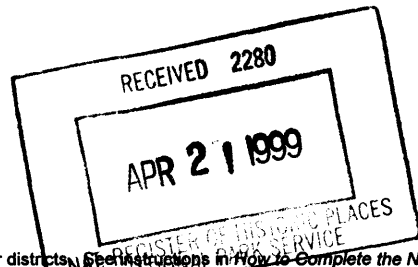


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



602

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Form* (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property

historic name Pacific Spruce Saw Mill Tenant Houses

other names/site number _____

2. Location

street & number 146, 162, 178 & 192 NE Sixth Street N/A not for publication

city or town Toledo N/A vicinity

state Oregon code OR county Lincoln code 041 zip code 97391

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 CAR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James M. Howard
Signature of certifying official/Title

Deputy SHPO

April 14, 1999
Date

Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. 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): _____

Signature of the Keeper

Date of Action

6 PR [Signature] 5/20/99

Pacific Spruce Saw Mill Tenant Houses
Name of Property

Toledo, Lincoln County, Oregon
City, County, and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Non-contributing	
4	0	buildings
		sites
		structures
		objects
4	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwellings

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwellings

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER: Vernacular

LATE 19TH AND EARLY 20TH CENTURY

MOVEMENTS: Arts & Crafts

Materials
(Enter categories from instructions)

foundation CONCRETE

walls Weatherboard

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 7

Pacific Spruce Saw Mill Tenant Houses
Name of Property

Toledo, Lincoln County, Oregon
City, County, and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

See continuation sheet(s) for Section No. 8

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 # _____

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

Period of Significance

c.1920-1949

Significant Dates

c.1920-1949

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Name of repository:

Jean Wood, Preparer

See continuation sheet(s) for Section No. 9

Pacific Spruce Saw Mill Tenant Houses
Name of Property

Toledo, Lincoln County, Oregon
City, County, and State

10. Geographical Data

Acreage of property 0.58 acres

UTM References

(Place additional UTM references on a continuation sheet.)

A 1/0 4/2/5/6/6/0 4/9/4/1/5/3/0 B 1 11111 111111
Zone Easting Northing Zone Easting Northing

C 1 11111 111111 D 1 11111 111111

Verbal Boundary Description

(Describe the boundaries of the property.)

SW 1/4 of the SW 1/4 of Section 8, Township 11S, Range 10W, WM, Block 4, Grahams 7th Addition

Property Tax No. Map 1110CC, Tax lot 7600, 7700, 7800 & 7900

__ See continuation sheet(s) for Section No. 10

Boundary Justification

(Explain why the boundaries were selected.)

The boundaries are those that were historically and continue to be associated with the buildings.

__ See continuation sheet(s) for Section No. 10

11. Form Prepared By

name/title Jean E. Wood, Owner, and Oregon SHPO Staff

organization _____ date October 1998

street & number PO Box 3765 telephone 503-228-6647

city or town Portland state OR zip code 97208

Additional Documentation

Submit the following items with the completed form:

- Continuation Sheets
- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property.
- Additional items (Check with the SHPO or FPO for any additional items.)

Property Owner

name Jean E. Wood

street & number 725 NW Flanders telephone 503-228-6647

city or town Portland state OR zip code 97209

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. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

The Pacific Spruce Saw Mill Tenant Houses, built c. 1920, are located on the corner of NE Sixth and NE Alder in Toledo. There are four cottages that face south and are accessed by a private drive that parallels Sixth Street. There is a short distance from the drive to the raised entrance porches (the stairs, front porches and walkways are currently being restored.) The lots slope steeply to the rear to the seasonal creek located behind and below the cottages. The row of cottages have narrow side yards that contain parking areas.

This group of four cottages required extensive site work to stabilize the buildings and eliminate the considerable threat of slides. Springs flow under the foundations and large tree roots were growing under two of the cottages. The site had to be contoured and rock was strategically placed to stabilize the ground. Drains were laid to divert water away from the cottages. The garbage that had been thrown into the ravine for decades was cleaned out. The four cottages, two of which were nearly condemned by the city, have required extensive restoration and rehabilitation work, beginning with the replacement of rotted and pest damaged foundations, beams, and floor joists.

These cottages are of wood frame construction with shiplap siding and cornerboards. Vernacular in design, they incorporate a few details reminiscent of the Arts and Crafts style, in particular the gable end eave brackets. There are six-over-one wood windows throughout. Many of the wood windows had been changed over the years to aluminum, and have been restored to their original configuration.

The simple detailing continues on the interior of these houses that contain approximately 500 square feet on the main level. There are tongue and groove wood walls (some with wainscoting), floors, and ceilings that remain throughout most of the four cottages. The original tongue-and-groove paneling in the cottages was exposed upon removal of non-historic paneling and wall paper. These walls have been restored and paint colors were selected based on physical remnants. The flooring was also restored where possible. Window frames consist of 1 x 6 boards, with sills that protrude over the 1 x 6 aprons. Baseboards also consist of 1 x 6 boards throughout the buildings. Several of the original five-panel doors were salvaged, and additional replacement doors are of the period and character of the original doors. The simply-detailed openings in the upper half of the walls on either side of the doors between the entrance and the living area and the kitchen and the living area maintain the original door width while letting more light into the rooms.

The addition of windows on the rear elevations do not significantly impact the appearance of the houses as they are not visible from the street. The most significant change is the placement of the entrance doors to allow for the addition of interior stairs to the basement level. (Previously there were stairs only on the exterior and accessed through a trap door underneath the elevated stoops of the kitchens.) The door and one of the two front windows in each cottage were switched so that the door is now on one side rather than in the middle. This arrangement was common in mill worker cottages, and does not alter the buildings' character.

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National Register of Historic Places Continuation Sheet

Section No. 7 Page 2

Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

The front door, which originally opened into the living area, now opens into an entrance area (a smaller space than the living room and formerly a bedroom) in which the stairs to the basement are located. The dirt basements have been dug out sufficiently to accommodate additional rooms and to meet sufficient light, code, and livability requirements.¹ Additional work included complete electrical and mechanical upgrades, replacing it with underground services.

There have been some changes to buildings during the rehabilitation process. However, the character-defining features remain. The retainment of original fabric and the use of compatible materials that are cost effective, continuing the idea of affordable tenant housing, have been paramount concerns during the rehabilitation process. The historic qualities and characteristics of these cottages continue to convey the history of the city of Toledo and its growth as a mill town. Because of the rarity of mill worker tenant houses, this grouping of buildings is important in portraying the community's history and conveying the association and feeling of an important period in Toledo's history.

¹

These basements had been used primarily for utilities and storage, with two of the houses having undergone some finishing work.

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National Register of Historic Places Continuation Sheet

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Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

Narrative Statement of Significance

The Pacific Spruce Saw Mill Tenant Houses, built c.1920, are significant as the only remaining grouping of worker housing related to the mill that remain in Toledo. These four buildings are typical of the kinds of worker cottages built during the first quarter of the twentieth century to accommodate those who worked in the timber industry and the Pacific Spruce Saw Mill. Toledo's growth and development was based on the timber industry. The historic mill and all other groupings of worker cottages no longer exist to describe the history of this community. The historical significance of this grouping of four buildings and their rarity make them important for understanding the history of this community and contributes to the historic qualities of Toledo.

HISTORY OF TOLEDO:

Toledo was founded by John Graham and his family who platted the town in 1866. The town was named Toledo because John's son was homesick for Ohio, the state from which they had recently moved. The railroad was completed to this area in 1884. When the region became Lincoln County, Toledo was named the county seat. The first lumber mill was established shortly thereafter to support the building of homes, bridges, and businesses.² The area grew based on the lumber industry which was helped by the rivers and railroads in the area that made transporting timber efficient and affordable. "Estimates vary as to the amount of marketable timber standing in the area during Toledo's early years, but 15-20 billion feet are figures frequently mentioned."³

HISTORY OF PACIFIC SPRUCE SAW MILL:

The "war mill" in Toledo was built in 1918 when the federal government created the Spruce Production Unit. "During WWI the U.S. Army's famed 'Spruce Division' cut as much as 30 million board feet of spruce per month in Oregon and Washington to provide raw material for the manufacture of airplanes."⁴ During WWI Toledo became known as the "Spruce Capital of the World" when soldiers worked in the lumber industry. Spruce, a light weight wood, met the requirements for airplane construction during that era. After the war, the Pacific Spruce Corporation bought the government's holdings for \$2 million, and

² *Lincoln County Histories*. A bicentennial project by extension homemakers from Lincoln County, 1976.

³ O'Donnell, Mike. The First Hundred Years, Lincoln County 1893-1993. Newport, Oregon: The News-Times, 1993.

⁴ OHS caption for historic photo of a trainload of spruce logs about to be dumped into the mill pond at Toledo, Neg #18518 #1051-A.

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National Register of Historic Places Continuation Sheet

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Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

received the tax exempt status that the government held with their property.⁵ At the time the Pacific Spruce Corporation saw mill became fully operational, it was the largest saw mill in the world.⁶ By 1924 this corporation employed 800 people and they had subsidiary companies known as the C.D. Johnson Lumber Company, the Manary Logging Co., and the Pacific Spruce Northern Railway Company.⁷

The importance of the industry to Toledo is noted in the *Lincoln County Leader* newspaper dated September 10, 1925, which states that "In the case of Toledo and the Pacific Spruce Mill it can almost be said the town is the mill and the mill is the town." In 1930, the Pacific Spruce Corporation went into receivership and it was thought the company might fail. The mill, however, continued in operation through the depression, employing 500 to 1,000 men. In 1935 C.D. Johnson took over the mill, gaining legal control of fixed and other assets through a series of Federal Court procedures. The name of the company changed to the C.D. Johnson Lumber Company at that time.⁸ The headquarters of the corporation in 1935 were in Portland, and they had company branch sales offices in San Francisco and Los Angeles, and sales connections in most larger American centers and in the United Kingdom.⁹ During 1935-1952, the mill operated under the name of C.D. Johnson Lumber Company, after which it was sold to Georgia-Pacific Corp and operated as a sawmill for a time before adding a plywood production unit.

HISTORY OF TENANT HOUSES:

These buildings were constructed for mill workers. The actual builders of the cottages and their exact date of construction is difficult to verify. When the county was established in 1893, these lots were already platted and owned by A.T. Peterson (an active business leader and politician) and his wife Eva Peterson. These buildings are listed in the tax records¹⁰ as having been constructed in 1920. At that

⁵ "Oregon Voter", May 2, 1925, pp. 41.

⁶ O'Donnell, Mike. The First Hundred Years. Lincoln County, 1893-1993. Newport, Oregon: News-Times, 1993.

⁷ *Lincoln County Leader*, February 28, 1924.

⁸ "Oregon Voter", December 14, 1935, p.16-19.

⁹ The Pacific Spruce Corporation, and its "giant" operation, was featured in the February issue of the *Lumber World Review*, one of the largest lumber magazines in the United States at the time. It was felt to have an important impact on the reader in helping them realize how little was known about the "great timber resources of Lincoln county." *Lincoln County Leader*, February 28, 1924.

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National Register of Historic Places Continuation Sheet

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Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

time the property was owned by H.R. Stratton, who had purchased the property in 1918; he also owned eight other lots. It is likely that Stratton constructed these buildings c.1920.

It may also be possible, although not substantiated with primary sources, that these cottages were constructed with the help of Pacific Spruce Corporation and their subsidiary, Toledo Investment and Development Company. According to Frank Gordon, who moved into the house across the street in 1929, these cottages had been there a while at that time. This long-time resident stated that they must have been built by the sawmill company because they are identical. He also described how the sawmill company recruited workers who had reputations for being good at various jobs by giving them \$1.05 per hour as a wage and guaranteeing them a house. He said that the Pacific Spruce office would take care of the details of finding a home, stating that was how his family had bought their house across the street in 1929. Available records do show mill involvement in providing housing. The Pacific Spruce Corporation general ledger dated 7/1/31 states "Toledo City Residence, (Houses 3 A, B, C, and D) will sometime in the near future be transferred to the Toledo Investment and Development Co." Newspaper accounts support the fact that the company built worker housing at various times during the 1920s and 30s. The citizens of Toledo helped to "furnish houses for the employees of the mill,"¹¹ and "the Pacific Spruce Corporation erected dwellings for the laborers."¹² There is, however, no direct document related to these four houses.

Meeting housing demands in Toledo, however, was nearly always an issue, beginning in the late 1890s with newspaper commentaries that stated: "Not a vacant house in town. Who will build four or five cottages? There is money in it."¹³ The housing shortage continued throughout the decades, and "skilled workers with substantial incomes"¹⁴ continued to find it difficult to find adequate housing into the 1960s. The rowdy lifestyle of the loggers and sawmill hands of the early 20th century in Toledo is portrayed in a 1963 newspaper article. Apparently there was a time "when you needed a cop at every corner to keep the peace in Toledo on a Saturday night."¹⁵ The workers of the 1960s were considered to be more stable, working a full 12 months a year, and wanting more permanent housing. Therefore, throughout the

¹⁰ Updated in 1960 at which time all pre-1920 buildings were listed as built in 1920 because records were inadequate for identifying actual dates.

¹¹ *Lincoln County Leader*, August 25, 1925.

¹² *Lincoln County Leader*, October 8, 1925.

¹³ *Lincoln County Leader*, March 3, 1893.

¹⁴ *Capital Journal*, December 25, 1963, Sec. 2, p. 13.

¹⁵ *Capital Journal*, December 25, 1963, s. 2, p. 13.

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Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

Toledo's history, there has been a push to provide quick, easy, and affordable house. The transient nature of the work associated with the mill is reflected in the housing that was constructed.

This grouping of mill worker cottages is the only one remaining in Toledo that displays the typical living accommodations provided for those who worked for the mill. All other sawmill worker cottages have been demolished. They are locally significant as the only remaining residential properties for mill workers that describe a period of Toledo's history that is critical for understanding how it was developed. The other known mill worker cottages included Pasco Way (burned in the 1970s), Tokyo Slough¹⁶ (demolished, date unknown), and Run Bottom (two blocks north of the nominated property, demolished, date unknown). Those houses were like the nominated cottages. A long-time resident, Sid Neal, described them as "all the same siding, front door and back door, up on pilings above the water, all two bedroom".

When residents were asked about their memories of these houses, they described some of the physical aspects as well as some of the history of the people who lived here. Faunita Lavine, who lived here during the 1950s, talked about the many young families and many children that lived here. She stated that two of the houses had garages on raised wood platforms. "After the garages came down folks still parked on the raised wood platforms. There was a wood walkway across the front so you could visit each other without having to walk in the mud."¹⁷ Don Abraham talks about the 2 x 6 rails on the "back porch that had a roof and was enclosed up to 3-1/2 feet and was about 6' wide. The basement was just dirt."¹⁸ There are also memories of the ravine behind the houses. In the 1920s, the children remember that the "creek ... was just a jungle down there."¹⁹ Another remembers "being horrified that everyone threw their garbage right into the ravine" in the 1940s.²⁰

To meet today's standards of rental housing the four cottages that are being nominated necessarily underwent some changes. Their integrity is sufficient to portray the period in which they were used by workers of the mill and they are eligible for the National Register despite the modifications described in

¹⁶ According to an oral interview with Sid Neal in July of 1998, the saw mill tried to bring in Japanese to work in the mill, but the "town wouldn't have it. ... We lived at the base of Pioneer Road and I remember them leaving in a Model T ... almost like a procession with all their belongings."

¹⁷ Interview with Faunita Lavine, 12/98. She lived at 146 NE Sixth in the early to mid-50s, and now (1999) lives in the house just south of 146 NE Sixth.

¹⁸ Interview with Don Abraham, 2/99, who lived in 162 NE Sixth in 1924.

¹⁹ Interview with Don Abraham.

²⁰ Interview with Jane Berg, 2/11/99. Her sister lived in 178 NE Sixth in the 1940s.

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National Register of Historic Places Continuation Sheet

Section No. 8 Page 8

Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

Section 7 because of the use of existing and salvaged materials, the attention to historic detailing such as base boards and window frame details, the effort to retain the historic qualities of the buildings, and the rarity of this building type.

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National Register of Historic Places Continuation Sheet

Section No. 9 Page 9

Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

Bibliography

Assessor's Records, Lincoln County.

Capital Journal, December 25, 1963, Sec. 2, p. 13.

Lincoln County Histories. A bicentennial project by extension homemakers from Lincoln County, 1976.

Lincoln County Leader, March 3, 1893.

Lincoln County Leader, February 28, 1924.

Lincoln County Leader, August 25, 1925.

Lincoln County Leader, October 8, 1925.

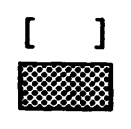
O'Donnell, Mike. The First Hundred Years, Lincoln County, 1893-1993. Newport, Oregon: News-Times, 1993.

"Oregon Voter", May 2, 1925, pp. 41.

"Oregon Voter", December 14, 1935, p.16-19.

1908"
ES
NUMBERS

RECORD BEARINGS & DISTANCES SEE US



ORIGINAL RECORD DISTANCES
PRIVATE DRIVEWAY EASEMENT

ALDER
[80']

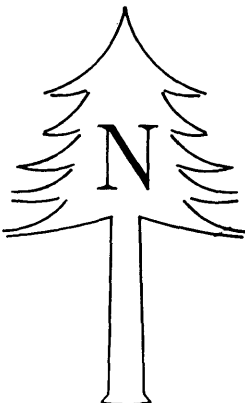
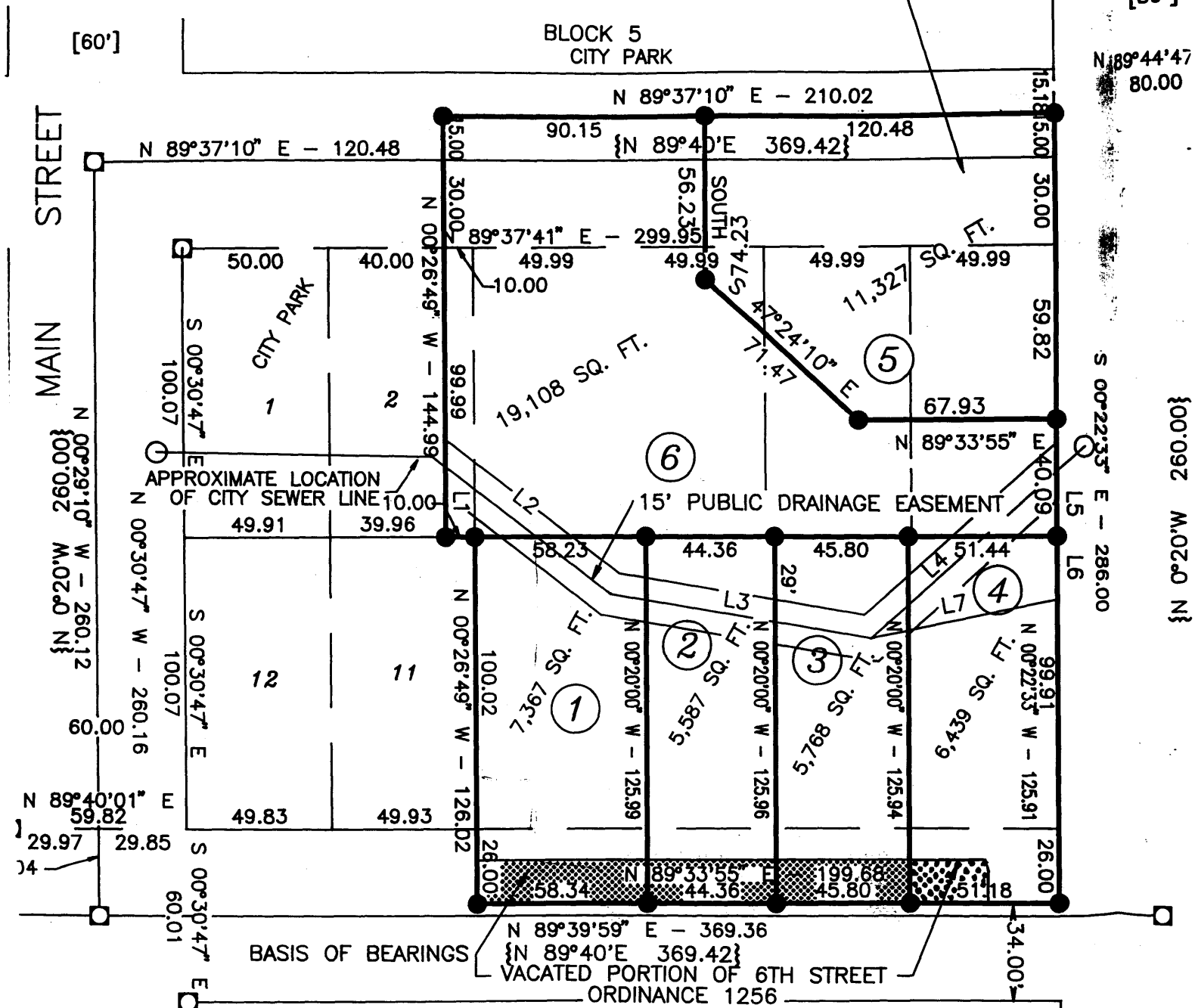
PORTION OF 7TH STREET
VACATED IN ORDINANCE # 790 & 1106

BLOCK 5
CITY PARK

MAIN STREET

MAIN STREET

MAIN STREET



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 18, 1980

SURVEYED BY

TIMBER DESIGN & DEVELOPMENT
DAVID LOOMIS LS 1908
459 PIONEER MTN LOOP

AND
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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section No. PHOTOS Page 10

Pacific Spruce Saw Mill Tenant Houses, Toledo, Lincoln County, Oregon

Common Label Information:

1. Pacific Spruce Saw Mill Tenant Houses
2. Toledo, Lincoln County, Oregon
3. Photographer: Jean Wood
4. Date: August and November
5. Negative on file at owners' residence

Photo No. 1:

6. Southwest elevation of buildings. Camera facing northeast.

Photo No. 2:

6. Southeast elevation of buildings. Camera facing northwest.

Photo No. 3:

6. Northeast elevation of building. Camera facing southwest.

Photo No. 4:

6. Southwest elevation of building (176 NE 6th). Camera facing northeast.

Photo No. 5:

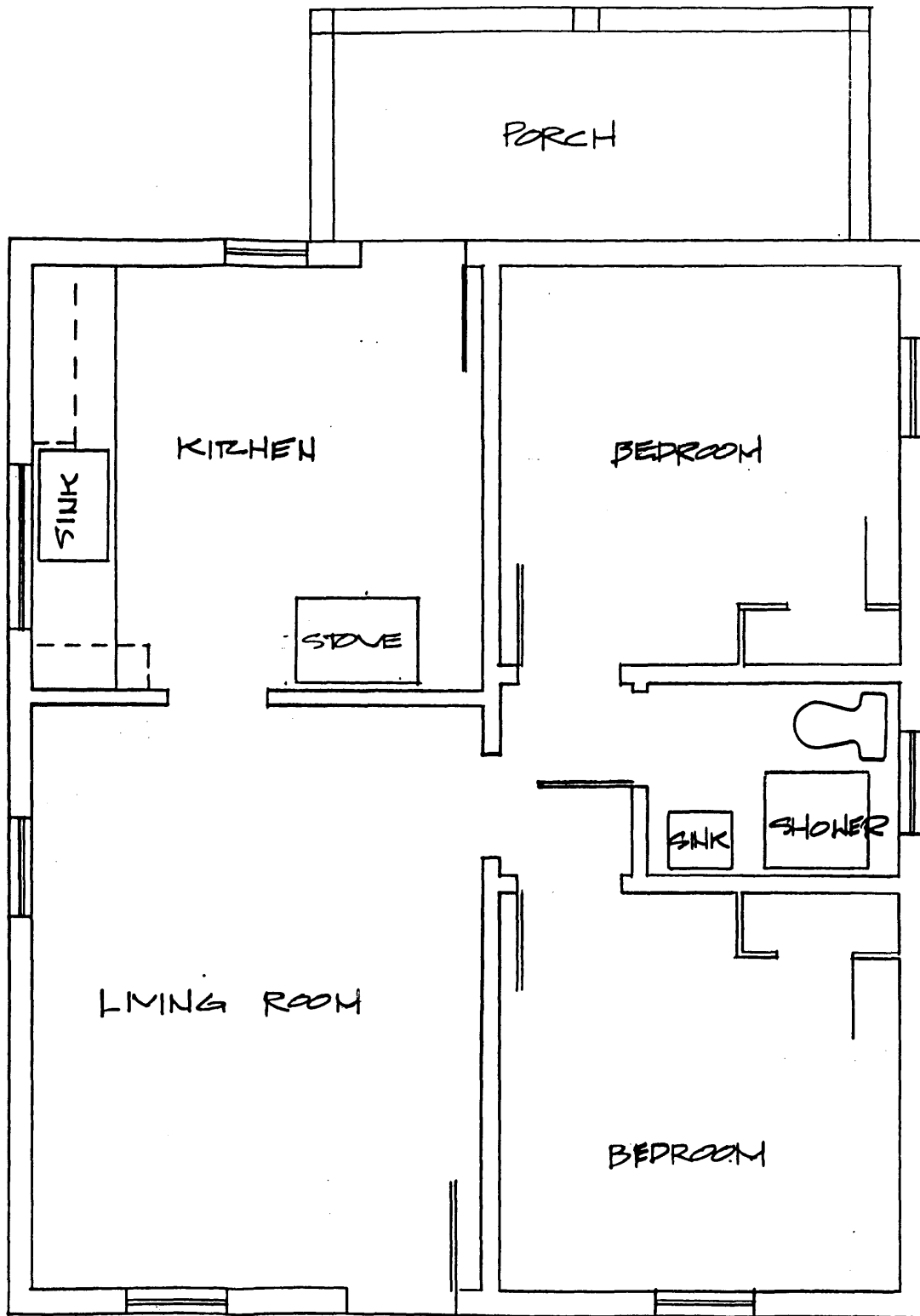
6. South elevation of building (146 NE 6th). Camera facing north.

Photo No. 6:

6. Interior - Camera facing southwest from living room into entry way with stairs (146 NE 6th).

Photo No. 7:

6. Interior - kitchen (192 NE 6th) - Camera facing southeast.



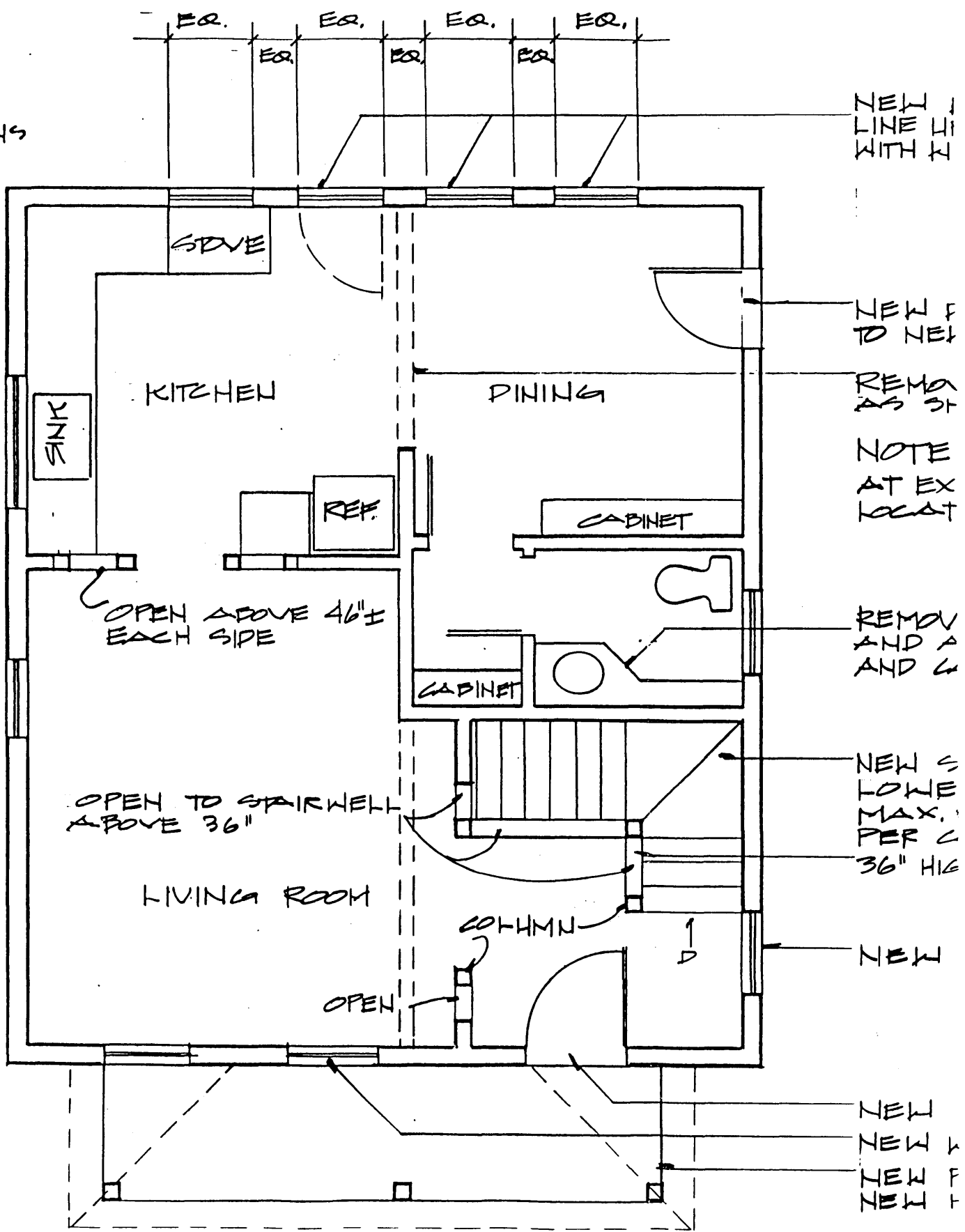
**Pacific Spruce Saw
Mill Tenant Houses
Toledo, Lincoln County
Oregon**

**FIRST FLOOR PLAN
ORIGINAL**



BE 1/2" CEMENT BD.
 3/4" ON 1/2" CDX PLYWD. WITH
 ED SAME

REPLACE
 WINDOWS
 ED & TO
 Y.P.



**Pacific Spruce Saw
 Mill Tenant Houses
 Toledo, Lincoln County
 Oregon**

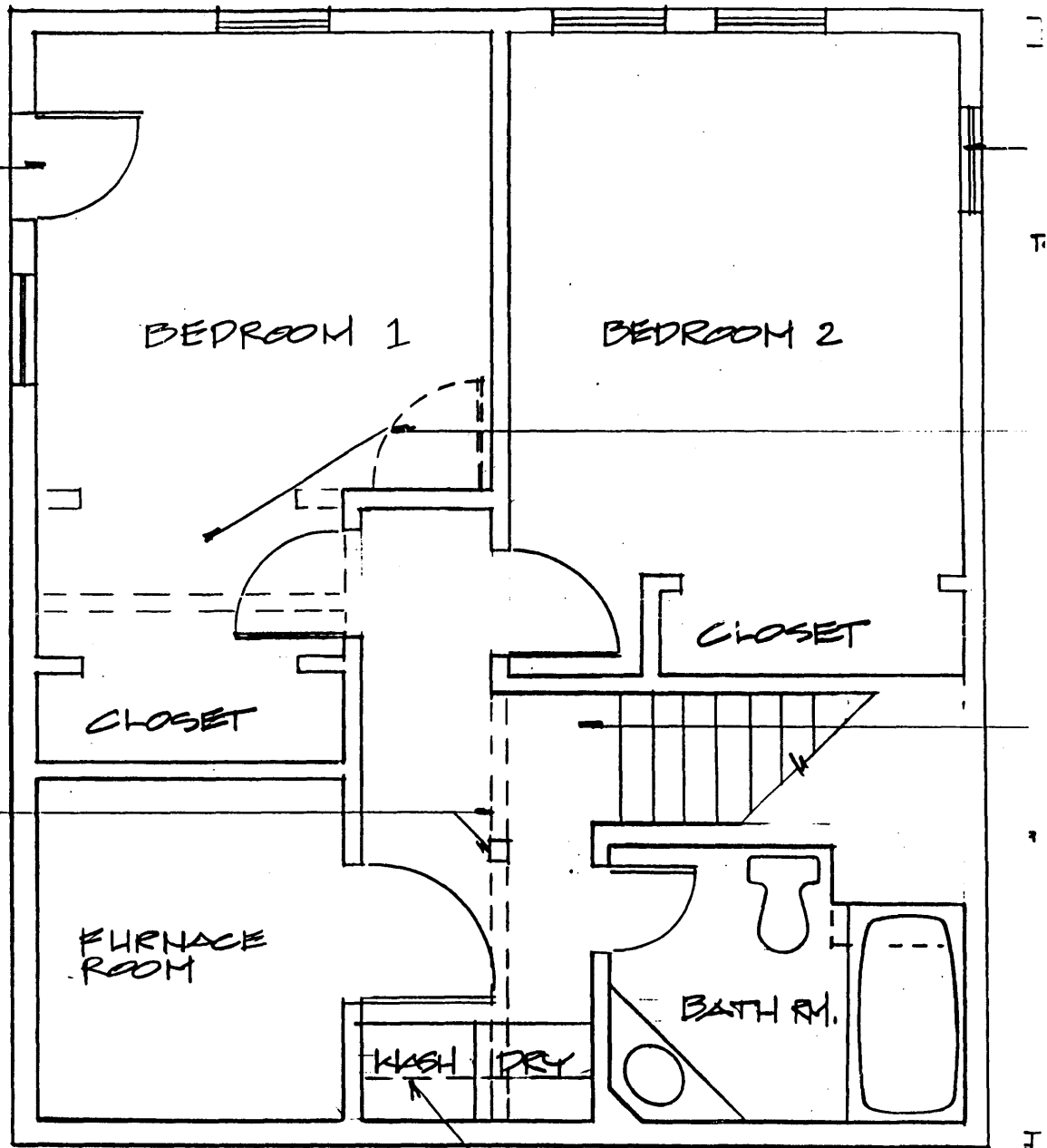
**FIRST FLOOR PLAN
 NEW**

6
1

SIDE ELEVATION ALL UNITS

NO SCALE

DOOR W/ LITE
TO DECK
SEE 1/1



EXISTING COL.
& BM.

OVERHEAD CABIN

**Pacific Spruce Saw
Mill Tenant Houses
Toledo, Lincoln County
Oregon**

11
1

NEW LOWER LEVEL PLAN