains grown by members of the cooperative throughout the county.

Briefly characterized, the building is an irregular massing of sheds and elevator shafts fronted on Olive Street by a single-story, vernacular shiplap-clad retail section with straight parapet, large multi-pane windows and a central entrance having a generous toplight. The major part of the building ground plan measures 50 x 240 feet. The site is adjacent to the Pacific Cooperative Poultry Producers' Building at the southwest corner of Fifth and Olive that was listed in the National Register in 1988. Most of the construction of the Farmers' Union Building was undertaken by the members themselves and is based on a straightforward heavy post and beam system. Exterior walls are of crib construction in which stacked grain bins reinforced the overall stability. Typical exterior cladding of Douglas fir shiplap was later overlaid with metal siding, much of which has been removed. That remaining on the south side and west end elevations will be removed in the course of a comprehensive rehabilitation that was commenced by the present owners last year. The emphasis to date has been to restore the east front and north elevation to their appearance of the 1930s.

The building is used today for much the same purpose it had in the historic period of construction, for grain processing, storage, and, in the east front section, a retail outlet for farm and garden supplies. The electric motor-driven belts and line shafting used in the milling of feed grains remain in place, a result of the plant having been sold to Lane County Seed and Feed for continued operation after the cooperative went under in 1953. The post-historic alterations are wholly subordinate, and the building clearly evokes today the flavor of its heyday in the 1930s and early 1940s.

The property meets National Register Criterion A in the areas of agriculture and commerce and industry as the center of operations of one of the largest farmers cooperatives in the southern Willamette Valley, one that was established in response to a

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national movement and bridged the era of diversified family farming to the time of large-scale specialized industrial operations. With its varied functions reflected in the evolutionary enclosure of space, and having its machinery and accessories intact, the Farmers' Union Cooperative Building documents the response of local agriculture to changing technologies and changing markets.

The resource is significant in the context of Eugene's industrial development as well as Lane County agriculture. The Farmers' Union Cooperative was not the only grain processor and handler in the area. There were several others in Eugene's industrial district and at least one such mill in neighboring Springfield. But this one is one of the rare plants of its kind to survive intact, and, historically, it was vital to the diverse needs of its members. The co-op provided affordable custom processing and mixing of feeds as well as pre-mixed and bagged formulas. The cooperative adapted its operation to accommodate grass seed and henschin malting barley, for example, when those specialties were introduced to the Willamette Valley in later years.

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INTRODUCTION

The utilitarian, shiplap clad Farmers' Union building of wood post and beam construction at 532 Olive Street, Eugene, Oregon has held the unique position of being an agricultural building in an urban context since its inception in 1923. It was built, expanded and operated by a cooperative of farmers over a thirty year period. The building that stands today embodies the evolving response of a group of small scale farmers to the major changes which occurred in agriculture from the 1920's to the 1940's. As the 20's began, the small, diversified farm was still the norm, and nationwide, agriculture was beginning to experience an early slump into post World War I depression. By 1940, Roosevelt administration programs and the growing production demands of World War II had fostered advancements in technology and methodology that created the large scale, highly specialized industry which prevails today.

In the context of agriculture, the building meets the criteria of the National Register of Historic Places. 1) It stands as a living record of the changes in technology and methodology which moved agriculture out of the era of the diversified family farm operation and into an industry with specialized, centralized operations, and 2) its farm-like quality represents the agrarian lifestyle of cooperative assistance and economic simplicity characteristic of the era in which it was begun. It is significant at the local level as a resource that strengthens and diversifies the neighborhood in which it is located, a neighborhood that is the historic industrial district of Eugene, adjacent to railroads and a mill stream.

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The building was built in three primary sections, each representing a phase in agricultural history generally and in grain production and processing of the Southern Willamette Valley in particular. The first section, built in 1923 is typical of the small milling operations which were to be found up and down the Valley prior to the early 1920's. The second section, built in 1932 to house new equipment, elevators and bins, reflects the major boom period of technological advances which characterized the 1930's. The final, storage section, added in 1940, is representative of the industry wide-shift to handling bulk grain in substantially increased volumes.

THE CONDITIONS AT THE BEGINNING

Before the 1920's, most Willamette Valley farms were still small, diversified operations that comfortably sustained the families that farmed them. Many were the old homesteads which the family grandparents had homesteaded 50-60 years earlier. They raised grain for livestock and flour, vegetables, fruit, chicken, cows, sheep, and pigs on an average of 200 acres. Everyone had a smoke house, and there was always someone in the neighborhood who raised beef. Nearly every town had a small mill for processing livestock feed and flour, and farmers would use small amounts of extra feed or flour to barter for manufactured goods, like shoes, cloth, tools, etc. Occasionally, a farmer would take on work in a local lumber mill to provide the family with a bit of cash, and the average farm's income of \$150-\$200 a year provided well for the family's needs. (Clare Cooley, Cy Crabtree and 1920 Census)

Numerous small grain mills dotted the Southern Willamette Valley and its tributaries. The earliest ones were water powered. They processed small quantities of grain that had been planted and cultivated using horse drawn equipment, and stationary steam or gas driven machines had been used for thrashing. The farmer who brought the grain to the miller was the one who had grown it and who would take it home for his family and livestock. Whole grains were still being fed, making processing a relatively simple operation which involved cleaning and some perhaps mixing. Only bread flour required grinding. The miller processed grain to the farmer's particular specifications, and in payment, the farmer left a small portion of his grain for the miller. (Cy Crabtree)

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By the early 1920's, economic conditions for farmers in the Willamette Valley were beginning to change. Bartering was giving way to a cash based system of exchange. The farmer found himself increasingly in the position of having to sell his crops at wholesale prices, and buy his necessities at retail prices. The miller was charging cash for grinding the family grain, and for the farmer, cash was still in short supply. The era when gas powered farm equipment and cash profits would become the norm was still a decade away. Across the country, the cooperative movement, particularly in agriculture, was gaining strength. And although economic conditions in the Northwest never produced the level of cooperative activity that existed elsewhere in the country, the ideology was abroad. For the small farmers of Lane County perhaps the ideology was brought to them in the form of a dedicated, "cooperative minded" man from Roseburg, Claud Banning. At its inception, Farmers' Union Cooperative benefitted from Banning's leadership and inspiration. Certainly in keeping with the ideological roots of the cooperative movement, the Farmers' Union Cooperative was founded on the traditional, rural lifestyle of its members. Farmers helped each other out. They provided themselves with a facility for grinding the grain they grew to feed the livestock they raised and an organization from which they could purchase at wholesale prices. For its duration, the Cooperative remained one which served the needs of its members first, and provided a little bit of everything for everyone. And due, perhaps, to this principle of simply serving the farmer, Farmers' Union in its heyday, became one of the most important cooperatives in the Southern Valley. (Don Unger, Bob Lucas, Mary Gillespie, Brian Gillespie, Mike Gillespie, Cy Crabtree)

The Building

In 1923 when the Farmers' Union Building was built, the small diversified farm was still the norm in the Southern Willamette Valley. So was its counter part, the small, custom mill. The facility they built was like the small town mills they were familiar with up and down the Valley. The members designed and built it, pooling their cash and using used materials. They brought their families in to help with the building. For the next thirty years, their ingenuity, labor and resources carried the building forward. They did not borrow money from the Cooperative Bank, nor pay professionals to engineer additions and modifications. An occasional subcontractor was hired to do electrical and roofing work. (City of Eugene building records, Brian Gillespie, Bob Gray) And like many of the early small mills, unable to afford to buy land on which to build their buildings, Farmers' Union built without cost on railroad land, in their case, Burlington Northern's. (Bob Adams, Jack Wilcox)

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They built a wooden, post and beam structure, 40' x 80', enclosed by a metal clad, gabled roof. There were no interior partitions and the roof rafters, solid sheathing, and trusses were visible from below. A small office and wood stove occupied the southeast corner. The east end, which faced Olive Street, had large doors opening to a brick paved loading area. Wagons and trucks pulled up to the dock level floor to load and unload their sacks of grain. Nearly three quarters of the entire building was dedicated to temporary, sacked grain storage. Prior to the 1940's, farmers and millers had no means for handling bulk grain. It was bagged on the farms for delivery to the processing facility, and was re-bagged again when the processing was complete. Every milling operation of the era, had to have significant space for storing the sacks before and after processing and grain handling was a labor intensive process.

The processing equipment itself occupied only a quarter of the building at the west end and consisted of several simple machines; a shaker cleaner, a clipper cleaner, a two thousand pound grain mixer and two bins that stored grain for processing. They were basically set up to process the barley and wheat that the farmers brought in. However, some early nutritional research from Oregon State University had demonstrated that chickens fed cracked, rather than whole grains, would be better egg producers. So, unlike its small mill predecessors, the Cooperative added a grain cracker for making chicken scratch. And taking one further step toward the manufacturing practices of the future, they purchased and cracked corn which was not grown by their members, and added it to their scratch. (Brian Gillespie)

The Context

The Cooperative's 5th and Olive location was at the western edge of the town's manufacturing and industrial district in 1923. The heart of the district lay at the east end of 5th Street, where 5th met the Mill Race. It was the site of the town's original mills. The Mill Race diverted water from the Willamette River to provide water power for the mills and was positioned close to the Oregon California rail line for shipping. By 1923, four of the original water powered mill buildings remained. An old door and sash company facility was falling into disrepair, but the woolen mill, excelsior mill, and the Eugene Elevator and Mill were operational and shared a small electrical power system. Stretching westward from this original core, the district had developed along 5th Street which ran parallel to the rail line, a half block to the north. Some manufacturing occurred on 6th, particularly toward the east end. (Al Kaufman)

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The industrial district in the 20's was a place of lively and varied activity. There were two saw mills, of which the Walters-Bushang mill at the S.W. corner of 4th and Pearl was one. The other sat at the base of the Ferry Street bridge. Twin Oaks Lumber had a yard between 6th and 7th on High Street that stretched back to the Mill Race. The Eugene Sand and Gravel operation, with stables for its delivery horses and sheds for its equipment, sat where High Street meets the river. The Eugene Water Filtration system was there also, taking in drinking water from the Willamette, and further up river was a plant that used coal from Coos Bay to generate natural gas that was piped through town. The only farmers' cooperative in the district at the time was the Lane County Fruit and Vegetable Growers Association. Its processing plant sat on the Mill Race at 6th and Mill, a block east of Myrmo's blacksmith shop, on the N.E. corner of 6th and High. Kitty-corner from Myrmo's was S. B. Finnegan's machine shop. To the south a half block was Williams Bakery, and a new wholesale grocery warehouse had just been built on the N.E. corner of 5th and Pearl. Across the tracks and to the west, was Ryan's fruit warehouse, where locally grown fruits and nuts went out by rail. The livestock auction was still held on the N.E. corner of 4th and Pearl, and each Saturday herds of cattle, sheep and perhaps a few pigs were driven to auction down the gravel streets. The entire double block along the north side of 5th, between Willamette and Pearl was filled with buildings pertaining to the maintenance, storage and repair of Oregon Electric traincars and engines.

It was an era when fish, rag, meat, bakery and ice wagons peddled their goods in the residential area south of 10th, west of Charnelton on 5th and to the residences scattered between downtown and the industrial area.

When the Farmers' Union Cooperative was built, two grain processing mills and a grain warehouse already existed in the industrial district, and there was another warehouse out west 6th. Springfield had at least one mill. Probably the oldest mill in town was the Eugene Elevator and Mill owned by Art and John Bushman who also owned the Springfield mill. Originally water powered, it consisted of two wooden structures, one housing the milling equipment and the other, a system of bins. It was the only mill in town to grind flour. The milling building burned down in the mid-thirties and the bin structure was taken down in 1988 to make way for the new Eugene Water and Electric Board facilities. The second milling facility, called the Feather Flake Mill was owned by Jeff Scurvin, who also owned the warehouse out west 6th. Located in the triangle between the railroad tracks and 5th at High Street, it had an elevator and bin section on the west and a single storey

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bagged grain storage space to the east. In the mid 1940's, Scurvin's building was taken over by a company which manufactured and cleaned grain bags and the building still stands. (Al Kaufman, Cy Crabtree, Bob Adams, Jack Wilcox). A third facility was owned by the Lane Grangers Association at 4th and Charnelton. It was a heavy timbered, brick warehouse with 2-3 storey bins for storing oats and wheat. Farmers brought in their grain in exchange for tools and equipment, and their grain was shipped out by rail to a purchaser. (Clare Cooley).

CHANGES IN THE 1930'S-Contextural

The early 1930's saw the beginning of major changes in the livestock, poultry and egg producing industries and their companion industries, grain growing and processing. The increasing availability of motor powered farm equipment meant that it was suddenly possible for the small farmer to produce quantities of grain and numbers of livestock and poultry far greater than what his family required. The availability of trucks and improved transportation systems meant he could economically transport his surplus to market and make a good profit. (Jack Wilcox)

Grain processors experienced a comensurate period of expanding profitability. Milling equipment, designed for new types of processing and for handling increased volumns of grain became available to small processors like the Farmers' Union Cooperative at affordable prices. Small, older mills expanded, and many new facilities were built. These new facilities, like the ones Duane Crabtree and Willis Small built down 5th Street from Farmers' Union, were built and operated quite a bit differently from the small mills that dotted the Valley during the previous two decades.

In the early 30's, the science of developing formula feeds was beginning to have an impact on the feed processing industry as well as poultry and livestock raising at large. Researchers at Oregon State and agricultural schools nation wide were experimenting with nutrition as a primary determinant of production in layers, fryers, dairy cattle and livestock of all kinds. The result was prescriptions for feed mixes which required both nutritional additives and grain not grown by the local, diversified farmer. The additives and extra grain had to be purchased elsewhere. Quite quickly, formula feeds were recognized as a necessity for increasing profitability. Growing transportation systems made the required components economically available.(Jack Wilcox)

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Under these new conditions, the small farmer could do much better by buying his feed and raising fryers for sale or by growing grain for sale and buying his meat. The era of the specialization of production, the centralization of growing and processing, and the standardization of methodology and quality which characterizes our culture today was being firmly planted.

In the Southern Willamette Valley, farmers began to specialize in poultry and dairy cattle. Turkeys, once impossible to raise in large numbers, emerged as the primary poultry crop of the area during the 30's. Researchers, once again, had planted the seeds of change. They had discovered a means to immunize turkeys, normally quite disease prone and had specified the necessity for a mash feed as opposed to whole grain or scratch. Their discoveries created a huge, new market for Southern Valley grain processors, by the time Duane Crabtree built his new milling operation on 5th Street in 1933.

Crabtree built a concrete shell with heavy timber bins. Profitably, he bought grain which came by railroad. He ground it, mixed it, and, by adding nutritional supplements from Stohl's in Portland, produced several complete chicken and turkey feeds. He specialized in poultry feed and had several trucks on the road daily delivering his bagged feed to local farms. Local farmers might sell their grain to Duane for him to use in his feed, but he did not custom process their grain for them. And if one of them needed livestock feed, he would have to look elsewhere. (Cy Crabtree, Bob Adams, Bob Maquardt)

The same equipment, research, market and production circumstances existed for the Farmers Union operation just down 5th Street from Crabtree, yet the way in which the Cooperative met those circumstances was different. The Farmers' Union Cooperative was first and foremost a cooperative. Its intention to serve the feed processing needs of its members was firmly rooted in the founders' agrarian lifestyle of neighborly assistance and mutual benefit. Through the changes that rocked their farming operations in 30's and 40's, the Cooperative did not abandon the founding intentions.

The Cooperative had a Board of Trustees which made policy decisions based on member input and hired managers to implement them. In the beginning there was a manager at each of the wholesale stores in Canary, McKenzie Bridge, Cottage Grove, Creswell and Springfield. Early on, they offered

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members groceries as well as grain. The only processing facility was on Olive Street, and it provided grain for sale at the other outlets. In later years, the outlying stores closed, the grocery services disappeared and feed delivery trucks made weekly runs from Eugene to members from Florence to McKenzie Bridge. In the 30's and 40's, the manager of the Eugene operation had a large operation to run, with up to eight employees and working members to oversee. A number of the men who went on to build their own granaries in the 30's and 40's got their start at one of the Farmers' Union branches. (Mary Gillespie, Bob Adams, Brian Gillespie)

Wilbur Morrison was the first manager of the Farmers' Union's Olive Street facility, from 1923-1925. Jack Spicker was its last from 1951-1959. Many forces were at play, but it was under Spicker's auspice that the Cooperative went bankrupt and dissolved. In the early 1950's, the expanding Cooperative built a new elevator and processing facility on the north edge of town. It was the highest building around. To do so, members took exception to the 30 year policy which had determined the architectural character of the Olive Street building. They borrowed money for engineering, labor and materials. Within six years, the Cooperative was non-existent. In 1959, the new granary burned to the ground, sending one of the longest lived farmers' cooperatives of the era into bankruptcy and dissolution. The managers between Morrison and Spicker were highly instrumental to the Cooperative's long lived operation. (Brian Gillespie, Bob Gray, Jim Brabham)

From 1926-1950, the Eugene Farmers' Union operation was managed primarily by three Gillespie brothers, Don (1926-1928), Vince (1931-1945) and Darryl (1945-1950). For a short period from 1929-1930, the somewhat infamous Willis Small was manager. It was Vince, whose management period coincided with the 1930-1945 boom years, who took the Cooperative successfully through its critical growth spurt.

Vince was a go-getter. He had been the manager of the Farmers' Union store in Cottage Grove for three years before he came to the Eugene store and had worked at the Springfield branch before that. Recognizing the changes taking place in grain growing and processing, he devoted his energies to keeping the Farmers' Union facility current. He undertook a major building addition to house new bins and the latest in grain processing equipment. He added 1000 square feet to the front of the building to substantially expand retail sales. Like Duane Crabtree, he bought grain and additives, made formula mixes and

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sold profitable volumes of retail feed. The Cooperative even had a few trucks on the road making weekly deliveries up the McKenzie River and down to Florence. However, unlike Crabtree and the many newly built granaries of the 30's, the Cooperative did not specialize in only one type of feed, nor did it offer only pre-bagged, formula feeds. It did grind and mix the latter, but it continued to do custom processing and mixing as it had since its beginning. Its formula feed mixes were primarily for fryers, layers, turkeys and dairy cattle, but there were also mixes for sheep and hogs. The Farmers' Union operation continued to offer what its members needed, a little bit of everything. (Bob Adams, Cy Crabtree, Bob Gray)

During the 1930's, two speciality crops became significant to Southern Willamette Valley grain growers and to Farmers' Union members: henschin malting barley and grass seed. For about 20 years, the area produced some of the finest malting barley in the country which was shipped to breweries up and down the west coast.(Mike Gillespie) The grass seed industry, still a dominant force in Oregon's agricultural picture today, got its start with Roosevelt administration subsidies and the period found Farmers' Union members growing grass seed for cash.(Mike Gillespie, Brian Gillespie, Jack Wilcox)

CHANGES IN THE 1930'S-Architectural

When Vince Gillespie lead the Cooperative in making its building additions in the early 30's, the available technologies, the market opportunities and the Cooperative's intentions were all at play. The building which the Cooperative members constructed, reflects both the major changes taking place in agricultural technology, their own operation and the rural roots that they had not abandoned. They built with wood, continuing the post and beam structural system established in the original facility. But they chose to wrap their entire structure, new and old, in a parapet wall. It hid the humble gable roof that characterised their first decade of operation. Perhaps they were making a statement about their membership in the newly emerging, commercial agricultural industry. They relied on the money in member pockets, some used materials and members' families labor. They added more than half again the original square footage, doubled the volumn and increased the processing capacity nearly ten fold.

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The new heart of the processing operations which they built on the west end was a heavy timber, 40' x 40' addition. It accommodated new processing operations and greatly increased volume and grain moving capacities. The new pieces of equipment included a hammermill that ground grain for turkey mash, three clipper cleaners for the new grass and vetch crops, as well as the usual feed grains, a new mixer and an exterior dump and augur for moving bulk grain and seed from the north side of the building into an interior elevator. Three new elevators with adjacent floor dumps fed the sixteen newly built grain and seed bins, built at the second level. The tops of the bins were 30' from ground level and the elevator shafts rose to 42' to feed them. Over 15 bin chutes emptied into the new space for bagging finished products. All processing activities, save the new henschin malting barley processing system, were in this addition. The henschin elevator was accommodated in the original high gabled section by adding a metal-clad shaft that rose through the original roof an additional 10 feet.

Standing on the first floor and climbing to bin level, the structure, elevators and bins can be experienced today as they were in the 30's. The level of processing activity is no longer what it was. Then the heavily timbered space buzzed with activity. Grain hummed as it slid down the binchutes. Elevator belts whirred. Cleaners rattled, and the hammermill rumbled. During the height of the season the machinery was running 24 hours a day and entire families would come down and help out. Long lines of trucks would be waiting outside through the night to have their loads processed. They unloaded it on the narrow loading docks along the building's south side and picked it up, processed and rebagged, on the north. A clipper cleaner remains against the north wall. The motor drive and belts which ran the augur are still in place and the hammermill, chutes and bins are today as they were. (Bob Gray, Jim Brabham, Brian Gillespie, Mary Gillespie)

CHANGES IN 1940

Across the country and in the Willamette Valley, the late 1930's saw another major change in grain handling and processing: the move to receiving and shipping bulk rather than bagged grain and seed. The technology was available for processors to construct high capacity concrete elevators and augur type loading systems for movement of bulk grain into box cars, trucks, etc., and the transportation systems were developing to move the bulk volumns. (Don Unger, Jack Wilcox)

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As 1940 began, the Farmers Union Cooperative members were receiving valuable dividends monthly. Their business continued to grow by leaps and bounds and they needed substantially more space for grain and seed storage. Mountains of grain bags had to be stacked on the bare ground awaiting pick-up or sale just to the west of the processing addition. So, in the first few months of 1940, Vince Gillespie and the Cooperative members built a huge 80' x 50' x 25' storage space onto the west end of the processing facility. It was built in the same way as the rest of the building, vertical, crib style construction, using used materials from the 1880 Lane County Court House which had been taken a few months earlier at 8th and Willamette Street. Farmers' Union, in growing to meet its own needs, was, once again reflecting the major changes occurring throughout the grain processing industry. This final addition which had the capacity to handle great volumes of grain, however, signalled the end of the era in which the Cooperative was begun. It marked the entrance into a period of large scale, centralized operations characterized by increasing profit margins. Farmers' Union did not re-equip or re-focus its operation to these ends, and as the large terminal mills grew up around it, the Farmers' Union Cooperative gradually became a small, antiquated operation, a living piece of history. (Brian Gillespie, Mary Gillespie, Mike Gillespie, Jim Brabham, City of Eugene Building Records)

CONCLUSION

The building of the Lane County Farmers' Union Cooperative Wholesalers' Association Inc. at 532 Olive Street, Eugene, Oregon meets the criteria for being placed on the National Historic Register of Places. It is a rare example, locally, of a common vernacular industrial type building representing the agrarian economy of the Southern Willamette Valley until the early 1940's. Born when the nation-wide agricultural cooperative movement was on the rise, it speaks of that political and economic period, while exhibiting a hand made, rural character. It represents a meeting of the Valley's rural roots and the rapid process of modernization. Simply fashioned with volunteer labor and used materials, it embodies three major phases in the historical development of agricultural technology. Its presence on the Historic Register would be of greater benefit than just its own preservation. It would substantially strengthen the historic fabric of the immediate neighborhood, where a number of historic structures are adjacent or near-by. And it would be a reminder that we are part of a continuum of agrarian and industrial activity, which arise out of the past and flow on into the future.

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United States Department of Commerce. Bureau of the Census. *14th Census of the United States Taken in the Year of 1920: General and Analytical Tables, Volume 5 & 6.* Washington D. C.: Government Printing Office, 1922.

Personal Interviews Cited in the Text

Bob Adams-Owner of Adams Feed, currently operating in Springfield. In 1945, at the age of seventeen, Bob took over the operation of his father's feed business. His father, Marion, had worked at the Farmers' Union store in Springfield in the 1920's. In 1930, A.R. Gray, in order to make good on a debt which he owed to Adams, gave Adams the Gray's Springfield feed store. With his wife Ida, Marion established what was to become a very prosperous, high volume feed business, Adams Feed. *Telephone interview*, December, 1990. 747-3517

Jim and Wanda Brabham-The owners of Lane Feed and Seed until its sale in 1977 and the daughter and son-in-law of Grant Yeats. Yeats and his partner, Sawyer, opened Lane Feed and Seed in 1931 at 7th and Oak and bought the Farmers' Union building to house their operation in 1953. *On-site interview* in the Farmers' Union building, January, 1989. 345-3010

Clare Cooley-Born in 1905, Clare grew up in Cottage Grove in the house his grandfather built in 1863. Wagontrain pioneers, his grandparents built the nearby, original homestead house in 1856. His family left their small, diversified farm for Eugene in 1916 in search of better opportunities for the children. Clare's father worked at the Lane Grangers' Association at 4th and Charnelton from 1919-1920. *Telephone interview*, December, 1990. 344-9848

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Cy Crabtree-The younger brother of Duane Crabtree who built, owned and operated a very successful milling operation on 5th Street in Eugene in the mid thirties. Cy helped build the mill and drove delivery truck for his brother until he went to World War II. Born in 1911, Cy grew up on the family farm in a small valley east of Scio. Once a month he went into town by wagon with his father for supplies, and every fall after the harvest and before the winter weather made the roads impassable, he helped take the grain to the local mill. Unusual in her day, his mother graduated from Sodaville Teachers College in 1896. *Telephone interview*, December, 1990. 683-3138

Brian Gillespie-The only son of Vince Gillespie, Eugene Farmers' Union Cooperative's most powerful manager. Born in 1925, Brian moved to Eugene at the age of six when Vince was hired to manage the Olive Street operation. As an infant, Brian lived in Springfield and Cottage Grove where his father had managed the Farmers' Union's wholesale stores. Brian spent much of his childhood at the Olive Street Farmers' Union building, pulling and straightening nails for the new additions and clerking as he grew older. *Telephone interviews*, January 1989, January, 1991. 644-6229.

Mary Gillespie-Wife of Vince Gillespie. Born Mary Fountain in 1904 (approx.), she knew Vince all her life. They grew up together up the Mckenzie River. Vince's father had moved to Oregon from Eureka, California and married one of the Pepio girls whose family lived on the River. The wife died young leaving six children, Vic, Don, Vern, Vince, Darryl and Margaret. Mary's family came from Missouri. Her grandmother had been pregnant with Mary's father, the ninth of twelve children, when the family made the journey from Missouri to Oregon. They traveled around the Horn by clippership and up the Willamette River to Harrisburg by paddlewheel steamer. Her father was born in Harrisburg. In Eugene, Mary and Vince lived on Charlnelton south of 18th and Mary walked their two children to the Farmers' Union building and for ice cream at Shorty Kykes' parlour at the Eugene Farmers Creamery next door. Although he began with a salary of \$300 per month, there were a couple of years during the Depression when Vince's salary dropped to \$100 per month, and it was not easy to make ends meet. *Telephone interview*, January, 1989. 344-7526

Mike Gillespie-Nephew of Vince Gillespie and son of Vic Gillespie. Although Vic never worked in the feed and seed business like his three brothers who managed the Farmers' Union facilities, his son Mike did. Mike worked with his uncles, Vince and Darryl as a warehouseman and feedman at Farmers' Union between 1941-1952. *Telephone interview*, December, 1990. 747-7951

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Bob Gray-Son of A.R. Gray, a feed and grocery retailer in Eugene and Springfield in the 1920's. A.R. Gray employed and trained Willis Small, Swayer and Yeats and Duane Crabtree, each of whom became significant forces in the grain processing community in the area. Bob worked full time as a sales and deliveryman for Farmers' Union Cooperative from 1935-40, leaving to establish one of the areas most prominent seed and garden stores with his brother Carlton. *On site and telephone interviews*, January and February, 1989. 343-2083

Al Kaufman-Born in 1916, Al came to Eugene in 1923 at the age of seven. His father had lost his job in a Longview woolen mill when it burned, and Al's uncle, who worked at the woolen mill on Eugene's Mill Race, found his brother a job at the Eugene mill. Al's family lived at 4th and Pearl, on the edge of Eugene's booming industrial district. A family and regional history buff, Al vividly remembers watching the district grow. *Personal interview*, December, 1990, 344-2149

Bob Marquardt-A turkey grower in the McKenzie River valley in the mid-1930's, Bob bought his poultry feed from Duane Crabtree and became a close friend of the Crabtree family. *Telephone interview*, December, 1990. 896-3556

Don Unger-Head Reference Librarian, Oregon State University, Don grew up on a farm in the mid-west and is well versed in United States agricultural history. *Telephone interviews*, December 1990, January, 1991. 737-3331

Jack Wilcox-Owner of the Wilcox Mill in current operation in Harrisburg. Jack's father, in the feed business since his boyhood in the 30's, bought the Harrisburg mill in 1961 from a Mr. Scurvin who had used it since the 1930's to clean seed. Scurvin's brother operated the Feather Flake mill on 5th Avenue in Eugene, with an outlet on West 6th. Wilcox's mill, built originally in the 1890's, brought with it a wealth of stories and information about feed and feed people in the Valley. *Telephone interview*, December, 1990. 995-6513

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Personal Interviews, General Background

George Arscott-Faculty Member, Oregon State University, Corvallis, Poultry Department/Animal Nutrition. Telephone interview, January, 1991. 737-0123

James Dunn-Public Relations Officer, Agripac, Salem, a fruit and vegetable farmers cooperative whose Eugene operation is over 75 years old. Telephone interview, December, 1990. 371-5609

Dennis Hayes-Editor, Commercial Review Inc., the feed and fertilizer journal of Oregon since 1890. Telephone interviews, January, 1989, January, 1991. 226-2758

Bob Henderson-Retired Faculty Member, Oregon State University, Livestock Nutrition. Telephone interview, December, 1990. 752-4371

George Lamont-Owner, Lamonts' Hatchery, Junction City, one of the West Coast's largest hatcheries founded by George's father in 1937. Telephone interview, January, 1991. 484-6511

Mike Martin-Department Head/History Instructor, Agricultural Resources, Oregon State University. Telephone interview, January, 1991. 737-1430, 737-4344

Ethan Newman-Chairman, Lane County Historical Society. Telephone interview, January, 1989. 344-5444

B. J. Rodgers-Manager, Willis Small Feeds, 1948-1952. Telephone interview, December, 1990. 746-7678

Elenor Wetgen-Employee, Knopf's Feed and Seed, Harrisburg, 1982-1990, Thompson's Feed Mill, Shedd, 1952-1982. Telephone interview, December, 1990. 995-6550

Bob Mitchell-State of Oregon Department of Agriculture, Salem. Telephone interviews, January, 1989, January, 1991. 378-3776

*Note: All preceding phone numbers have (503) area code prefix.

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Lane County Farmers' Union Cooperative Wholesalers' Association Inc.
Eugene, Lane County, Oregon
Photographer: Wayne Alan Muchmore
Photographed: February, 1991
Negative location: Wayne Alan Muchmore, c/o Farmers' Union, Inc.
532 Olive Street, Eugene, Oregon 97401

The above information is true of all the photos pertaining to Farmers' Union.

- 1 of 17 East and south elevations, looking northwest.
- 2 of 17 South and east elevations, looking northwest.
- 3 of 17 South and east elevations, looking northwest; the Pacific Cooperative Poultry Producers Egg Taking Station and Skinner's Butte to the north, the Post Office to east.
- 4 of 17 Looking east across the roof of the 1923 building to Historic Register properties, the Lane Hotel, the Oregon Electric Railway Station and the U.S. Post Office.
- 5 of 17 West and south elevations, looking northeast across the alley at the property edge.
- 6 of 17 North elevation, looking southeast.
- 7 of 17 Interior; eastern end, retail space, looking at the south wall of the 1932 addition. Large column to the left marks the southeast corner of the original 1923 building.
- 8 of 17 Interior; western end, retail space, looking northeast at the north wall of the original building.
- 9 of 17 Interior; southeastern wall of the 1932 processing room, looking southeast.
- 10 of 17 Interior; northeastern section of the 1932 processing room, looking northwest; elevator legs, floor dump, stairway to bins and elevator shaft.

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- 11 of 17 Interior; stairway to bins and elevator shaft in the 1932 processing section, looking skyward.
- 12 of 17 Interior; catwalks, chutes and tops of the bins in the 1932 processing section, looking southwest.
- 13 of 17 Interior; legs and drivehead of the highest elevator in the 1932 processing section, looking skyward.
- 14 of 17 Interior; northwest section of the 1932 processing room, looking northeast.
- 15 of 17 Interior; southwest section of the 1932 processing room; hammermill, elevator legs, floor dump; looking southwest.
- 16 of 17 Interior; 1940 warehouse addition, looking southwest, just inside the warehouse from the processing room.
- 17 of 17 Interior; 1940 warehouse addition, looking east from near the western wall.

1/4 Sec. 31 T. 17S. R. 3 W.W.M.

17 03 31 1 2

LANE COUNTY

USE ONLY

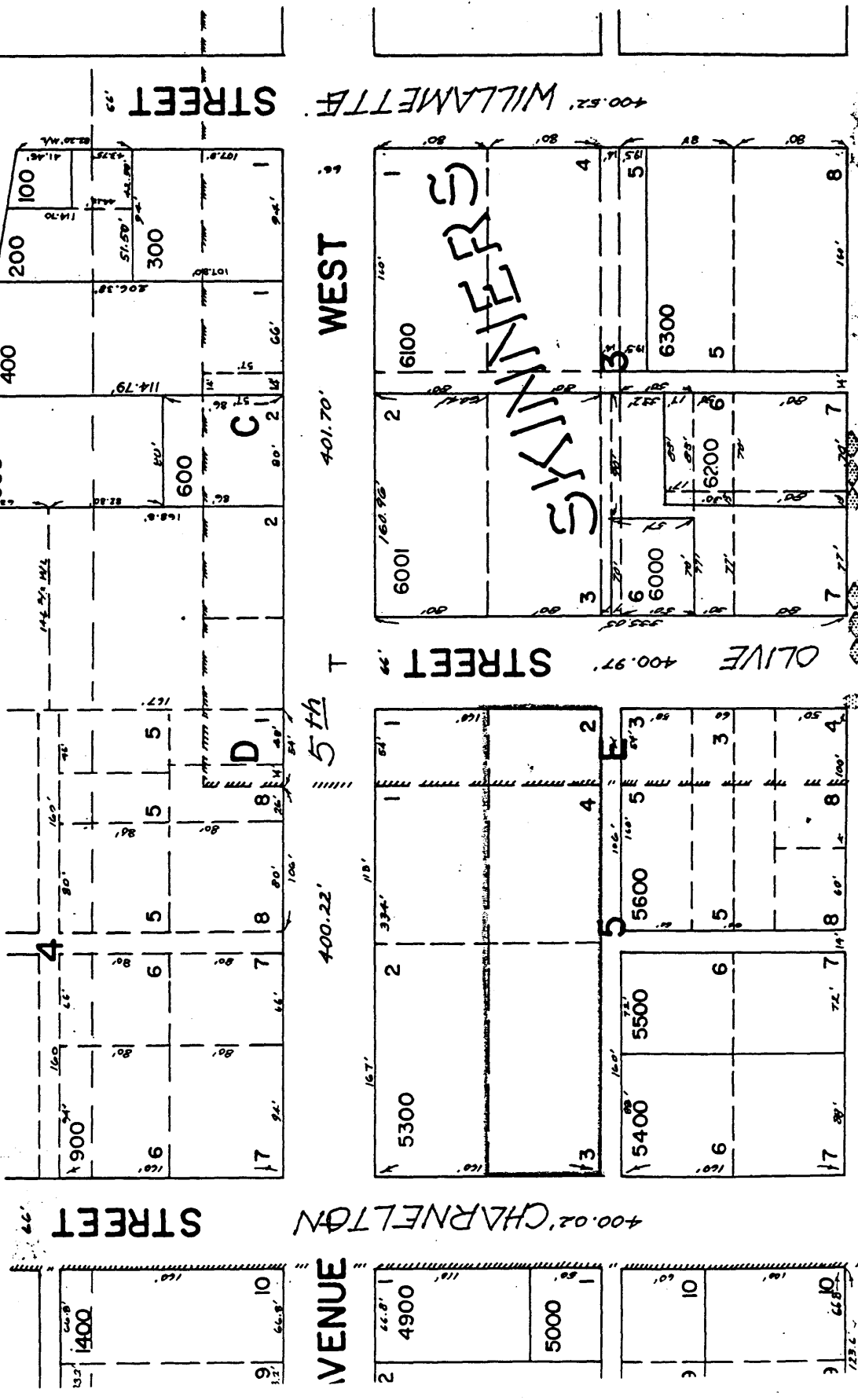
EUGENE

1" = 100'

3-7-91
O.C. 8401 INTD8500

Center line dimensions from city engineer

See Map 17 03 30 4 3



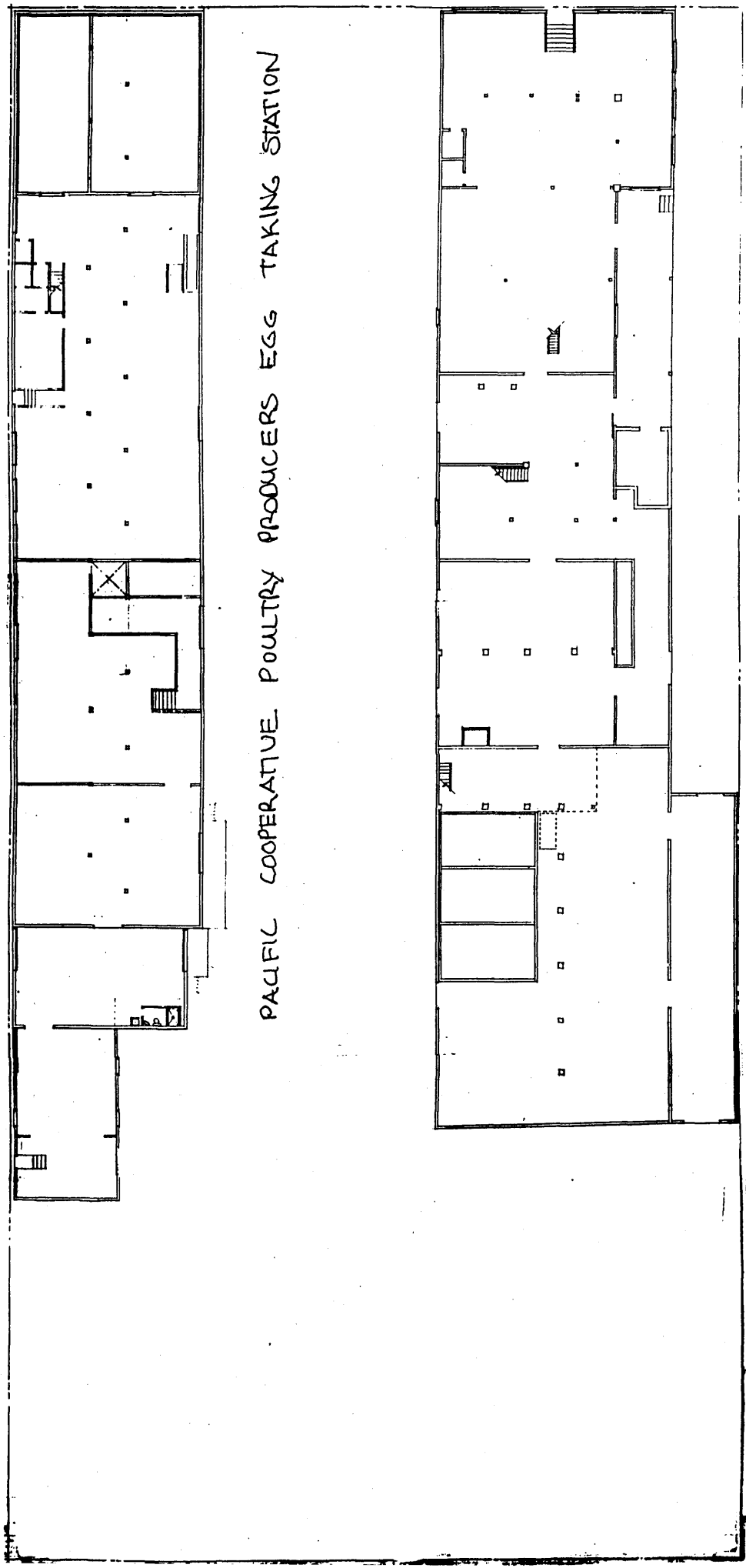
Map 17 03 31 1 1

WEST

LANE COUNTY FARMERS UNION COOPERATIVE WHOLE, INC.

NORTH

FIFTH AVENUE



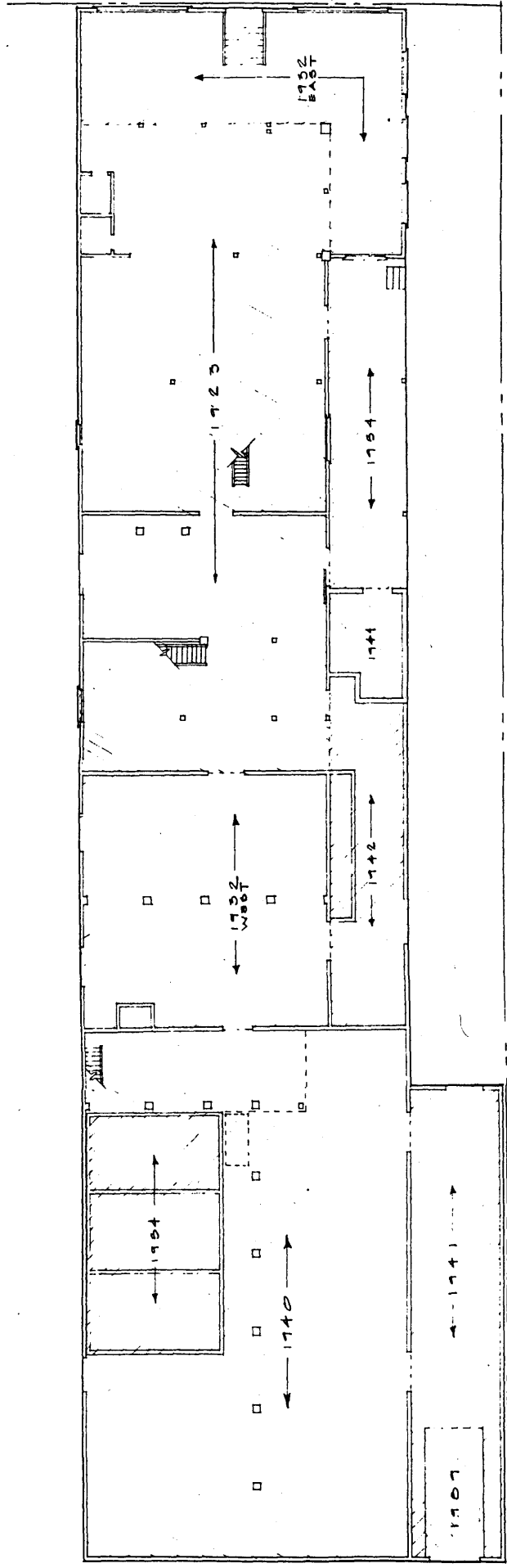
PACIFIC COOPERATIVE POULTRY PRODUCERS EGG TAKING STATION

OLIVE STREET

LANE COUNTY FARMERS' UNION COOPERATIVE WHOLESALERS ASSOCIATION, INC.

PROPERTY OWNED BY FARMERS UNION INC.

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LANE COUNTY FARMERS' UNION COOPERATIVE WHOLESALERS ASSOC., INC.