

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 instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

### 1. Name of Property

historic name Clearwater, Jacob, Farmhouse

other names/site number N/A

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

street & number 1656 Clearwater Lane  not for publication

city or town Springfield  vicinity

state Oregon code OR county Lane code 039 zip code 97478

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: \_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria: \_\_\_ A \_\_\_ B X C \_\_\_ D

Christine Corman 5.11.17  
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

### 4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register \_\_\_ determined eligible for the National Register

\_\_\_ determined not eligible for the National Register \_\_\_ removed from the National Register

\_\_\_ other (explain:)

for Elson H. Beall 7.3.17  
Signature of the Keeper Date of Action

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**5. Classification**

**Ownership of Property**  
 (Check as many boxes 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	
2		buildings
		site
		structure
		object
2	0	<b>Total</b>

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
 (Enter categories from instructions.)

DOMESTIC: Single dwelling; Secondary  
structure

**Current Functions**  
 (Enter categories from instructions.)

DOMESTIC: Single dwelling; Secondary  
structure

**7. Description**

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

LATE VICTORIAN: Gothic

**Materials**  
 (Enter categories from instructions.)

foundation: STONE

walls: WOOD: Weatherboard

roof: ASPHALT: Composition shingle

other: N/A

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### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

### **SUMMARY PARAGRAPH**

The Jacob Clearwater Farmhouse is a one- and one-and-one-half story building with a largely L-shaped footprint, a steeply pitched, cross-gable roof, and moderate eaves over a plain frieze board. The house is located at 1656 Clearwater Lane, Springfield, Lane County, Oregon. The 34-acre property is situated near the southern end of the Willamette Valley, on the north bank of the Middle Fork of the Willamette River, south of the City of Springfield. The house itself faces north, overlooking a driveway that extends south from Clearwater Lane. The box-frame house, which incorporates three layers of planks, is finished in lapped siding, and a combination of hand-hewn timber and log structural supports. These supports rest on a stone foundation. The composition roof on the house is a modern addition. The Gothic Revival house was constructed ca 1874.<sup>1</sup> An early addition dates to the 1950s and a rear porch that was screened-in earlier has since been renovated. The front porch has been rebuilt, based on the original design, and a few windows have been altered. Despite these changes, the house retains very good integrity and conveys the reasons for its significance. A second contributing structure within the nominated area is a 30' water tank, dating from the mid-1930s. Non-contributing resources, outside the nominated area, include a ca 1950 barn and a mobile home.

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### **Narrative Description**

#### **SETTING**

Oregon's Willamette Valley continues to be an agricultural community; the Clearwater farm is still surrounded by other farming properties, and is located on generally flat land along the north bank of the Middle Fork of the Willamette River. The house is reached by a long, gravel driveway that begins on the east leg of Clearwater Lane. The house and out-buildings are visible from the private gravel road that follows the northern property line, but traffic is light and the house is set back enough to ensure privacy and quiet. The house is located at the east end of the driveway, and faces north. The barn and a mobile home rental are located about 400 feet northeast of the house. The driveway continues past the house and ends at the barn and machine shop, which are about 200 feet east of the house.

The farm consists of a total of thirty-four acres on the southeastern part of the original F. Warrington Land grant. The Clearwater family's original orchard was just to the east of the house. The last apple tree was lost several years ago, during a wind storm. Just behind the house is a giant black walnut tree that measures 15'-6" in circumference. At the front of the house, on the northwest side, is a shag-bark hickory tree. This tree is not native to the area and family lore says Jacob Clearwater carried two hickory nuts across the country, and planted them in front of his house. The eastern tree was damaged a few years ago, and had to be cut down.

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<sup>1</sup> Anecdotal accounts of Leonard Clearwater, grandson of Jacob Clearwater and Darlene Hamlin, great-granddaughter of Jacob Clearwater.

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The remaining acreage, on the south side of the house, is used to raise hay for the horse-boarding barn.

The house's immediate surroundings have changed very little. To the southwest of the house is the original wood-frame 30' water tower, built by Jacob Clearwater. This structure holds the original hand-dug well that still provides water to the farm. The large black walnut tree off the southeast side of the house precedes the construction date of the house. The acreage behind the house and across the south side of the farm has seen no discernible changes, and is still used for farming.

The house conveys a real sense of the period in which was built, including the setting and the preservation of historic trees and plantings. Efforts have been made to retain nineteenth-century farming implements which are now part of the landscaping around the house.

Also on the property are a mobile home and a ca 1950 barn, whose construction is outside the nominated era.

## HOUSE

### Exterior

The Jacob Clearwater farmhouse has remained in its original location, near the middle of Jacob Clearwater's farm, since its construction ca 1874. The design of this Gothic Revival farmhouse largely retains its original look, from its sharply peaked roof line to the porch across its front facade.

The Clearwater house is an exceptional example of an early Oregon pioneer Gothic Revival box construction farmhouse. The Gothic Revival style is expressed on the main façade by a prominent steeply-pitched central cross gable and scroll sawn elements on the front porch. The original house is one-and-one-half stories, with a rectilinear floor plan measuring 24' from east to west, and 36' from north to south. The north, front-facing gable has a 3/12 pitch and the roof is now covered with composition shingles. The roof line is marked by a single brick chimney centered on the (original) west wall of the main house before the ca 1950s addition was constructed.

The symmetrical, north-facing main façade has a central entry door topped by a two-light transom and flanked by a window on either side. The centered, flat-roofed porch with scroll-sawn brackets extends across much of the 24' front façade. It is supported by four posts with decorative brackets. This porch has been rebuilt and enlarged, but posts and the upper-story porch railing have been replaced in kind. Directly above the entry door is a center cross gable containing a door to the upper level of the porch. At the center of the back wall of the lower level is door with a single light in the upper portion and three vertical panels below, with a mortise lock and ceramic knob. This door leads into what was the original family's living room. There are several alterations on the main façade. The front door with its half glass sash and horizontal panels is not original and probably dates to the early twentieth century.<sup>2</sup>

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<sup>2</sup> Information provided by Mary Gallagher, member of the State Advisory Committee on Historic Preservation.

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## Structure

The Jacob Clearwater Farmhouse exhibits box construction, an early construction method that takes advantage of Oregon's plentiful supply of timber and the technology at hand to make use of it.<sup>3</sup> The walls consist of three layers of 1-1/2" thick, 8" wide, fir planks. Two layers are set vertically, attached to the sill at the bottom of the structure and the plate at the top. The third layer is placed horizontally. The exterior siding is novelty shiplap. There are no studs or any other vertical members except posts at the corners. The house sits, straight and true, on its original foundation of eight-inch square, red cedar beams running east to west. These beams rest on very large river rocks that are securely positioned in the ground. There have been few alterations over the years to the look and feel of the house, and most of the original and historic materials on the main portion of the house remain. The workmanship, from design to construction, is much in evidence.

## Interior

The house interiors consist of a living room, parlor, dining room, kitchen, and bath in the main portion of the house on the first floor; a sunroom and laundry in the historic extension; and a bedroom, home office, and bath on the second floor, above the main body of the house.

*First floor.* The single light, three-panel front door, with its original mortise lock and porcelain knob, is in the middle of the north-facing front of the house. The door opens from the porch, directly into the living room, which now extends the width of the house.

At the time of the Clearwater family's occupancy, this space was divided into two rooms at about the mid-line of what is today the living room. Today, two, one-over-one-light, double-hung windows on the north wall light this space, whereby historically there was one, two-over-two-lights window in each space.<sup>4</sup>

The fireplace still occupies the middle of the west wall, although it is no longer in use. The chimney is behind the front room wall, but is inside the house in an enclosed area which also contains a closet on the north side and a stairwell on the south. On the south side of the fireplace, at floor level, is a small cupboard that opens on the inside to the outside and once allowed for the transfer of wood for the fireplace.

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<sup>3</sup> Katheryn H, Krafft. "Of Small Means: Vertical Plank Dwellings Around Puget Sound and King County." May 23, 2015. <sup>4</sup>

<sup>4</sup> While not original, this one-over-one-light window is compatible with the original, four-over-four-light windows in the house, and appears to be an early repair or replacement.

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The north-east corner of this front area was the main bedroom. A two-over-two-light, double-hung window allowed light into the bedroom. At the southeast end of this area was the family's formal parlor. A matching double-hung window on the east wall gave this room light. At some time in the 1950s the walls that divided the original living room, main bedroom and parlor were removed. Today a modern beam spans the full 15', north-to-south width of the room, and supports the ceiling in the area that is a spacious, modern-day living room.<sup>v</sup>

In the 1930s, when electricity reached this rural area, the Clearwaters carved grooves into one layer of the original plank walls and ran electrical wires to various outlets. They then installed wallboard over the planks and grooves and finally, wallpapered the walls.

The original floor was continuous clear fir, extending the length of the north modern living room. When the fir boards began to fail, the floor was covered with modern-day manufactured flooring that resembles the original floor.

Originally to the south of the modern living room was a side porch with a low-sloped roof. Sometime in the 1950s, a small section of the east end of the porch was enclosed and became a closet for a hot water heater that provides hot water to the bathroom directly above, and the bathroom on the south side of the wall.

On the east wall of the parlor is a four-panel passage door, with original mortise lock and white porcelain knob into the downstairs bathroom. This room has the original claw foot tub; it also has a modern reproduction wall-hung toilet and an antique pedestal sink that replaced the modern sink. This bathroom is directly below the one above.

The remainder of the original rear porch continues 8' from the northeast wall of the bathroom to meet the southeast end of the house. This area is the present-day dining room. When the porch was remodeled into the dining room, the southeast slope of the roof line was raised to extend over the new room. This room is of modern construction, but the interior walls are finished with the original old growth fir planks that make up the construction of the house. The east wall and the southeast wall have modern windows.

The south wall of the house extends to include a modern-day kitchen. An effort has been made to give the kitchen a more period look, with the addition of bead board on the walls and ceiling and flat-front upper cabinets, and no-kick lower cabinets.

An opening in the west wall of the kitchen once was a door to the Clearwater's southeast corner porch. This small area has been enclosed and the east wall of this small room is the original west wall of the house. Sometime in the 1950s a stand-alone building that was the Clearwater families' produce storage shed, was attached to the west side of the small room became a passage room, with an exterior door on the north wall and on the south wall. The produce room became a laundry room, with a hot water heater that provides water to the kitchen area and laundry room.

*Upper level.* The second floor of the house is accessed from the parlor on the north-west side. Along the north-west wall is the stairwell that rises along the west side of the house. The west wall of the room and the stairwell is original bead board. The fourteen narrow steps rise sharply

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<sup>v</sup> Anecdotal account of Jed Keever, the great-grandson of the builder.

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to the upper level and the brick chimney is exposed at the top of the stairs, revealing the clay mortar used in its construction. On the west wall at the top of the stairwell is an original, two-over-two-light, double-hung window. To the northeast of the top of the stairs is a landing and a short hallway that extends from the north to the south. The sloped attic roof is visible on the entire upper floor.

The northern span of the upper level of the house is now the master bedroom. In the middle of the north wall is an original door with two-over-two lights over double vertical panels, with its original mortise lock and porcelain knob. This door is directly above the lower north door and the upper porch is directly above the lower porch.

On the west wall of the bedroom is an original, four-over-four-light, double-hung window. On the east wall are two matching, two-over-two-light, double-hung windows. The sloped attic ceiling was once covered with drywall, and is now covered with beadboard to more closely match the original construction. The entire upper floor has original fir flooring that has been painted. An exception is the modern bathroom with its tile floor.

At the upstairs, south end of the house is a smaller room that is currently used as an office. The room is half the width of the master bedroom. On the southeast wall is a small passage, cut into the attic area. It is through this area that water pipes have been routed to the upstairs bathroom. Here, the construction of the steeply sloped roof is evident. Directly below this attic area is the current-day dining room. The interior window trim throughout the house consists of 4" wide boards, with a ½" trim board on the inside of the wider boards. The bottom of the window projects slightly beyond the side pieces and the front is rounded. Since the interior of the house is now finished in drywall; the window and door trim likely had a deeper reveal originally.

*Changes over time.* The design integrity of the 153-year-old house was slightly altered in the 1950s when the Clearwater's original produce storage shed was attached to the small, southwest porch of the house. This room became the laundry room and the small porch became the passage to the new addition. The exterior of the laundry room was covered with siding that closely resembles the original siding of the house.

The north-facing front porch has been slightly extended, but is still in keeping with the original porch design, including the original decorative brackets at the top of each post. Again, during the 1950s, the side porch at the rear, southwest corner was enclosed, the roof raised slightly, and converted to a dining space and a bathroom. The ca 1950s changes are over 50 years old and, if not significant in themselves, do not detract from the overall feel of residence. A small number of windows and one door have been replaced. The rear porch has been extended to a full-width porch.

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**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.)

- 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.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

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

**Period of Significance**

1874, Date of construction

\_\_\_\_\_

**Significant Dates**

1874, Date of construction

\_\_\_\_\_

**Criteria Considerations**

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

Property is:

- 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 old or achieving significance within the past 50 years.

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_

**Cultural Affiliation** (if applicable)

N/A

\_\_\_\_\_

**Architect/Builder**

Clearwater, Jacob, builder

Clearwater, Martin, designer/builder

\_\_\_\_\_

**Period of Significance (justification)** The Period of Significance for this property is 1874, the estimated construction date for the Jacob Clearwater Farmhouse.

**Criteria Considerations (explanation, if necessary)** N/A



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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The 1874 Jacob and Missouri Benner Clearwater House is locally significant under National Register Criterion C, in the area of architecture. The Clearwater family, including sons Jacob and James, participated in the western migration of the mid-to-late 1800s to Oregon, traveling the Oregon Trail, like so many before them. The family settled on 320 acres outside of Springfield, Oregon, along the Middle Fork of the Willamette River in the Willamette Valley, in 1865. They proceeded to clear the land and begin farming the land on which the Jacob Clearwater Farmhouse is still located. Jacob married Missouri Benner in 1888 and the couple and their family resided at this location, engaging in row crop cultivation, dairy and beef cattle ranching, and hop farming. Prior to his marriage, Jacob and his father constructed the house known as the Jacob and Missouri Benner Clearwater Farmhouse today. The house is an excellent, rural example of the Gothic Revival style in Lane County. It is one of only four previously identified, remaining single-family residences built before 1874 in Springfield.<sup>6</sup> And although the style and type were once relatively common, the Clearwater Farmhouse is the only example of the centered gable subtype of the Gothic Revival style extant in Springfield today. The house retains good integrity, and clearly conveys its historic significance, evident in its appearance and style, including its massing, materials, and overall design.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

## HISTORIC CONTEXT

### Westward Journey

What would become known as The Old Oregon Trail began as a crude path cut by fur trappers and traders sometime around 1811.<sup>7</sup> For years it was a dangerous and arduous journey, passable only on foot or by horseback. In 1836 an immigrating wagon train, organized in Independence, Missouri, eventually reached Oregon's Willamette Valley using this rough trail. More and more wagons took that coarse path that came to be called The Oregon Trail, or The Old Oregon Trail.<sup>8</sup>

By the early 1840s, the Oregon Trail was more passable, and its nominal termination point was Oregon City, the proposed capital of the Oregon Territory. However, along the way, the Trail offered travelers a variety of departure points. Some took the Mormon Trail that led to Utah. Still others took the California Trail that led to the gold fields of California. Many settlers simply stopped at promising locations along the trail.

While the Oregon Donation Land Act of 1850 had ended, the Homestead Act was enacted in 1862, and bolstered one of the largest mass migrations in American history. By 1866, in the middle of the epoch years, it's thought that some 350,000 to 400,000 settlers, miners, ranchers,

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<sup>6</sup> The Campbell House (the only one of the four listed in the National Register), the Stevens House, the Harkins House and the Gray House. Source: Oregon Historic Sites Database.

<sup>7</sup> Basic Facts About the Oregon Trail. U.S. Department of the Interior, Bureau of Land Management. National Historic Oregon Trail Interpretive Center.

<sup>8</sup> [www.histroynet.com/oregon-trail](http://www.histroynet.com/oregon-trail)

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and their families had traveled west on The Old Oregon Trail.<sup>9</sup> This 2,100-mile route took up to six months to complete, averaging from ten-to-twenty miles a day. It wouldn't be until 1869, when the transcontinental railroad was finished, that the trip became much easier.

Jacob Clearwaters was born in Newberg, Iowa, on October 15, 1848 to Martin W. and Elizabeth Clearwaters.<sup>10</sup> A younger son James Clearwaters was born in 1850. There is a story in the family that relates an incident between the brothers that resulted in break in their relationship. From their teen years on, they never again spoke to one another.

It was early May 1864 when the Clearwaters family, and their then sixteen-year-old son Jacob and fourteen-year-old son James, left St. Joseph, Missouri, and joined a one-hundred-wagon train. As they traveled, the Clearwaters family befriended the Madora Arabelle Malone family, which was traveling in the same train. Madora Arabelle Malone's diary of the trip has provided insight into the lengthy trip that her family and the Clearwaters family experience on their westward journey.<sup>11</sup>

When the Clearwaters family arrived in the Powder River Valley, near present-day Baker City, Oregon, they most likely crossed the Powder River at the toll bridge and stopped to rest in the town of North Powder. This stopover offered their team some rest, and the possibility for Mr. Clearwaters to earn wages by helping farmers in the area.

In the spring the family continued on, following the Columbia River to the Portland, Oregon, area. At that time the route to Portland was the easier path and the area around the burgeoning city was a more developed area and offered the best opportunity for employment.<sup>12</sup> This is likely where James, the younger son, found employment with a merchant, hauling freight up and down the valley. Sometime later, it would be on one of his trips that James became very sick and had to hire someone to drive the team for him, while he laid on top of the sacks loaded on the wagon. He died shortly thereafter of typhoid fever.

## Settlement

The Clearwaters arrived in the Willamette Valley one year before the Civil War officially ended. Shortly after arriving in the mid-valley area, Martin Clearwaters purchased the 320-acre donation land claim of F. Warrington. The land claim was located east of the Springfield settlement, which was platted in 1856, and incorporated as a city in 1885.<sup>13</sup>

At the time of the Clearwaters' emigration, there were fewer than 500 persons in the Springfield area, with many of those living in the newly platted city.<sup>14</sup> The Clearwater family was among the very few who began to settle in the area of the confluence of the Middle and Coast Forks of the Willamette River. Martin and Elizabeth's son, Jacob, purchased a portion of the land from his parents and built his home not far from his parent's rough dwelling.

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<sup>9</sup> Bob Brooke. Oregon Trail: Wagon Tracks West. Wild West Magazine, April, 2000.

<sup>10</sup> Sometime after the Clearwaters settled in the area, they dropped the 's' from their name and began to go by Clearwater.

<sup>11</sup> Rogers, Clara. "The Clearwater Mules". Excerpted from the diary of Madora Arabelle Malone, 1864

<sup>12</sup> "Portland History". PDXHistory.com. October 18, 2016

<sup>13</sup> Michelle L. Davis. Springfield, Oregon 1848-1955 Historic Context Statement (Revised Edition), 1999, 16-17.

<sup>14</sup> *ibid.* 14.

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The elder Clearwater built a modest home, with a dirt floor, on the northeast side of the land claim. They constructed a large wooden barn to house their milk cows and mules, and they began farming. The original barn, built of fir lumber, is failing but still standing. The simple, original house built by Martin and Elizabeth has been remodeled and updated over the years. However, portions of the original house have been integrated into the more modern residence. Today the much-remodeled home is owned and occupied by the great granddaughter of Jacob Clearwater and her husband.

After the Clearwaters settled in the Springfield, Oregon, area, Jacob completed his education by briefly attending the local school at age 17.<sup>15</sup> The Springfield School District had been formed in 1854 and, until the 1880s, was operated out of one schoolhouse.<sup>16</sup> Jacob also worked on his father's farm.

With father Martin's assistance and guidance Jacob began construction of his house in 1874. Then, on January 6, 1877 Jacob purchased half of his parent's farm for \$345.00. In 1892, for the sum total of \$1.00, Martin and Elizabeth Clearwater sold Jacob an additional 74 and 99/100 acres. No record was found of who purchased the remaining 85 acres. However, at some point in time, that acreage became a Lane County park, which over the years suffered from a lack of maintenance. In 1988, a local nonprofit, Willamalane Parks and Recreation District, purchased the park from the county and developed it into a scenic recreation area, known as the Clearwater Park. Jacob either sold or gave away portions of his land to his children, but he retained the thirty-four acres surrounding his home.

In the book, *History of the Willamette Valley Volume II*, published in Chicago in 1927 by the L. J. Clarke Publishing Company, there is a passage that reads:

*"... Mr. Clearwater built the present comfortable and well-arranged house in which he is living and which is still in perfect condition, and it is noteworthy that some of the wallpaper which was put on the walls at that time is still in splendid condition. He has forty acres of his land under cultivation, the remainder being in timber and pasture. He raises general crops and keeps fifty head of good sheep and a number of milk cows.*

*On March 6, 1887, Mr. Clearwater was united in marriage to Miss Missouri Benner, who came to the Willamette Valley from Illinois with her parents a few years prior to her marriage. Mr. and Mrs. Clearwater have been born four children . . ."*<sup>17</sup> The area surrounding Springfield was particularly suited for most aspects of farming. The fine bottom-land between the McKenzie and Willamette Rivers produced all sorts of crops, while the uplands were excellent for grazing cattle, sheep, and horses. Farms ranged in size from 120 acres to as much as 640 acres. The farmers, including Jacob Clearwater, prospered.<sup>18</sup>

<sup>15</sup> Sometime after the Clearwaters settled in the area, they dropped the 's' from their name and went by Clearwater.

<sup>16</sup> Liz Carter. *Pioneer Houses and Homesteads of the Willamette Valle 1841-1865*. Prepared for the Preservation League of Oregon. 16.

<sup>17</sup> L.J. Clarke Publishing Company, *History of the Willamette Valley Volume II, 1927*. The Clearwater Children are as follows: Clinton, born in August 1889 and now in business at Enterprise, Oregon, married Miss Elam Hung, January 1, 1920, and they have a son Leland born in September 1921. A.C. who lives in Eugene, was born in April 1892 and married Miss Bessie Chetwood, to which union have been born two children: Lucille, born July 23, 1914 and Leonard, born March 1920. Marian, born October 5, 1901, married Clyde A. Kuver, of Eugene, and they have a son, Joe, who was born September 20, 1920, while another son, John, was born November 5, 1926, and died December 7, 1926. Mable Lucille, born in May, 1907, died at the age of 3, of Rheumatic Fever, in June 1910."

<sup>18</sup> Lynda Sekora. *Springfield, Oregon Historic Context Statement*. Koler/Morrison Planning Consultants. March 1991.

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Jacob Clearwater was a successful farmer, engaged in farming various row crops and raising milk cows, sheep, beef cattle, and chickens. He made the family's livelihood off his land and sold what they couldn't use to the local community. Missouri Clearwater also had a thriving business making and selling soap, cream, butter, and other farm products, such as eggs and beef. Jacob joined a number of local farmers in turning a good portion of his farm land on the west side to the cultivation of hops.<sup>19</sup> He built a hop dryer near his hop-yard on the western edge of the farm and dried not only his crop, but that of other farmers in the area as well.<sup>20</sup> Raising and selling this crop continued for many years, and considering the quantity of hops produced in the area, it was undoubtedly an important income source.<sup>21</sup> Jacob was an influential hop grower and from 1877 was an active member of the Hops Growers Association.<sup>22</sup> Like most farmers of the time, Jacob was able to do many things, including building houses, and he undoubtedly lent his skills to help his neighbors. But he never during his life on the Clearwater Farm worked for wages elsewhere.

Clearwater was generous to his friends and neighbors. He was also friendly with the roving bands of Native Americans. He allowed the Siletz, the Umpqua, and the Klamath tribes to camp at their traditional sites along his portion of the riverbank. There they would fish and harvest berries and other plants on his land.<sup>23</sup>

Jacob Clearwater was also known as a musician. He frequently traveled up and down the Willamette Valley, playing his fiddle at barn dances and other festive gatherings. He was well-respected in the local community, served on the Springfield School Board and as an elder in his church.<sup>24</sup>

The Clearwater family was a solid and greatly successful family representing a small, but growing, community in the upper end of Oregon's Willamette Valley. Jacob Clearwater's wife, Missouri Clearwater, died in 1930, at the age of sixty-three. Jacob Clearwater lived to celebrate his 100<sup>th</sup> birthday and a 1948 newspaper article quoted Mr. Clearwater's prescription for a long life: "Take good care of yourself all the way; use your willpower in eating, get at least seven hours of sleep, and abstain from alcohol and tobacco." A year later another article in the paper announced Jacob Clearwater's death in 1949, at the age of 101 years.

Over many years, the Lane County area has greatly benefitted from Jacob Clearwater's large and extended family, many of whom have matched his dedication to the development of the Eugene/Springfield, Oregon area. Among those who have passed were a doctor, a highly successful businessman, and a dean of the University of Oregon's School of Law. To this day, his living descendants include a school teacher, a policeman, and a former member of the Springfield City Council.

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<sup>19</sup> Ibid. 28.

<sup>20</sup> Anecdotal account of Leonard Clearwater.

<sup>21</sup> Peter A. Kopp. *The Oregon Encyclopedia: A Project of the Oregon Historical Society*. PSU and OHS, 2016

<sup>22</sup> Eugene City Guard, 11/6/1880. "Facts Concerning Transactions in Hops"

<sup>23</sup> Anecdotal account of Leonard Clearwater.

<sup>24</sup> Ibid.

Clearwater, Jacob, Farmhouse  
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## ARCHITECTURAL CONTEXT

### The House

The Jacob Clearwater Farmhouse is significant as a rare, remaining example of a Gothic Revival farmhouse in the Springfield area. It is the only example of the centered gable subtype of the Gothic Revival style still extant in the area. Further, it is an exceptional and unusual example of box construction, with three layers of planks followed by a shiplap exterior finish.

Jacob Clearwater's house, which he designed and built himself (with assistance from his father), is in the Gothic Revival style.<sup>25</sup> Other homes in this style can be found in the nearby Washburne and Coburg Historic Districts, although there are few remaining that pre-date Jacob's home and are urban dwellings.<sup>26</sup> The feature that makes the house distinctive is its construction, which is a variation of plank-on-frame construction utilizing old growth fir harvested from the farm along the banks of the Willamette River.<sup>27</sup> The planks of fir were sawn just up the road from the farm with a steam-powered sawmill. These planks, three deep, form the walls and created an extremely sturdy, solid house. Another notable feature of the farm is the water tower, built by Jacob in the 1930s in an attempt to provide water for domestic use and fire protection. The original well within the tower is still the primary source of water for the house and farm. No other examples of this structure can be located in the area. The farm has been in continuous use since 1865. The remaining acreage was purchased by the present owners from the Clearwater family in 1988.

An examination of houses listed in the National Register from Lane, Douglas, Linn, Benton, Coos, Lincoln, and Klamath Counties in Oregon provides few examples of comparable buildings, although there are at least two within the nearby Coburg Historic District.<sup>28</sup> No homes in Springfield's Washburne Historic District come close to matching the Clearwater house, and none pre-date the ca 1874 construction date.<sup>29</sup> The oldest house in the area is east of the Clearwater property along what was a stage coach road. This home was built in 1864 by Frederick Gray, the same year the Clearwater family settled along the Willamette River. The other extant dwelling is the Campbell house within the City of Springfield, which was built in 1873.<sup>30</sup> That house bears some resemblance in style with the Jacob Clearwater Farmhouse.

The original house on the Clearwater farm, built in 1865 by Martin Clearwater, most likely with help from son Jacob, was probably box construction and has withstood the effects of time through judicious remodeling. Little remains of the original aside from the basic footprint of the structure and anecdotal recollections of third-generation family members.

Jacob Clearwater's home, however, is a structure of a different sort. The plank or box construction consists of three layers of sawn timber, two vertical and one horizontal, and sets

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<sup>25</sup> Liz Carter. *Pioneer Houses and Homesteads of the Willamette Valle 1841-1865*. Prepared for the Preservation League of Oregon. 29.

<sup>26</sup> *Walking Tour of Historic Coburg Homes*. Oregon State Historic Preservation Office and the National Park Service

<sup>27</sup> Liz Carter. *Pioneer Houses and Homesteads of the Willamette Valle 1841-1865*. Prepared for the Preservation League of Oregon. 23.

<sup>28</sup> *Walking Tour of Historic Coburg Homes*. Oregon State Historic Preservation Office and the National Park Service

<sup>29</sup> Maren Tomblen "Walking Tour Guide, Washburne Historic District Neighborhood Association". Springfield Historic Commission.

<sup>30</sup> Dorothy Velasco and Mara Velasco Sweet. "Springfield Celebrates 125 Years."

Clearwater, Jacob, Farmhouse  
Name of Property

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the Jacob Clearwater farmhouse apart from the norm. This construction method was inexpensive given that the timber was readily available, the primary expense being the labor.<sup>31</sup>

The interior design features small rooms and stresses function over form. This was a farmhouse built by a farmer, and made no pretenses. The use of common materials is in evidence throughout. There is, however, five-inch bead board wainscoting and ceilings, still fastened with original square nails. The original flooring of three-inch continuous clear fir needed to be covered only recently due to the effects of nearly 150 years of use.

The Jacob Clearwater Farmhouse is a fine example of late nineteenth century house design and construction, and has withstood nearly 150 years of continuous use with little need for renovation.

### **The Water Tower**

Sometime in the 1930s Jacob Clearwater acknowledged the need for pressurized water for fire control and for domestic use. His plan was to gravity feed water from an elevated storage tank. This was not an uncommon plan; there were many others in use at the time.<sup>32</sup> The primary well for domestic use was just off the southwest corner of the house. It had been hand dug and was twenty-eight feet deep. Jacob built a square building, 30 feet high, and installed a redwood tank at the top. The rough-sawn timbers are some 12"-square red cedar and are as sturdy today as when installed.

The plan was to hand pump from the well up to the tank. Then, water was to flow, by gravity, down an open cedar chute to the house. It never worked well enough to be continued.

The tower is 10-foot square with no framing. Instead, there are continuous timbers from the ground to the roof at each corner. The timbers rest on strapped concrete footings. The building is finished in lap siding of continuous 1" x 4" fir. At the top is a pitched roof with exposed rafter tails. Although the water tower does not convey a particular architectural style, it is a definitive type and is a distinctive part of the property. The tank is no longer at the top and a concrete slab now forms the floor, but the well is still the primary source of water for the farm.

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<sup>31</sup> Krafft, p. 4.

<sup>32</sup> L. Davis. *Springfield, Oregon 1848-1955 Historic Context Statement* (Revised Edition). 1999, 56.

Clearwater, Jacob, Farmhouse  
Name of Property

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

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Clearwater, Jacob, Farmhouse  
Name of Property

Lane County, Oregon  
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**Anecdotal References: Interviews**

Clearwater, Leonard. Personal interview February 2016, (grandson of Jacob Clearwater)

Hamlin (Clearwater), Darlene. Personal interview May 2016, (great granddaughter of Jacob Clearwater)

Hollis, Orlando. Personal interview February 19, 1993, (nephew of Missouri Clearwater)

Keever, Joe. Personal interview March 2016, (grandson of Jacob Clearwater)

Keever, Jed. Personal interview, April 2016, (great grandson of Jacob Clearwater)

Moon (Clearwater) Cinda L. personal interviews 2016, (great granddaughter of Jacob Clearwater)

**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

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Historic Resources Survey Number (if assigned): N/A

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Clearwater, Jacob, Farmhouse  
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**10. Geographical Data**

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**Acreeage of Property** 34 acres

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_  
(enter coordinates to 6 decimal places)

1 44.023870 -122.949070 3 \_\_\_\_\_  
Latitude Longitude Latitude Longitude

2 \_\_\_\_\_ 4 \_\_\_\_\_  
Latitude Longitude Latitude Longitude

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated area is defined as the house "compound," which is that area currently bounded by chain-link fencing and the driveway, and includes the house, water tank, garden areas, and lawns. The compound, which is about 6,500 square feet or .15 acres in size, is separated by fencing and a gate from the working areas of the farm. The dimensions are as follows:

Front exposure (north) 50 feet  
West exposure 150 feet  
South Exposure 50 feet  
East Exposure 150 feet

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**Boundary Justification** (Explain why the boundaries were selected.)

The nominated boundary includes the contributing properties on the property, the house and the water tank, which is the residential portion of the property. This coincides with the fact that it is the Clearwater house, a rare, remaining and intact Gothic Revival house in the Springfield area, along with its associated water tank, are the resources that convey the Clearwater story. It also coincides with the fact that it is the design, including the exterior appearance and structural design of the Clearwater house, is what is being nominated under Criterion C.

Clearwater, Jacob, Farmhouse  
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**11. Form Prepared By**

name/title DAVID AND DEANNA LARSON/PROPERTY OWNERS date 11/25/2016  
organization \_\_\_\_\_ telephone 541-726-1992  
street & number 1656 Clearwater Lane email Davelarson1656@gmail.com  
city or town Springfield state Oregon zip code 97478

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**Additional Documentation**

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Clearwater, Jacob, Farmhouse  
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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

**Photo Log**

**Name of Property:** JACOB CLEARWATER FARMHOUSE  
**City or Vicinity:** SPRINGFIELD  
**County:** LANE **State:** OREGON  
**Photographer:** DEANNA LARSON  
**Date Photographed:** FALL/WINTER, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_001  
Farmhouse north façade, camera facing south
- Photo 2 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_002  
Farmhouse northwest façade, camera facing south
- Photo 3 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_003  
Farmhouse east façade, camera facing west
- Photo 4 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_004  
Farmhouse west façade, camera facing east
- Photo 5 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_005  
Farmhouse west façade, camera facing east
- Photo 6 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_006  
Farmhouse west façade, camera facing east: detail Wagon Train Rose
- Photo 7 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_007  
Farmhouse and living room, north elevation, camera facing north: detail photograph of Mable Lucille Clearwater
- Photo 8 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_008  
Farmhouse and living room east (left) and west (right)
- Photo 9 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_009  
Farmhouse and living room south façade (and west elevation camera) camera facing south (left)

Clearwater, Jacob, Farmhouse  
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- Photo 10 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_010  
Farmhouse stairwell north façade, camera facing northwest
- Photo 11 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_011  
Farmhouse kitchen east, through to utility room camera facing west
- Photo 12 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_012  
Farmhouse dining room east façade, camera facing east
- Photo 13 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_013  
Farmhouse dining room east façade, camera fading north detail north wall
- Photo 14 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_014  
Farmhouse from dining room through kitchen to utility room, camera facing west
- Photo 15 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_015  
Farmhouse upstairs bedroom, east elevation, camera facing east
- Photo 16 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_016  
Farmhouse upstairs bedroom, west elevation, camera facing west
- Photo 17 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_017  
Farmhouse north exterior wall, exposed construction, camera facing south
- Photo 18 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_018  
Farmhouse south elevation, camera facing north
- Photo 19 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_019  
Site, camera facing west, east elevation of water tower
- Photo 20 of 20: OR\_Lane County\_Jacob Clearwater Farmhouse\_020  
Site, rear field to Willamette River, south elevation

**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 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Clearwater, Jacob, Farmhouse
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### List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

**Figure 1:** Regional Location Map (USGS map)

**Figure 2:** Local Location Map

**Figure 3:** Tax Lot Map

**Figure 4:** Site Plan

**Figure 5:** First Floor Plan

**Figure 6:** Floor Plan, Second Floor

**Figure 7:** Historical view of farmhouse, ca. 1890 photo, northwest façade, camera facing northwest (with 1800s Clearwater family)

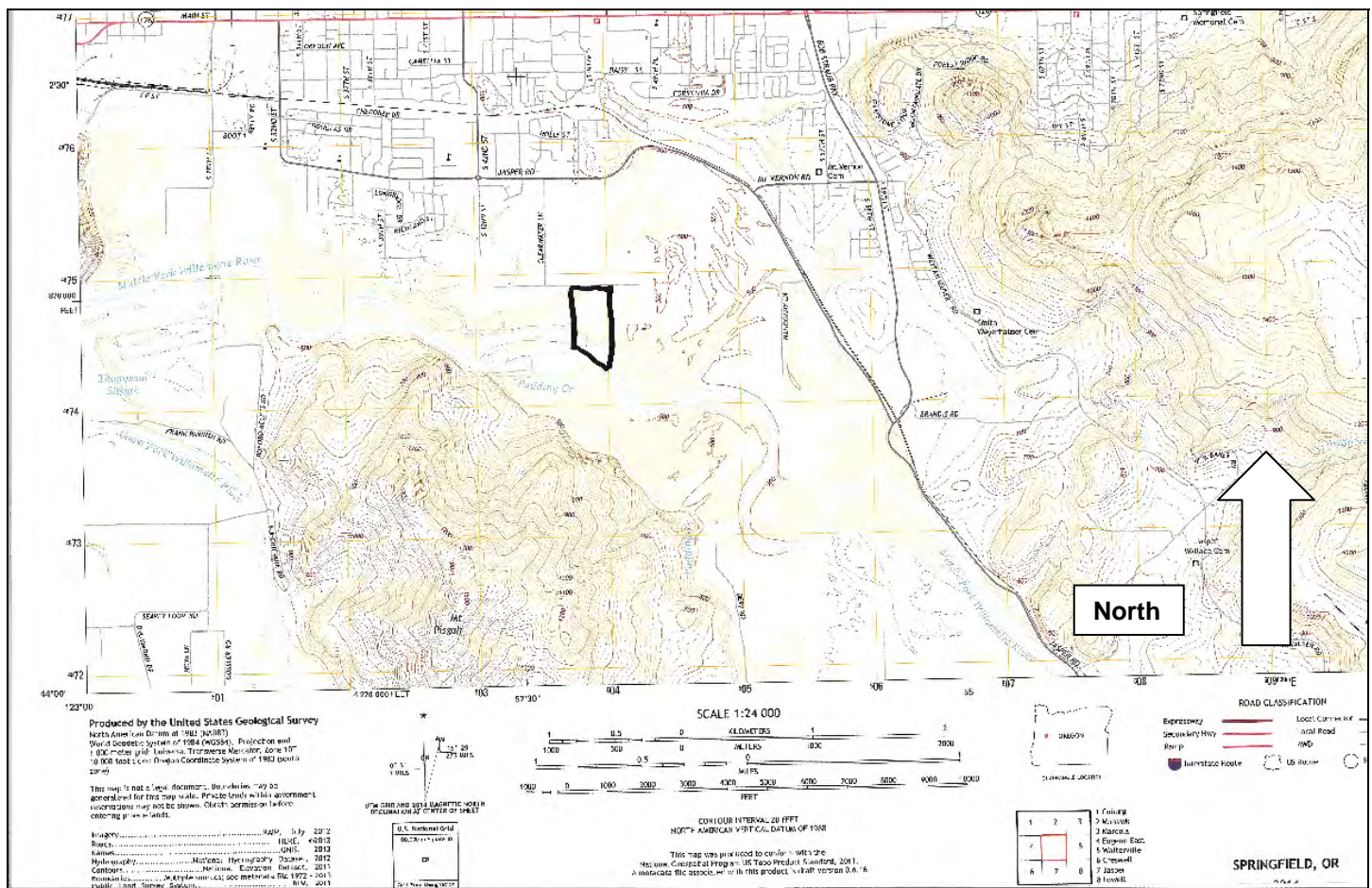
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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Figure 1: Regional location map (USGS map)



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National Park Service

# National Register of Historic Places Continuation Sheet

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**Figure 2: Local Location Map, Latitude 44.023870, Longitude -122.949070**



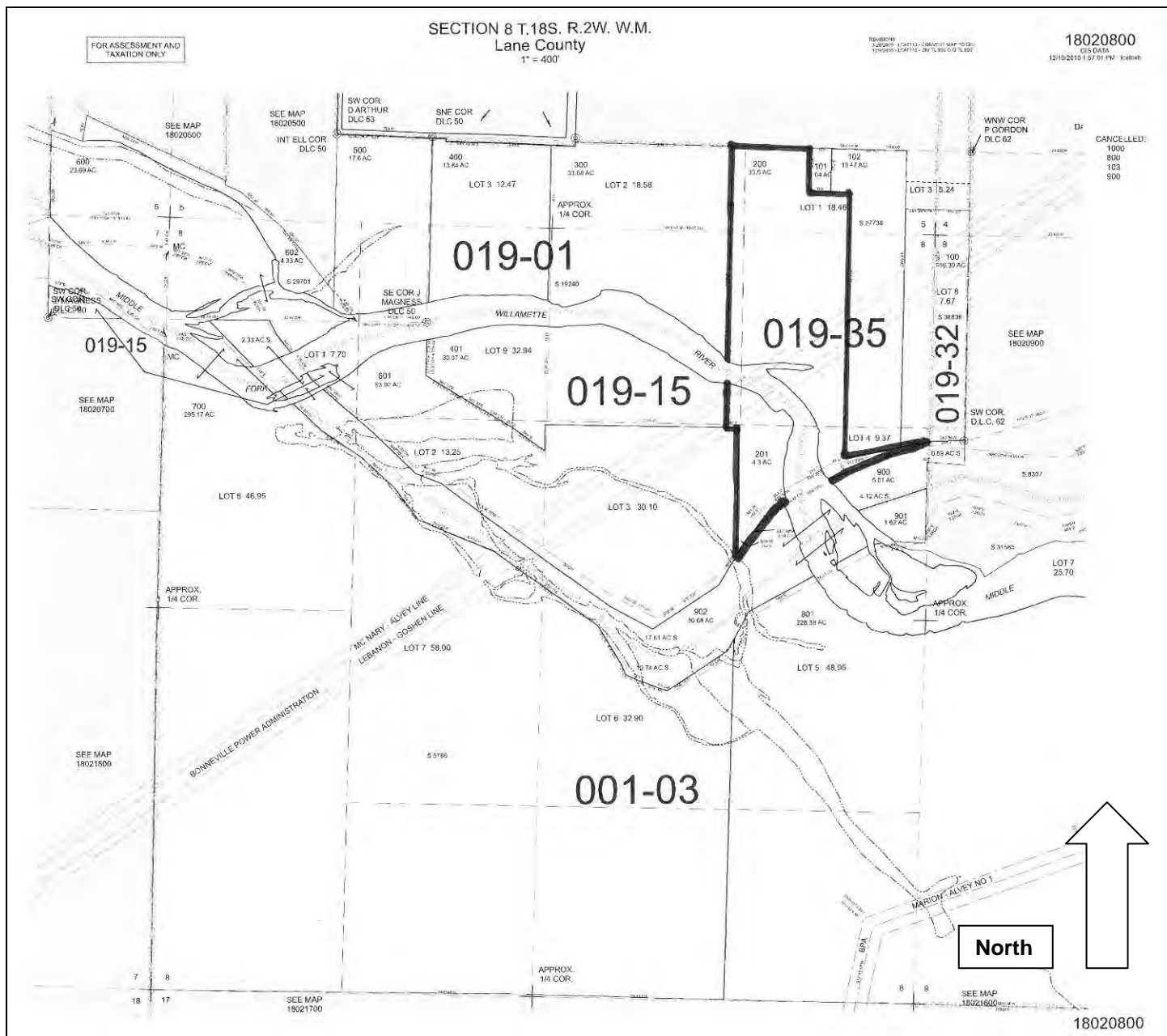
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National Park Service

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Figure 3: Tax Lot Map, Latitude 44.023870, Longitude -122.949070





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National Park Service

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Continuation Sheet

Clearwater, Jacob, Farmhouse

Name of Property

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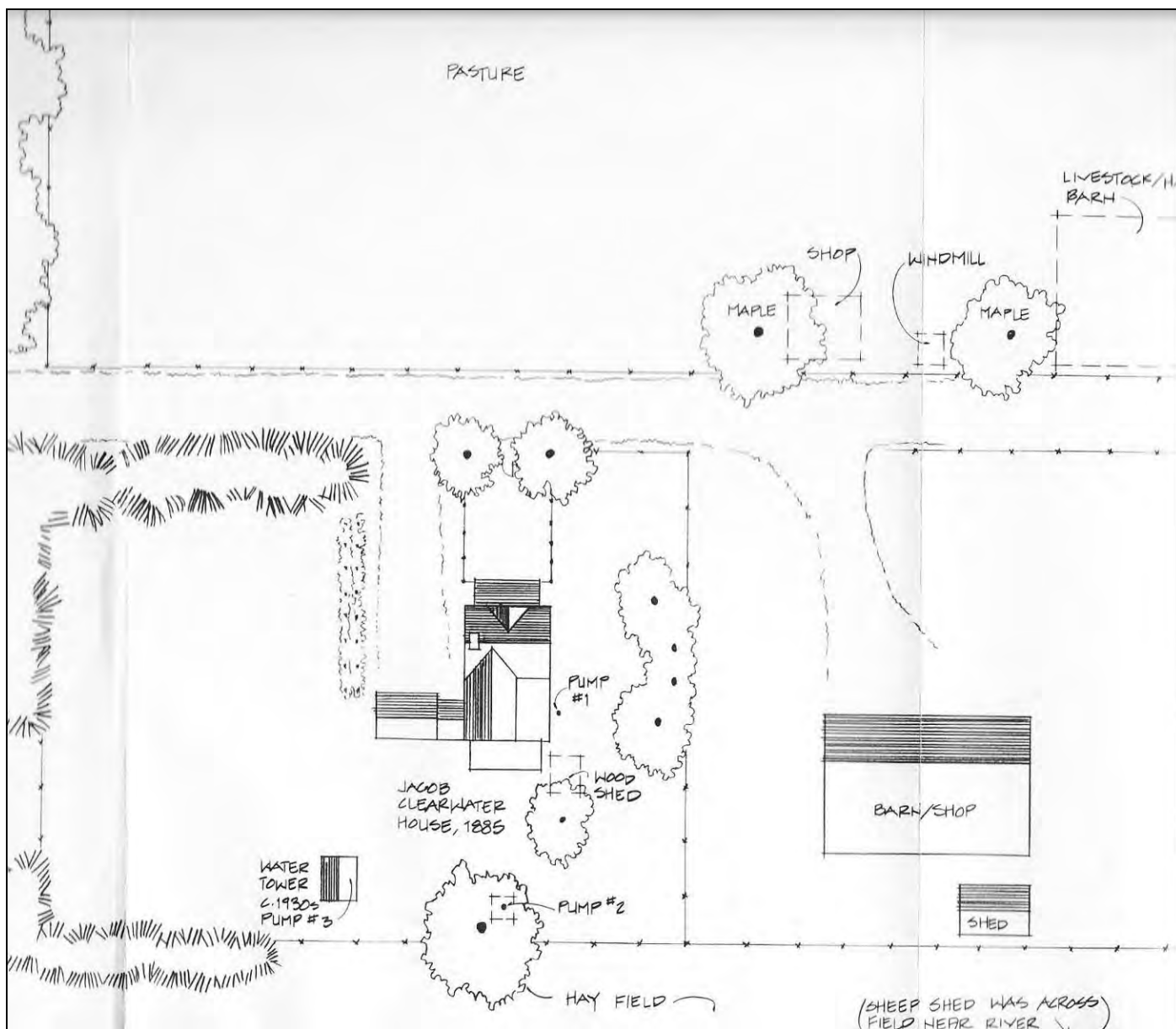
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Name of multiple listing (if applicable)

Section number Additional Documentation

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Figure 4: Site Plan

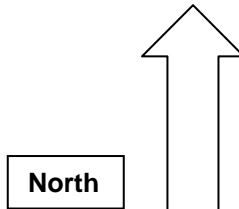


**Changes since Site Plan drawn**

- Livestock barn historic no longer existing
- Shop historic no longer existing
- Windmill historic no longer existing
- Wood shed historic no longer existing

**Site Plan Boundary Description**

- North Boundary: 800' from house
- East Boundary: 200' from house



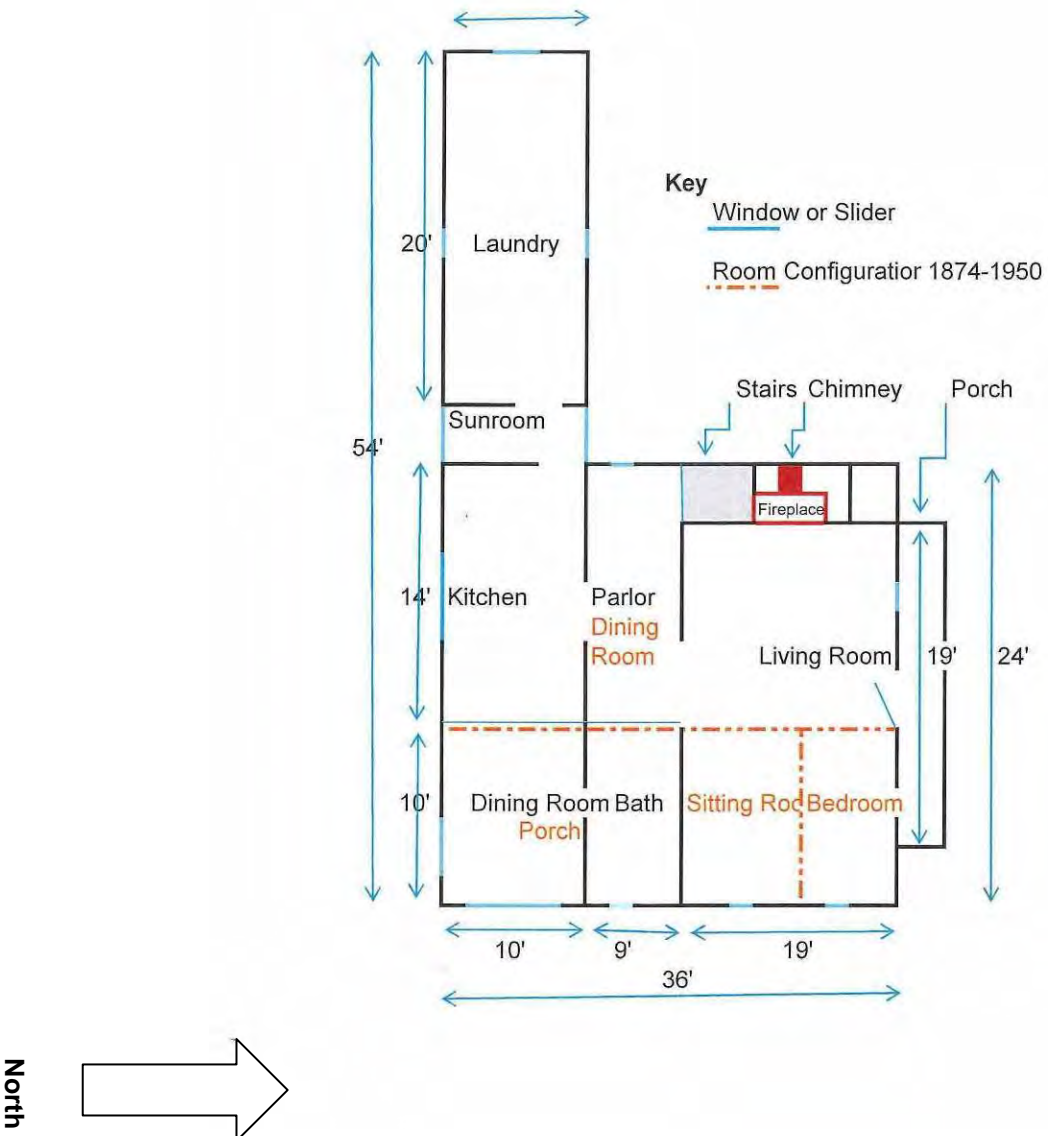
United States Department of the Interior  
National Park Service

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Figure 5: First Floor Plan



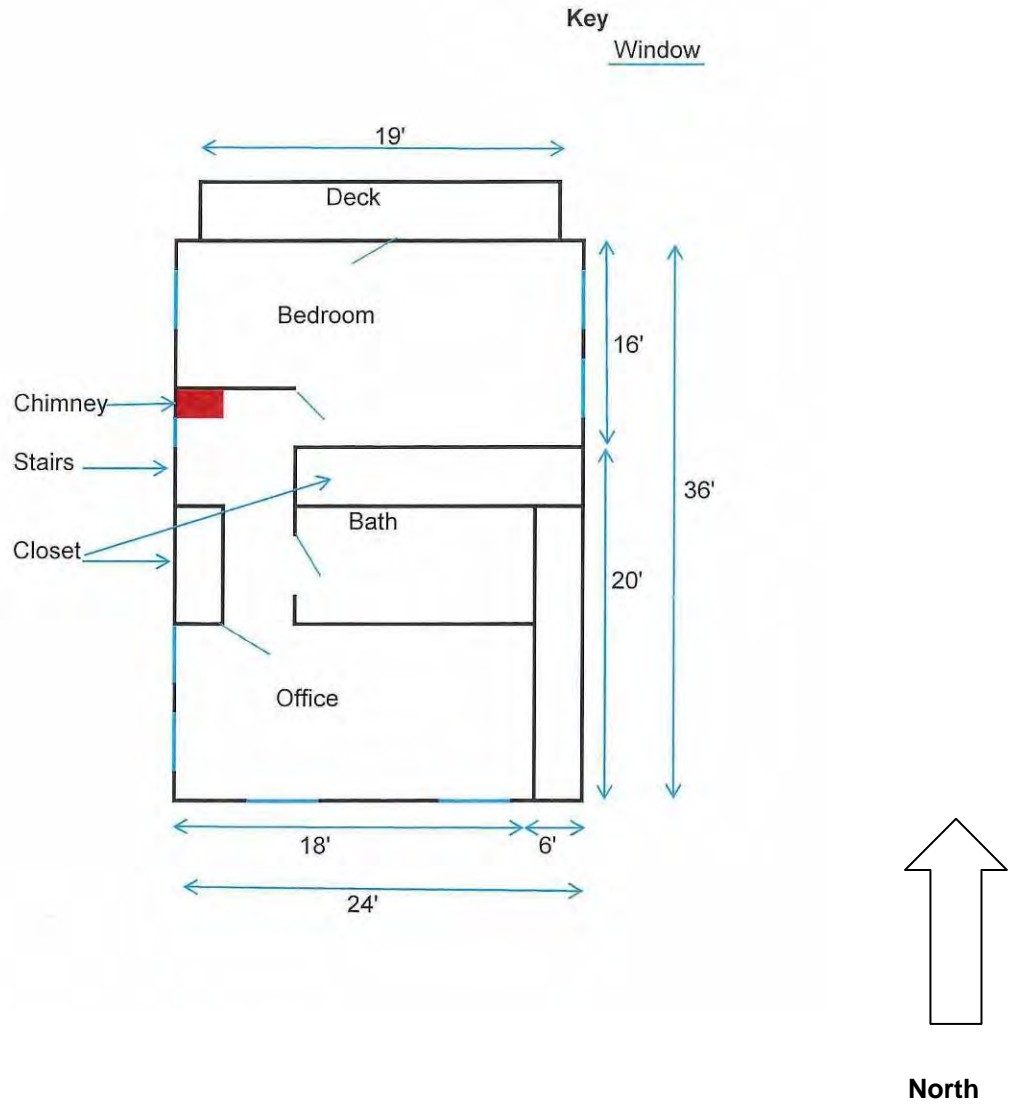
United States Department of the Interior  
National Park Service

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Figure 6: Second Floor Plan



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National Park Service

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**Figure 7: Historical view of farmhouse, ca. 1890 photo, northeast façade, camera facing southwest (with 1800s Clearwater family)**



**Jacob Clearwater Farmhouse  
Springfield, Lane County**



**Photo 1 of 20: Farmhouse north façade, camera facing south**

**Jacob Clearwater Farmhouse  
Springfield, Lane County**



**Photo 2 of 20: Farmhouse north façade, east end, camera facing south**

**Jacob Clearwater Farmhouse  
Springfield, Lane County**



**Photo 3 of 20: Farmhouse east façade, camera facing west**

**Jacob Clearwater Farmhouse  
Springfield, Lane County**



**Photo 4 of 20: Farmhouse west façade, camera facing east**



**Jacob Clearwater Farmhouse  
Springfield, Lane County**



**Photo 5 of 20: Farmhouse west façade, camera facing east**



Photo 6 of 20: Farmhouse and living room, north elevation, camera facing north



Photo 7 of 20: Farmhouse and living room, north elevation, camera facing north: detail photograph of Mable Lucille Clearwater



Photo 8 of 20: Farmhouse and living room east (left) and west (right)



Photo 9 of 20: Farmhouse and living room south elevation (and west elevation), camera facing south



Photo 10 of 20: Farmhouse stairwell north elevation, camera facing northwest



Photo 11 of 20: Farmhouse kitchen east elevation, through to utility room, camera facing west



Photo 12 of 20: Farmhouse dining room, east elevation, camera facing north, detail north wall





Photo 13 of 20: Farmhouse dining room, east elevation, camera facing north, detail north wall



Photo 14 of 20: Farmhouse from dining room through kitchen to utility room, camera facing west



Photo 15 of 20: Farmhouse upstairs bedroom, east elevation, camera facing east



Photo 16 of 20: Farmhouse upstairs bedroom, west elevation, camera facing west



Photo 17 of 20: Farmhouse north exterior wall, exposed construction, camera facing south

**Jacob Clearwater Farmhouse  
Springfield, Lane County**



**Photo 18 of 20: Farmhouse south façade, camera facing north**



Photo 19 of 20: Site, camera facing west, east façade of water tower



**Photo 20 of 20:      Site, rear field to Eillamette River, camera facing south**







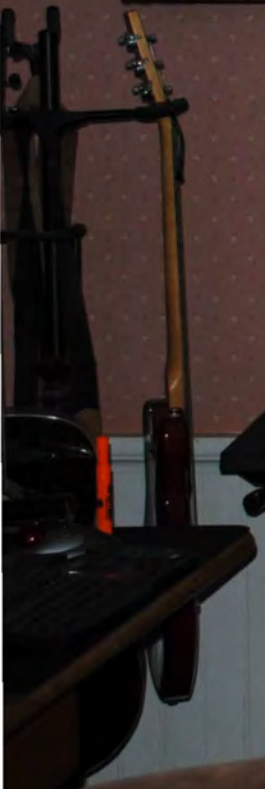








































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 5/19/2017      Date of Pending List: 6/28/2017      Date of 16th Day: 7/13/2017      Date of 45th Day: 7/3/2017      Date of Weekly List: 7/6/2017

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      7/3/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall      Discipline Historian

Telephone \_\_\_\_\_      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



# Oregon

Kate Brown, Governor

## Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

[www.oregonheritage.org](http://www.oregonheritage.org)



May 15, 2017

J. Paul Loether, Deputy Keeper  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240

Re: National Register Nomination

Dear Mr. Loether:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic property to the National Register of Historic Places:

**CLEARWATER, JACOB, FARMHOUSE**  
1656 CLEARWATER LANE  
SPRINGFIELD, LANE COUNTY

The enclosed disk contains the true and correct copy of the nomination listed above to the National Register of Historic Places.

We appreciate your consideration of this nomination. If questions arise, please contact Diana Painter, National Register Coordinator, at (503) 986-0668.

Sincerely,

Christine Curran  
Deputy State Historic Preservation Officer

Encl.

