

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

JAN 15 1988

NATIONAL
REGISTER

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

1. Name of Property

historic name Cooper, James S., and Jennie M., House

other names/site number N/A

2. Location

street & number 487 South Third Street

N/A not for publication

city, town Independence

N/A vicinity

state Oregon code OR county Polk code 053 zip code 97351

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
1	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
1	0 Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official *[Signature]*
Deputy State Historic Preservation Officer

January 5, 1988
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Patrick Andrews

2/22/88

[Signature] Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Gothic

Materials (enter categories from instructions)

foundation Concrete: cinderblock
walls Wood: weatherboard

roof Wood: shingle

other Glass
Brick

Describe present and historic physical appearance.

See continuation sheet

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**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

The James S. and Jennie M. Cooper House faces west from the northeast corner of 3rd and "E" Streets. It was moved from its original location on the southwest corner of 3rd and "C" Streets, several blocks away, in approximately 1913. It is in excellent condition and maintains a relatively high degree of physical integrity. The only major alterations are the replacement of the original porches, the removal of a portion of the rear of the building, and the addition of a large wing on the east (rear) elevation. The building was severely deteriorated at the time the current owner purchased the property, having been neglected for many years while it served as a rental. He is in the process of restoring the building. It is currently vacant.

The one-and-one-half story wooden structure has the tall, narrow form and sharp roof pitch of the Gothic Revival Style. It was recently re-roofed with wood shingles and embellished with a decorative band of shingles in a diamond pattern. Finials at the gable peaks were added by the current owner. There is no documentation to suggest that the house originally had finials. A central gable punctuates the facade, at the head of the building's T-shaped plan. The structural system is balloon frame. Form characteristics and the exterior and interior detail, as well as deed records, suggest a construction date for the house in the mid 1870's.

The lot is sparsely landscaped with the exception of five large trees: three tulips, a willow, and an elder. There is a small shed located just to the northeast of the house which is included in the nominated area. It was apparently an early addition to the stem of the "T" but was removed when the new addition was constructed. The building is located approximately two blocks south and slightly west of the city's historic commercial core in a mixed use area consisting of older houses as well as light industrial uses--sheds associated with the railroad, and warehouses associated with feed and seed operations. None of the surrounding buildings are as early in date nor as notable as the Cooper House.

The Willamette River, so crucial to the town's early development, runs parallel to 3rd Street approximately four blocks east of the house. The Southern Pacific Railroad right-of-way, one block away on 2nd Street, acts as a reminder of the railroad's important role in the City's later development. The house is not within the area currently being considered for district nomination to the National Register of Historic Places.

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The plan of the house places the head of the "T" parallel to 3rd Street, both in the original location as well as the present. This volume is 14 feet deep and 28.6 feet in width. The rear wing, or stem of the "T", is 15.4 feet in width and 23.6 feet in length. It culminates, on the east elevation, in a one-story rectangular addition, placed at right angles to the stem of the "T." It is 7.6 feet deep and 28.6 feet in width. The addition was constructed in 1985 by the current owner and was attached in such a way as to leave the original house intact should the addition ever be removed.

Most exterior wall surfaces are original and consist of horizontal weatherboarding which is exposed 4 1/2 inches to the weather. The only exception is a small portion of the north elevation which was replaced during the recent restoration. All materials were in keeping with the original siding. The house has plain corner boards with caps, a narrow frieze board, and a 9 3/4 inch water table with a plain beveled cap. The addition is sheathed in lap siding and has corner boards with caps and frieze board, all in keeping with the spirit of the main house. The original post and pier foundation has been replaced with cinder blocks which have been covered with "Thorough Seal," a masonry product. There is no basement.

Fenestration throughout the house consists primarily of tall vertical, one-over-one double-hung sash with simple caps surmounted by a plain beveled cap. A notable exception is the four-over-two double-hung sash, pointed-arch window with drip molding above the entry at the second story. This window was restored to its original shape by the current owner. Restoration was based on the outline of the original window shape on the interior wall. One window on the east elevation has four-over-four lights rather than one-over-one. One-over-one sash became common in the 1880's, and although a number of examples are found as early as 1875, it is more likely that the original windows were all four-over-four sash. Windows on the addition are wide six-over-six and four-over-four double-hung sash with caps similar to those on the main house. The door on the addition is multi-paneled and has a single glass light.

The symmetrical facade consists of a central entrance fitted with a four-paneled door. The lower panels are small square rectangles while the upper two are elongated rectangles. The corners of the upper panels have been angled so as to produce octagons. This design is typical of doors from the 1870's. The door is flanked by sidelights and has a transom.

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Both the original facade and side porches were removed some time after 1925. Sanborn maps indicate that the original porch extended across the full width of the building. There is no photographic or other evidence to suggest what it looked like. The existing porch is just shy of the full width of the house. It has a flat roof supported by metal posts. The porch stoop is poured concrete as is the single step which rises from the paved walkway. The dimensions of the recently restored side porch, which extends the full length of the "T's" stem, are based on early Sanborn maps. It has a shed roof which is supported by turned posts. The stoop is wood and rests on a poured concrete slab. The porch is reached from the interior through a four-paneled door manufactured by the current owner. It, too, is in keeping with the style and date of the house.

Interior

The spatial characteristics of the building have survived relatively intact; however, most of the original finishes had to be removed or replaced due to severe water and rodent damage which occurred during the time the house was a rental property. The head of the "T" consists of an open stairway and hall flanked on the north by a bedroom, and on the south by a parlor. On the second floor two bedrooms surround the large hall and open stairwell. One of the bedrooms still has its brick chimney. The curvilinear stairway undoubtedly was once the finest interior element. The newel post, rail and balusters are no longer extant--reportedly used for firewood by a desperate tenant; however, the current owner plans to restore them based on an early photograph.

The stem of the "T" consists of a large living room and dining room on the first floor. They are separated by a wall with a fireplace; neither the brick or mantel are original. The second floor consists of a large single room. It was unfinished when the current owner purchased the property. A small bath was added in the northwest corner of the room. The addition on the rear of the building houses a kitchen and a large bath.

Flooring throughout most of the original portion of the house consists of 5 1/4 inch, tongue and groove fir boards. The floor on the second story of the stem is 3 1/2 inch fir boards. Sections of the floor had to be replaced due to water damage. They were replaced with in-kind materials. Interior walls are lathe and plaster; exterior walls have been sheetrocked. The

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original 10 foot ceiling height remains intact on the first floor as does the 9 foot 6 inch height at the second floor. Only one original interior door remains intact. It is a four-panel type common to the period. The current owner believes that baseboards throughout the second story of the "T" and the first floor bedroom are original. They consist of a simple unadorned, 9 3/4 inch board.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1875-1925

Significant Dates

c. 1875
c. 1913

Cultural Affiliation

N/A

Significant Person

James Shelby Cooper

Architect/Builder

Unknown

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

The Gothic Revival house at the NE corner of the intersection of Third and E Streets in Independence, Oregon, was built about 1875, probably for Dr. John Davidson, an entrepreneurial figure who developed a number of properties in the town. The house was occupied by banker and politician James S. Cooper at its original location on Third Street from 1883 to 1913, at which time it was moved merely two blocks south to its present location.

The house is of balloon frame construction. It is T-shaped in plan and exhibits several especially fine features which are distinctive characteristics of its style. It has a central wall dormer in the facade, the gable of which matches in height the notably steep pitch of the transverse gable of the main volume. The pointed-arched opening in the dormer has been restored with label molding. The fine front entrance is comprised of a four-paneled door, top light and side lights.

Among the rehabilitation work items recently completed by the current owners is in-kind replacement of the roof cover, which includes a patterned shingle course. The original pier foundation was replaced by a cinder block perimeter foundation. Neither front or side porches are original. The side porch with shed roof and turned posts is a restoration based on Sanborn map plot plans. The front porch, which presently has a poured concrete stoop and metal posts, is to be restored also.

Because the house was used as a rental property for many years under a previous ownership, little of the original interior finish work remains, although the historic spatial organization is intact for the most part. The curvilinear staircase is missing its balustrade, but is to be restored. The chimneypiece which separates major spaces on the ground story of the ell is not original.

The house is significant under Criterion C as a rare and distinctive example locally of Gothic Revival architecture, which was formerly common throughout Independence. Its association with J. S. Cooper (1841-1921), founder of the First National Bank, mayor and state legislator is noteworthy, but comparative information on the status of Cooper's other dwelling places in Independence is not available. It does appear that Cooper occupied the nominated house at the zenith of his business and political career. The historic period of significance is thus dated from the time of construction through its relocation in about 1913 to about 1925, when the original front and side porches were removed.

See continuation sheet

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property less than one

UTM References

A

1	0	4	8	5	3	0	1	0	4	9	6	6	0	4	1	0
Zone			Easting						Northing							

B

Zone			Easting						Northing							

C

Zone			Easting						Northing							

D

Zone			Easting						Northing							

See continuation sheet

Verbal Boundary Description

The nominated area is Lot 5, Block 6, Hill's Town of Independence, in Polk County, Oregon. It is located in NW $\frac{1}{4}$ Section 28, Township 8S, Range 4W, Willamette Meridian, and is otherwise described as Tax Lot 1000 at said location.

See continuation sheet

Boundary Justification

The nominated area is comprised of the entire lot measuring 66 x 148.5 feet which has been occupied by the Cooper House from about 1913 onward.

See continuation sheet

11. Form Prepared By

name/title	Betty Lou Newberg, with assistance of Julie Koler and property owner, Bill Nix
organization	N/A
street & number	887 Monmouth Street
city or town	Independence
date	August, 1987
telephone	(503) 838-3280
state	Oregon
zip code	97351

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The Cooper Residence may be evaluated at the local level, primarily under criterion "c", for being a rare, intact example of Gothic Revival architecture. A number of houses of this style once lined the streets of Independence's early residential neighborhoods and sheltered farmers and their families in the surrounding agricultural lands. Today only a handful remain, almost all of which have had extensive alterations. Subject building is one of two which remain relatively intact as built. Secondly, the house is noteworthy for its association with James S. Cooper, a prominent early businessman, who lived in the house from approximately 1883 to 1913.

As an example of Gothic Revival architecture, the house is distinguished by certain features which it shares in common with a number of other Rural Gothic houses from around the state. The weatherboard siding would suggest a date for the house of the early 1870's. This type of siding lost popularity in Oregon in the 1860's; however, it is found on some Gothic Revival houses in the early 1870's. Prior to that shiplap siding had become popular for residential building. Deed records indicate that the date of construction was some time between 1870, when John and Mary Davidson purchased the property for \$75, and 1877, when they sold it to Isaac McElmurry for \$1200.

Based on the above information, it would appear that Dr. and Mrs. Davidson were the original owners of the house. It is unclear, however, whether they ever lived there. They are known to have owned numerous properties in the area, including at least one other residence, at the same approximate time. Davidson's other residence, located at 887 Monmouth Street, is currently listed on the National Register. And, interestingly, with the exception of subject house, it is the only example in Independence of Gothic Revival architecture which retains physical integrity.

The buildings share a number of features in common including a T-plan, weatherboard siding, similar interior spatial arrangements, and, perhaps most noticeable, the prominent central gable--hallmark of the Gothic style. These similarities contrast with a major difference in the pitches of the roofs. The most

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outstanding element of the Cooper House is the extreme 60 degree pitch of the roof, while that of the Davidson House is 45 degrees. Nothing else like the Cooper House exists in the area; in fact, it is known by some as the "Split-a-Raindrop House."

Davidson, a medical practitioner and merchant who established the community's first mercantile store, arrived in the area in 1850. One of the earliest residents of Independence, he settled on a donation land claim (surveyed in 1854) in what would become the southern portion of the city. Subject house is not located on his DLC; however, it is possible he constructed it to house his family during the time the house on Monmouth Street was being built, moving into the latter upon its completion.

The second owner of the house was Isaac McElmurry who held title to the property from 1877 to 1883. Nothing is known about McElmurry. The third owners of the house were James and Jennie Cooper. The house is named for the Coopers, prominent early citizens, who lived in it for approximately 30 years.

James Shelby Cooper was born in Rock Prairie, Lawrence County, Missouri in 1841. At the age of nineteen he crossed the plains to California where he worked in the "teaming business" for four years before coming to Oregon in 1864. He lived for a short time in Spring Valley, Polk County, and later Marion County, after which he studied briefly at McMinnville College. He subsequently purchased land in Polk County which he worked for two years before moving to eastern Oregon. In 1873 he returned to Polk County and bought a farm two miles west of Salem. Ever active and on the move, he sold the farm after two years and established a livery and stage business in the town of Monmouth, moving the business to Independence in 1878. Over the next thirty-some years Cooper amassed a great deal of money while conducting a brokerage business. In approximately 1885 he opened a private bank which he operated until 1889. In that year he helped organize the First National Bank of Independence, owning a majority of the capital stock, which was \$50,000. He served as president of that institution for eleven years.

Cooper retired from the banking business in approximately 1900, after which he supervised his extensive property holdings, among which was the Cooper Block, a large brick Queen Anne Style commercial building, still a prominent feature in the Independence commercial core.

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In addition to the above mentioned activities, Cooper also owned a great deal of agricultural land devoted to the production of hops. The hops industry was the town's leading industry in the years around the turn of the century.

Politically active, Cooper served as a member of several state conventions, as well as a city councilman, and mayor of Independence. As a Republican he served as a delegate to the Chicago convention that nominated Harrison in 1888 and he represented both Polk and Lincoln Counties in the 1905 legislature.

Cooper was married twice. His first marriage was to Frances Graves in 1869. The couple had four children before her death in 1879. He married again in 1883, the same year he moved into subject house. His second wife was Jennie McNeal Logan, by whom he had four more children. The couple lived in the house until 1913, when it was moved to its present location. The date of the move is based on information provided by Dean Craven, a long-time local resident, who lived next door to the house at its original location. A Sanborn Map confirms that the house was at its present location in 1913. Cooper died in 1921. He is buried in Portland, Oregon.

After its relocation the house had a number of other owners, and served as a rental property for many years. During that time it fell into serious disrepair. The current owner is in the process of restoring the house. In addition to that already completed, as noted in Section 7, the following work is planned:

1. Complete the balustrade on the interior stairway.
2. Add balustrade to side porch.
3. Remove concrete slab front porch and replace with appropriate materials.
4. Landscape and perhaps enclose the yard with picket fence.
5. Paint the entry floor and stairway.

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Centennial Souvenir, Oregon. Seven Cooper Brothers and Three Sisters: Children and Descendants of Elder E.E. and Nancy Cooper. Oregon State Library Microfilm, 5 December 1979.

City of Independence Historic Resource Inventory. City of Independence, 1985.

Craven Dean (longtime Independence resident). Interview, 27 July 1987. Monmouth, Oregon.

Lockley, Fred. "Impressions and Observations of The Journal Man." Oregon Daily Journal, 18 October 1937.

Newton, Sidney W. Early History of Independence, Oregon. Independence: Sidney W. Newton, 1971.

Nix, William (current owner). Interview, 11 August 1987. Independence, Oregon.

Oregon Historical Society. Biographical File, Portland, Oregon.

Polk County Records of Deeds. Courthouse, Dallas, Oregon.

Polk, R.L. and Co. Oregon, Washington and Idaho Gazetteer. Portland: R.L. Polk and Co., 1887.

TICOR Title Company Records. Dallas, Oregon.

Sanborn Insurance Maps, 1884, 1904, 1913.

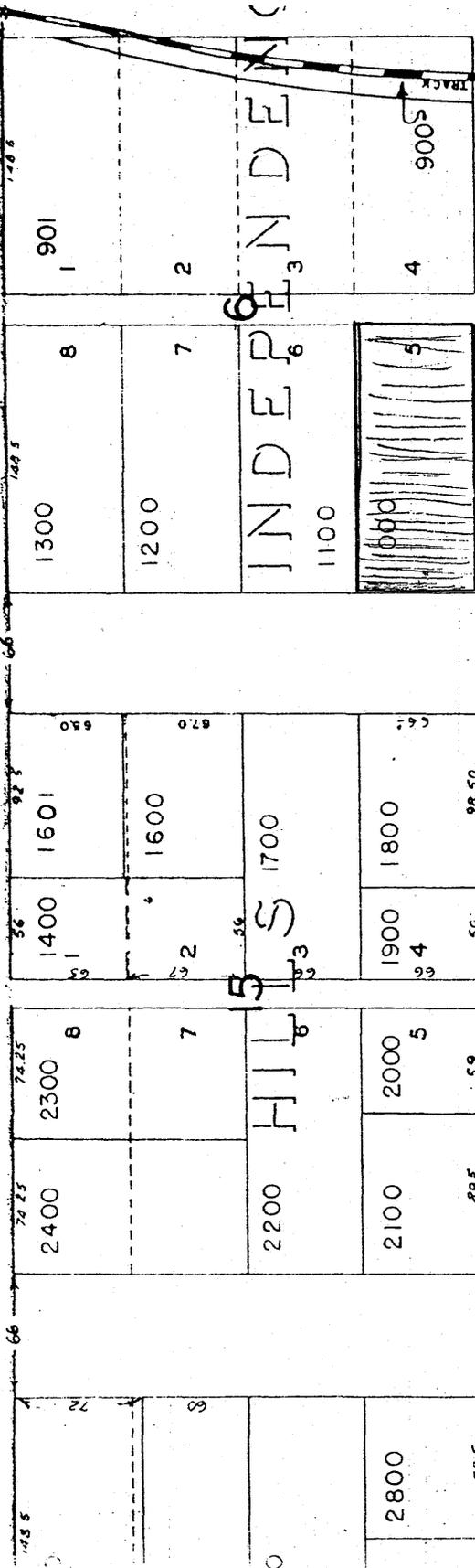
POLK COUNTY

MAP 8 4 288A

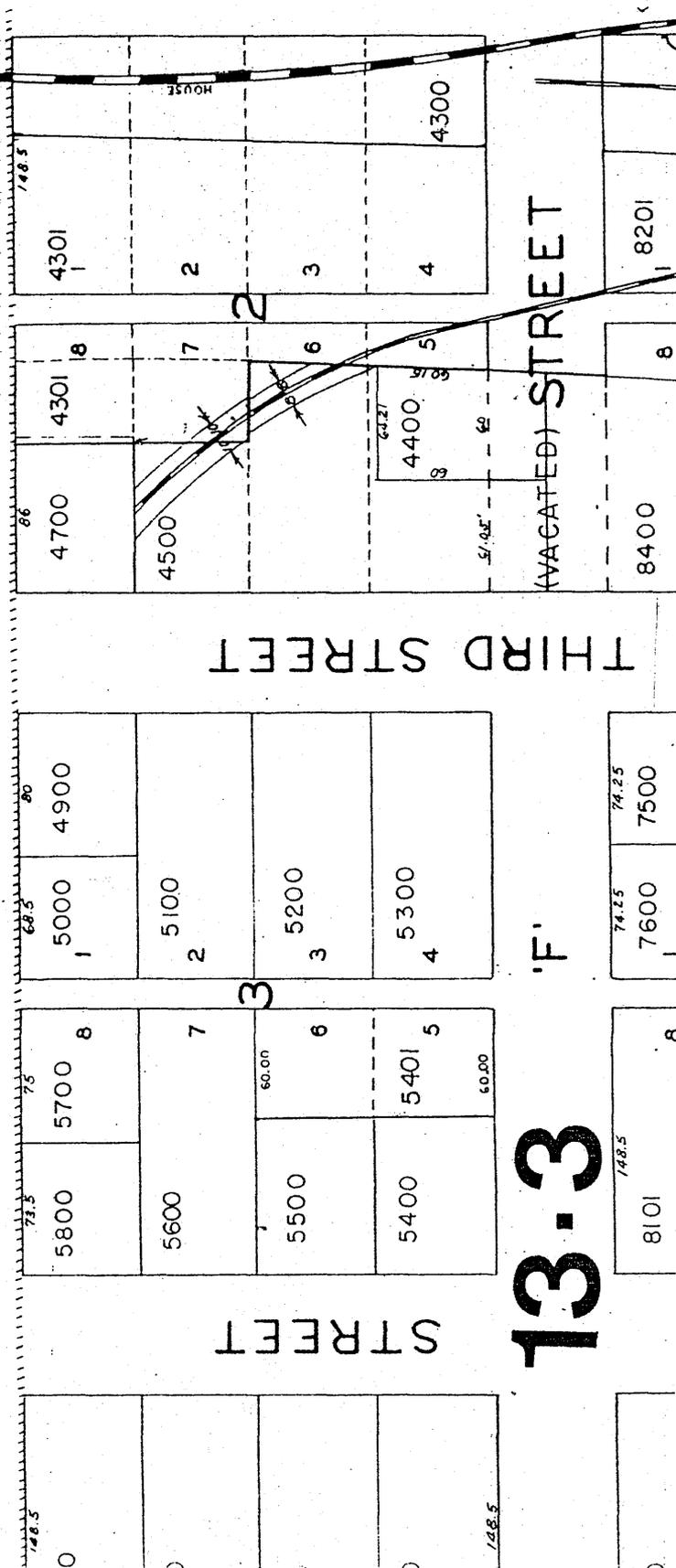
SEE

SCALE 1" = 100'

'D' STREET

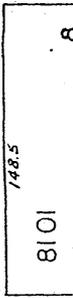


'E' STREET

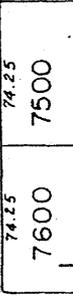


13-3

'F'



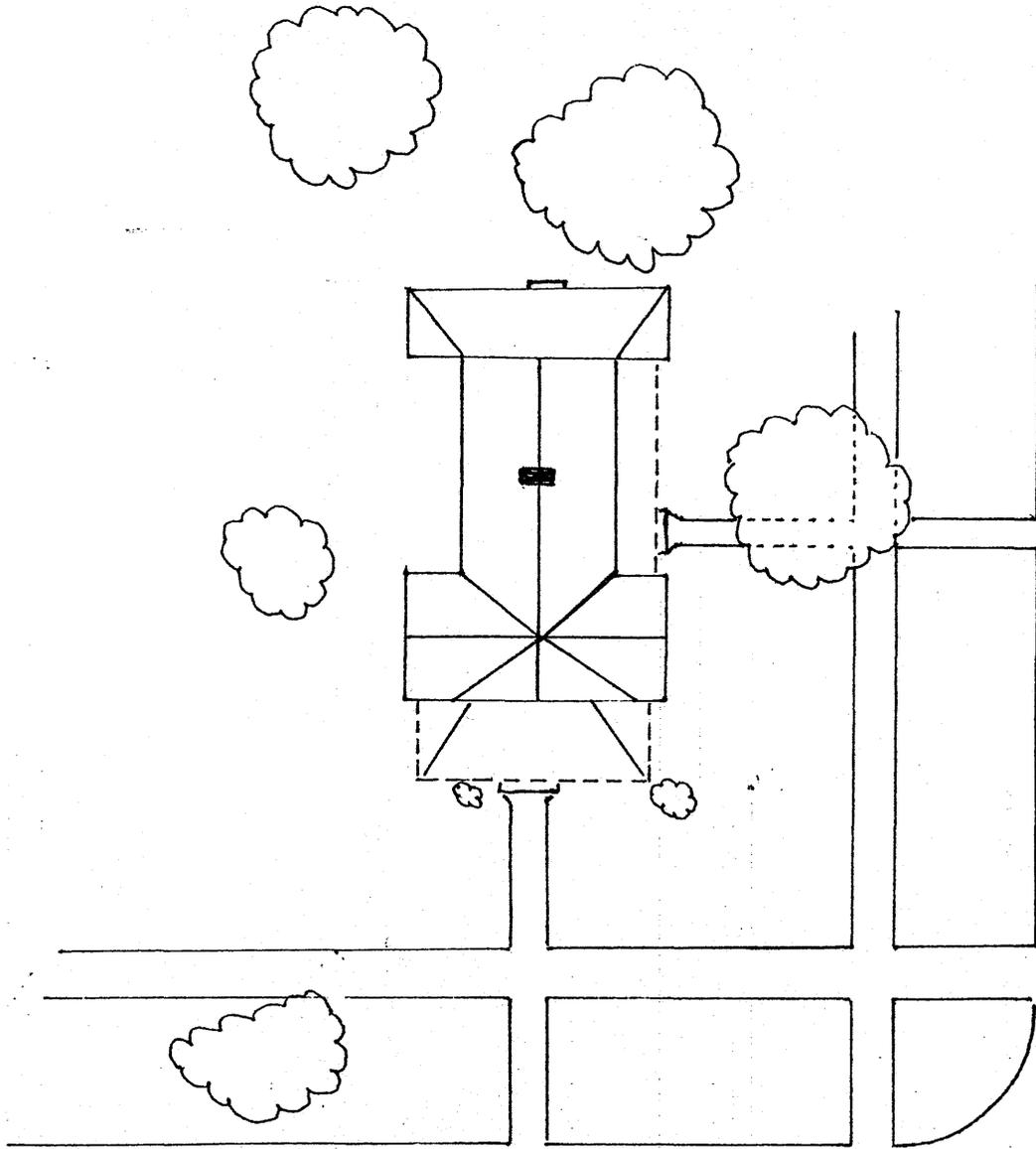
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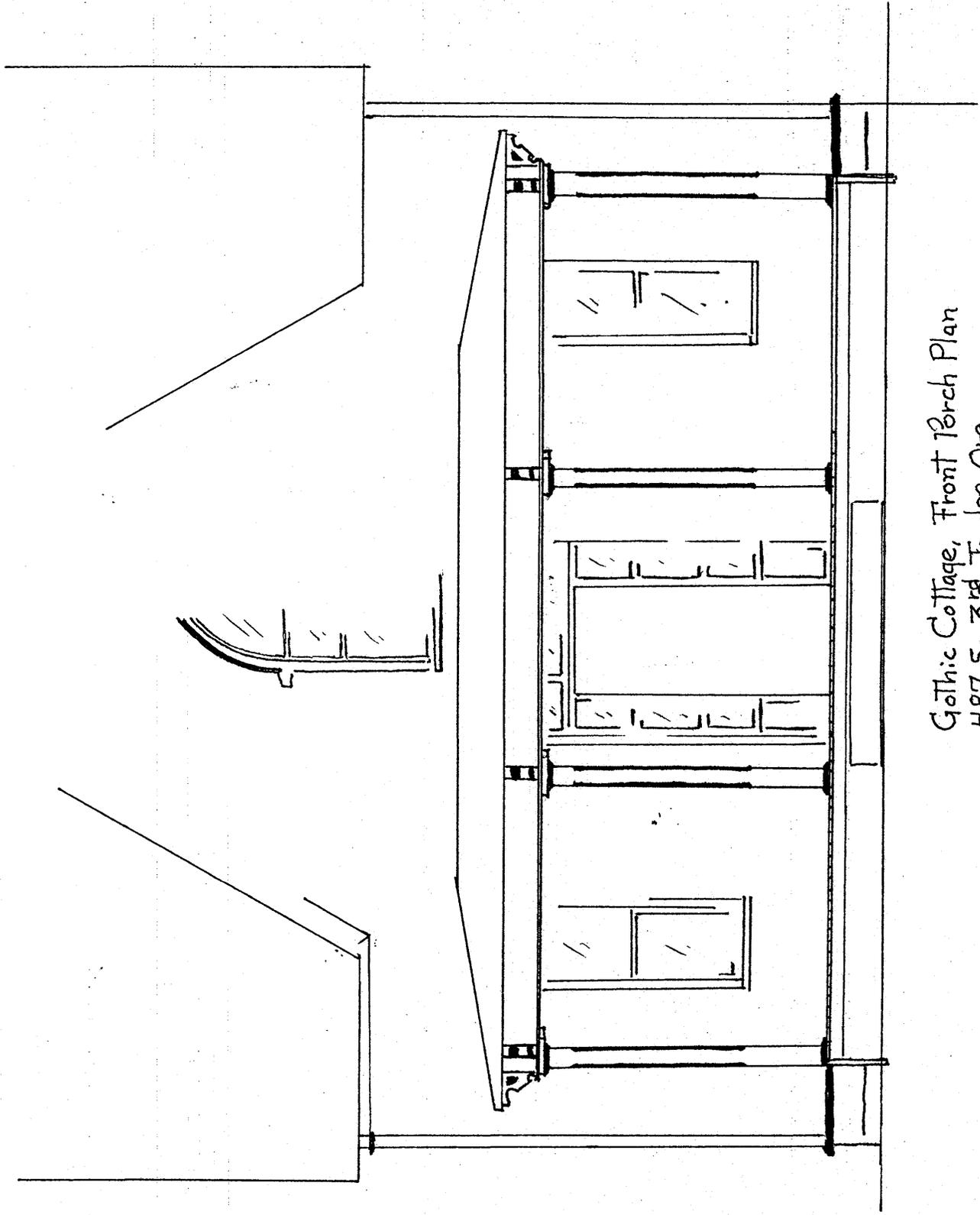
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3rd St

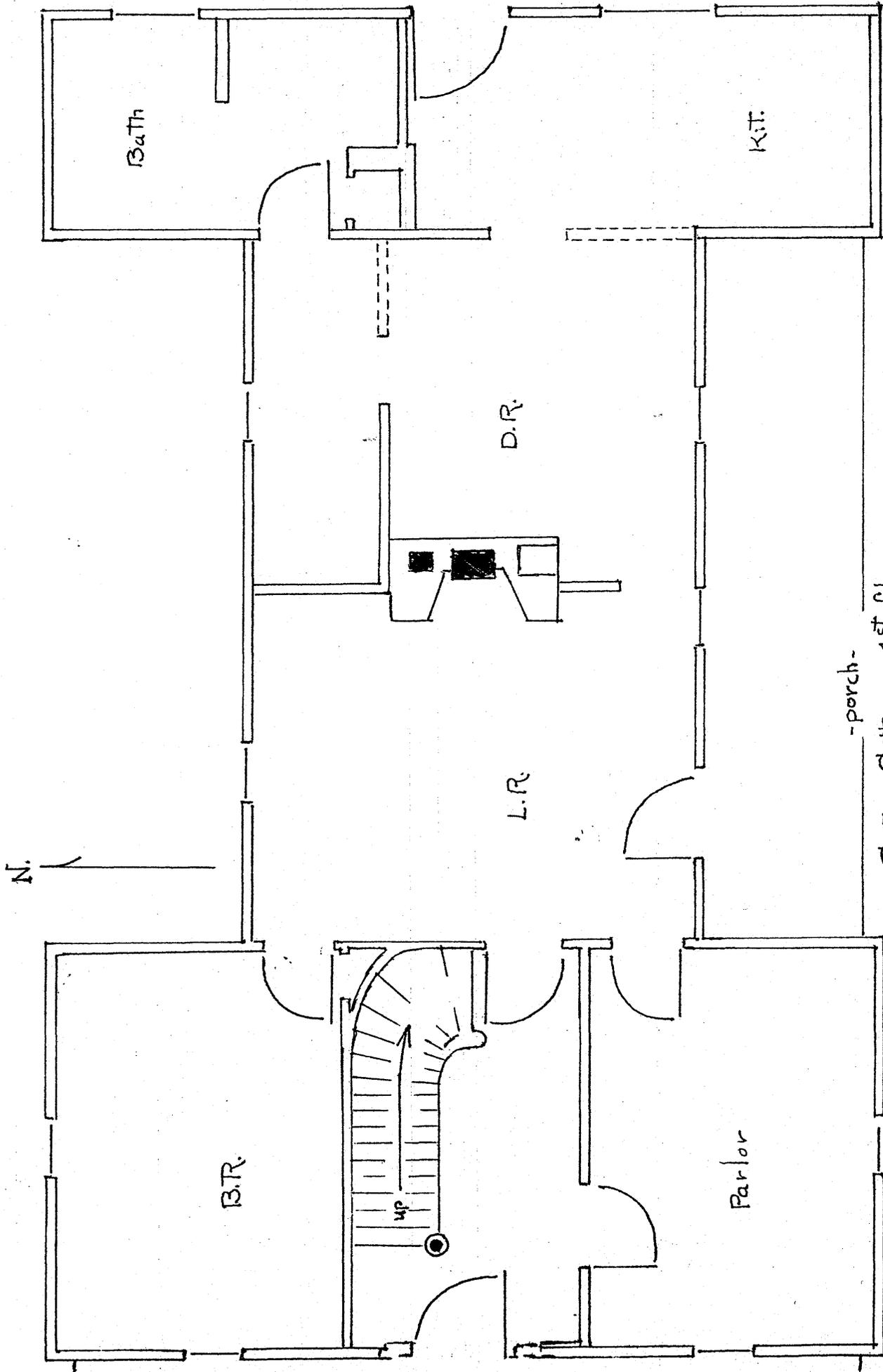


Gothic Cottage, Set Back
 487 So. 3rd, Indep. Ore.
 by Bill Nix
 sc. 1/4 = 5'

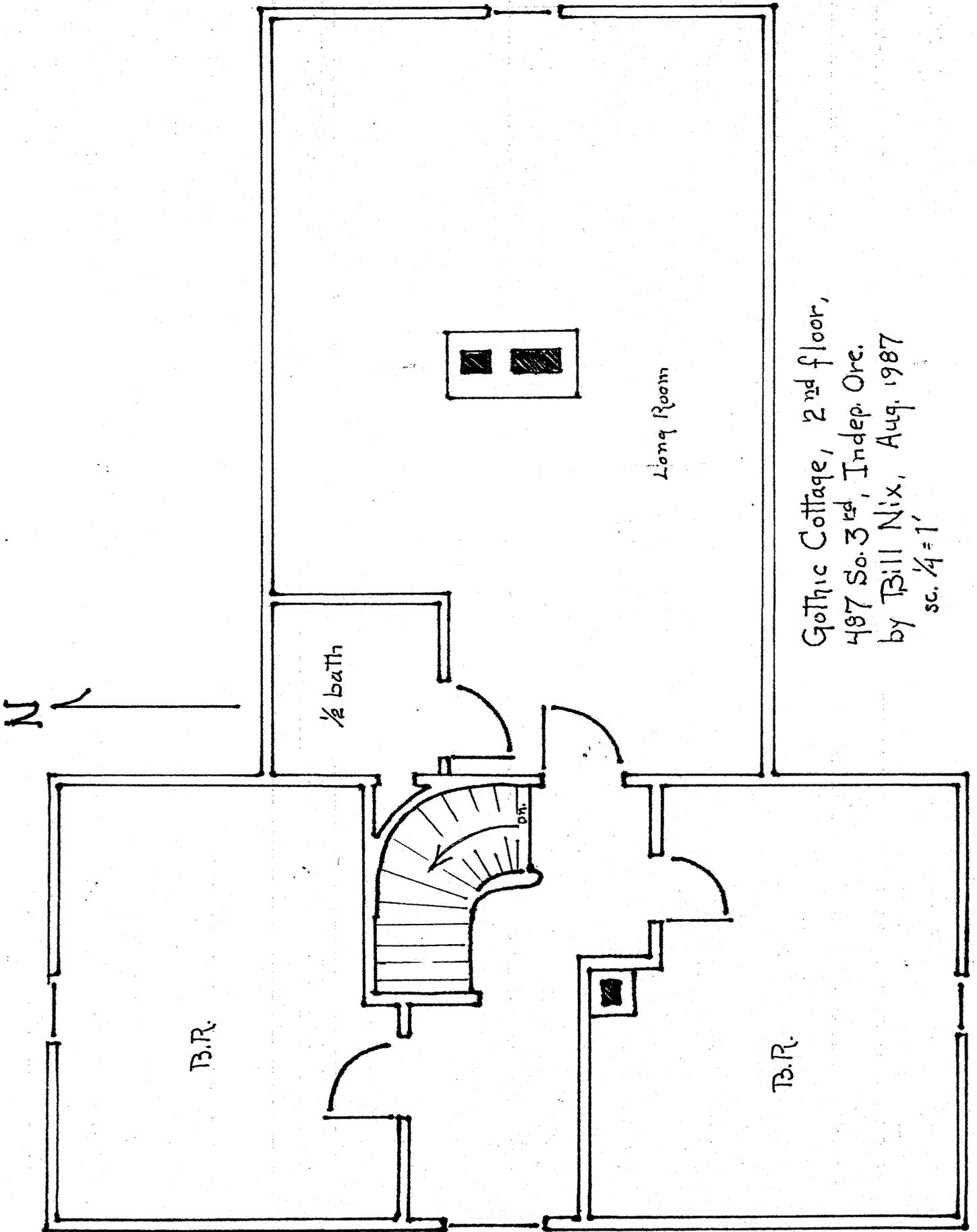
E' st.



Gothic Cottage, Front Porch Plan
487 So. 3rd, Indep. Ore.
by Bill Nix
Disc. 5 1/2 x 5 1/2 Champhered Posts, Molded Top & Bottom



Gothic Cottage, 1st floor,
 487 So. 3rd, Indep. Ore.
 by Bill Nix, Aug. 1987
 sc. 3/16 = 1'
 -porch-



Gothic Cottage, 2nd floor,
487 So. 3rd, Indep. Ore.
by Bill Nix, Aug. 1987
sc. 1/4" = 1'