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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 Wennerberg, John B., Barn

other names/site number \_\_\_\_\_

Name of Multiple Property Listing N/A

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

## 2. Location

street & number 501 S. Park Street  not for publication

city or town Carlton  vicinity

state Oregon code OR county Yamhill code 071 zip code 97111

## 3. State/Federal Agency Certification

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

I hereby certify that this  nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

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

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

*Christine Curran*

*5-4-18*

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): \_\_\_\_\_

*[Signature]*

*6/25/2018*

Signature of the Keeper

Date of Action

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**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply.)

**Category of Property**  
(Check only **one** box.)

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

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

<u>Contributing</u>	<u>Noncontributing</u>	
1	0	buildings
		site
		structure
		object
1	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.)

AGRICULTURE/SUBSISTENCE:  
Agricultural Outbuilding

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

VACANT/NOT IN USE

**7. Description**

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

OTHER: Barn

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

foundation: STONE: Fieldstone  
walls: WOOD: Drop Siding (Shiplap);  
Shingle  
roof: METAL  
other: \_\_\_\_\_

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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 John B. Wennerberg Barn is located on tax lots 1 and 2 of Block 21 of J. Wennerberg's 2<sup>nd</sup> Addition to Carlton, Yamhill County, Oregon, slightly to the south of Carlton's downtown in a small residential neighborhood on the city's margin. The barn is the only contributing resource within the nomination boundary and is currently not in use. John B. Wennerberg built the three-aisled, end-opening ("New England" or "Dutch" style) barn c. 1895 to be used for hay storage and housing livestock. The barn's timber framed post and beam structural system appears to be completely intact and much of the historic drop siding on the exterior remains along with a number of historic doors. The barn's interior is divided between its ground-level, comprised of three separate enclosed aisles, and a voluminous second-level hayloft. Alterations within the interior include, the addition of two partial walls within the central aisle of the barn on the ground-level and the construction of an enclosed three-room structure in the second-level hayloft designed as office space. The changes to the exterior include the addition of a vinyl window on the east elevation and the replacement of a portion of cladding on the west elevation with transparent plastic paneling to create a fixed window. Despite these interior and exterior alterations, the Wennerberg Barn retains integrity and the alterations that occurred are arguably reversible.

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### Narrative Description

### LOCATION AND SETTING

The John B. Wennerberg Barn is located on Tax lots 1 and 2 of Block 21 of J. Wennerberg's 2<sup>nd</sup> Addition to Carlton, Yamhill County, Oregon. The barn is the only contributing resource within the nomination boundary and is currently not in use. The rectangular 0.37-acre pair of tax lots is bordered by S. Park Street to the east, Taft Street to the north, Kutch Street to the west, and Tax lots 3 and 4 of Block 21 of J. Wennerberg's 2<sup>nd</sup> Addition to Carlton to the south (Figure 3). John B. Wennerberg had the barn constructed on the property c. 1895, but its builder remains unknown.<sup>1</sup> Located just four blocks south of Main Street in the City of Carlton, the area around the Wennerberg Barn is now a small residential neighborhood, and features small and medium residential houses built predominantly during the mid-20th century. The property itself and the immediate surroundings are relatively flat, though the terrain slopes downward to the south and west towards the Yamhill River. The river runs west to east to the south of the property before it turns north, where it helps to form the City of Carlton's western boundary. Outside of the nomination boundary but within the legal property boundary, a single-room outbuilding is located immediately to the west of the Wennerberg Barn. The date of the outbuilding's construction is undetermined, though its location on the property prior to 1953 has been confirmed and one secondary source indicates that the "shed" was moved to the property in 1919 by Adelbert Brooks' Carlton Nursery Company.<sup>2</sup> The building was used by the Company as a cold storage building and is currently being renovated into a residential cottage by the property owner Susan Cole. The outbuilding was formerly connected to the west elevation of the barn via a breezeway, but the two buildings were disconnected in 2016 as part of Cole's ongoing renovation to the outbuilding (Photo 18). Other features on the two tax lots include a telephone pole on the northwest corner, a stop sign on the northeast corner, and two small

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<sup>1</sup> This date of construction is suggested by the use of only round, machine-cut nails in the barn's construction, which did not become widely used until after 1890; Susan Cole, from discussions with Phyllis Miller, in a letter to Oregon State Historic Preservation Office dated December 2, 2015.

<sup>2</sup> Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017. Ms. Strahle (great-granddaughter of Adelbert Brooks) indicated that the outbuilding was at its current location when her family moved to Carlton in 1953;

Carlton Elementary School Bicentennial Club, *Reflections of Carlton*. (Portland, Oregon: Oregon Lithoprint. 1976), 25.

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metal poles that appeared to have been use for a clothesline just to the north of the outbuilding. There are no sidewalks, driveways, or pathways of any kind on the property (Figure 4).

## GENERAL DESCRIPTION

The Wennerberg Barn is an east facing, three-aisled end-opening barn (Photos 1-3). The building is nearly square in plan, measuring 54 feet wide and 52 feet long, and has a steeply pitched gable roof. These characteristics are consistent with “New England” or “Dutch” style barns.<sup>3</sup> The barn has two levels. The ground-level is divided into three aisles, while the second-level was originally an open hayloft (See Figures 5 and 6 for Floor Plans). As the barn was located on a separate property from Wennerberg’s primary farm and residence, it was likely used by the commercial farmer for hay storage and housing livestock, such as the draft horses Wennerberg would have used to plow his fields or the hogs and sheep he raised.

The barn’s structure is of timber framed post and beam construction (See Figure 7 for Section Drawing). Its primary structural timbers are joined by mortise and tenon joints (Photo 17), while secondary elements are fastened with nails. The building sits on padstone foundation comprised of fieldstones (Photos 13 and 20). Five 10-inch by 10-inch sills run the length of the barn—east to west—and rest on the fieldstones. Four of the sills are spaced relatively evenly, with the barn’s southern and northern aisles each measuring roughly 16 feet across, while the central aisle is slightly wider, measuring approximately 18 feet across. The fifth sill beam is offset slightly north of the center of the building, splitting the ground-level’s central aisle into two uneven portions. Down the length of the barn run four rows of six principal posts, spaced roughly 9.5 feet apart, which divide the barn’s ground-level into its three aisles (Figure 5). These principal posts range from 7.5-inches by 6-inches to 7.5-inches by 7.5-inches. An additional principal post is joined to the both eastern and western end of the center sill. These principal posts support five 7.5 inch by 6-inch beams that span the length of the barn. The beam joined to the two center posts is notched at regular intervals, indicating the original existence of vertical posts along the entirety of this central beam (Photo 12). The division of the central aisle by this beam suggests that the wider southern side aligning with the double roller door on the east elevation was used as a wagon drive, while grain bins may have been located on the narrower northern side (Photo 12; Figure 5). On the barn’s southern and northern aisles, the interior four pairs of principal posts are connected and supported by a 7.5-inch by 6-inch crossbeams (Photos 11 and 13). Running longitudinally above these crossbeams and fastened to them with nails are the 2-inch by 9.75-inch joists, which support the second-level hayloft above. The ground-level central aisle is unique as it substitutes a pair of transverse joists, one 4-inch by 9.75 inch and one 2-inch by 9.75 inch, for the timber crossbeams used in the southern and northern aisles. The larger of the two joists is fastened to half the principal post by mortise and tenon joinery, while the smaller is nailed to opposite side of the principal post (Photo 23). Between each of these paired transverse joists, four 2-inch by 9.75-inch floor joists span the center aisle at regular intervals, further supporting the hayloft above.

The second-level hayloft is accessed via a wooden staircase on the ground-level central aisle’s western end that ascends south to north (Photos 12). The post and beam structural system of the second-level hayloft is similar to that of the ground-level but differs from it in several key ways. First, platform framing was employed in the construction of four-foot stud walls around the exterior of the hayloft (Photos 21 and 22). Between each of the exterior wall’s principal posts—located in the same positions as on the ground-level but slightly larger, measuring 8-inches by 8-inches—are five evenly spaced 2-inch by 4-inch studs. Theses stud walls terminate at a top plate comprised of two 2-inch by 6-inch boards. Second, the hayloft lacks a pair of principal posts in the center of the eastern and western walls (Figure 6). Third, only the third (counting inward from the western end) central pair of principal posts is additionally supported by a

<sup>3</sup> Allen G. Nobel and Richard K. Cleek, *The Old Barn Book: A Field Guide to North American Barns and Other Farm Structures*. (New Brunswick, New Jersey: Rutgers University Press, 1997), 107-108.

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crossbeam (Photos 21 and 22; Figure 7). The roof is supported by a combination of the four interior principal post pairs and a system of purlins and rafters (Photos 21 and 22; Figure 7). The purlins are joined to the central pairs of principal posts where those posts meet the roofline, and are supported by braces fastened to the north and south side of each principal post. The steep pitch of the roof and high height of the peak required two sets of rafter boards to span the distance. The first rafter set runs from the top plate to the purlins, while the second set runs from the purlins to the ridge (Photos 21 and 22, Figure 7). Skip sheathing fastened to the rafters supports the original vertical board roof. Just below the roof ridge, fastened to the southern rafters is a beam that spans the length of the barn (Photo 21 and 22; Figure 7). This beam was likely part of the track for a mechanical hayfork (See Section 8).

## EXTERIOR

The exterior of the barn is clad primarily in 7-inch wood shiplap drop siding, though on the south elevation—the principal weather side in the Yamhill Valley—the shiplap is overlaid with shingles roughly 8-inches by 16-inches (Photo 2). The original vertical board roof is clad in an additional layer of corrugated iron. The exterior also features several decorative elements. These elements including 6-inch fascia boards, 4-inch corner boards, and boxed eaves, which measure approximately 1 foot in overhang.<sup>4</sup> The boxed eaves are a particularly unusual feature for Dutch style barns as they were typically constructed with little or no projection of the roof beyond the walls.<sup>5</sup> Also unusual is the absence of a hay hood over the large door in the barn's roof peak on the east elevation, though a wooden member that may have been part of the hayfork track extends out of the front of the barn through the hayloft door (Photo 1).

The east elevation features six plank board-and-batten doors; three are on the ground-level, two are on the second-level, and one is in the gable peak (Photo 3). The doors on the ground-level's southern and central aisles are roller doors. The southern door retains its original rods and wheels (Photo 4), while the central double roller door's hardware has been replaced with modern stainless-steel equivalents (Photo 5). An outward-opening strap-hinged double door provides access to the ground-level north aisle (Photo 6). On the southern side of second-level hayloft is an outward-opening double leafed strap-hinged door (Photo 8). The northern side of the hayloft also features an outward-opening strap-hinged door (Photo 9). The double doors in the gable peak are also outward-opening strap-hinged hayloft doors (Photo 1 and 3). There is one historic window on the east elevation: a fixed four-paned wood framed window on the ground-level of the central aisle, just to the north of the double roller door (Photo 7).

The west elevation has two doors. The roller door the southern aisle retains its original hardware, though it appears to have been screwed closed and is no longer operable (Photo 10). The current central aisle door appears to be a historic alteration and likely dates from the same period of use as the outbuilding. The roller door hardware above and the evident infill of exterior cladding suggest that this opening was once larger and also featured a roller door (Photo 18). This interpretation is also consistent with the likelihood that the central aisle was originally used as a wagon drive, allowing for passage through the barn. The current hinged door opens into the barn, providing access directly between the barn and outbuilding.

## INTERIOR

The ground-level central aisle is raised approximately two-and-a-half feet above the southern and northern aisles, and rests on six crossbeams and the intervening joists which transverse the three central sills (Photo 20; Figure 7). The central aisle has a floor of concrete, likely poured over the original wooden

<sup>4</sup> Partial examples of the fascia boards can be seen in Photos 8, 9, and 11. Partial examples of the corner boards can be seen in Photos 1 and 9. Good examples of boxed eaves can be seen in Photos 11 and 22.

<sup>5</sup> Nobel, *The Old Barn Book*, 108.

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board floor during the latter half of the period of significance (1919-1936) (Photo 5).<sup>6</sup> The northern aisle floor is dirt and is presumably at grade as portions of the fieldstone foundation are exposed along the northern aisle's southern wall (Photo 13). The southern aisle has a floor of gravel aggregate above the original wooden floorboards, which rest on transverse floor joists that appear to be level with the sill. The interior walls of these three aisles—with the exception of one bay in the southern aisle—are now clad in horizontal board (Photos 11-13). Though much of the barn's interior structures have been removed or obscured by the addition of this interior wallboard, there remain a few visible pieces of evidence to suggest how the ground-level aisles may have been further divided. The crossbeams of the northern and southern aisles each have a pair of notches, both approximately 6.75-inches long and 3-inches wide and about 2.5 feet in from the nearest wall, indicating the location of a post. Exposed posts in the northern and southern aisles also show similar notches, approximately 3.5 feet from the ground. These notches suggest that the northern and southern aisles may have once been partitioned into stalls or pens for housing livestock.

The second-level hayloft is accessed by a wooden staircase from the ground-level at the barn's western end. The stair landing is raised about three feet above the floor of the northern and southern sections of the hayloft. The landing encompasses a roughly 280 sq. ft. area (including the staircase) on the hayloft's western end, extending from the southern central principal post to a wall stud located approximately halfway between the northern central post and the northern exterior wall (Photo 14; Figures 6 and 7). A portion of the western wall of the hayloft above the landing has been replaced with plastic paneling to form a large fixed window (Photo 14 and 19). The northern and southern sections of the hayloft, between the central row of principal posts and the exterior walls, appear to be unaltered (Photos 21 and 22). In the central section, there is an enclosed framed three-room structure that was built between the central rows of principal posts in the hayloft. This structure extends from the eastern wall of the hayloft to the first pair of central principal posts in from the western wall, and it has a height that reaches to slightly below the cross-beam connecting the third central pair of principal posts (Figures 5 and 6). The structure is accessed from the western side via a door built into the northern side of its western wall; the rest of this wall is filled with full length windows (Photo 14). It is divided into three rooms of varying sizes. The largest room is at the east end of the structure, fully encompassing the space between the two rows of central posts and extending from the eastern wall of the barn to a point about halfway between the second and third pairs of central structural posts (counting in from the barn's eastern wall). The western room is the second largest and includes a small hallway that provides access to the eastern room and small central room. The drywall walls and plywood floor of the enclosure are unfinished.

## ALTERATIONS

The exterior of the barn has experienced several alterations. Between 1995-1997, a non-historic sliding vinyl-framed window was added to the center of the east elevation (Photo 3), and a portion of the cladding on the western elevation was replaced with transparent plastic paneling to create a large fixed window at the second-level landing (Photos 14 and 19).<sup>7</sup> Additionally, some original exterior cladding on the eastern (Photo 1 and 3), western (Photo 18), and northern (Photo 1) elevations appear to have been replaced with like-materials over time. Much of the interior of the barn has been altered since its original construction. Some changes, such as the addition of wallboards in the ground-level aisles, occurred during the second half of the Wennerberg Barn's period of significance.<sup>8</sup> More significantly, between

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<sup>6</sup> This is suggested by the existence of the original subfloors, still raised above the northern and southern aisles but made of wood. Additionally, the Carlton Nursery Company, described in Section 8, was responsible for much of the other alterations to the barn's interior, such as the cladding and insulation of the interior walls.

<sup>7</sup> Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017.

<sup>8</sup> Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017. Ms. Strahle (granddaughter of Kent McDaniel) indicated that these changes had occurred by the time her family moved to Carlton in 1953.

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1995 and 1997, two partial walls were added to the central aisle on the ground-level (Photo 12) and the enclosed three-room structure was constructed in the second-level hayloft that was intended to be office space for Jerry Strahle's Rainbow Roses business (Photos 14, 21 and 22; Figure 6).<sup>9</sup> As this structure was built between the two central rows of structural posts in hayloft and its height does not reach the supportive cross-beam between the central pair of principal posts, it does not appear to have altered the central two rows of posts in any significant way. The structure's exterior walls were fastened to these structural members, but the structure as a whole could likely be removed without significantly damaging any of the barn's historic fabric.

Overall, the Wennerberg Barn maintains moderate integrity, and the barn's condition is fair. The building is in its original location. Its association with agriculture is still somewhat intact. Its original setting at the southern margin of Carlton has evolved so that the building is now situated within a residential neighborhood developed over the course of the 20<sup>th</sup> century, but the building itself certainly maintains a good sense of feeling as an agricultural outbuilding. Furthermore, it is worth noting Wennerberg himself initiated the surrounding neighborhood's development, as he platted two Additions to Carlton from his lands to the direct south of the City of Carlton's Main Street and sold lots to be developed during his later life as a real-estate agent (1905-1919).<sup>10</sup> The integrity in design, workmanship, and material of the barn is fair. The vast majority of original structural materials remain and the barn's primary structural system is typical of timber-framed buildings from this period, employing mortise and tenon joinery. Additionally, the use of platform framing in combination with the timber-framed structure in the second-level hayloft is notable. On the exterior, the addition of the two non-historic windows detract from the barn's integrity. Changes to the interior are more substantial, as structural elements are obscured by the addition of interior wallboards and the original partitions within each of the three aisles have been removed. However, most these interior changes occurred during the latter half of the barn's period of significance, as it transitioned from being used as a traditional agricultural barn under the ownership of John Wennerberg to a warehouse and distribution center for the horticultural products of the Carlton Nursery Company, and alterations that occurred outside of the period of significance are arguably reversible.

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<sup>9</sup> Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017.

<sup>10</sup> Plat of J. Wennerberg's Addition to Carlton, September 23, 1905.; Plat of Plat of J. Wennerberg's Second Addition to Carlton, May 22, 1906.

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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.

**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.

**Areas of Significance**

(Enter categories from instructions.)

AGRICULTURE

**Period of Significance**

1895-1936

**Significant Dates**

1895: Date of construction

1919: Adelbert Brooks (Carlton Nursery Company) purchased Wennerberg Barn

1936: CNC moves operations to Forest Grove Washington County, Oregon

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation** (if applicable)

N/A

**Architect/Builder**

N/A

**Period of Significance (justification)**

The period of significance for the Wennerberg Barn is from 1895-1936. This period represents the completion of the shift in Yamhill County's agricultural practices from homesteading and subsistence farming to larger-scale commercial agriculture during the latter half of 19th century and reflects the barn's use over 41 years by two distinct commercial farming operations. The Wennerberg Barn was used as a traditional agricultural barn by John B. Wennerberg as part of his farming operation south of Carlton. This use begins with the construction of the barn c. 1895 and ends with the sale of the barn to Adelbert Brooks' Carlton Nursery Company in 1919. The Carlton Nursery Company used the building as a warehouse and distribution center for its horticultural products while they operated in northern Yamhill County. This second period of use begins with Brooks' purchase of the property and ends when the Company moved to Forest Grove, Washington County, OR in 1936.

**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 John B. Wennerberg Barn is eligible for listing in the National Register of Historic Places as locally significant under Criterion A in the area of Agriculture, for its associations with late 19<sup>th</sup> and early 20<sup>th</sup> century commercial agricultural practices in Yamhill County, Oregon. The Wennerberg Barn's period of significance 1895-1936 represents the completion of the shift in Yamhill County's agricultural practices from homesteading and subsistence farming to larger-scale commercial agriculture at the end of the 19th century and reflects the barn's use over a 41-year period by two distinct commercial farming operations. Built by John Wennerberg c. 1895, the Wennerberg Barn was first used a part of his commercial farm south of Carlton. This period of use ends with the sale of the Wennerberg Barn and the surrounding property to Adelbert Brooks' Carlton Nursery Company in 1919. Though alterations to the barn over time have obscured evidence of Wennerberg's use of the barn as part of his commercial farming operation, the barn's architecture and Wennerberg's letters to his brother Daniel suggest a traditional agricultural use. The three-aisled, end-opening barn's design, as well as the remnant notches in the crossbeams and posts of the ground-level aisles (described in Section 7) convey the Barn's use for housing livestock and storing grain. The voluminous second-level hayloft was clearly designed for storing hay, and the existence of a high central beam suggests the use of a mechanical hayfork during Wennerberg's period of ownership. In addition to this remaining physical evidence, letters sent from Wennerberg to his younger brother Daniel detail the older Wennerberg brother's farming operations in Carlton. The letters suggest that John Wennerberg farmed hay for sale in addition to growing grains such as wheat, barley and oats, and raising hogs and sheep.<sup>11</sup> The second farming operation to use the Wennerberg Barn was the Carlton Nursery Company (1919-1936). The Company used the building as a warehouse and distribution center for its horticultural products while they operated in northern Yamhill County. This second period of use begins with Brooks' purchase of the property and ends when the Company moved its growing and shipping operations to Forest Grove, Washington County, OR in 1936. Following Wennerberg's death in 1918, the property was purchased by Adelbert D. Brooks, who along with his brother Frank, owned and operated the Carlton Nursery Company.<sup>12</sup> In 1919, the Carlton Nursery moved its packing and shipping operations from a nearby warehouse on Pine Street to the Wennerberg Barn.<sup>13</sup> The barn was used until 1936 as the Carlton Nursery's packing and distribution center for the stock grown on the Company's primary nursery to the east of Carlton near Lafayette. These years were significant to the Carlton Nursery Company as it grew from a state and regional distributor of a variety of agricultural and horticultural products to a company that sold its products to markets nationwide.<sup>14</sup>

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

The John B. Wennerberg Barn is eligible for listing in the National Register of Historic Places as locally significant under Criterion A in the area of Agriculture, for its associations with late 19th century and early 20th century commercial agricultural practices in Yamhill County, Oregon. The Wennerberg Barn's period of significance (1895-1936) demonstrates the completion of the shift in Yamhill County's agricultural practices from homesteading and subsistence farming to large-scale commercial agriculture operations at the end of the 19th century and reflects the barn's use over a 41-year period by two distinct commercial farming operations.

The Wennerberg Barn was first used as a traditional agricultural barn by John B. Wennerberg as part of his farming operations south of Carlton. This use begins with Wennerberg's construction of the barn c. 1895 and ends with the sale of the Wennerberg Barn and property to Adelbert Brooks' Carlton Nursery Company in 1919. Alterations to the barn's interior have obscured evidence of the barn's use as part of Wennerberg's commercial farming operation. However, the building's overall design and several remaining pieces of physical

<sup>11</sup> Letter from Daniel Wennerberg to John B. Wennerberg. Portland, Oregon, December 22, 1877. Personal collection of Karen Atiyeh. Letter from John B. Wennerberg to Daniel Wennerberg. Carlton, Oregon, January 18<sup>th</sup> 1894. Personal collection of Karen Atiyeh.

<sup>12</sup> Deed of Sale. John Wennerberg, Estate by Executor to A.D. Brooks. July 7, 1919. Yamhill County Deed Records 78/25.

<sup>13</sup> Carlton Elementary School Bicentennial Club, *Reflections of Carlton*, (Portland, Oregon: Oregon Lithoprint, 1976), 24.

<sup>14</sup> Carlton Elementary School Bicentennial Club, 24-26.

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evidence, in addition to Wennerberg's letters to his brother Daniel suggest a traditional agricultural use. The aisled, end-opening designs were common for agricultural barns in Oregon in the late 19<sup>th</sup> century. The ground-level central aisle of the Wennerberg Barn appears to have been a wagon drive-through, while the southern and northern aisle were likely used to house livestock.<sup>15</sup> Remaining notches in the central beam of the center aisle as well as in the crossbeams and exposed posts of the southern and northern aisles suggest the existence of original interior partitions, further indicating the use of the ground-level for storing grain and housing livestock. The second-level is clearly a hayloft, with multiple hay-doors on the barn's east elevation, exemplified by the large strap-hinged double door in the roof peak. Just below the roof peak and fastened to the southern set of rafters is a beam that spans the length of the barn, which likely supported the track of a mechanical hayfork.<sup>16</sup> In addition to this remaining physical evidence, letters sent from Wennerberg to his younger brother Daniel provide details about John Wennerberg's farming operations in Carlton (Figures 23-25). The letters suggest that John Wennerberg, like other farmers in the region, grew primarily grains such as wheat, barley and oats, some of which was used to feed the hogs and sheep he raised. Wennerberg also farmed hay extensively.<sup>17</sup>

The second commercial farming operation to use the Wennerberg Barn was the Carlton Nursery Company. The Company used the building as a warehouse and distribution center for its horticultural products while operating in northern Yamhill County. This period of use starts with Brooks' purchase of the property in 1919 and ends when the Company moved both its growing and shipping operations to Forest Grove, Washington County, OR in 1936.<sup>18</sup> After Wennerberg's death in 1918, Adelbert D. Brooks purchased the property. Brooks, along with his brother Frank, owned and operated the Carlton Nursery Company. In 1919, the Company moved its packing and shipping functions from a nearby warehouse on Pine Street to the Wennerberg Barn.<sup>19</sup> The barn was used for the next seventeen years as the Nursery's packing and distribution center for the stock grown on a property to the east of Carlton near Lafayette. These years were significant to the Carlton Nursery Company as it expanded from a state and regional distributor of a variety of agricultural and horticultural products to a company that distributed its products to markets nationwide.<sup>20</sup> After the primary branch of the Carlton Nursery Company left Carlton for Forest Grove, the barn continued to serve a similar, albeit narrower and less significant use as a warehouse and distribution center for a new branch of the Carlton Nursery Company, the Carlton Rose Nursery, from 1939 to 1967.<sup>21</sup>

## AGRICULTURAL DEVELOPMENT IN THE WILLAMETTE VALLEY DURING THE LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURIES

Agriculture in the Willamette Valley evolved through three broad phases throughout the late 19<sup>th</sup> and early 20<sup>th</sup> century. The first phase, spanning the period from approximately 1845 to 1870, is characterized by subsistence farming, as pioneers settled Donation Land Claims and cultivated wheat, oats, and garden vegetables. The second phase, approximately 1870-1915, is defined by the shift of agricultural practices from subsistence farming to commercial farming and the productions of cash crops. The final phase, beginning around 1915, is marked by the consolidation of commercial operations and increased specialization in crop production or dairying. The Wennerberg Barn is representative of the latter two phases, as John B.

<sup>15</sup> Philip Dole, "Railroad Era: Farmhouses and Barns of the Willamette Valley" in *Space Style and Structure: Building in Northwest America*, Thomas Vaughan, ed. and Virginia Guest Friday, as. ed., (Portland, Oregon: Oregon Historical Society, 1974), 211-212.

<sup>16</sup> Philip Dole, "Railroad Era: Farmhouses and Barns of the Willamette Valley," 220.

<sup>17</sup> Letter from Daniel Wennerberg to John B. Wennerberg. Portland, Oregon, December 22, 1877. Personal collection of Karen Atiyeh; Letter from John B. Wennerberg to Daniel Wennerberg. Carlton, Oregon, January 18th 1894. Personal collection of Karen Atiyeh; Excerpts from Letters from John B. Wennerberg to Daniel Wennerberg. January, February, May, and August 1890. Personal collection of Karen Atiyeh.

<sup>18</sup> Deed of Sale. John Wennerberg, Estate by Executor to A.D. Brooks. July 7, 1919. Yamhill County Deed Records 78/25; Carlton Elementary School Bicentennial Club, 25.

<sup>19</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>20</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>21</sup> Carlton Elementary School Bicentennial Club, 25-26; Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017.

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Wennerberg engaged in commercial wheat farming, while the Carlton Nursery Company focused singularly on the production of orchard trees and other horticultural products.

During the subsistence phase and the early part of the commercial phase, agricultural production was predominantly non-mechanized. The farming of grain and grass during this period involved intensive labor, particularly in the fall when the plowing and planting was done. Farmers relied on the use of draft animals, such as horses and oxen, to perform laborious tasks like plowing fields and mowing hay. Tasks such as the cutting and threshing of grain and the baling of hay was done by hand. Following the annual fall rains that come to the northern Willamette Valley in early September, farmers would operate gangplows often pulled by two teams of horses.<sup>22</sup> The grasses planted for hay were typically clover and timothy, which matured in the late spring and early summer so that the harvesting of hay usually took place in June. This process involved cutting the hay with a horse- or oxen-pulled mower, then raking the cut hay into rows by a dump rake. After hay was baled and moved to a barn where it could be cured and readied for sale or use.<sup>23</sup> Grains were cut and bundled by hand and stored for two weeks to dry before they were threshed, separating the grains from the non-edible chaff.<sup>24</sup> Along with keeping working animals, farmers in also engaged prosperously in the raising of livestock including cattle, sheep, and pigs as animals could typically graze year-round due to the Oregon temperate climate.<sup>25</sup>

Barn's during this period were typically constructed to serve three basic functions: threshing grain, storing unthreshed grains or baled hay, and housing livestock.<sup>26</sup> As a result, barn designs often were wide and had lower pitched roofs. A central wagon drive was flanked on either side by bays for housing livestock and storing grain. The structures of early barns were timber framed and employed post and beam construction, with roofs supported by sawn or pole common rafters. These early barns were typically clad in vertical boards.<sup>27</sup>

The introduction of mechanized farm equipment during the 1870s increased agricultural production and allowed for larger farming operations to produce commercial cash crops. The construction railroads and the subsequent establishment of grain elevators at rail hubs provided farmers with greater access to larger markets and further incentivized the production of commercial grains.<sup>28</sup> In the Willamette Valley, wheat was primary commercial crop, though orchard fruits and hops were also planted in large numbers.<sup>29</sup> Productivity was increased by improved farm equipment, including steel plows, disks, reapers, threshers, and combines.<sup>30</sup> Horse-drawn binders, such as the McCormick binder, were introduced the early 1880s.<sup>31</sup> Binders cut and binned grains into sheaves, which were then hauled to the barn for threshing.<sup>32</sup> On larger farms, steam engines replaced horsepower on these machines around the turn of the century.<sup>33</sup> The technology that had the greatest impact on barn design, however, was the mechanical hayfork.

A clear change is apparent in barn design following the introduction of hayfork, as designs shifted away from the low-pitched roofs of the settlement and subsistence period, to the higher roof ridges and more expansive haylofts necessary for the hayforks operation.<sup>34</sup> These technological advances greatly improved agricultural

<sup>22</sup> Carlton Elementary School Bicentennial Club, 18-20.

<sup>23</sup> Lou Ann, Speulda-Drews, *Oregon's Agricultural Development: A Historic Context, 1811-1940*, (Salem, Oregon: State Historic Preservation Office, 1989), 65-68.

<sup>24</sup> Carlton Elementary School Bicentennial Club, 19-20.

<sup>25</sup> Carlton Elementary School Bicentennial Club, 20-22.

<sup>26</sup> Mary K. Gallagher, *National Register of Historic Places, Multiple Property Documentation Form: Barns of Linn County, Oregon, 1846-1946*, (Albany: OR, Linn County Planning Department, 1998), 5.

<sup>27</sup> Philip Dole, "Pioneer Days: Farmhouses and Barns of the Willamette Valley" in *Space Style and Structure: Building in Northwest America*, Thomas Vaughan, ed. and Virginia Guest Friday, as. ed., (Portland, Oregon: Oregon Historical Society, 1974), 89-91.

<sup>28</sup> Gallagher, 10.

<sup>29</sup> Speulda-Drews, 14-15.

<sup>30</sup> Speulda-Drews, 12.

<sup>31</sup> Carlton Elementary School Bicentennial Club, 20.

<sup>32</sup> Carlton Elementary School Bicentennial Club, 20.

<sup>33</sup> Carlton Elementary School Bicentennial Club, 20.

<sup>34</sup> Dole, 219-222.

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production and increased access to external markets further encouraged farmers to focus on commercial cash crops.

The final phase of agricultural development during the early 20<sup>th</sup> century was the culmination of the changes which led in more expansive commercial farming operations. Emerging farm technologies, such as the introduction of the gasoline powered tractor, and the industrialization of commercial farming “made many farming practices obsolete and allowed for larger, consolidated operations.”<sup>35</sup> This shift was further exacerbated by the Great Depression, which effectively ended the era the independent family farm. Smaller family farms faced foreclosure at the outset of the Depression, while larger farm operations began to be subsidized by government funding in the late 1930s, as market demands rebounded in the years leading up to WWII.<sup>36</sup> These larger consolidated commercial operations focused on “more intensive use of acreage” and often specialized in a particular cash crop, such as wheat, hops, or orchard fruits or transitioned to dairying.<sup>37</sup>

The increasing emphasis on dairying had a particularly significant impact on barn design. Housing large herds of dairy cows required increased hay storage and greater degree of ventilation to ensure the health of livestock. These factors resulted in a shift to gambrel roofed barns, which was aided by the development of lighter plank framing systems, and was often advocated for in widely disseminated period agricultural journals and plan books and by government agencies.<sup>38</sup> Emerging lighter plank framing systems no longer required large structural timbers, instead relying on braced and trussed roofs which increased “overhead storage of hay and feed without interference from supporting members.”<sup>39</sup> Meanwhile, commercial farming operations not engaged in dairying tended to adapt older farm buildings to suit new purposes, dependent on the commercial crop they produced, such as hops or orchard fruits.<sup>40</sup>

## A BRIEF HISTORY OF THE TOWN OF CARLTON

When John B. Wennerberg arrived in Oregon in 1871, the area along the Yamhill River that is now Carlton was predominantly farmland dotted by the scattered homesteads of earlier pioneers including Peter C. Smith, Zebedee Shelton, and James Fulton, who had settled Donation Land Claims (DLC) during the 1840s and 1850s (Figures 8-10).<sup>41</sup> Peter C. Smith’s DLC contained much of the site on the Yamhill River that would later become the town of Carlton. These early settlers were attracted by the rich farmlands situated along the Yamhill River and near the growing towns of McMinnville and Lafayette. In the later decades of the 19<sup>th</sup> century, farmers in Yamhill County were transitioning from homesteading and subsistence farming to larger commercial agriculture operations. Fields of grains and grasses were grown alongside fruit and nut orchards. In the 1880s hops and prunes were introduced to the Yamhill River Valley as a commercial cash crops.<sup>42</sup>

The initial impetus for the municipal development of Carlton was the construction of a section of railroad by the Oregon Central Railroad connecting Portland and St. Joseph, which passed through the area in 1872. A local farmer named Wilson Carl traveled to Portland to petition the Oregon Central on behalf of the area’s farmers to construct a station, so that they could more easily access markets in Portland and other expanding urban centers in the northern Willamette Valley. The Oregon Central agreed to construct a station in the area and the stop, built in 1875, became first known as Carl’s Town before it was later shortened to Carlton.<sup>43</sup> On July 4, 1876, Carlton citizens hosted the Centennial celebration in Yamhill County, signaling to surrounding towns and settlements its ascension from a few scattered farmsteads to a full-fledged community. By 1880 the Village of

<sup>35</sup> Speulda-Drews, 19.

<sup>36</sup> Speulda-Drews, 17; Gallagher, 27.

<sup>37</sup> Speulda-Drews, 16-17.

<sup>38</sup> Gallagher, 20.

<sup>39</sup> Gallagher, 22.

<sup>40</sup> Philip Dole, “Railroad Era: Farmhouses and Barns of the Willamette Valley,” 217, 224.

<sup>41</sup> Carlton Elementary School Bicentennial Club, 2-11; General Land Office Map, State of Oregon, Township 3 South, Range 4 West, 1860.

<sup>42</sup> Carlton Elementary School Bicentennial Club, 19-20.

<sup>43</sup> Carlton Elementary School Bicentennial Club, 56.

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Carlton had a population of seventy-two and boasted a post office, several churches, and its own school district, "Carlton School District No. 11."<sup>44</sup> The City of Carlton was officially incorporated in 1899.<sup>45</sup> In addition to its prosperous agricultural production, Carlton became a center for logging in Yamhill County during the first half of the 20th century. Sawmills had operated in Yamhill County to serve local needs as early as the 1860s, such as those owned by Oliver Harmon Adams and George W. Jones on nearby Panther Creek.<sup>46</sup> The industry grew rapidly in the City of Carlton following the construction of a dam on the Yamhill River in 1904 by the Carlton Lumber Company, which created a 500-acre holding pond to service the Company's operations. The Carlton Lumber Company was purchased and reorganized as the Consolidated Lumber Company in 1910. Consolidated's owners Fred Russell, S.B. Linthicum, and W.B. Dennis also formed the Carlton & Coast Railroad that year, planning to connect Carlton with Tillamook on the coast. While the railroad only managed to lay 13 miles of track to the west, it did provide the Consolidated Lumber Company with the means to transport greater amounts of raw timber to the mills in Carlton. However, this initial success was short lived, as a fire destroyed the Company's mill in 1914. In 1915, the Consolidated Lumber Company decided to open the dam and drain Carlton Lake so that the area could again be used as farmland.<sup>47</sup>

There was a resurgence in the area's logging industry during the 1920s when the Flora Logging Company purchased a controlling share of the Carlton & Coast Railroad in 1922. Flora Logging Company dammed the Yamhill River in 1923 so it could use the reformed Carlton Lake as a holding pond. The Carlton Manufacturing Company also opened a sawmill on the east side of Carlton Lake later that year. The logging industry flourished in Carlton for several years before it was rocked by the nationwide economic collapse at the end of the decade that resulted in the Great Depression. Carlton's lumber companies struggled through hard financial times during the first half of the 1930s, but the logging industry had recovered enough by 1935 to support the opening of the L.H.L. Co. sawmill. The Flora Logging Company was ultimately forced to close in 1939 after suffering a fire at its Carlton mill and the Tillamook Fire that year burned large swaths of Company owned forest in the Pacific Coast Range. The Carlton Manufacturing Company survived the turmoil of the 1930's and its sawmill remained in operation for another two decades before it eventually closed in 1951. The last large lumber operation in Carlton was the L.H.L. Co., but several fires in the 1940s that burned both L.H.L. Co. owned forest and the Company's primary mill in Carlton led to the industry's permanent decline in Carlton. The last L.H.L. Co. mill closed in 1957. Carlton Lake was drained for the last time in 1965, to provide land for a building project that never materialized.<sup>48</sup>

## JOHN B. WENNERBERG

The Wennerberg Barn's original owner John B. Wennerberg (pictured in Figures 18 and 19) was born in Helsingborg, Sweden in 1837. Helsingborg was a seaport town on the Kattegat River, which forms the border of Sweden and Denmark. Wennerberg left Sweden in 1852 at the age of 15, when he joined a crew of a sailing vessel. Wennerberg eventually landed in Australia in the latter part of the 1850s, drawn by the Australian gold rush occurring during that period. He also first tried his hand at farming as a sheep rancher on the island continent.<sup>49</sup> In 1871 Wennerberg was lured to the United States by his younger brother Daniel who had immigrated to the country a year earlier and had established himself in Portland, Oregon as an expert cabinetmaker, a trade he had learned at an industrial school in Stockholm, Sweden.<sup>50</sup> Through Daniel's connections in Portland, John B. got a job working on a farm near Carlton owned by William S. Ladd and Simeon G. Reed, two prominent Portland businessmen whose joint venture, the Ladd and Reed Company, owned large tracts of farmland in Yamhill County.<sup>51</sup> He proved to be a good farmer and shrewd businessman,

<sup>44</sup> Yamhill County Historical Society, *Old Yamhill: The Early History of its Towns and Cities*, (Lafayette: Oregon, 1976), 9-10.

<sup>45</sup> Carlton Elementary School Bicentennial Club, 72.

<sup>46</sup> Carlton Elementary School Bicentennial Club, 43.

<sup>47</sup> Carlton Elementary School Bicentennial Club, 43-45.

<sup>48</sup> Carlton Elementary School Bicentennial Club, 46-53.

<sup>49</sup> Martin Peterson, *The Swedes of Yamhill*, (Portland, Oregon: Swedish Roots in Oregon. 2002), 5-6.

<sup>50</sup> Swedish American Heritage Online, <http://www.sweame.org/gateway/sates/Oregon/oregondate.html>, accessed (May 13, 2016).

<sup>51</sup> Peterson, *The Swedes of Yamhill*, 5-6.

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and eventually came to rent the Ladd and Reed Company properties west of Carlton while expanding his own farming operation.<sup>52</sup> In 1889, Wennerberg purchased a parcel of land on the east bank of the Yamhill River south of the future site of Carlton from Roscoe E. Hibler.<sup>53</sup> This parcel included the land that now constitutes Tax-lots 1 and 2 of J. Wennerberg's 2nd Addition to Carlton on which Wennerberg would later build the Wennerberg Barn.

It does not appear, however, that Wennerberg constructed a residence for himself on the property he purchased from Hibler. Rather, Wennerberg continued to live at the farm owned by the Ladd and Reed Company that he rented. The Ladd and Reed Company property became locally known as "Wennerberg's Farm," making it difficult to differentiate between the other properties Wennerberg owned and the property where he lived. Previous research and historical deeds suggest that the property now known as Tax lot 2100 of Section 20 T3S R4W Yamhill County (Figure 8) was part of the Ladd and Reed Company farm Wennerberg rented and likely was where Wennerberg lived. Additionally, Ladd and Reed owned the adjacent property now known as Tax lot 2300 of the same section, directly north across NW Meadowlake Road (known then as Market Rd. 2). This property was likely also rented by Wennerberg as part of Ladd and Reed's farm holdings, and figures into later descriptions of "Wennerberg's Farm." The residence on Tax lot 2100 has been previously identified as the James and Priscilla Kelty House, built in 1866 by James Kelty.<sup>54</sup> Kelty sold the property to William McCoy in 1869, and McCoy then sold it to Simeon Reed in 1871.<sup>55</sup> Reed transferred ownership to the Ladd and Reed Company in 1892.<sup>56</sup> Previous research on the Kelty House indicates that Wennerberg resided here while he rented the Ladd and Reed Company properties, though it remains undetermined for how long he lived there.<sup>57</sup> Further evidence of the location of "Wennerberg's Farm" comes from *Reflections of Carlton* (1976), which describes it as "west of Carlton, some of which was later covered by the Carlton Lake, and the rest became the [Frank] Brown farm known as Craigielea."<sup>58</sup> Available maps show the location of Carlton Lake in 1942 and 1957 (Figures 14 and 15) prior to its final draining in 1965, which suggest that at least a portion of 'Wennerberg's Farm' was Tax-lot 2300. Historical deeds indicate that Frank Brown acquired both Tax lot 2100 and 2300 in 1918 from W.A. Howe, who had purchased the properties from the Chas. E. Ladd (William Ladd's son, Charles Elliot) in 1911 and 1912.<sup>59</sup> This combination of referential evidence suggests that, at least for a period of his farming career, Wennerberg resided at the Ladd and Reed Company farm that he rented, while also operating his own farm on the property he acquired from Roscoe E. Hibler.

As Wennerberg's farming operation grew so did his involvement in the community of Carlton and the development of the city and surrounding area. He was responsible for the settlement of many Swedish immigrants in the region, helping families such as the Lindbergs and Jernstedts find work on his farms and establish their own farms in the area. He recruited young single women like sisters Tillie and Anna Collision of McMinnville to work as housekeepers at his residence west of Carlton after he heard their uncle Frank passed away, leaving them unsupported.<sup>60</sup> Wennerberg was a devoutly religious man and attended church services at the First Baptist Church in Carlton twice every Sunday, and famously would not allow any work on his farms on the Sabbath. He served as deacon for 17 years and paid for half of the church's 1915 addition.<sup>61</sup> The northern

<sup>52</sup> O'Brien, *Inventory Form for Kelty, James and Priscilla House*, (Yamhill County Cultural Resources Inventory, Resource No. B3420/7 I-74), August 10, 1984.

<sup>53</sup> Roscoe E. Hibler to John B. Wennerberg. November 13, 1889. 22/290.

<sup>54</sup> O'Brien, *Inventory Form for Kelty, James and Priscilla House*, (Yamhill County Cultural Resources Inventory, Resource No. B3420/7 I-74), August 10, 1984.

<sup>55</sup> Deed of Sale James Kelty to William McCoy, April 2, 1869, I/395; Deed of Sale William McCoy to Simeon G. Reed, May 19, 1871, K/553.

<sup>56</sup> Deed of Sale Simeon G. Reed to Ladd and Reed Farm Company, July 7, 1892, 27-521.

<sup>57</sup> O'Brien, *Inventory Form for Kelty, James and Priscilla House*, (Yamhill County Cultural Resources Inventory, Resource No. B3420/7 I-74), August 10, 1984.

<sup>58</sup> Carlton Elementary School Bicentennial Club, 13.

<sup>59</sup> Deed of Sale Chas. E. Ladd et. ux. to W.A. Howe, October 11, 1911, 62/105; Deed of Sale Chas E. Ladd et. ux. to W.A. Howe March 1, 1912, 62/413; Deed of Sale W.A. Howe to Frank Brown November 14, 1918, 77/114.

<sup>60</sup> Peterson, *The Swedes of Yamhill*, 6-8.

<sup>61</sup> Martin Severin Peterson. *Courage to Endure: The Story of Early Swedish-American Families in Yamhill County*. Unpublished, manuscript provided by John Pope, Pastor, First Baptist Church of Carlton. Manuscript based primarily on letters collected by Martin Severin Peterson.

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wall of the Church's nave features a series of stained-glass windows that depict Biblical scenes and are dedicated to various prominent early members of the Church. One of these stained-glass windows is dedicated to John B. Wennerberg, commemorating his service as Deacon (Figure 25). Wennerberg was as committed to building the City of Carlton as he was to his church and farm. From part of his lands along the eastern bank of the Yamhill River, Wennerberg platted two Additions to Carlton in 1905 and 1906 (Figure 12 and 13).<sup>62</sup> The City attained the land for Wennerberg Park, which directly abuts the eastern bank of the Yamhill River, from John Wennerberg in in two parts. Wennerberg donated the first part to the City in 1912 (Figure 22), and the second part was purchased by the city from Wennerberg in 1915 for \$1,900.<sup>63</sup> Wennerberg also paid for half of the construction of a new city hall in 1913, a sum of \$5500.<sup>64</sup>

Though Wennerberg retired from farming in 1904, he maintained ownership of the property on which the barn was built until his death in 1918. Wennerberg rented out this property and other farmland he retained to other farmers in the vicinity of Carlton, particularly those Swedish immigrants he helped to settle in Yamhill County.<sup>65</sup> Immediately following his retirement Wennerberg traveled home to Sweden.<sup>66</sup> He returned to Carlton the following year to open a real estate office in Carlton, and began selling off lots from his recently platted lands.<sup>67</sup> This office was likely located at the corner of Main and Pine Streets, evidenced by a reference in the Kelty House research of it being "located on the upper floor of a drug store building," and the indication of a drugstore at that location on a Sanborn Map of Carlton from 1913.<sup>68</sup> It is unknown where Wennerberg lived between his retirement and death. He is listed as a "Lodger" in the 1910 US Census and Kelty House research reports he "lived the last years of his life with the Pierson family."<sup>69</sup> The "Piersons" were perhaps Nels Pearson and his family, one of the Swedish immigrants whom Wennerberg had helped settle in the area. However, the 1913 Sanborn Map of Carlton also shows that there was then a boarding house and hotel on Main Street in Carlton so it is possible he was boarded at one of those locations in 1910. John B. Wennerberg died on April 10, 1918 (Figures 23 and 24), and is buried in the McBride Cemetery several miles west of Carlton.<sup>70</sup>

## WENNERBERG BARN

John Wennerberg had the Wennerberg Barn built on the property he purchased from Hibler around c. 1895, but its builder remains unknown.<sup>71</sup> As the interior of the Wennerberg Barn has been altered over time, removing or obscuring physical evidence of the barn's interior partitions, it is difficult to ascertain the exact nature of the barn's original use. However, the barn's use for housing livestock, and storing hay and grain is conveyed by the barn's overall design and several remaining visible pieces of physical evidence, as well as through letters sent from Wennerberg to his younger brother Daniel that detailed the older Wennerberg brother's farming operations in Carlton. The Wennerberg Barn's three-aisled, end-opening design suggests the use of the building for both housing livestock and the storage of grain and hay. The central aisle was likely divide into two parts by posts, which would have been inserted into the remnant notches of the central beam and extended downward to the aisle floor. This division would have formed a wagon drive that lined up with the roller door on the central aisle's southern portion, on the northern side of the aisle would have had space for grain bins. (Photo 12; Figure 5). The southern and northern aisles were likely used to house livestock, as the

<sup>62</sup> Plat of J. Wennerberg Addition to Carlton, September 23, 1905; Plat. Wennerberg's Second Addition to Carlton, May 8, 1906.

<sup>63</sup> Carlton Elementary School Bicentennial Club, 73.

<sup>64</sup> Carlton Elementary School Bicentennial Club, 72; *The Oregonian*, "Carlton Benefactor Dead." April 21, 1918.

<sup>65</sup> Carlton Elementary School Bicentennial Club, 13-14.

<sup>66</sup> O'Brien, *Inventory Form for Kelty, James and Priscilla House*, Oregon Historic Sites Database, August 10, 1984.

<sup>67</sup> Carlton Elementary School Bicentennial Club, 14; U.S. Census 1910, Carlton Precinct, Carlton City, Line 10; O'Brien, *Inventory Form for Kelty, James and Priscilla House*, Oregon Historic Sites Database, August 10, 1984.

<sup>68</sup> O'Brien, *Inventory Form for Kelty, James and Priscilla House*, Oregon Historic Sites Database, August 10, 1984; Sanborn-Perris Map Company, Sheet 2 of Sanborn Map of Carlton, Yamhill County, Oregon, January 1913.

<sup>69</sup> O'Brien, *Inventory Form for Kelty, James and Priscilla House*, Oregon Historic Sites Database, August 10, 1984; Sanborn-Perris Map Company, Sheet 2 of Sanborn Map of Carlton, Yamhill County, Oregon, January 1913.

<sup>70</sup> *The Oregonian*, "Carlton Benefactor Dead." April 21, 1918. Carlton Elementary School Bicentennial Club, *Reflections of Carlton*, 14.

<sup>71</sup> Susan Cole, from discussions with Phyllis Miller, in a letter to Oregon State Historic Preservation Office dated December 2, 2015.

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notches in those aisles' crossbeams and exposed posts suggest the existence of stalls or pens.<sup>72</sup> The Wennerberg Barn's voluminous hayloft and high roofline are indicative of the use of a mechanical hayfork. The hayfork's track was attached to the high central beam and the added space gave it room to operate (Photo 21 and 22; Figure 7). This technology altered the interior arrangements of barns in the second half of the 19th century so that the interiors "became two separate floors: a low ceiling ground floor for stock" with the "haymow on the upper floor."<sup>73</sup> The Wennerberg Barn appears to be a good example of such an interior arrangement. In addition to this remaining physical evidence, Wennerberg's letters (Figures 19-21) suggest that like other farmers in the region, he grew primarily grains such as wheat, barley and oats, some of which was used to feed the hogs and sheep he raised, while also farming hay for commercial sale.<sup>74</sup>

### THE CARLTON NURSERY COMPANY (1919-1936)

Following Wennerberg's death, tax lots 1 and 2 of John B. Wennerberg's 2nd Addition to Carlton and the Wennerberg Barn were sold in 1919 by Daniel Wennerberg as the executor of John B. Wennerberg's estate to Adelbert D. "Dell" Brooks as a part of a larger sale of acreage owned by Wennerberg located south of the City of Carlton and east of the Yamhill River.<sup>75</sup> Dell Brooks was a founding partner, along with his brother Frank, of the Carlton Nursery Company, which was formed in 1906.<sup>76</sup> The Brooks brothers were second-generation nurserymen, and their business was the continuation of their father's, John Samuel Brooks, nursery outside the nearby town of Lafayette, roughly five miles to the southwest.

John S. Brooks and his family—his wife Delilah and six children: Jay, Alfred, Adelbert, Frank, Edith and Minnie—came to Oregon from western Pennsylvania (Venango, Crawford County, Penn., 1870 and Spring Creek, Warren County, Penn., 1880) in 1884.<sup>77</sup> They settled in the "Cedar Mills area, southwest of Portland," residing at "209 E." between 1889-1891.<sup>78</sup> Brooks had been a farmer in Pennsylvania and began growing fruit trees and selling fruits in Washington County.<sup>79</sup> In 1890, John founded his first nursery business, selling local orchards fledgling fruit trees.<sup>80</sup> Brooks moved his family to a farm near Lafayette, Yamhill County sometime between 1891 and 1900, when an elderly John and Delilah, along with their adult children Jay, Alfred L, Edith and Minnie, were recorded as residing in the rural community.<sup>81</sup> In Yamhill County, John Brooks continued the nursery business he had started in Washington County on a property described only as "five miles east of Carlton" until 1906, when he passed the business to his sons Dell and Frank.<sup>82</sup> Meanwhile his eldest son Jay and fifth son Bert Brooks had begun their own branch of the family business, named the Brooks Brother's Nursery, in the town of Lafayette.<sup>83</sup> John Brooks died on March 29, 1910 in Lafayette, and is buried in Yamhill Carlton Pioneer Memorial Cemetery.<sup>84</sup>

<sup>72</sup> Nobel, *The Old Barn Book*, 108-110.

<sup>73</sup> Gallagher, 11-12.

<sup>74</sup> Letter from Daniel Wennerberg to John B. Wennerberg. Portland, Oregon, December 22, 1877. Personal collection of Karen Atiyeh; Letter from John B. Wennerberg to Daniel Wennerberg. Carlton, Oregon, January 18th 1894. Personal collection of Karen Atiyeh; Excerpts from Letters from John B. Wennerberg to Daniel Wennerberg. January, February, May, and August 1890. Personal collection of Karen Atiyeh.

<sup>75</sup> Deed of Sale. John Wennerberg, Estate by Executor to A.D. Brooks. July 7, 1919. Yamhill County Deed Records 78/25.

<sup>76</sup> Carlton Elementary School Bicentennial Club, 24.

<sup>77</sup> U.S. Census 1870. Venango, Erie, Pennsylvania. Line 37; U.S. Census 1880. District: 274, Spring Creek, Warren, Pennsylvania. Line 30; Elaine Dahl Rohse, "Carlton Nursery offers quality, quantity Family's green thumbs keep nursery growing," *News Register*, McMinnville, Oregon, April 13, 1981.

<sup>78</sup> Carlton Elementary School Bicentennial Club, 24; Portland, Oregon City Directory, 1889, 169; Portland, Oregon City Directory, 1890, 163; Portland, Oregon City Directory, 1891, 199.

<sup>79</sup> Portland, Oregon City Directory, 1889, 169.

<sup>80</sup> Rohse, "Carlton Nursery," *News Register*, April 13, 1981; Portland, Oregon City Directory, 1890, 163; Portland, Oregon City Directory, 1891, 199.

<sup>81</sup> U.S. Census 1900. District 169, Lafayette Precinct, Yamhill County, Oregon. Line 72.

<sup>82</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>83</sup> Carlton Elementary School Bicentennial Club, 24. Bert Brooks was John Brook's fifth son (b. 1875), not to be confused with Adelbert "Dell" Brooks. The spelling of Burt/Bert varies across various sources (Burt in 1880 US Census, Bert in 1920 and 1930 US Census, and in *Reflection of Carlton*, 24).

<sup>84</sup> "John Samuel Brooks," U.S., Find A Grave Index, 1600s-Current [database on-line], <https://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=41229198>, accessed (June 29, 2017).



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John Brooks' third son Dell married Elizabeth Bryan (b. 1875, Yamhill County, Oregon) in 1898 and returned to Warren County, Pennsylvania in 1899 with his wife and first daughter, Essie. In Pennsylvania, Dell lived on the original Brooks land holdings and operated a sawmill on Broken Straw creek for several years. In 1906, Dell Brooks returned to Oregon and along with his brother Frank, took control of his father's nursery to the east of Carlton, renaming the business Carlton Nursery Company.<sup>85</sup> During the years between John Brooks' arrival in Yamhill County and 1910, the nursery's stock appears to have been grown and packaged on the property outside of Carlton and brought by horse and wagon to Carlton for shipment by rail. The pair of brothers continued to grow the business' reach, expanding the distribution of their trees and plants outside of Oregon to commercial orchards in California and Washington, and later as far as Colorado and the East Coast.<sup>86</sup>

In 1910, to facilitate their expanding business, the Brooks brothers moved the Company's packing and shipping operations to a warehouse located next to the railroad at approximately 168 S. Pine St. in Carlton.<sup>87</sup> That same year, Dell Brooks also purchased the house at 419 S. Park St., one block north of the Wennerberg Barn, and moved his family to Carlton.<sup>88</sup> The Carlton Nursery Company warehouse at 168 S. Pine St. is no longer extant, but was standing in 1976 when it was described in *Reflections of Carlton* as "still located on the south side of Madsen Grain Company," which then owned the grain elevator complex.<sup>89</sup> The Company had an "office" and "sales yard for local trade" at this location as well.<sup>90</sup> The area that the building previously occupied is now a parking lot on the southern end of what remains of the grain elevator complex, now owned by Flaneur Wines.

After Dell Brooks purchased the Wennerberg property several blocks to the southwest in 1919, the Carlton Nursery Company moved their storage, packing, and shipping operations to the Wennerberg Barn.<sup>91</sup> That same year, the Carlton Nursery also moved the "shed [outbuilding] to that location in the south part of Carlton on Park Street," and Dell Brook's son-in law Gayle Kent McDaniel (McDaniel (b. 1899) originally of Rickreall, Polk County, Oregon, had married Dell's eldest daughter Essie in 1917) joined the Carlton Nursery Company, handling the sales side of the business in Oregon, California, and Washington.<sup>92</sup> By the 1920s, Carlton Nursery offered an impressive variety of fruit and nut trees including apples, pears, cherries, peaches, prunes, plums, nectarines, apricots, almonds, walnuts, chestnuts, and filberts (hazelnuts), as well as other fruiting plants such as grapes, currants, blackberries, strawberries, and rhubarb. The nursery also sold decorative trees and plants including evergreen trees, deciduous trees, shrubs and flowers.<sup>93</sup> Nursery stock continued to be brought to Carlton from the Company's growing grounds on John Brooks' original Yamhill County farm outside of Lafayette to the Wennerberg Barn, where it was packed into large crates and taken to the nearby rail yard for shipment.<sup>94</sup> It is probable that the alterations to the interior of the barn occurred during these years, as the Carlton Nursery Company adapted the Wennerberg barn to serve its specific needs. The concrete floor of the ground-level's central aisle was likely poured during this period, while the interior walls were boarded to provide a greater degree of insulation for the nursery stock. The current hinged door on the western end of the central aisle replaced the original roller door, and walls surrounding this smaller opening were filled in.<sup>95</sup>

<sup>85</sup> Carlton Elementary School Bicentennial Club, 25;

A Carlton Nursery Company "Descriptive Catalogue and Price List" published in 1922 advertises the Company as "Established 1890 – Our 32 Year," and includes the names "F. Brooks, A.D. Brooks, and G.K. McDaniel" (Gayle Kent), indicating that the Brooks brothers' Carlton Nursery Company was the same as the nursery business started by their father, John, in 1890 outside of Portland (Figure 26).

<sup>86</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>87</sup> Carlton Elementary School Bicentennial Club, 25., 25; Sanborn-Perris Map Company, Sanborn Map of Carlton, January 1913, Sheets 2.

<sup>88</sup> Carlton Elementary School Bicentennial Club, 126.

<sup>89</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>90</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>91</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>92</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>93</sup> Carlton Nursery Company, "Descriptive Catalogue and Price List," 1922.

<sup>94</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>95</sup> Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017. Ms. Strahle (granddaughter of Kent McDaniel) indicated that these changes had occurred by the time her family moved to Carlton in 1953.

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Dell Brooks died in early 1924 and control of the Carlton Nursery Company was passed to his eldest son Lyle, who also purchased his retiring uncle Frank's share of the company as well. Lyle Brooks, along with Kent McDaniel and Lyle's younger brother Lynn, continued shipping nursery stock from the Wennerberg Barn in Carlton into the 1930s. By 1936, the Carlton Nursery Company—with the exception of Kent McDaniel, who sold his share in the Company to Wayne Melott—moved the growing grounds from Carlton and Lafayette to a property near Forest Grove in southern Washington County, about 15 miles to the north of the City of Carlton.<sup>96</sup> With the onset of World War II and "the gasoline shortage, it was necessary to move the shipping point" closer to the growing grounds, resulting in the end of the Wennerberg Barn's use as a warehouse and distribution center by the primary branch of the Carlton Nursery Company.<sup>97</sup>

The Carlton Nursery Company was headquartered in of Forest Grove until 1971 when the business moved to the former Alderman Farms property on the Dayton-Salem Highway (OR Hwy 221), approximately five miles south of Dayton in Yamhill County.<sup>98</sup> The business had remained under the ownership of the Brooks family until 1983, when John S. Brooks' great-grandsons, Gary, Michael and David, along with the fourth owner, Richard V. Bocci, sold the Dayton property and the Carlton Nursery Company to Gordon Bailey, who renamed the business Carlton Plants.<sup>99</sup> Carlton Plants continues to operate a nursery at that location today.

## CARLTON ROSE NURSERY AND THE WENNERBERG BARN IN THE LATE 20<sup>TH</sup> CENTURY

Following a two-year stint (1936-1938) in Honolulu, Hawaii, Kent McDaniel returned to Carlton and in 1939 started a new and more narrowly focused branch of the Carlton Nursery Company. McDaniel had "retained the rose end of the business," which he renamed Carlton Rose Nursery.<sup>100</sup> Carlton Rose Nursery continued to utilize the Wennerberg Barn as a storage building and shipping center for its rose nursery stock, which was then grown on part the larger Carlton Nursery Company grounds located in Forest Grove and Gaston.<sup>101</sup> In 1946, McDaniel formally purchased the Wennerberg Barn from his in-laws, Dell's widow Elizabeth Brooks and their son Jay, though no evidence was found to explain the seven-year gap between the founding of the Carlton Rose Nursery and McDaniel's purchasing of the property from his in-laws.<sup>102</sup> In 1955, Carlton Rose Nursery moved its growing grounds from Gaston, Washington County, Oregon to Wasco, Kern County, California.<sup>103</sup> The next year, the Carlton Rose Nursery purchased the defunct turkey processing plant located at 330 Monroe Street in Carlton, formerly the "old Carlton Coast [Railroad] warehouse."<sup>104</sup> This building became the Carlton Rose Nursery's primary warehouse and distribution center, further diminishing the company's use of the Wennerberg Barn. In 1967 Kent McDaniel retired and sold the business to his daughter Phyllis and her husband Bruce Miller. The Miller's ran the business for seven years, before leasing it to their daughter Patricia and her husband Glen Strahle. By 1974, the Carlton Rose Nursery had ceased using the Wennerberg Barn for any activities related to the family rose nursery business, though the Carlton Rose Nursery still used the outbuilding as cold storage for surplus rose stock through the late 1990s.<sup>105</sup> During the last three decades of the 20th century various members of McDaniel/Miller/Strahle family privately used the Wennerberg Barn for personal storage, and other private non-agriculturally related ventures.<sup>106</sup> Ownership of

<sup>96</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>97</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>98</sup> Floyd J. McKay, "Alderman Farms," *The Oregon Encyclopedia*, June 15, 2015,

[https://oregonencyclopedia.org/articles/alderman\\_farms/#.WXwGc9MrlY1](https://oregonencyclopedia.org/articles/alderman_farms/#.WXwGc9MrlY1) accessed, (June 30, 2017).

<sup>99</sup> Rohse, "Carlton Nursery," *News Register*, April 13, 1981; Curt Kipp, "Pacific Nursery, Inc." *Digger*, January 4, 2017, <http://www.diggermagazine.com/pacific-nursery/>, accessed (June 29, 2017).

<sup>100</sup> Carlton Elementary School Bicentennial Club, 25.

<sup>101</sup> Carlton Elementary School Bicentennial Club, 25

<sup>102</sup> Deed of Sale. Elizabeth Brooks, a widow, J.K. Brooks and Marine Brooks, his wife to G.K. McDaniel and Essie V. McDaniel, husband and wife. May 7, 1946. 136/451.

<sup>103</sup> Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017.

<sup>104</sup> Carlton Elementary School Bicentennial Club, 25; Deed of Sale. Portland Association of Credit Men, Inc. to the Carlton Rose Nurseries November 13, 1956. 182/598.

<sup>105</sup> Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017.

<sup>106</sup> Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July

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the Wennerberg Barn was passed from Kent McDaniel's widow Essie McDaniel to their daughter Phyllis Miller in 1995, who maintained ownership of the property until 2015, when she sold the property and Wennerberg Barn to the current owner Susan Cole.<sup>107</sup>

## COMPARATIVE ANALYSIS OF OTHER IDENTIFIED BARNs IN THE VICINITY OF CARLTON

Comparative analysis for the Wennerberg Barn is difficult, due to the rapid loss of barns to demolition in the vicinity of Carlton. Research conducted using the Oregon State Historic Preservation Office's online Historic Sites Database indicates eight other barns in the vicinity of Carlton that have been identified as eligible for listing in the National Register of Historic Places, but none are currently listed. Of these eight, three were architecturally similar to the Wennerberg Barn and were also built prior to 1900. These three properties are the Fenton, James Barn; the Kelty, James and Priscilla Barn; and the Thomson, Lewis C. Barn. All three have been demolished, however, due to the lack of suitable extant barns in the vicinity of Carlton, comparative analysis was conducted for illustrative purposes.

### Barns in the vicinity of Carlton architecturally similar to Wennerberg Barn, no longer extant

**The James Fenton Barn** (Figure 27) was one of the oldest remaining barns in the vicinity of Carlton, constructed by James Fenton on his farm southwest of Carlton c. 1866. The Fenton Barn is similar to the Wennerberg Barn in its basic form, as it is also a three-aisled, end-opening barn with a gable roof. Like the Wennerberg Barn, the building's central aisle was likely used as a wagon drive-through.<sup>108</sup> However, the craftsmanship of the barn's structural members is even more rustic than that of the Wennerberg Barn, consisting of "massive broad-ax hewn posts and horizontal members joined together by mortise and tenon" and "rafters...fashioned from split poles."<sup>109</sup> The Fenton Barn also differs from the Wennerberg Barn in the low pitch of its roof and its cladding of "rough-sawn planks, and corrugated tin on the north and south side elevations."<sup>110</sup> The Fenton Barn collapsed in 2011, and was demolished 2013.

**The James Kelty Barn** (Figure 28) was built by James Kelty on his farmstead west of the future site of Carlton c. 1867. Though the Kelty Barn is several decades older than the Wennerberg Barn, the building is similar in its form and structure. The Kelty Barn is a three-aisled, end-opening barn with a gable roof. It is framed with milled timbers, joined by mortise and tenon joints. However, the Kelty Barn also differs from the Wennerberg Barn in the lower pitch of its roof and in its cladding of vertical boards. John Wennerberg would have been personally familiar with the Kelty Barn, having rented and likely lived for a period at the property on which it's located, owned by the Ladd and Reed Company.<sup>111</sup> The Kelty Barn was demolished sometime between 2006 and 2011.

Compared to these two early barns, the Wennerberg Barn represents the ability of Yamhill County farmers to construct a more advanced barn form in the 1890s than had been possible in the 1860s, primarily as a result increased access to more refined structural and cladding materials. The low roof pitch of these early barns is also indicative of the three-bay, end-opening agricultural barn forms prior to the introduction of the mechanical hayfork in the late 19<sup>th</sup> century which required an expanded second-level hayloft in order to have sufficient room to operate. Materially, the Wennerberg Barn utilizes exclusively sawn lumber for its principal structural

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27, 2017.

<sup>107</sup> Deed of Sale. Essie McDaniel to Phyllis Miller, Trustee of the Essie McDaniel Trust Under Agreement Dated November 21, 1995. January 2, 1998. File No.: 1032-2553602; Deed of Sale. Phyllis P. Miller, Trustee of the Phyllis P. Miller Trust Under Agreement Dated September 26, 1996 to Susan Cole. November 17, 2015. 52/296.

<sup>108</sup> O'Brien, *Inventory Form for Fenton, James Barn*, (Yamhill County Cultural Resources Inventory, Resource No. B3426/45 I-92), August 1984.

<sup>109</sup> O'Brien, *Inventory Form for Fenton, James Barn*, (Yamhill County Cultural Resources Inventory, Resource No. B3426/45 I-92), August 1984.

<sup>110</sup> O'Brien, *Inventory Form for Fenton, James Barn*, (Yamhill County Cultural Resources Inventory, Resource No. B3426/45 I-92), August 1984.

<sup>111</sup> O'Brien, *Inventory Form for Kelty, James and Priscilla House*, (Yamhill County Cultural Resources Inventory, Resource No. B3420/7 I-74), August 10, 1984.

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members as well as manufactured metal fasteners to join smaller members to the primary structural posts. Wennerberg's use of drop siding, his inclusion of decorative additives such as fascia boards and corner boards, and his likely use of mechanized technologies further demonstrate not only the availability of these refined materials and new tools but also the wealth generated by Wennerberg's larger commercial farming operation compared to the earlier subsistence farms.

**The Lewis C. Thompson Barn** (Figure 29) was the most similar of all the identified barns in the Carlton vicinity to the Wennerberg Barn, matching it closely in age, architectural form, and use. Lewis C. Thompson built the barn c. 1890, only several years before the Wennerberg Barn is estimated to have been constructed. It is a rectangular, three-aisled, end-opening barn with a gable roof. The pitch of the barn's roof is steeper than that of the Kelty Barn or Fenton Barn, more closely resembling that of the Wennerberg Barn. Furthermore, previous research indicates that a hayloft was constructed under the roof pitch above the building's ground-level.<sup>112</sup> The Thompson Barn's exterior is different from the Wennerberg Barn in one significant way, as it is clad in vertical board and batten siding, rather than horizontal drop siding. The Thompson Barn was used for similar purposes as the Wennerberg Barn as Lewis C. Thompson is known to have "specialized in raising grain and stock breeding," and the Thompson Barn conveys its use for housing animals and hay storage through its design and extant interior partitions.<sup>113</sup> The Thompson Barn was demolished in 2017.

#### Barns in the vicinity of Carlton architecturally dissimilar to Wennerberg Bar, still extant

Of the remaining five barns identified in the vicinity of Carlton, four are still extant, with the James Edson Barn having been demolished (date unknown) since it was originally surveyed in 1984. The four are all architecturally dissimilar to the Wennerberg Barn and were constructed after 1905. These four properties are the Peter C. Kirk Barn; the Charles Ladd Hay Barn; the Charles Ladd Dairy Barn; and the Herman and Minnie Bernard Barn.

Compared to the earlier Carlton barns and those that followed, the **Peter Kirk Barn** (Figure 30) appears to be an outlier. Built in 1905, the Kirk Barn is a side-opening, gable roofed barn with a shed-roof attachment on each of the gable ends.<sup>114</sup> It is clad in various materials, with its main gable portion and southern shed-roofed bay are covered in board and batten siding, while the northern portion is clad in metal siding. It is described in previous research only as a "working barn."<sup>115</sup> Due to the limited information available on the barn's method of construction and its use, it is difficult to draw substantial conclusions about how it fits within the continuum of agricultural barns constructed around Carlton in the 19<sup>th</sup> and early 20<sup>th</sup> century.

The other four barns are architecturally similar to one another and representative of broader trends in barn construction during the early 20th century in Oregon. The two connected **Charles E. Ladd Barns** (Figure 31), both constructed in 1917, are located on the property formerly owned by Charles T. Ladd south of Carlton on the Tualatin Valley Highway. These two barns have larger and longer rectangular forms and each employ gambrel roofs adorned with a center cupola.<sup>116</sup> The **Herman and Minnie Bernard Barn** (Figure 32), built by Herman and Minnie Bernard in 1936, is a large and long two-story gambrel roofed barn and was used to house the Bernard's herd of dairy cows.<sup>117</sup>

<sup>112</sup> Stephen Dow Beckham, *Inventory Form for Thompson (L.C.) Barn*, (Salem, OR: State of Oregon Inventory Historic Sites and Buildings, State Historic Preservation Office, Oregon State Parks), March 8, 1976.

<sup>113</sup> Stephen Dow Beckham, *Inventory Form for Thompson (L.C.) Barn*, (Salem, OR: State of Oregon Inventory Historic Sites and Buildings, State Historic Preservation Office, Oregon State Parks), March 8, 1976.

<sup>114</sup> O'Brien, *Inventory Form for Sitton/Kirk House*, (Yamhill County Cultural Resources Inventory, Resource No. B3429/12 I-208), September, 1984.

<sup>115</sup> O'Brien, *Inventory Form for Sitton/Kirk House*, (Yamhill County Cultural Resources Inventory, Resource No. B3429/12 I-208), September, 1984.

<sup>116</sup> O'Brien, *Inventory Form for Westerlook Farm*, (Yamhill County Cultural Resources Inventory, Resource No. B3428/26 I-84), August 1984.

<sup>117</sup> O'Brien, *Inventory Form for Bernard Place*, (Yamhill County Cultural Resources Inventory, Resource No. B3429/11 I-78), August 1984.

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Barns in the vicinity of Carlton architecturally dissimilar to Wennerberg Bar, no longer extant

The **James Edson Barn** (Figure 33), now demolished, was constructed in 1917 by James Edson at his farm "Yonderly" to the north of Carlton. The barn was another gambrel roofed structure, though it is much smaller in size than the Ladd Barns and the Bernard Barn and lacked the decorative embellishment of the two Ladd Barns.<sup>118</sup>

These gambrel-roofed barns are representative of the broader shift within the Willamette Valley toward that form during this period, particularly for dairying operations. The cupolas of the Ladd Barns serve the functional purpose of increased ventilation for livestock, as well as being decorative features that conveyed the wealth of the Ladd family. The Bernard Barn perhaps best represents the culmination in these trends, as lighter planks framing methods allowed for the massive form of the barn, which housed the Bernard's large herd of dairy cows.

Yamhill County Barns beyond the vicinity of Carlton architecturally similar to Wennerberg Barn, still extant

Outside of the vicinity of Carlton, two barns have been identified that are moderately similar in architectural design to the Wennerberg Barn. One, the Luke R. Booth Barn, is still extant, while the W.D. Clark Barn was demolished in January 2018.

The date of construction for the **Luke R. Booth Barn** (Figure 34) is undetermined, though the box-framed house on the property is estimated to have built around 1885 by Luke R. Booth's father, Robert Booth.<sup>119</sup> Based on this date and the barn's design, it is likely that the Booth Barn was constructed sometime between 1880 and 1900. The Booth Property is located approximately 18 miles to the southwest of Carlton, on the north side of East Creek Road about six and a half miles north of the City of Willamina. The Booth Barn is a rectangular, end-opening barn with a very steeply pitched gable roof. Like the Wennerberg Barn, the barn's second-level was used as a hayloft, evidenced by the large hayloft door in its gable peak, as well as remnant evidence of a "hay forklift."<sup>120</sup> However, the Booth Barn differs somewhat from the Wennerberg Barn in its overall height, as it appears to be taller and has much lower side walls, resulting in the extremely steep pitch of its roof. It also lacks the general refinement of materials featured in the Wennerberg Barn, as it is clad in vertical board and has only a single hinge-strapped door on the eastern side of its north elevation. The central drive-through door on the north elevation appears to have been partially removed and the overall condition of the Booth Barn is rather poor compared to the Wennerberg Barn.

The estimated date of construction of the Booth house would place the barn within the same phase of agricultural production as the Wennerberg Barn, and its design is indicative of the capacity and desire of farmers in the late 19th century to build taller barns with more expansive second-level haylofts, which allowed for the use of a mechanical hayfork. Moreover, the builders of the Booth Barn appear to have taken this inclination to an even further degree than the Wennerberg Barn, given the building's height and the very steep pitch of its roof. The differences in material quality between the two barns is difficult to explain with any degree of certainty. The refined materials used by Wennerberg likely would have been available in southwest Yamhill County by the time of the Booth Barn's construction. However, information about the agricultural activity or economic means of the Booth family, which could explain the Booth's choice of more rudimentary cladding materials, is not available in the limited research that has been conducted on the Booth Barn.

<sup>118</sup> O'Brien, *Inventory Form for Yonderly Farm*, (Yamhill County Cultural Resources Inventory, Resource No. B3417/58 I-99), September 8, 1984.

<sup>119</sup> O'Brien, *Inventory Form for Booth Luke R. Barn*, (Yamhill County Cultural Resources Inventory, Resource No. B5701/13 I-137), September 14, 1984.

<sup>120</sup> O'Brien, *Inventory Form for Booth Luke R. Barn*, (Yamhill County Cultural Resources Inventory, Resource No. B5701/13 I-137), September 14, 1984.

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Yamhill County Barns beyond the vicinity of Carlton architecturally similar to Wennerberg Barn, no longer extant

**The W.D. Clark Barn** (Figure 35) was constructed c.1860 by William D. Clark on his Donation Land Claim in Section 10 of the Township 3 South Range 4 West.<sup>121</sup> The property and barn are located approximately two miles north of Carlton, to the immediate north of NE Fryer Road on the east side of OR Highway 47. The principal mass of Clark Barn is a three-aisled, end-opening barn with a low gable roof. Along each side of the primary structure are shed-roofed extensions.<sup>122</sup> The barn's structural members are ax-hewn timbers joined by mortise and tenon and it is "clad in vertical planks, except for the roof and south side which exhibit tin sheathing."<sup>123</sup> Like the Fenton and Kelty Barns, the Clark barn is an architectural antecedent to the Wennerberg Barn. The Clark Barn is similar to those two early barns in age, form, and materials. The barn's age and low-pitched roof form places it within the early subsistence phase of agricultural production in the Willamette Valley, and its structural and cladding materials further demonstrate the unavailability of refined construction materials in Yamhill County during the mid-19th century. The Clark Barn was demolished in January 2018.

## CONCLUSION

The John B. Wennerberg Barn is eligible for listing in the National Register of Historic Places as it is locally significant under Criterion A in the area of Agriculture, for its associations with late 19th century and early 20th century commercial agricultural practices in Yamhill County, Oregon. Commonly known now in Carlton as the 'Red Barn', the Wennerberg Barn is estimated to be the oldest agricultural building remaining within the boundaries of the City of Carlton, and is second in age only to the c.1880 house located at 134 Park St. The barn stands as monument to John B. Wennerberg, known in Carlton not only for his successful commercial agricultural operation, but also for his kindness and immense generosity. The building also serves as a physical link to the Carlton Nursery Company, one of the most successful and longest-operating horticultural companies in Oregon. Over the seventeen years that the Carlton Nursery used the Wennerberg Barn, the company increased its production and expanded its distribution networks beyond the state of Oregon and the Pacific Northwest to reach markets throughout the United States. The story of the Wennerberg Barn touches on several of the great American themes: an immigrant's rise to prominence in a new community, the growth and development of a small town, and the lasting success of a family-run business.

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<sup>121</sup> General Land Office Maps State of Oregon, Twp. 3S Rng. 4W; Cole and O'Brien, *Inventory Form for Clark, W.D. Barn*. Yamhill County Cultural Resources Inventory, Resource No. B3410/17 I-82, August 22, 1984.

<sup>122</sup> Cole and O'Brien, *Inventory Form for Clark, W.D. Barn*. Yamhill County Cultural Resources Inventory, Resource No. B3410/17 I-82, August 22, 1984.

<sup>123</sup> Cole and O'Brien, *Inventory Form for Clark, W.D. Barn*, (Yamhill County Cultural Resources Inventory, Resource No. B3410/17 I-82), August 22, 1984.

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John B. Wennerberg, Estate by Executor to A.D. Brooks. July 7, 1919. 78/25-26.  
A.D. Brooks Et. Ux. to Frank Brooks. September 25, 1922. 86/444-445.  
Frank Brooks Et. Ux. to A.D. & Elizabeth Brooks. September 25, 1922. 86/445-446.  
Elizabeth Brooks, a widow, J.K. Brooks and Marine Brooks, his wife to G.K. McDaniel and Essie V. McDaniel, husband and wife. May 7, 1946. 136/451.  
Essie McDaniel to Phyllis Miller, Trustee of the Essie McDaniel Trust Under Agreement Dated November 21, 1995. January 2, 1998. File No.: 1032-2553602.  
Phyllis Miller, Trustee of the Essie McDaniel Trust Under Agreement Dated November 21, 1995. To Phyllis Miller. August 23, 1999. 46/432.  
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#### Tax lot 2100 of Section 20 T3S R4W Yamhill County, Oregon

James Kelty to William McCoy, April 2, 1869, I/395.  
William McCoy to Simeon G. Reed, May 19, 1871, K/553.  
Simeon G. Reed to Ladd and Reed Company, July 7, 1892, 27-521.  
Chas E. Ladd et. ux. to W.A. Howe March 1, 1912, 62/413.  
W.A. Howe to Frank Brown November 14, 1918, 77/114.

#### Tax lot 2300 of Section 20 T3S R4W Yamhill County, Oregon

Chas. E. Ladd et. ux. to W.A. Howe, October 11, 1911, 62/105.  
W.A. Howe to Frank Brown November 14, 1918, 77/114.

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1900. District 0164, Carlton, Yamhill County, Oregon. Line 63.  
1900. District 169, Lafayette Precinct, Yamhill County, Oregon. Line 72.  
1910. District 0286, Carlton Precinct, Carlton City, Yamhill County, Oregon. Line 10.

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Plat of Plat of J. Wennerberg's Second Addition to Carlton, May 22, 1906.  
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*News Register*, McMinnville, Oregon, April 13, 1981.

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Letter from John B. Wennerberg to Daniel Wennerberg. Carlton, Oregon, January 18th 1894. Personal collection of Karen Atiyeh.  
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- Phone Interview with Patricia Strahle of McMinnville, Yamhill County, Oregon, former owner of Carlton Rose Nursery, July 27, 2017.

#### 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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**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:** Wennerberg, John B., Barn  
**City or Vicinity:** Carlton  
**County:** Yamhill **State:** Oregon  
**Photographer:** Corey Lentz  
**Date Photographed:** May 11, 2016 (Photos 1-17), March 28, 2017 (Photos 18-19),  
August 6, 2017 (Photos 20-23)

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

- Photo 1 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0001  
Northeast corner of barn, facing southwest.
- Photo 2 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0002  
Southeast corner of barn, facing northwest.
- Photo 3 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0003  
East elevation, facing west.
- Photo 4 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0004  
Detail view of ground-level southern aisle sliding door, east elevation, facing west.
- Photo 5 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0005  
Detail view of sliding ground-level central aisle sliding door, east elevation, facing west.
- Photo 6 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0006  
Detail view of ground-level northern aisle outward opening hinged double door, east elevation, facing west.
- Photo 7 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0007  
Detail view of ground-level central aisle offset four-paned fixed window, east elevation, facing west.
- Photo 8 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0008  
Detail view of southern second-level double-leafed outward-opening hinged door, east elevation, facing west.
- Photo 9 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0009  
Detail view of northern second-level hayloft outward-opening hinged door, east elevation, facing west.
- Photo 10 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0010  
Detail view of inoperable ground-level southern aisle sliding door, west elevation, facing east.

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**Photos Continued**

- Photo 11 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0011  
Interior of ground-level southern aisle, facing west.
  
- Photo 12 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0012  
Interior of ground-level central aisle, facing west.
  
- Photo 13 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0013  
Interior of ground-level northern aisle, facing east.
  
- Photo 14 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0014  
Interior of second-level landing and showing west end and entrance of second-level three-room enclosure, facing south.
  
- Photo 15 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0015  
Interior second-level southern side, facing east.
  
- Photo 16 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0016  
Interior second-level northern side, facing east.
  
- Photo 17 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0017  
Detail view of best example of mortise and tenon joinery, ground-level southern aisle, exposed section northern wall interior.
  
- Photo 18 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0018  
West elevation, facing north.
  
- Photo 19 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0019  
Detail view of west elevation second floor plastic paneling, facing east.
  
- Photo 20 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0020  
Fieldstone foundation and center beam, facing north from southern aisle.
  
- Photo 21 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0021  
Structural posts, second-level hayloft, facing southeast.
  
- Photo 22 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0022  
Structural posts, second-level hayloft, facing northeast.
  
- Photo 23 of 23:** OR\_YamhillCounty\_JohnBWennerbergBarn\_0023  
Crossbeam and floor joist, ground-level central aisle, facing southeast.

**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

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### List of Figures

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- Figure 2:** Local Location Map, Latitude/Longitude Coordinates: 45.291028, -123.178217.
- Figure 3:** Tax Lot Map: NE ¼ SE ¼ Section 21 Township 3 South Range 4 West, Yamhill County.
- Figure 4:** Site plan for tax lots 1 and 2 of Block 21 of J. Wennerberg's 2<sup>nd</sup> Addition to the City of Carlton.
- Figure 5:** Floor plan for ground-level of Wennerberg Barn.
- Figure 6:** Floor plan for second-level hayloft of Wennerberg Barn.
- Figure 7:** Section drawing of Wennerberg Barn, looking west from point between third and fourth principal structural posts.
- Figure 8:** General Land Office Map, State of Oregon, Township 3 South Range 4 West, 1852.
- Figure 9:** General Land Office Map, State of Oregon, Township 3 South Range 4 West, 1860.
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- Figure 11:** Tax Assessors Map 20 Township 3 South Range 4 West Yamhill County, Oregon.
- Figure 12:** Plat Map of J. Wennerberg's Addition to the City of Carlton, October 23, 1905.
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- Figure 17:** Photo of John B. Wennerberg, date unknown.
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- Figure 19:** Letters from Daniel Wennerberg to John Wennerberg, December 22, 1877 and John Wennerberg to Daniel Wennerberg January, 18, 1894.
- Figure 20:** Letter from John Wennerberg to Daniel Wennerberg January 18, 1894 (continued).
- Figure 21:** Excerpts from Letters, John Wennerberg to Daniel Wennerberg, December 1889 to July 1891.

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- Figure 24:** *The Oregonian*, "John Wennerberg Passes" April 21, 1918.
- Figure 25:** Photograph of John B. Wennerberg Stained-glass Window in First Baptist Church, Carlton, Yamhill County, Oregon.
- Figure 26:** Cover of Descriptive Price List and Catalogue, Carlton Nursery Company, 1922.
- Figure 27:** The James Fenton Barn (now demolished), as it appeared in 1984.
- Figure 28:** The James Kelty Barn (now demolished), as it appeared in 1984.
- Figure 29:** The Lewis C. Thompson Barn (now demolished), as it appeared in 1984.
- Figure 30:** The Peter Kirk Barn, photographed in March 2018 by author.
- Figure 31:** The Charles Ladd Barns, as they appeared in 1984.
- Figure 32:** The Herman and Minnie Bernard Barn, photographed in March 2018 by author.
- Figure 33:** The James Edson Barn (now demolished), as it appeared in 1984.
- Figure 34:** The Luke R. Booth Barn, photographed in March 2018 by author.
- Figure 35:** The W.D. Clark Barn (now demolished), as it appeared in 1984.

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Figure 1: Regional Location Map, Latitude/Longitude Coordinates: 45.291028°, -123.178217°.



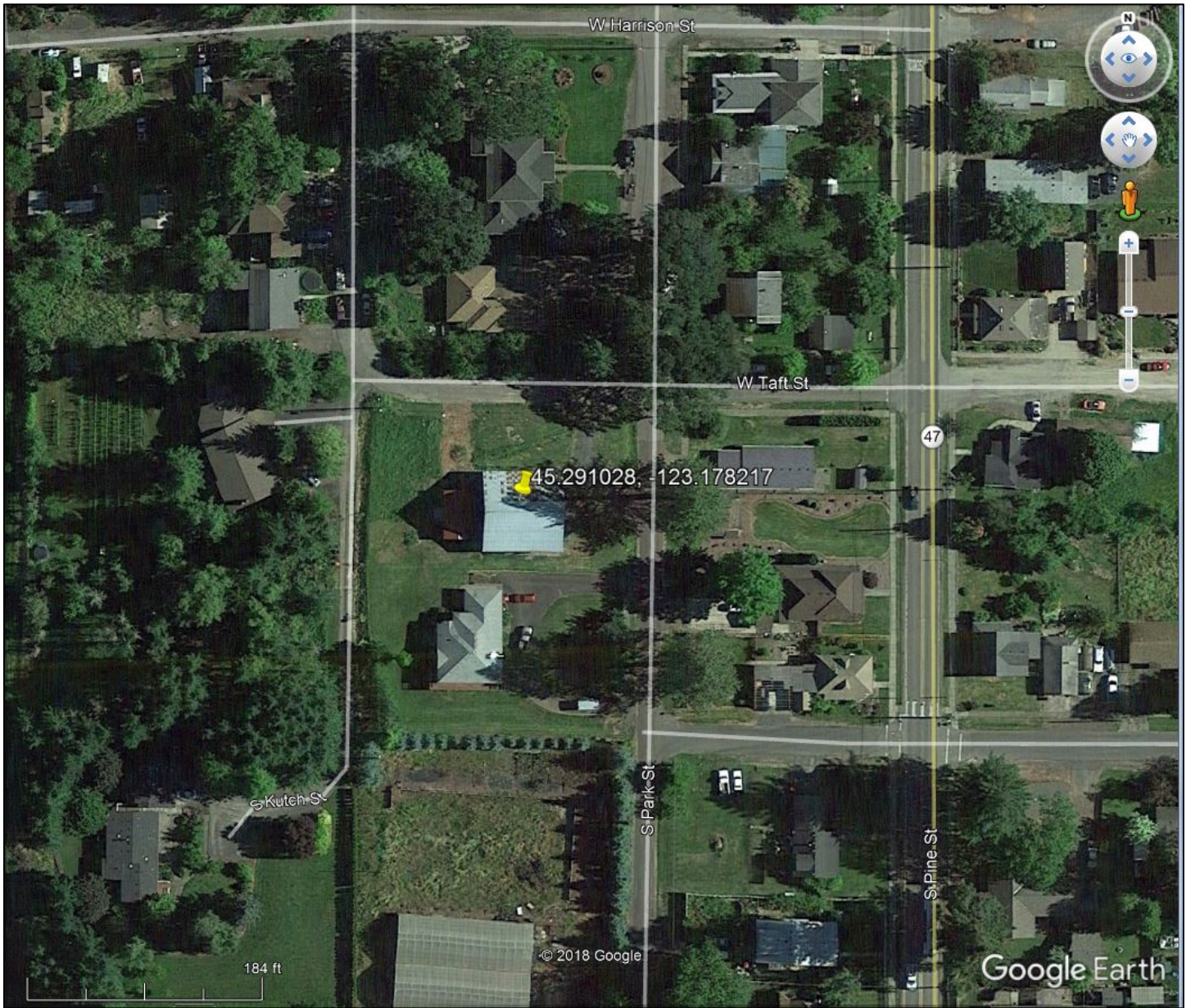
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Figure 2: Local Location Map, Latitude/Longitude Coordinates: 45.291028°, -123.178217°.





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**Figure 3:** Tax Lot Map: NE ¼ SE ¼ Section 21 Township 3 South Range 4 West, Yamhill County.



Box Indicates approximate boundaries of Tax lot 1 and 2 of J. Wennerberg's Second Addition to Carlton.

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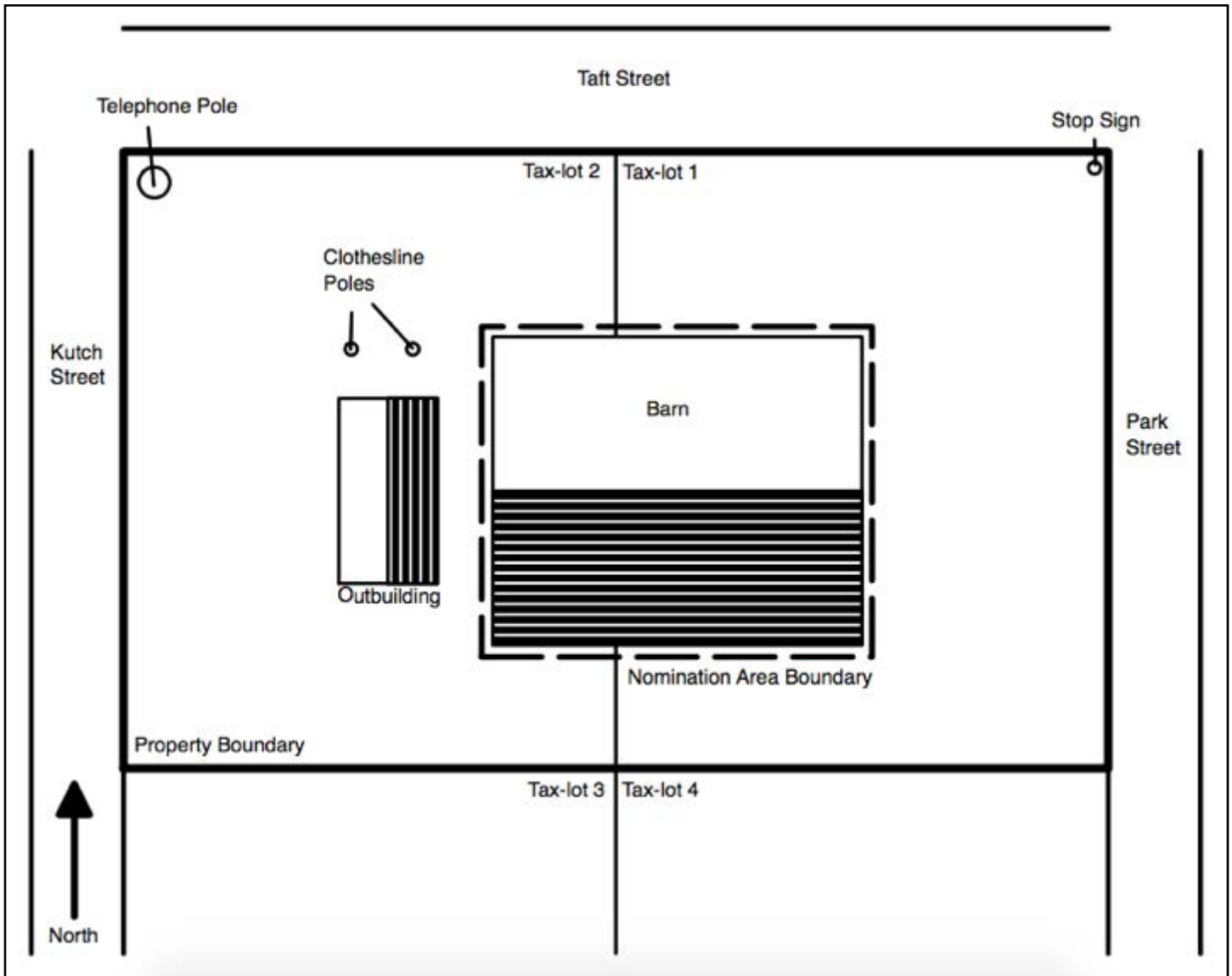
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Name of multiple listing (if applicable)

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**Figure 4:** Site plan for tax lots 1 and 2 of Block 21 of J. Wennerberg's 2<sup>nd</sup> Addition to the City of Carlton.



Non-measured drawing, scale is approximate.

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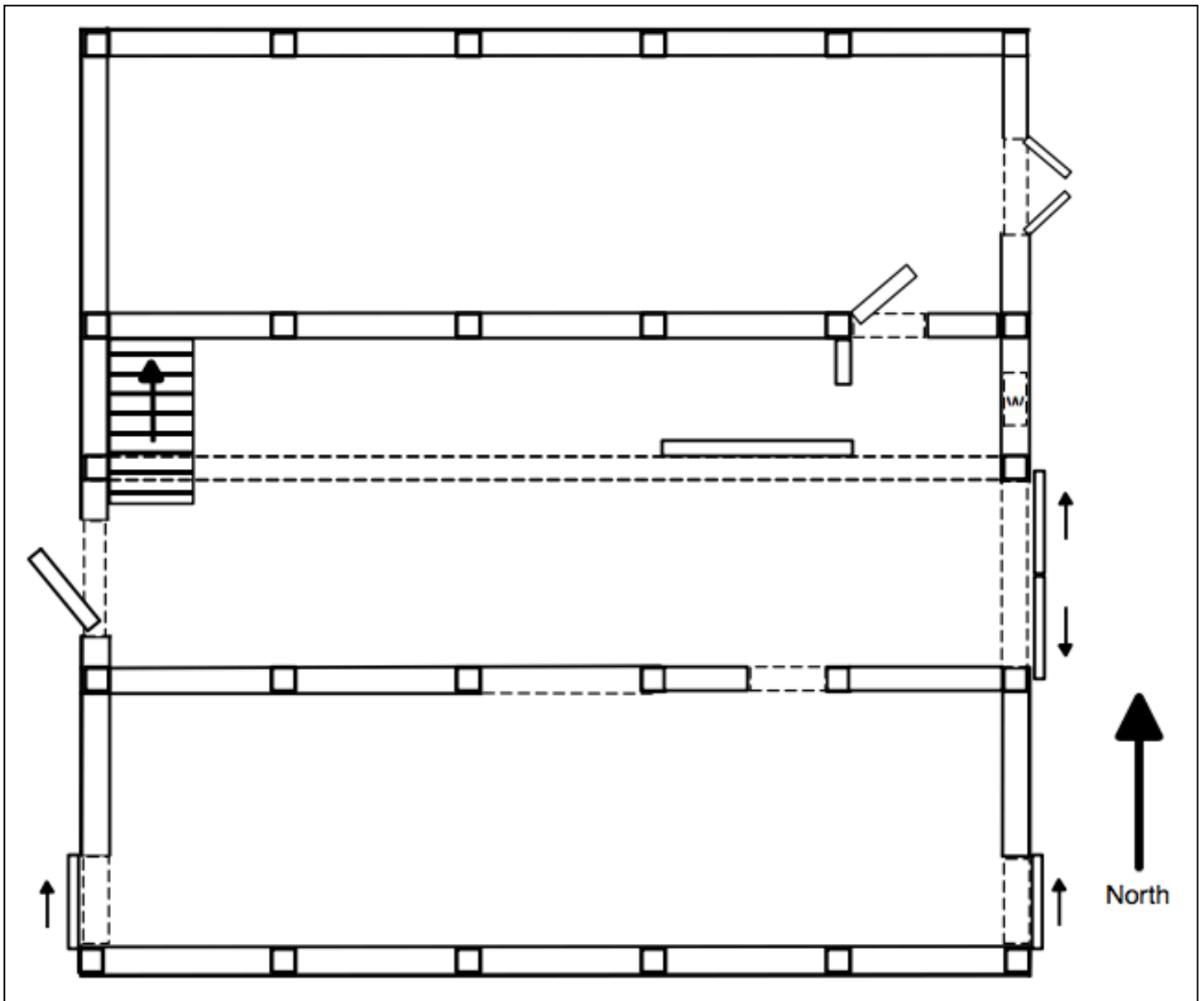
County and State

N/A

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**Figure 5:** Floor plan for ground-level of Wennerberg Barn.



Non-measured drawing, scale is approximate.

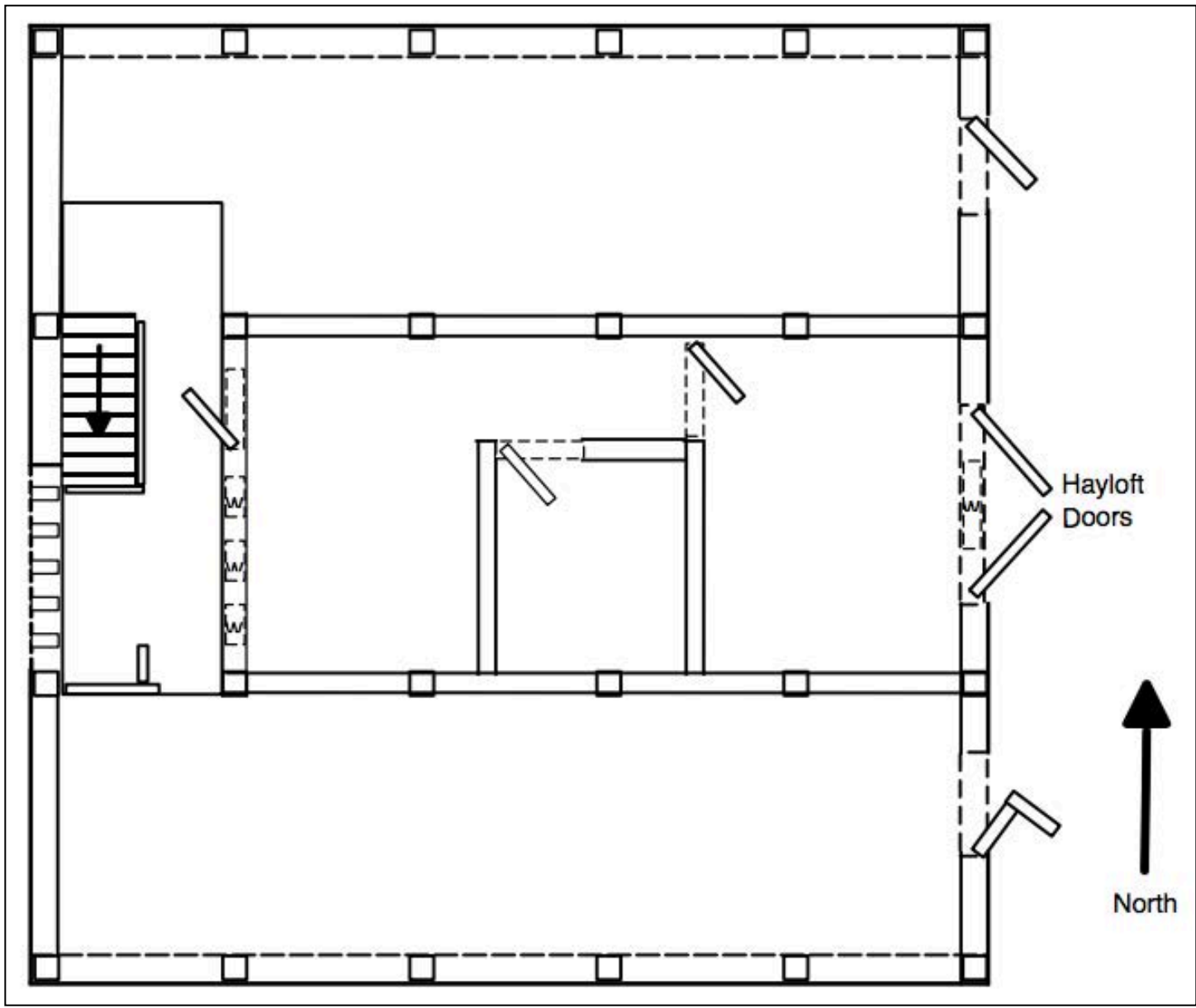
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**Figure 6:** Floor plan for second-level hayloft of Wennerberg Barn.



Non-measured drawing, scales is approximate.

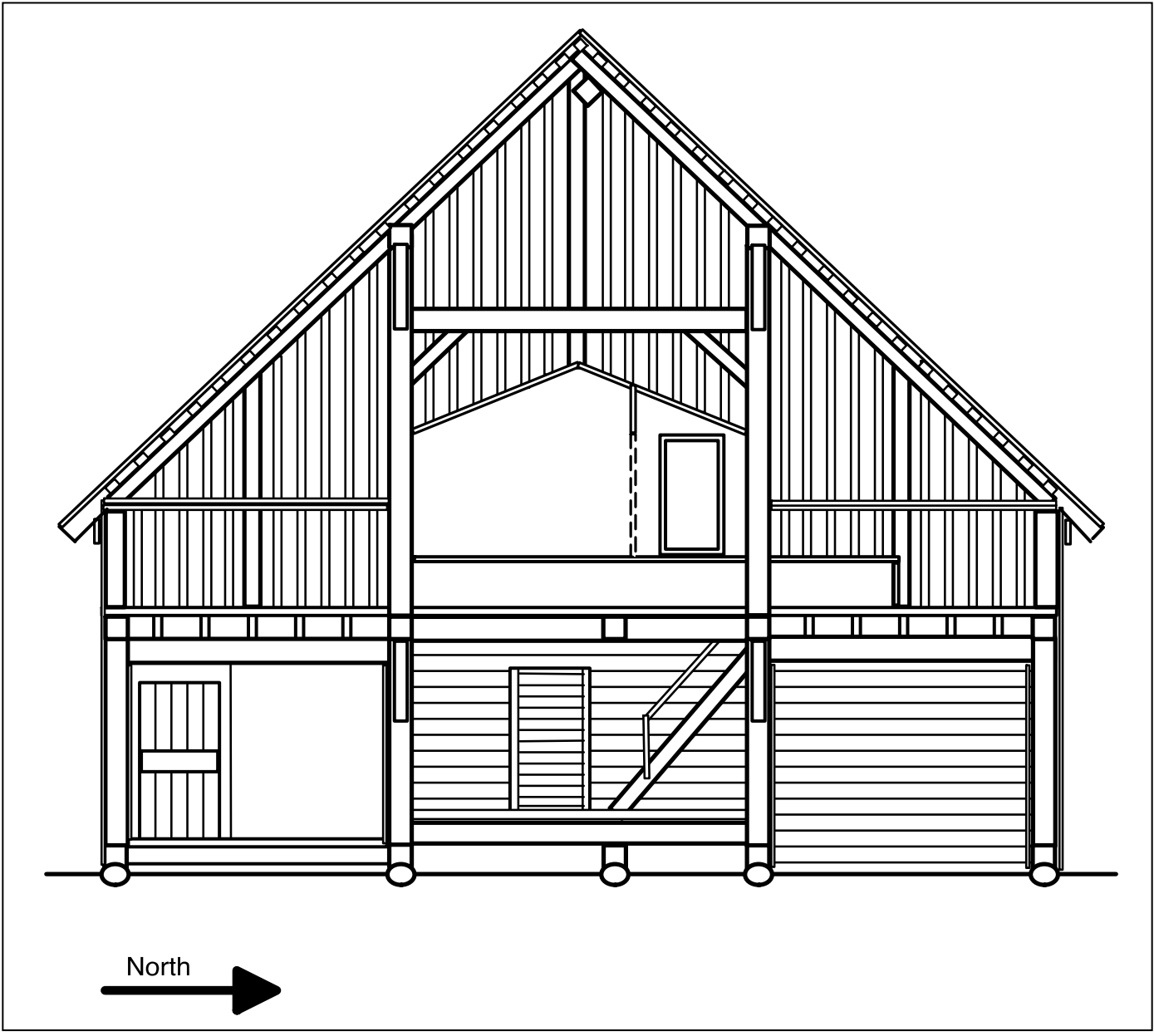
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**Figure 7:** Section drawing of Wennerberg Barn, looking west from point between third and fourth principal structural posts.



Non-measured drawing, scale is approximate.



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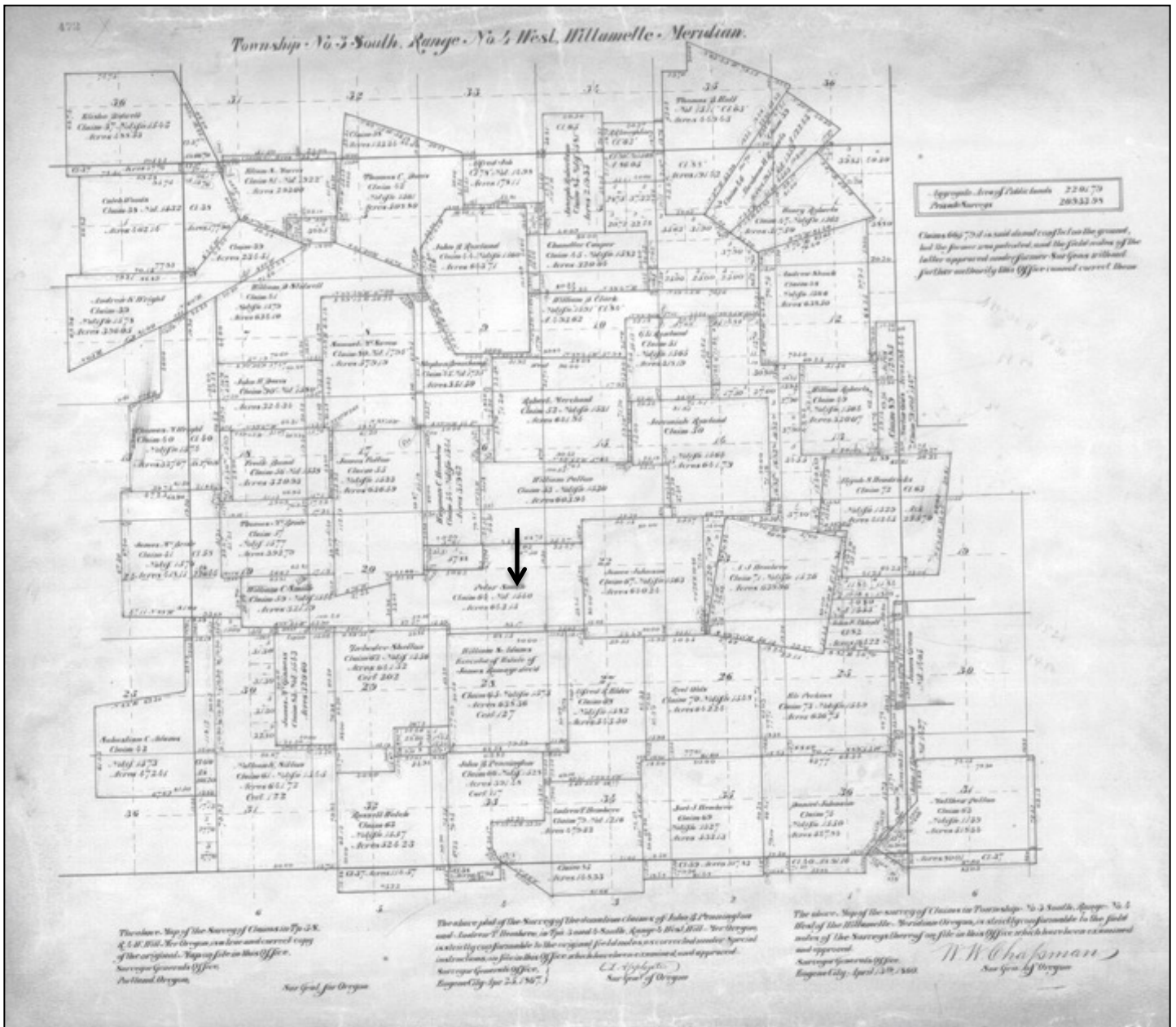
County and State

N/A

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Figure 9: General Land Office Map, State of Oregon, Township 3 South Range 4 West, 1860.



Arrow Indicates approximate future location of John B. Wennerberg Barn.

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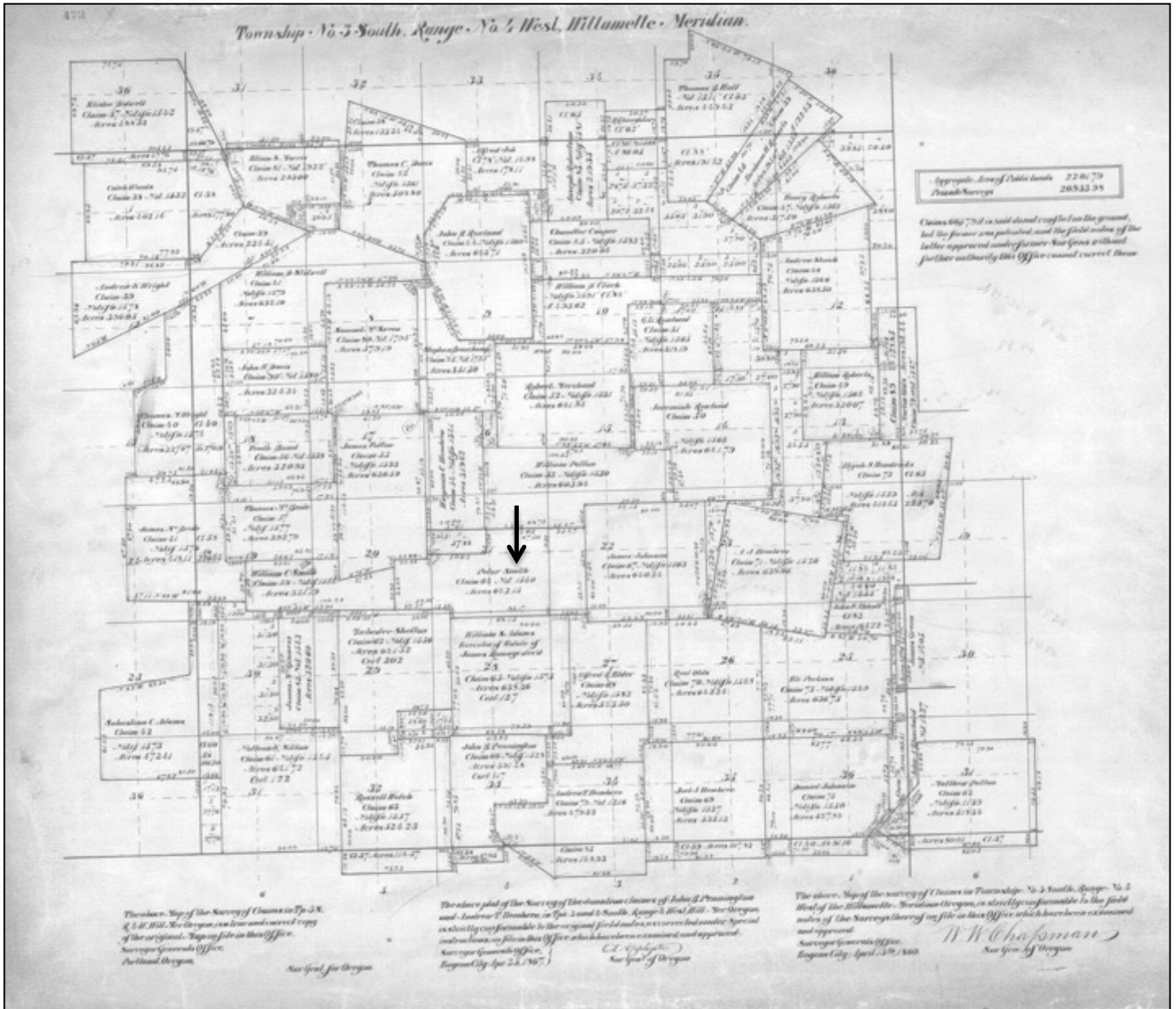
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Figure 10: General Land Office Map, State of Oregon, Township 3 South Range 4 West, 1867.



Arrow Indicates approximate future location of Wennerberg, John B. Barn.





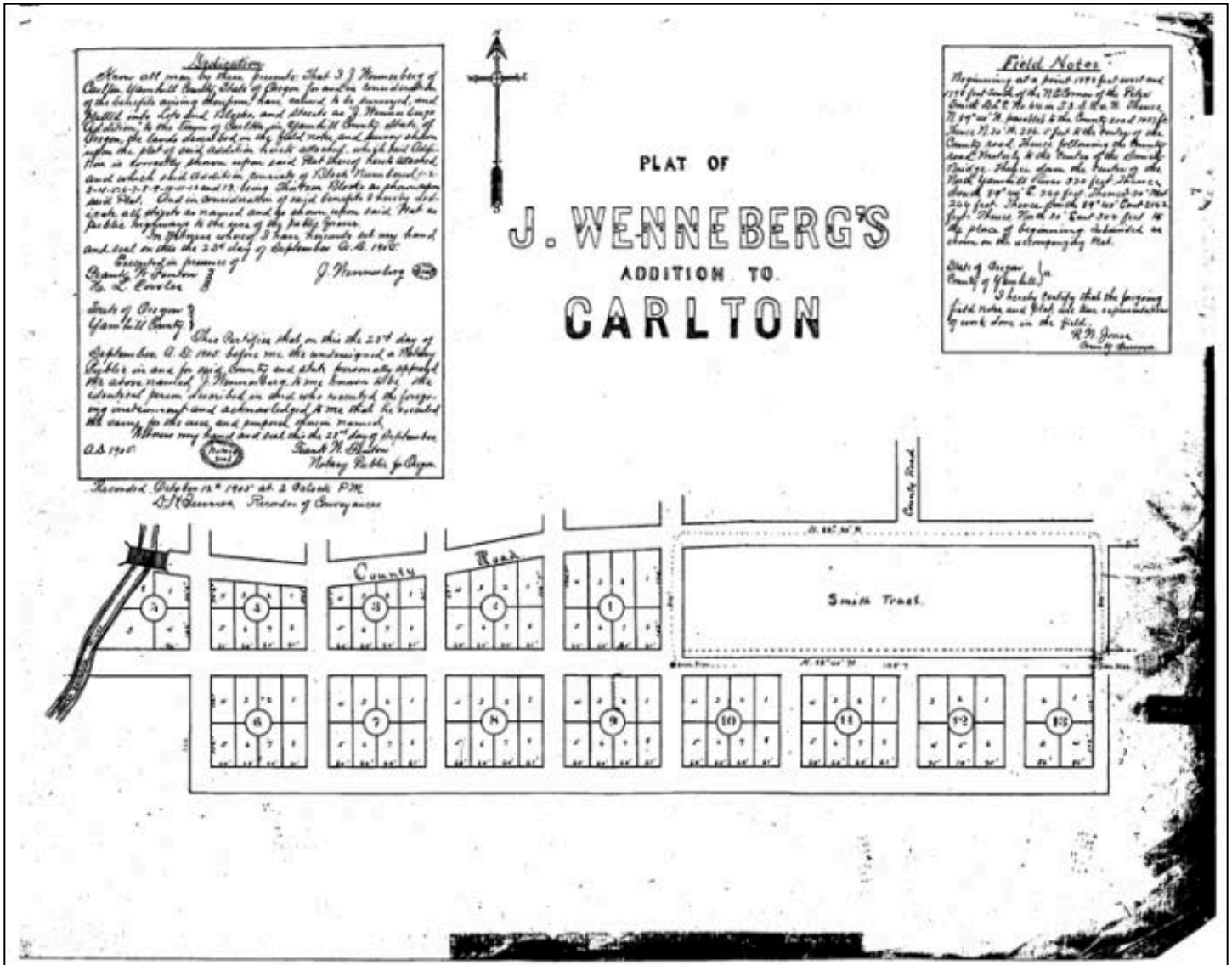
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Figure 12: Plat Map of J. Wennerberg's Addition to the City of Carlton, October 23, 1905.





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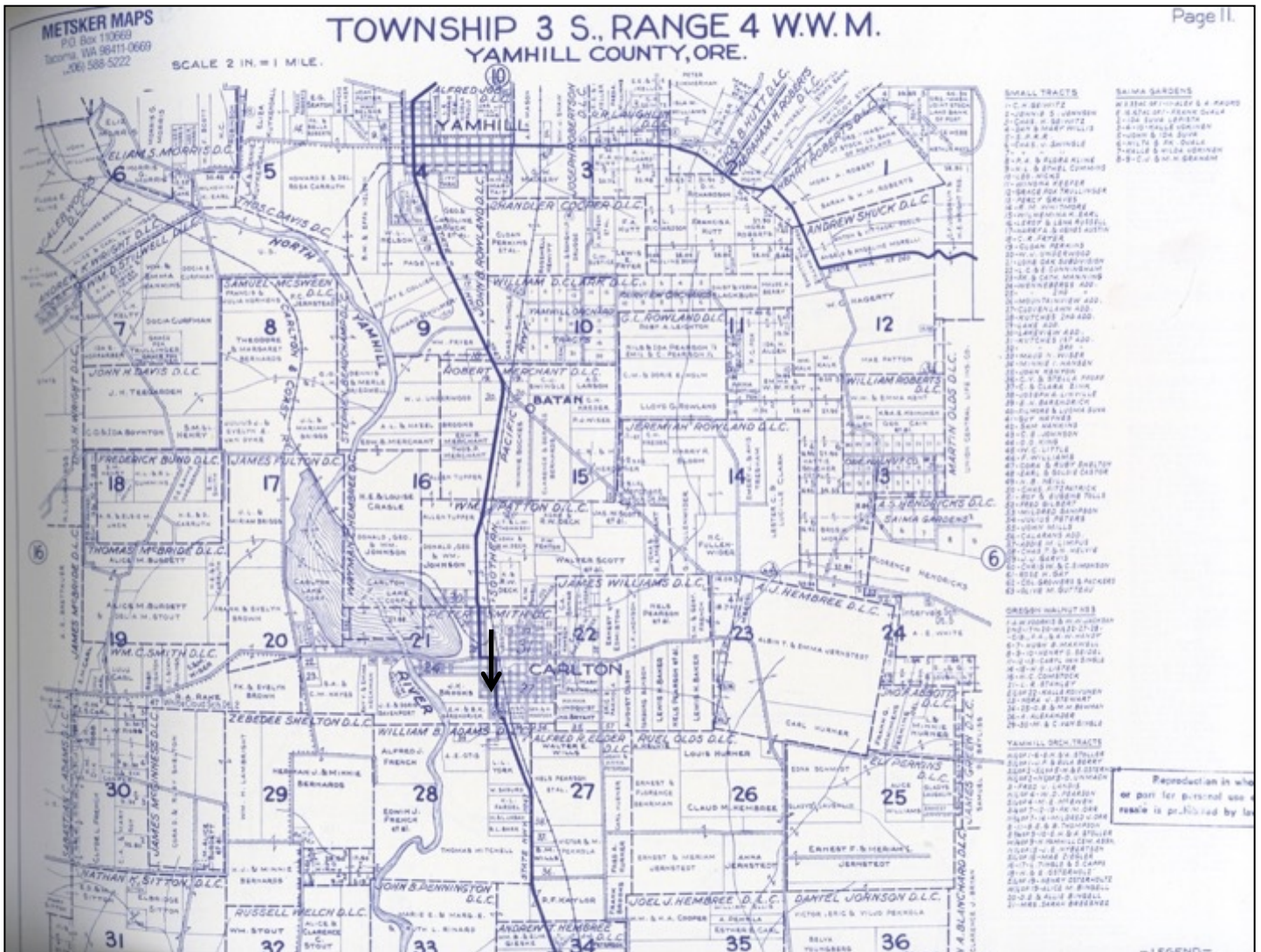
County and State

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Figure 14: Metsker Atlas Yamhill County Oregon, Township 3 South Range 4 West, 1942.



Arrow Indicates approximate location of John B. Wennerberg Barn.

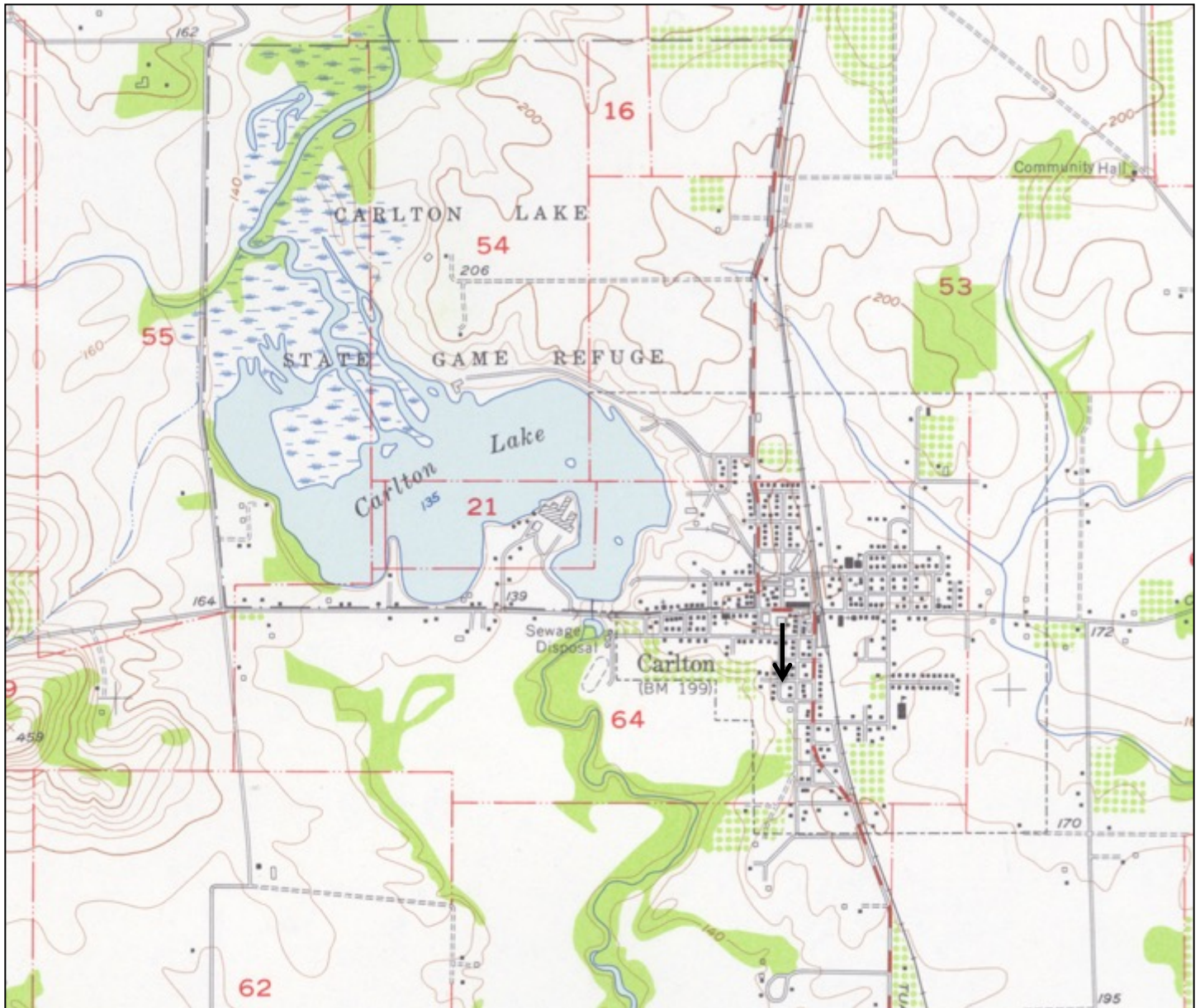
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**Figure 15:** US Department of Interior Geological Survey, Topographical Map of Township 3 South Range 4 West, 1957.



Arrow Indicates approximate location of John B. Wennerberg Barn.

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**Figure 16:** Photo of Wennerberg Barn, c. 1976.



From *Reflections of Carlton* (1976), p. 25.

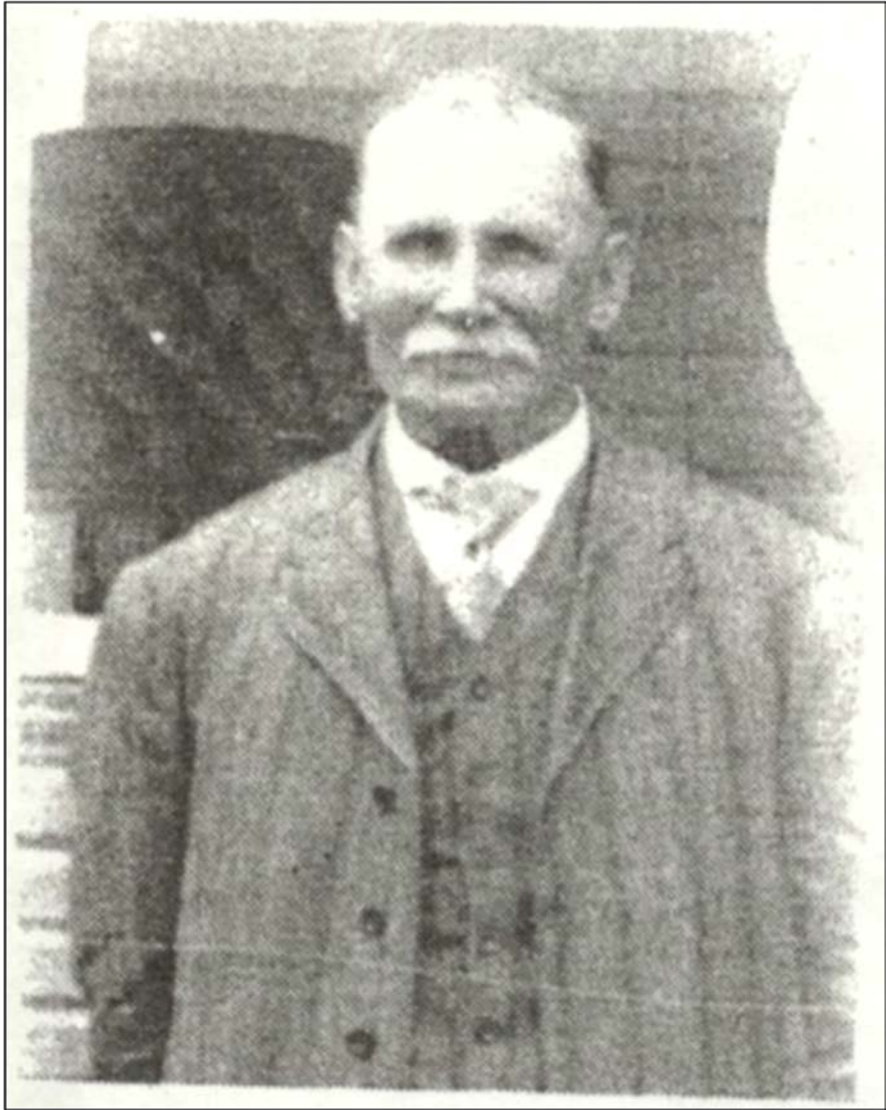
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**Figure 17:** Photo of John B. Wennerberg, Date Unknown.



Courtesy of Karen V. Atiyeh, great-niece of John B. Wennerberg.

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**Figure 18:** Photo of John B. Wennerberg (far left) with others, date unknown.



Courtesy of Karen V. Atiyeh, great-niece of John B. Wennerberg.



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**Figure 19:** Letters from Daniel Wennerberg to John Wennerberg, December 22, 1877 and John Wennerberg to Daniel Wennerberg January, 18, 1894.

Letter 1

Office of Oregon Furniture Manufacturing Co.  
Corner First and Yamhill Streets

Portland , Dec. 22nd, 1877

Dear Brother

Yours received and many thanks for your kind offer of lending me the money. I got the mortgage renewed at the Bank for the remaining time for 10% and I know you could easily loan your money out there for 12%.

In regard to sending money to Father I have not done so yet but I will see after New Year how things pan out and will accept your offer off going half as I shall need all the dollars I can get together. I hope you got a good price for your wheat.

The Scandinavians are going to have a Christmas tree on Christmas eve and I wish you were here as there will be a good time expected and all the Scandinavians in town. We are quit busy in the store now a days have made a grand chance by moving our office from the center of the store to one off the sides and putting in a grand showwindow wich we have big crowds admiring all the time now. I wish you a merry Christmas and a Happy New Year Yours Very Truly

D Wennerberg

Letter 2

Carlton Jan 18<sup>th</sup> 1894

Dear Brother

I am enclosing chopping receipts for the wood to Hendricksons also for the Hogs Both Wood and Hogs went down with todays freight and will reach Portland this morning. I shipped the best wood as I thought there were more than 25c per cord difference. With regard to the Hogs would like for you to collect for them when he gets ready to pay and send to me Either by a Check from him or by Express. Could cash the Check hear if he pays you in that way. Do not crowd him for this ~~me~~ money As I may want to seal Hogs to him again, the waight of the Hogs are on the Shipping Receipt 130<sup>lb</sup># Should they shrink some you will have to take his waight as he seems to be Square in ~~his~~ his dealings. When you collect from Hendricson there is an old Act you have against me since last summer, kindly pay yourself from proceeds of the wood. I

- over -

Courtesy of and transcribed by Karen V. Atiyeh, great-niece of John B. Wennerberg.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Wennerberg, John B., Barn

Name of Property  
Yamhill Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 50

**Figure 20:** Letter from John Wennerberg to Daniel Wennerberg January 18, 1894 (continued).

enclose a few Swedish stamps for Roy thought I would had some Danish also but the have all been destroyed. Should I get hold of any Other variety of Foreign stamps I will save them for him. The Pioneer Wood Co have again disappointed me. My understanding with them was that the ballance due \$238.95 should have been paid on the 8<sup>th</sup> inst. I drew by sight draft through the check McMinnville Bank on the 8<sup>th</sup> but the Draft was returned yesterday Dishonoured. You would do me a favor If you would call in and see them about this matter and see what the intend to do. As writing to them will accomplish nothing I feel very much disappointed at them again breaking their word As the Estate will be settled next Tuesday and I would like very much to had it ballanced. We are having very rough weather between snow and rain. Yours Truly J Wennerberg

Courtesy of and transcribed by Karen V. Atiyeh, great-niece of John B. Wennerberg.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Wennerberg, John B., Barn

Name of Property  
Yamhill Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 51

**Figure 21:** Excerpts from Letters, John Wennerberg to Daniel Wennerberg, December 1889 to July 1891.

Mr. Howe got out clear. (Referring to the breach of promise case.) Public opinion is generally in his favor. Mr. Charly Ladd have had detectives at work around here ferreting out all the evidence they could which would damage the girls character. Mr. Howe gave a grand Ball and Supper to his friends after the trial was over. I heard something over 250 persons were present for supper. Howe also rejoices in the addition of a young daughter to his family.

December 1889: " We have now also in Carlton organized an improvement company. We incorporated a couple of weeks ago. Capital \$4000. We are 9 members and include the principal owners of property near Carlton. Our object is to do much the same as Newberg have done. Advertise the place. We have water power here of which we have control, where we hope to have a mill. We also contemplate building a good school house."

January 1890: "A foot of snow---hard on...the sheep---have mine around the barn, feeding them as they can not get near the ground/

People around McMinnville are talking quite an interest in the Salem and Astoria railroad. If it comes through McMinnville, then it will likely come through the Reed place so we will have 2 R.R.

Feb. 1890: "We are safe after the storm. (Floods and winds) No freight trains running. Have not sold any of the last two years of wheat---seems hard to let it go at present prices.

Everything is very dull here at present. Scott have a band of 12 Chinamen engaged to grub off the Eibbard place. He, I understand, have to pay them \$1.25 per day. My grubbers have done very little yet I only keep one hand just now."

May 1890: "Carlton have voted the money to build a new school house. Think it will be built on the old site. I have offered to donate half an acre to enlarge the grounds if they keep it on the old stand."

August 1890: "I have kept the Chinamen longer than I expected, so I will have plenty of wood." (John no doubt felt the Chinamen's wages were a good thing he could not pass up!)

I had a letter from home. They are as usual in need of money. I scarcely know what to do about it. I would like to help them some but do not like to send them money to encourage them to be extravagant. Please let me know what you think of it. (This must have been an unusual request for money, as they both sent money on a fairly regular basis. )

July 1891: " I made the change yesterday of housekeepers. Expect I shall miss Mrs. Youngberg very much for a while at least."

There are several undated letters which I believe come at about this time. John writes, "Swansons have invited all the Swedes to spend Christmas with them, Jernstedts, Lindbergs, and Bernkoffs are expected there."

Courtesy of and transcribed by Karen V. Atiyeh, great-niece of John B. Wennerberg.

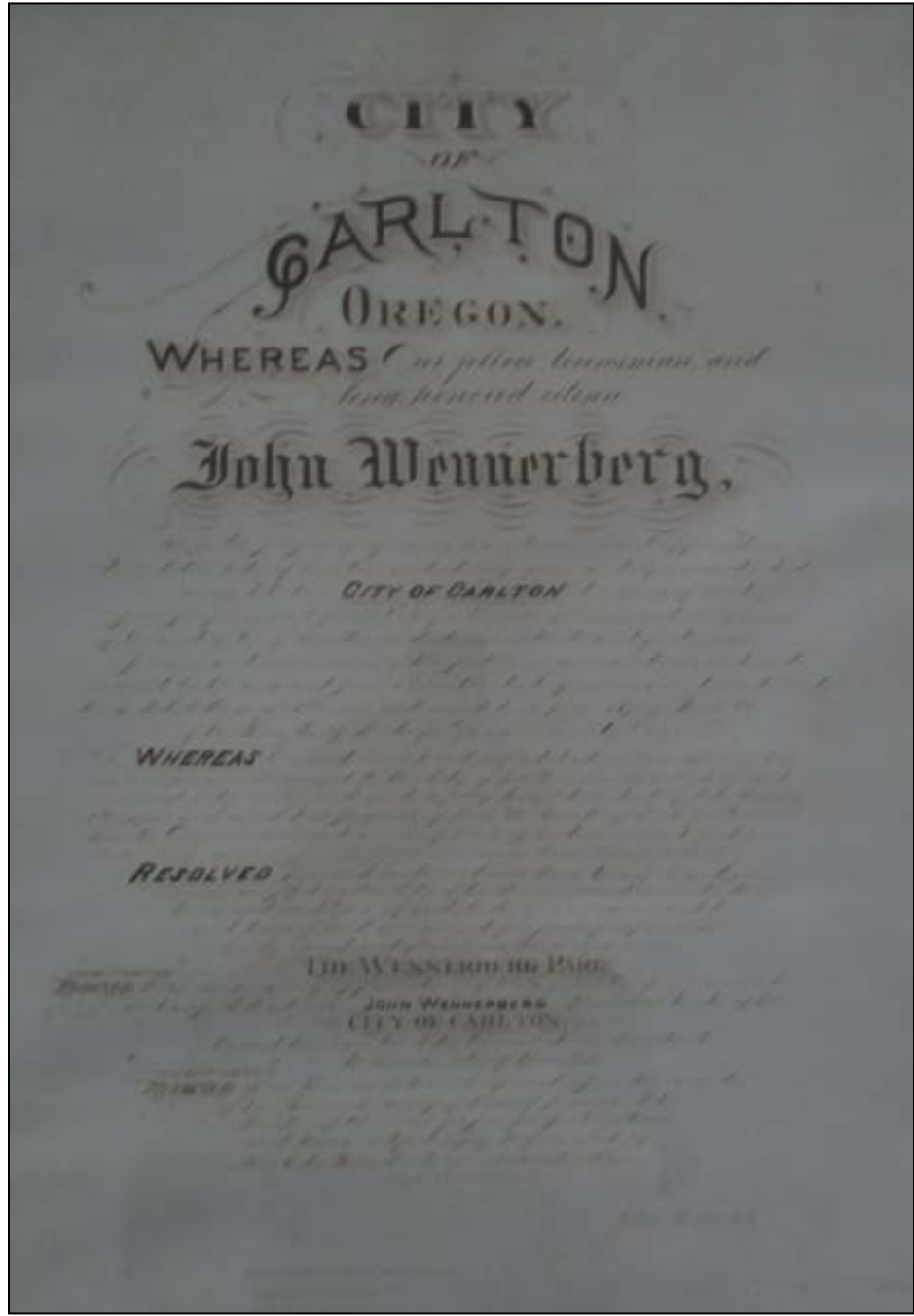
United States Department of the Interior  
National Park Service

Wennerberg, John B., Barn
Name of Property
Yamhill Co., OR
County and State
N/A
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 52

**Figure 22:** Donation Document for Wennerberg Park Lands, John. B. Wennerberg to City of Carlton, 1912.



Courtesy of City of Carlton.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Wennerberg, John B., Barn

Name of Property  
Yamhill Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 53

**Figure 23:** *The Oregonian*, "Carlton Benefactor Dead" April 21, 1918.

*Oregonian April 21, 1918*

## CARLTON BENEFACTOR DEAD

### John Wennerberg Passes Away at His Farm Home.

CARLTON, Or., April 20.—(Special.)  
—John Wenneberg died at his home near here Sunday, April 10, aged 80. He was unmarried. A brother, E. W. Wennerberg, lives at 210 Lownsdale street, Portland.

Mr. Wennerberg was born in Sweden and followed the sea until 48 years ago, when he came to Carlton, living near here since that time. He was a deacon in the Baptist Church for 30 years, and was quite wealthy. He gave the city of Carlton 12 acres of fine land for park purposes, a city block and contributed \$5500 toward building the City Hall.

Mr. Wennerberg was the largest contributor for the building of the new Baptist Church and gave liberally for other public improvements, the Red Cross and the Y. M. C. A.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Wennerberg, John B., Barn

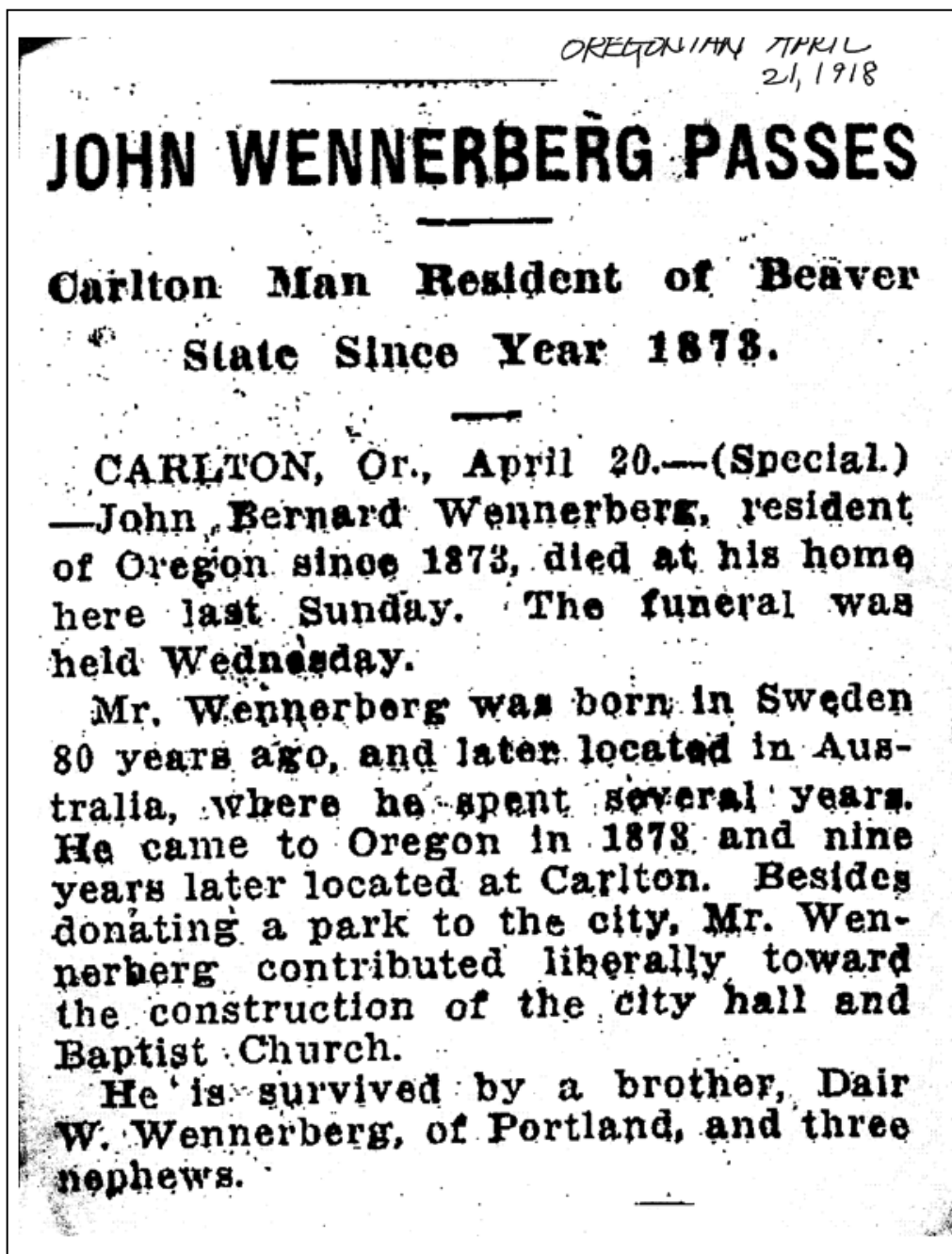
Name of Property  
Yamhill Co., OR

County and State  
N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 54

Figure 24: *The Oregonian*, "John Wennerberg Passes" April 21, 1918.



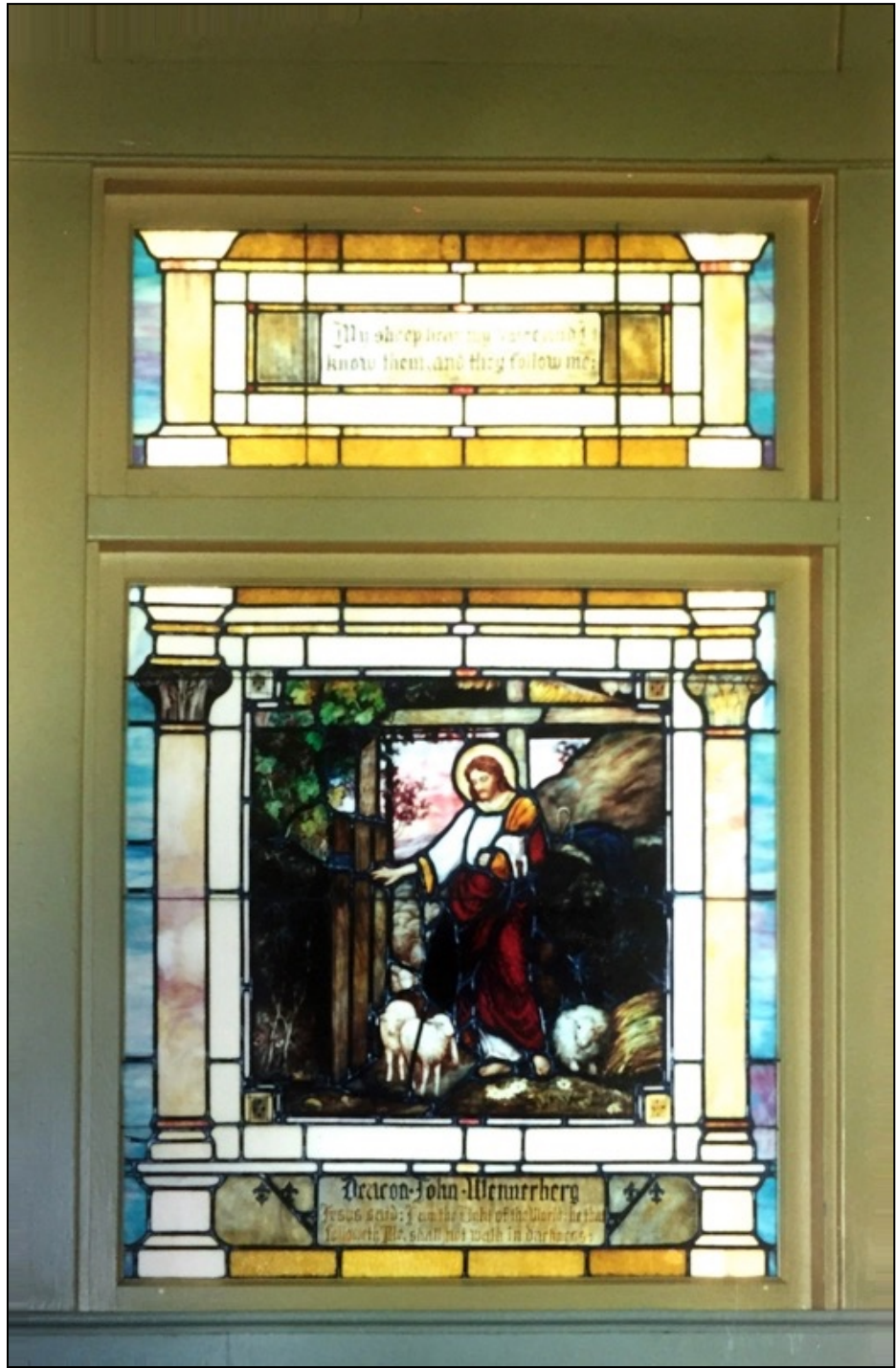
United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Wennerberg, John B., Barn
Name of Property
Yamhill Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 55

**Figure 25:** Photograph of John B. Wennerberg Stained-glass Window in First Baptist Church, Carlton, Yamhill County, Oregon.



Courtesy of John Pope, Pastor, First Baptist Church of Carlton.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Wennerberg, John B., Barn
Name of Property
Yamhill Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 56

Figure 26: Cover of Descriptive Price List and Catalogue, Carlton Nursery Company, 1922.



From Biodiversity Heritage Library, DOI: <http://dx.doi.org/10.5962/bhl.title.128222>.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Wennerberg, John B., Barn
Name of Property
Yamhill Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 57

**Figure 27:** The James Fenton Barn (now demolished), as it appeared in 1984.



**Figure 28:** The James Kelty Barn (now demolished), as it appeared in 1984.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Wennerberg, John B., Barn
Name of Property
Yamhill Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 58

**Figure 29:** The Lewis C. Thompson Barn (now demolished) as it appeared in 1984.



**Figure 30:** The Peter Kirk Barn, photographed in March 2018 by author.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Wennerberg, John B., Barn

Name of Property  
Yamhill Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Section number Additional Documentation Page 59

**Figure 31:** The Charles Ladd Barns, as they appeared in 1984.



**Figure 32:** The Herman and Minnie Bernard Barn, photographed in March 2018 by author.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Wennerberg, John B., Barn
Name of Property
Yamhill Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 60

Figure 33: The James Edson Barn (now demolished), as it appeared in 1984.



Figure 34: The Luke R. Booth Barn, photographed in March 2018 by author.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Wennerberg, John B., Barn
Name of Property
Yamhill Co., OR
County and State
N/A
Name of multiple listing (if applicable)

Section number Additional Documentation Page 61

**Figure 35:** The W.D. Clark Barn (now demolished), as it appeared in 1984.





501





501







501









501

















**APA**

THE ENGINEERED  
WOOD ASSOCIATION

RATED SHEATHING

24/16 7 1/2 INCH

SIZED FOR SPACING  
EXPOSURE 1

402

PS-2-92 SWEATING  
PRP-108 MID-JR-5

NER-124

CONSTRUCTION

IR24















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Wennerberg, John B., Barn

Multiple Name:

State & County: OREGON, Yamhill

Date Received:  
5/11/2018

Date of Pending List:  
5/30/2018

Date of 16th Day:  
6/14/2018

Date of 45th Day:  
6/25/2018

Date of Weekly List:

Reference number: SG100002598

Nominator: State

Reason For Review:

Accept     Return     Reject    6/25/2018 Date

Abstract/Summary Comments: The John B. Wennerberg Barn is locally significant under National Register Criterion A in the area of Agriculture. The 1895, three-aisled, end-opening barn is significant for its associations with late nineteenth and early twentieth century commercial agriculture in Yamhill County. The barn serves to mark the transition for subsistence homesteading to larger commercial farming operations under both John Wennerberg and later the Carlton Nursery Company. The building is one of the few extant local resources able to convey this period of local agricultural development, despite its general loss of historic setting.

Recommendation/ Criteria: Accept NR Criterion A.

Reviewer: Paul Lusignan

Discipline: Historian

Telephone: (202)354-2229

Date: 06/25/2018

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.

Patrick J. Swanick  
143 S. Carr Street  
P.O. Box 566  
Carlton, Oregon 97111-0566

August 8, 2017

Mr. Ian Johnson,  
Associate Deputy - State Historic Preservation Officer  
Oregon Heritage - Oregon Parks & Recreation Department  
725 Summer Street, Suite C  
Salem, Oregon 97301

**SUBJECT:** Letter of Support - National Register of Historic Places Listing:  
Wennerberg, John B. Barn, Carlton, Yamhill County, Oregon

Dear Mr. Johnson:

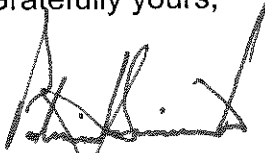
I understand that the Wennerberg, John B. Barn, is being nominated for listing in the National Register of Historic Places as an individual property, and I wish to express my support for this nomination.

As a Member of Carlton's Historic Preservation Citizens' Advisory Committee, it is important for me to honor the legacy of those who came before us to forge a new life in this community.

The Wennerberg Barn is a symbolic structure in our City of Carlton, and it is as an important reminder of our deep and enduring agricultural heritage. The history that the Barn represents links the past and present, as our economic prosperity today continues to be driven by the bounty of our land.

Thank you for considering this unique property for listing in the National Register.

Gratefully yours,



Patrick J. Swanick,  
Carlton Resident

PJS/ps

PATRICK J. SWANICK	
PSWANICK@AOL.COM	
POST OFFICE BOX 566	(216) 533-6968 CELL
CARLTON, OREGON 97111	(503) 852-3041 HOME

## ZELLER Tracy \* OPRD

---

**From:** JOHNSON Ian \* OPRD  
**Sent:** Monday, August 07, 2017 1:04 PM  
**To:** christine@gypsydancerestates.com  
**Cc:** ZELLER Tracy \* OPRD  
**Subject:** RE: Letter of Support for Listing in the National Register of Historic Places for Wennerberg, John B. Barn, Carlton, Yamhill County, Oregon

Thank you for your letter of support. We will add it to the official public record and provide it to the State Advisory Committee on Historic Preservation, the group that will review the nomination.

Thanks for your interest in Oregon's Special Places.

Ian



*Ian P. Johnson* | Associate Deputy State Historic Preservation Officer

Desk: 503.986.0678 cell: 971.718.1137

---

**From:** [christine@gypsydancerestates.com](mailto:christine@gypsydancerestates.com) [mailto:[christine@gypsydancerestates.com](mailto:christine@gypsydancerestates.com)]  
**Sent:** Sunday, August 06, 2017 5:22 PM  
**To:** JOHNSON Ian \* OPRD  
**Subject:** Letter of Support for Listing in the National Register of Historic Places for Wennerberg, John B. Barn, Carlton, Yamhill County, Oregon

Dear Mr. Johnson,

I understand the Wennerberg, John B. Barn is being nominated for listing in the National Register of Historic Places as an individual property and wish to express strong support for this nomination. I am a small business owner in the city of Carlton. My business, Gypsy Dancer Wines, has a tasting room on Main Street in Carlton. I also sit on the board of both the Carlton Business Association and soon also the Carlton Tourism Board.

It is without doubt that the listing of the John B. Wennerberg barn on the National Register of Historic Places would be, not only appropriate, but also beneficial to the community of Carlton. The "Big Red Barn", as it is known around town, is a landmark and important part of our local and state history. It is locally significant for its association with late 19th and 20th century agricultural practices in the Yamhill County, and the importance of Carlton as railroad hub and shipping point for the county's agricultural products. We are undoubtable invested in seeing its restoration and continued presence as a community. Thank you for considering this property for listing in the National Register of Historic Places. I hope my support helps to ensure its success.

Best Regards,  
Christine Andrus  
Owner, Gypsy Dancer Wines  
503-969-7199  
PO Box 925  
Carlton, OR 97111

## ZELLER Tracy \* OPRD

---

**From:** JOHNSON Ian \* OPRD  
**Sent:** Monday, August 21, 2017 8:41 AM  
**To:** GORDON; Susan.Cole@alaskaair.com; clentz@uoregon.edu  
**Cc:** ZELLER Tracy \* OPRD; ALLEN Jason \* OPRD  
**Subject:** RE: Wenneberg Barn

Gwen,

Thank you for your email in support of the Wenneberg Barn nomination. I have copied Tracy Zeller, our program assistant, and she will add this email to the official record and make it available to the committee that will review the nomination in October.

Ian

---

**From:** GORDON [jernstedt97111@comcast.net]  
**Sent:** Friday, August 18, 2017 2:54 PM  
**To:** Susan.Cole@alaskaair.com; clentz@uoregon.edu; JOHNSON Ian \* OPRD  
**Subject:** Wenneberg Barn

Ian,

I have been contacted concerning the need to support the Wennerberg Barn nomination for listing in the National Register of Historic Places. Two or three years ago I was contacted for information concerning John Wenneberg. Among my husband's filings and paper savings I was able to pass on information needed.

Wennerberg Barn along with the Madsen Grain Elevator are landmarks in Carlton. John Wenneberg built the 1st Baptist Church building 150 years ago and it is still being used. I am a member. Like the barn - WELL BUILT. A large park in Carlton is named after John. Lastly John Wennerberg brought Anna and Frank Jernstedt from Sweden to work for him. In due time he set them up with their own acreage to farm. That acreage is now part of a 100 year old farm which I am a partner of. My family owes much to John Wennerberg. Thank you for taking the time to read this and considering the Barn Property for listing in the National Register of Historic Places.

Sincerely

Gwen Jernstedt  
PO 681  
535 E Madison St.  
Carlton OR 97111  
[jernstedt97111@comcast.net](mailto:jernstedt97111@comcast.net)



## OLGUIN Robert \* OPRD

---

**From:** JOHNSON Ian \* OPRD  
**Sent:** Tuesday, February 13, 2018 4:22 PM  
**To:** Olguin Robert \* OPRD  
**Subject:** FW: Karen Vedvei Atiyeh, Letter of Support for Listing Wennerberg, John, B. Barn, Carlton, Yamhill County, Oregon, National Register of Historic Places

Please respond and make sure a copy makes it to the file.

Ian



*Ian P. Johnson* | Associate Deputy State Historic Preservation Officer

Desk: 503.986.0678 cell: 971.718.1137

---

**From:** Karen Atiyeh [mailto:eeatiyeh@comcast.net]  
**Sent:** Tuesday, February 13, 2018 3:28 PM  
**To:** JOHNSON Ian \* OPRD  
**Subject:** Karen Vedvei Atiyeh, Letter of Support for Listing Wennerberg, John, B. Barn, Carlton, Yamhill County, Oregon, National Register of Historic Places

Dear Mr. Johnson,

I am writing in support of the nomination of the John B. Wennerberg Barn in Carlton, Yamhill County, Oregon. I understand that it is being considered for listing in the National Historic Places as an individual property. It is with unreserved enthusiasm that I strongly support this nomination, as you will see below.

John B. Wennerberg was my mother Edna Wennerberg Vedvei's beloved uncle. Her father Daniel and her Uncle John were close-knit brothers from Sweden. The barn stands as a symbol of John's hard work and love for his adopted country. He encouraged Swedish immigrants to settle in Yamhill County. He provided farming and financial advice, financial help, and moral support. He was unofficially considered the "Father of the Swedish community" which grew up around Carlton. The barn also stands as an emotional symbol for my family and our Swedish heritage. We take pride in the recognition of his many accomplishments within his community. Listing his barn on the National Register would ensure that it is maintained and preserved for the future. The barn is a concrete reminder of Carlton's Swedish roots and the man behind it, contributing to the unique character of Carlton, Oregon.

My family and I believe that John Wennerberg's Barn in Carlton, Oregon should be considered

for listing in the National Register of Historic Places, and that our support will contribute to the success of this endeavor!

Cordially,

Karen Vedvei Atiyeh

Feb. 13, 2018

10606 SW Capitol Hwy, #204

Portland, OR 97219

503-292-1545

[eeatiyeh@comcast.net](mailto:eeatiyeh@comcast.net)



# 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 4, 2018

J. Paul Loether, Keeper  
National Park Service  
National Register of Historic Places  
1849 C St. NW, Mail Stop 7228  
Washington, D.C. 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:

**WENNERBERG, JOHN B., BARN**  
501 S PARK ST  
CARLTON, YAMHILL 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 Robert Olguin, National Register Coordinator, at (503) 986-0668.

Sincerely,

Christine Curran  
Deputy State Historic Preservation Officer

Encl.

