

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 99000782

Date Listed: 7/8/99

William Cochran Barn
Property Name

Linn
County

OR
State

Barns of Linn County, Oregon MPS

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

[Handwritten Signature]
Signature of the Keeper

7/8/99
Date of Action

Amended Items in Nomination:

Resource Count:

The correct resource count includes: one (1) contributing building [barn] and one (1) noncontributing structure [cistern].

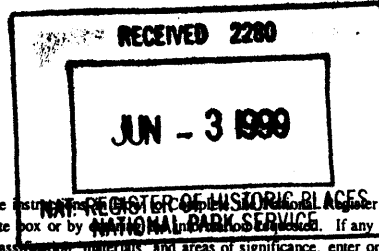
These revisions were confirmed with J. Osborn of the OR SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on the back of this form. Complete this National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information in the designated space. 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 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 Cochran, William, Barn

other names/site number Eggleston, Mattie and Wingo, Barn

2. Location

street & number 28485 Brownsville Rd.

N/A not for publ.

city or town Brownsville

x vicinity

state Oregon

code OR

county Linn

code 043

zip code 97327

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

James Hamrick
Signature of certifying official Deputy SHPO

July 20, 1998

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 commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

x 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 Keeper

B. R. Foy

Date of Action

7/2/99

5. Classification

Ownership of Property

private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

building(s)
 district
 site
 structure
 object

Number of Resources Within the Property

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

Enter name of related multiple property listing

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

*Barns of Linn
County, Oregon,
1846-1946*

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

6. Function or Use

Historic Functions

(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE:agricultural
outbuilding
AGRICULTURE/SUBSISTENCE:processing
AGRICULTURE/SUBSISTENCE:animal facility
AGRICULTURE/SUBSISTENCE:storage

Current Functions

(Enter categories from instructions)

AGRICULTURE/SUBSISTENCE:agricultural
outbuilding
AGRICULTURE/SUBSISTENCE:animal facility
AGRICULTURE/SUBSISTENCE:storage

7. Description

Architectural Classification

(enter categories from instructions)

Other: Mid-19th Century Bank Barn
(Agricultural)

Materials

(Enter categories from instructions)

foundation CONCRETE
walls WOOD
roof METAL
other WOOD

Narrative Description

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

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Cochran, William, Barn

Linn County, OR

1. other names Neher, Larry and Mary Lou, Barn

7. Narrative Description

Summary

The William Cochran Barn is a timber-frame, bank barn built in ca. 1865. Originally four bays in length, an addition of one bay was made to the south elevation probably in the late 19th century. Distinctive features include: a combination hewn and sawn timber frame with mortise and tenon joinery; a low-pitched gable roof typical of early Willamette Valley barns; and interior spatial arrangement reflecting early agriculture in Linn County, as well as William Cochran's success in that endeavor. Interior aspects include a threshing floor and wagon drive flanked by three mows and several grain bins, and a lower level for stock. The Cochran Barn is the oldest extant example of a bank barn in Linn County.

At a distance of approximately 1.9 miles north of the City of Brownsville, Oregon, the barn is located on a 9.58 acre parcel on the west side of Brownsville Rd., a former Territorial Road which was the main north-south route through the valley on the east side of the Willamette River. The barn is situated on a hillside at the interface of the Willamette Valley floor and the foothills of the Cascade Mountains, the favored location of the region's earliest settlers because a claim in this situation was well-drained and provided water, timber and grazing lands. Two prominent buttes mark the location of the Cochran Farm: Cochran's Butte, later known as Washburn Butte, and Lone Pine Butte, both of which are visible for miles. The setting remains rural, and the view from the barn to the west encompasses the valley and Coast Range Mountains beyond.

Located on William Cochran's Donation Land Claim, this barn, a remodelled ca. 1850s farmhouse, and a feeder barn are the remaining buildings of the farmstead developed in this location by William Cochran and his son, William T. Cochran. Two large walnut trees, two large Douglas firs, and several fruit trees, including a Royal Ann cherry and a Black Republican cherry located just north of the barn, also date to the 19th century. A

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round concrete cistern, built in 1927, is located just east of the barn and is used for watering stock. The farmstead today also includes two metal storage buildings of more recent construction. The barn maintains integrity of location, setting, materials, workmanship, feeling and association. The design of the barn has evolved mirroring the farm's shifting agricultural commodities. The physical condition of the barn, which is still used for agricultural purposes, is adequate. The barn is the only building presently proposed for nomination.

Exterior Description

The axial alignment of the barn is north-south. The original footprint of 48'x 60' feet has been extended by an addition to the south elevation which increased the longitudinal dimension 13 feet, and a lean-to added to the west elevation has added 12 feet in that direction. Both of these additions continued existing roof lines. The barn has two levels: The main level of the barn was originally the location of the wagon drive, threshing floor, and numerous mows and grain bins, while the lower level housed livestock. The barn is unusual because it has bank access to the upper level from a side-end and a gable-end (corresponding to the east and the south elevations). This has resulted in a combined transverse and longitudinal configuration of the drive on the main level providing for through entry and egress which would not have been possible with a single directional drive. The north portion of the lower level of the barn was and still is used for livestock. Because of the banked design, the south portion of the lower level does not have sufficient height for use.

The barn presently rests on a concrete perimeter foundation dating to ca. 1980. This foundation, for the most part, replaced the original a rubble stone foundation. One by eight inch vertical board siding clads the original exterior walls of the barn while metal covers the south and west walls which are the walls of the additions; the metal was added in ca. 1980. The north and south gables are clad in the same vertical siding as the walls with a drip cap dividing the walls and the gables. Metal clads the gable of the south elevation addition. The barn is currently painted red although the original west and south walls of the barn, which are currently inside the additions, are painted white and

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probably reflect the use of the addition for dairying activities. The 1 x 8 inch siding is attached to the plate, the sill, and intermediate wall girts with machine cut square nails and is applied so that ventilation is supplied by the spacing between the boards. The exception is the original west wall of the barn where there are interior battens. Also, on the west elevation, a substantial area of siding has been removed beneath the upper wall girt in order to have access to the west elevation addition.

The asymmetrical gable roof, which extends further on the west to cover the addition, has a low-pitch and is clad with metal. Wood shingles are still visible on the interior. Eaves and verges overhang although this overhang has been extended on the east elevation by scabbing new rafter tails onto the original rafters.

The barn presently has no glazed openings. On the main level, the original entries to the wagon drive are located on the east and south elevations. On the east elevation, an earthen ramp with a rubble retaining wall leads to the present roller wagon door and transverse leg of the wagon drive. On the original south elevation wall, a large opening, with no door at present because it is currently enclosed in the south elevation addition, leads to the longitudinal leg of the drive. There were originally double leaf doors in this location and a mortise for the standard post remains. No other original openings were located on the main level. Presently, roller stock doors on the east and west elevations, and a larger equipment door on the south elevation, provide access to the south and west additions.

The north basement wall presently has four portal-sized openings which extend from post to post. The openings are canted at the upper edges following the profile of the braces attached to the posts. The original appearance of this wall is unclear. The current owner recalls that at least a portion of the north basement wall had siding and that a window in this location illuminated box stalls. Given the presence of early harness holders in this area, which suggests the stabling of horses, it is likely that the space would have been enclosed.

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Cochran, William, Barn

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Framing

Hewn sills measuring 12" x 12" rest on top of the foundation. Connected to the side sills with mortise and tenon joints are three hewn transverse girders, 11" x 12", spanning the width of the barn and supported by hewn wood posts some of which rest on fieldstones and others which rest on the ground. Hewn longitudinal girders are connected to the transverse girders in varying numbers and locations depending upon the use of the area supported. For instance, an additional longitudinal girder is located beneath the grain bins. Circular sawn joists, which are laid 2' o.c., run N-S beneath the two outer bays, while the joists beneath the two inner bays run E-W. The joists are roughly 3" x 12" but the dimensions are irregular with some dimensions approaching 3½" x 13". The girders and sills are notched to receive the joists. When the concrete perimeter foundation was added, some of the fieldstones which supported the posts were replaced by concrete piers.

The barn has a timber frame, composed of both hewn and circular sawn timbers, with mortise and tenon joinery used to connect the larger members of the frame. The tenons, which are inserted into through mortises, are pinned with wooden pegs. Posts, plates, braces, studs and wall girts are sawn, while tie beams are hewn. There are five bents. Each bent consists of two main posts connected by a tie beam in an "H" configuration. The posts are approximately 17 feet tall with the height of the tie beam approximately 12 feet from the floor and 4 feet below the purlin plate. The distance between the two main posts is 24 feet. On either side, a lower tie beam, approximately 9 feet from the floor, extends to two lower outer posts each at a distance of 12 feet. A center post is incorporated in all bents except for the swing beam bent, which eliminates the center post. The swing beam is also larger than other tie beams and is slightly tapered with the beam 13" high at the midpoint and only 10" high at either end. Posts are variable but the main posts of each bent are approximately 9" x 10" while the outer posts are smaller at 7" x 9". Braces, 4" x 4", extend from posts to tie beams. Double braces are incorporated in the swing beam bent and the Cochran barn is the only barn in the county in which double braces were observed. Braces also extend from the posts to the floor along the walls. Braces are neither pinned nor nailed. The two 8" x 10" plates, and two purlin plates are spliced with a pegged, half-lap scarf joint.

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The roof has 3" x 6" common rafters nailed at the ridge with no intervening ridge piece. Some rafters have waney edges and the dimensions are irregular. The plate is notched to receive the rafters but the type of notch is not visible. Rafters are shaped at the terminal ends. The two purlin plates are supported by the two main posts of each bent. Wide, waney-edged boards, that is boards with irregular outer edges retaining their bark, provide the roof sheathing.

The flooring varies throughout the barn. Wide, single-layer, waney-edged boards are used in the haymow located on the north side of the drive. The wagon drive has a double layer of flooring with the top layer consisting of one by eight and three quarter inch boards. In other areas boards of irregular widths from 9"-12" are used. Flooring in the grain bins is not visible.

Barn Function and Spatial Arrangement

The main level of the barn was originally used for threshing grain, and storing hay, grain and straw. Reflecting this use is a spatial arrangement composed of a wagon drive, threshing floor, three mows, and two large grain bins (see diagrammatic plan for the locations of these elements). The plan of the Cochran Barn is distinctive in its incorporation of three large mows and a multi-directional wagon drive. The convenient arrangement of the mows and bins along the drive reflects the forethought which must have gone into designing this barn. Unlike other pioneer-era barns still extant in Linn County, livestock was stabled in the basement level leaving more space on the main level for hay, grain, and straw storage.

The 3'10" high mow walls are composed of 7½" x 8" breast girts with mortised 4"x 4" breast studs, 30" o.c. The mow wall which flanks the north side of the transverse leg of the wagon drive presently has canted boards with an opening in the floor permitting hay to be thrown down to the stable below. Scaffolding above the drive also provided an over mow. The two original grain bins are 11'8" deep with one bin 5 feet wide and the other bin 8½ feet wide. If the grain were stored six feet high, this would provide capacity for approximately 814 bushels. The grain bins are defined by mortised studs

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and enclosed by wide horizontal boards. Doors consist of boards set into slots on the jambs. The mow on the south side of the drive was converted to grain storage, probably in the 19th century.

The basement level of the barn presently has an earthen floor and is used for cattle loafing. Flooring and stalls for horses have been removed. Wooden pegs drilled into the east sill for harnesses are located along the east wall of the basement. A hand-wrought, rosehead nail is located adjacent to the harness pegs. Several other hand-wrought nails were observed in non-structural positions. Access to the basement was originally via a staircase along the east wall of the barn just inside and north of the east wagon door. This staircase has been removed. Today the basement is open on the north elevation with a feeding rack for cattle located at the south end.

The addition was probably built during the tenure of William T. Cochran, William's son, who owned the farm from 1884-1917. The addition was used for cow milking. When Mattie Braderick purchased the farm, she and her father, J.T. Woody, replaced the wooden stanchions in this area with metal stanchions. The metal stanchions had been previously used on the Braderick's dairy farm in Washington. The concrete floor was also added at that time.

Alteration Summary

- * In ca. 1980 the concrete perimeter foundation replaced the original rubble stone foundation. At the same time, several original posts in the basement were replaced. Posts in the basement have been placed on large concrete piers.
- * The lower portion of east elevation siding has been replaced.
- * The wood floor in the basement was removed in the 1970s.
- * Interior features in the basement, such as stalls and wood flooring, have been removed. Present basement feeding rack and manger was installed in 1985.

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- * The stairs accessing the basement from the main level were removed sometime prior to 1921.
- * A girder in the basement cracked and was repaired.
- * A hayfork track and carrier were added to the barn (date unknown).
- * The flooring in the north portion of addition on the west elevation has been removed.
- * Original doors to the wagon drive on the east elevation were probably double-leaf hinged doors. A roller door is currently in that location.
- * Double-leaf wagon doors have been removed from the original south elevation entry.
- * Metal, installed in 1980, clads the roof and two elevations of the barn.
- * Much of the original siding on the west side of the barn has been removed to provide opening in this area to the west elevation lean-to addition.
- * Rafters have been extended to provide more of an eave overhang
- * North mow wall studs have been disconnected from the breast girt.
- * Grain bins have been subdivided to provide additional bins.
- * The mow on the south side of the transverse leg of the drive was converted to a grain bin and a wooden grain chute fed grain from this bin to the basement. This alteration likely occurred in the 19th century based on the construction of the chute.

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.)

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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.)

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)

ARCHITECTURE
AGRICULTURE
SETTLEMENT

Period of Significance

ca. 1865-1884

Significant Dates

ca. 1865

Significant Person

(Complete if Criterion B is marked above)

Cochran, William

Cultural Affiliation

Architect/Builder

unknown

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Linn County Planning Dept.

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- * The metal stanchions once located in the addition are now stored beneath the barn.
- * The original fenestration of the north wall on the first level is not known.

Contributing and Noncontributing Resources

A concrete cistern, 11 feet in diameter with 6" thick walls, is located approximately 35 feet from the barn's east wall. The date, 1927, and Mr. Woody's name are imprinted in the concrete. Loucks Construction of Brownsville built the cistern. Presently used to water cattle, the cistern also once was used to cool milk cans.¹ Draft horses were also tied up here to drink. This structure, while of interest, cannot be considered contributing because its 1927 date places it outside of the period of significance.

Other farmstead buildings include the remodelled Willaim Cochran farmhouse dating to ca. 1850; a feeder barn with a sawn timber frame probably built for William T. Cochran in the period from 1884-1917; a metal crib for grain storage erected in the 1950s; a metal equipment shed built in 1969; and a hay storage building erected in 1990. At this time, these buildings and structures are not included within the National Register boundary.

8. Narrative Statement of Significance

The Cochran Barn is proposed for nomination under the multiple property submission entitled, *Barns of Linn County, Oregon, 1846-1946*. The Cochran Barn is eligible under Criterion C, in the area of architecture, as specified by the registration requirements for the property type, "Barns of the Mid-19th Century". In addition to illustrating the pattern of features common to barns built in Linn County during the period 1850-1870, the Cochran Barn also exhibits individual variation as the only extant example of the property subtype, "Bank Barn" from this period, and the only extant barn in the county

¹ Neher, Mary Lou, Personal Communication, July 1997.

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known to incorporate double braces, albeit only on the swing beam bent. The interior spatial arrangement of the Cochran Barn is also distinctive with its convenient arrangement of three large mows, grain bins, and a multi-directional wagon drive. According to Philip Dole:

This is an unusual barn, one of a kind. It is also an excellent example of the specific planning and innovation often found in barns. A remarkable aspect of the William Cochran barn is the ingenious adjustment of its spaces and the frame to the sites complex contours: one through use of bank barn principles but here, rather than across the back, two stories are incorporated on an end of the building; and in using the tradition of central threshing floor and drive, here, because of the slope, rather than straight through, the drive turns a right angle within the building; a front wagon door is on the east, and the other door is on the south. But from the driveway, what is seen is a very typical barn, a plain, simple, rectangular building, its windowless facade only relieved by the wagon doors, placed off center.²

Unlike other pioneer era barns still extant in Linn County, livestock was housed in the basement level leaving more space on the main level for hay, grain, and straw storage, probably a requirement on a farm where livestock raising was the foremost enterprise. After William's death, the barn continued to be used and modified to meet changing needs. This evolution holds its own significance.

The Cochran Barn also meets Criteria A and B, in the areas of settlement and agriculture, as specified by the registration requirements for barns of the mid-19th century. The barn is associated with William Cochran (1813-1901), early Linn County settler and prominent stock raiser. William Cochran arrived in Oregon in 1847 and settled a claim in this location in 1849. The location of the Cochran barn, literally built at the valley-foothill interface, typifies the pattern of early settlement in Linn County where the choicest

² Dole, Philip, Letter to Mary K. Gallagher, July 6, 1997.

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claims at the "edge" provided a well-drained site with access to the open prairies for grazing but also provided water and timber.³ William Cochran was associated with this barn from the time of its construction, in ca. 1865, until he sold this property to his son in 1884.

With the limited markets in this portion of Linn County in the late 1840s and early 1850s, many settlers found it easier to raise livestock which were in demand at the gold fields.⁴ Between 1850 and 1852, there was an 86 percent increase in the number of cattle per capita in the Calapooia region of Linn County.⁵ Several large producers operated ranches in the foothills; one of the largest cattle ranchers was William Cochran. At about the same time that Cochran acquired his claim, he purchased 50 head of Spanish cattle supposedly having borrowed the money to pay for both the farm and the cattle.⁶ Census records for 1850 indicate that Cochran had 52 head of cattle; by 1852, he owned 127 head of cattle and 16 horses.⁷ James Ayers worked for Cochran in 1857 or 1858. He recalled that Cochran "ran his cattle on the open range in the hills east of here. They had clear range as far as the town of Sweet Home (16 miles)."⁸ William's grandson, William Earl Cochran, stated that "grandfather raised cattle and transported his beef many times overland to California. Many times payment was made in the form of gold

³ Boag, Peter Guy, *Environment and Experience: Settlement Culture in Nineteenth Century, Oregon*, (Berkeley: University of California Press), 1992, p. 48.

⁴ *Ibid.*, p. 107.

⁵ *Ibid.*, p. 109.

⁶ Williams, Edgar, *Historical Atlas Map Marion and Linn Counties Oregon*, (San Francisco, California: Edgar Williams & Co.), 1878, p. 54. (Original reprinted by the Marion County Historical Society and the Friends of Historic Albany in 1976 and 1981.)

⁷ *History of Linn County, Oregon, Early 1850 Records*.

⁸ Haskin, Leslie, James Ayers Interview, W.P.A. Oral History Project.

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coins and other valuables, carried in old-fashioned saddle bags."⁹

In the 1870s, Cochran was still a prominent stock raiser except sheep, rather than cattle, were the focus of his operation. This switch from cattle to sheep probably reflects Cochran's interest in the Brownsville Woolen Mill Company of which he was one of the organizers in 1875.¹⁰ For many years was the heaviest stockholder in the concern."¹¹ "The Brownsville Woolen Mill in the hands of the nine incorporators of 1875 made enormous profits during the 13 years until this particular company was dissolved in 1889. In addition to earning large amounts for its owners, it did even more to establish the permanent reputation of Oregon woolen goods."¹² A biography of William T. Cochran, his son, noted that the success of William Cochran Sr. "...may be estimated by a statement of the fact that one time he was the heaviest taxpayer in the county."¹³

Historical Background

William Cochran was born in Madison County, Kentucky in 1813, the son of James and Elizabeth Bevin Cochran. Of Scotch-Irish descent, the Cochran Family settled in

⁹ Hoy-Hainline, Patricia, *Past Times: Reminiscences of William Earl Cochran Part III, The Brownsville Times*, Brownsville, Oregon, October 4, 1984.

¹⁰ Lomax, Alfred L., *Pioneer Woolen Mills in Oregon: History of Wool and the Woolen Textile Industry in Oregon*. (Portland: Binforde and Mort Portland), 1941, p. 208.

¹¹ Anon, *Portrait and Biographical Record of the Willamette Valley, Oregon*, (Chicago: Chapman Publishing Co.), 1903, pp. 1022-1023.

¹² Lomax, p. 208.

¹³ Anon, *Portrait and Biographical Record of the Willamette Valley, Oregon*, (Chicago: Chapman Publishing Co.), 1903, pp. 1022-1023.

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Virginia at an early date.¹⁴ At the age of four, he moved to Illinois where he lived for one year prior to moving to Howard County, Missouri.¹⁵ In 1834, Willaim Cochran married Polly Johnson, the daughter of Samuel Johnson.¹⁶ In 1847, "they left with their seven children, for a seven months trip to Oregon, by ox-team..."¹⁷ He arrived in the Oregon Territory in the fall of that year, and rented a farm near Molalla living in Clackamas County for two years.¹⁸ A biography notes that he only had a dollar to his name after he reached Oregon.¹⁹ He then moved to Linn County securing a Donation Land Claim in this location. Apparently he purchased the claim from a previous tenant occupying this land. One source notes that this was Isaac Hutchins.²⁰ William Cochran's Donation Land Claim encompassed 673 acres, 33 acres more than the 640 acres allotted. Apparently, the government allowed him to pay \$1.25 an acre for the additional acreage because he could "...not relinquish any part thereof without impairing the value of my claim and loss of some of my improvements."²¹ His Donation Land Claim Certificate notes that he lived on the claim continuously from the 25th day of August 1849.²²

¹⁴ "Genealogy of the William Cochran Family, Brownsville, Oregon," Typed manuscript on file at the Linn County Historical Museum Family Files, Brownsville, Oregon.

¹⁵ *Ibid.*

¹⁶ Williams, p. 54.

¹⁷ Genealogy of the William Cochran Family.

¹⁸ *Ibid.*

¹⁹ *Ibid.*

²⁰ "A Pioneer Gone," The Harrisburg Bulletin, Harrisburg, Oregon, August 23, 1901, p. 1.

²¹ McClintock, Thomas Coshow, "William Cochran, Sarah and Oliver Perrin Coshow and the Oregon Donation Land Law," Unpublished Manuscript, November 1997.

²² Donation Land Claim Certificate #3838.

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Cochran, William, Barn

Linn County, OR

William Cochran's first house was located to the north of the barn, near Cochran Creek. In ca. 1850, the present farmhouse site was selected. It is unclear as to whether the house was actually moved up the hill, or a new site selected for house construction. The present farmhouse associated with the barn was probably built in ca. 1850.²³ (A house is indicated in this location on the General Land Office map dated 1853.) It is likely that the house was originally a double house. Little of the original structure is visible beneath newer materials. The house has studs in the walls which appear to be hewn, as is the plate into which they are mortised. Original floor joists were unpeeled logs fitted into joist pockets in a large hewn sill. The original substructure, however, has been removed.

While no absolute date of construction has been determined for the Cochran Barn, construction materials and design suggest a date of construction in the period from 1860-1870. This estimate is based partially on amount of circular sawn material. Philip Dole notes that, "The spirit of the barn, its sophistication in functions seems more than we usually encounter in the 1850s".²⁴ Dole further notes that a ca. 1865 or 1860 to 1870 date seems reasonable but at the same time noting, "I do not want to say 1870."²⁵

In 1854, William Cochran's wife died. In 1859, he married Mrs. Cynthia Sperry, the widow of William Sperry, a Baptist minister who died in 1857. The Sperrys owned the Donation Land Claim adjacent to Cochran's claim on the north. By 1878, the Cochran farm consisted of 2,010 acres.²⁶ Twelve hundred acres of this amount were the combined Sperry and Cochran Donation Land Claims.

²³ Haskin, Leslie, "Interview with J. T. Woody," W.P.A. Oral History Project.

²⁴ Dole, Philip, Letter to Mary Kathryn Gallagher, July 6, 1997.

²⁵ Dole.

²⁶ Williams, p. 54.

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Section 8 Page 14

Cochran, William, Barn

Linn County, OR

The 1870 U.S. Census lists Mr. Cochran as a stock raiser and farmer.²⁷ The cash value of his home farm, 653 acres, was \$8000.00. At this time, Mr. Cochran's appears to have favored sheep, likely because of his financial interest in the Brownsville woolen mills. He owned only 30 cattle but had 775 sheep. In addition, he owned 42 horses and 16 mules and asses, too many to house in the current barn. Of course, he also in possession of the Sperry claim which likely had a barn. He also owned 20 milch cows and 16 swine. Given the number of horses that he raised, it is not surprising that he produced 800 bushels of oats. Perhaps it was during this period that the hay mow on the south side of the drive was converted to a grain bin. Mr. Cochran also had other acreage each of which was enumerated separately so that more hay etc. were obtained from these other farms. No livestock, however, is listed in the enumerations of these other farms. In 1879, Mr. Cochran owned 22 horses and 8 milch cows, 7 sheep and 52 head of cattle.

In 1881, Cynthia Sperry Cochran died. In the early 1880s, William Cochran moved to Brownsville where he "...built a fine mansion...furnished with the finest of everything."²⁸ By 1888, William Cochran had moved to San Jose, California. William Cochran Sr. married two more times: first to Mrs. Lois Kerns, and last to Mrs. Henry Warren. William Cochran died on August 17, 1901 in San Jose California. By that time, he had lost a good deal of money on real estate investments in Los Angeles, California.

William T. Cochran was born on the present farm in 1851.²⁹ He attended Oregon Agricultural College, and in 1881, he married Lucy Jane Philpot. In 1884, William Cochran Sr. sold his farm to his son, William T. Cochran.³⁰ After the death of his first wife in 1888, William T. Cochran married Sarah Swank in 1890. A 1903 biography of

²⁷ Ninth U.S. Census, Population Schedules for Linn County, Oregon, 1870.

²⁸ "Genealogy of the William Cochran Family, Brownsville, Oregon."

²⁹ *Ibid.*

³⁰ Linn County Deed Records, Volume Z, p. 501

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Section 8 Page 15

Cochran, William, Barn

Linn County, OR

William T. Cochran noted that "He carries on general farming on an extensive scale, raising cattle and horses, and keeping a choice dairy herd of thirty cows. He deals in stock, buying and selling cattle, and among his horses is an imported stallion of the Clydesdale breed, and also one of the trotting stock."³¹ In the 1890s, William also owned approximately 220 sheep.³²

In September of 1917, William T. and Sarah Cochran sold 673+ acres which included the farmstead to William and Emma Roberts.³³ In January of 1921, the farm was purchased by Mattie Braderick.³⁴ Her father, J.T. Woody helped operate the farm. Mattie Braderick had been widowed and the father and daughter returned to the Brownsville area, the family home, from the Palouse region of Washington State. J.T. Woody and Mattie Braderick improved the additions on the south and west elevations of the barn adding the concrete floor and replacing wood stanchions with metal stanchions which had been transported with them on their move from Washington. Jersey cows, known for their cream, were milked on the south side, while Holsteins, known for milk quantity, were kept on the west side. Mattie Braderick married Wingo Eggleston, once the owner of a Brownsville creamery, on November 17, 1928.³⁵ The Egglestons raised sheep and cattle growing grain for animal feed. During the war they operated a Grade B dairy with Holsteins and Guernseys. Like many farmers in Linn County, however, the Egglestons began to focus on ryegrass production at the end of the war. By 1952, the farm specialized in ryegrass production with dairying no longer a part of the farm's income.

³¹ Anon, p. 1023.

³² Linn County Assessor's Records for 1890 and 1893.

³³ Linn County Deed Records, Volume 113, p. 69.

³⁴ Linn County Deed Records, Volume 121, p. 413.

³⁵ Linn County Marriage Records.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8,9 Page 16

Cochran, William, Barn

Linn County, OR

In 1958, the current owners Mary Lou Neher, the daughter of Wingo and Mattie Braderick Eggleston, and her husband, Larry Neher, took over operation of the farm.³⁶ The Neher's have also focused on ryegrass production although they also own cattle which use the basement level of the barn for loafing.

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³⁶ Neher, Mary Lou, Personal Communication, February 21, 1998.

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Section 9 Page 17

Cochran, William, Barn

Linn County, OR

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"Pioneer Stockman of Linn County Dies," in *The Brownsville Times*, Brownsville, Oregon, March 14, 1944.

10. Geographical Data

Acreage of Property less than one acre (.7 acres)

UTM References (Place additional UTM references on a continuation sheet)

	Zone Easting	Northing	Zone Easting	Northing
1	<u>10</u>	<u>501035</u>	<u>4918480</u>	
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____

_____ See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Mary Kathryn Gallagher with assistance from Joni Nelson, May Dasch, and Beth Fox

organization Linn County Planning Department

date February 1, 1998

street & number Linn County Courthouse, P.O. Box 100 telephone (541) 967-3816

city or town Albany state OR zip code 97321

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 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

(Complete this item at the request of the SHPO or FPO.)

name Lawrence and Mary Neher

street & number 28485 Brownsville Road

telephone 541-466-5346

city or town Brownsville

state OR

zip code 97327-9514

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 the 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 Project (1024-0018), Washington, DC 20503.

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Section 9, 10 Page 10

Cochran, William, Barn

Linn County, OR

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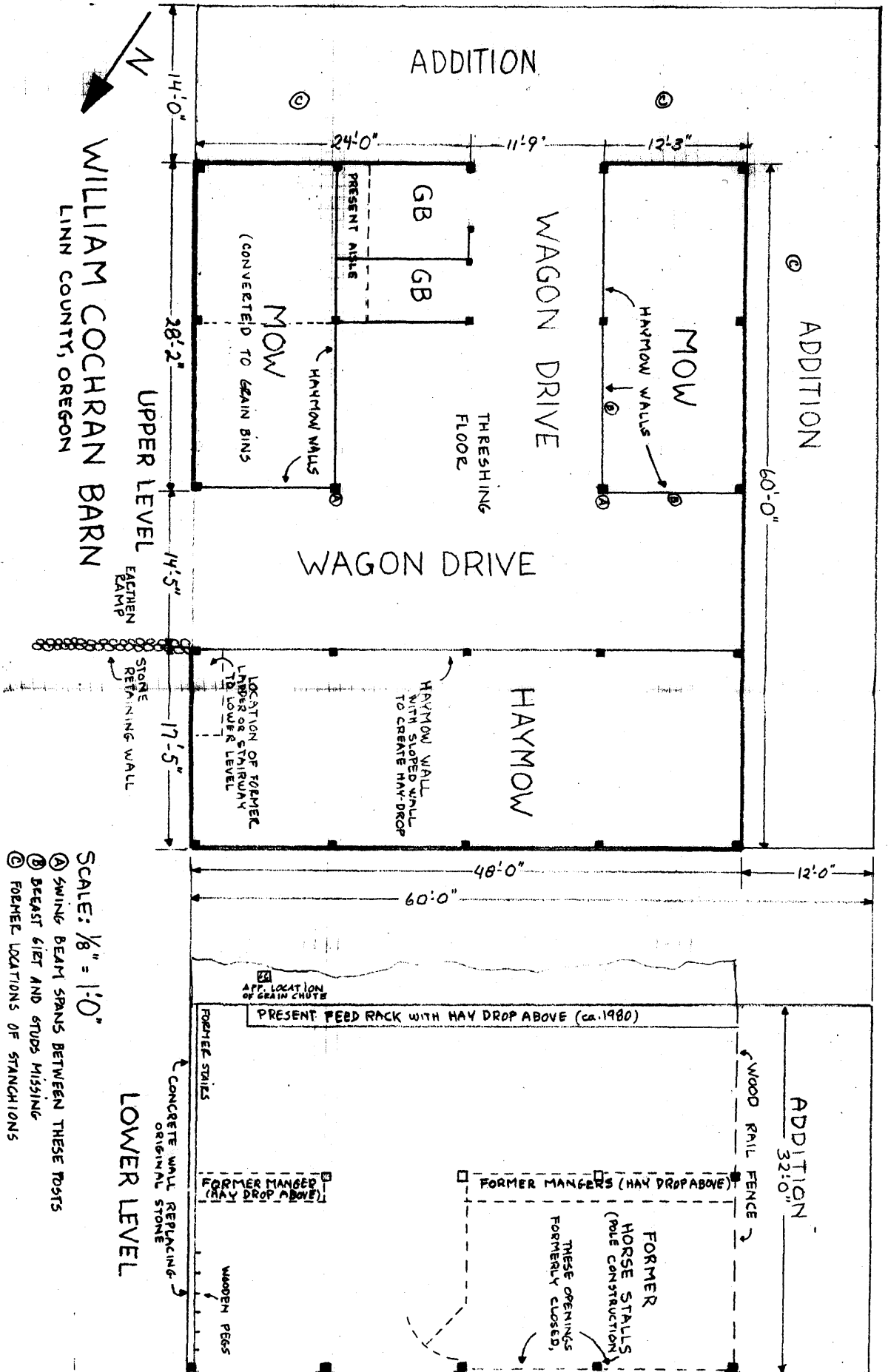
10. Geographical Data

Verbal Boundary Description

The nominated area is located in NW ¼ of the SW ¼ of Section 19 of Township 13S, Range 2W of the Willamette Meridian, in Linn County, Oregon. The nominated area of 163' x 190', encompasses .7 acres of Tax Lot 400 on Linn County assessor map 13S 2W 19. Boundaries of the nominated area parallel the four sides of the barn and lie at a distance of 70 feet from the east wall, 30 feet from the south wall, 60 feet from the west wall, and 60 feet from the north wall.

Boundary Justification

The property owner consents only to the placement of the barn in the National Register. The boundary is drawn to encompass the barn and the approach to the barn on the east, and several old fruit trees on the north. The 1927 cistern falls within this boundary. The farmhouse on the property could be designated a contributing building at a future date and the boundary enlarged to encompass it if it was determined that it met National Register integrity requirements. The farmhouse, which dates to ca. 1850, has been extensively altered. Nonetheless, there are few farmsteads in Linn County which have both the pioneer-era house and barn surviving. The house shares the same associations as the barn. The feeder barn on the property has also been altered. It was not likely present during the period of significance nor does it relate to the documented significance of the property. Independently, it would not meet National Register criteria.



WILLIAM COCHRAN BARN
LINN COUNTY, OREGON

13 2W 19

WILLIAM COCHRAN BARN
LINN COUNTY, OREGON

LOT
48.27 A

24.24 ch.

C. R.

74

8 ch. 677854

552

COCHRAN CREEK DR.
N80°49'E

300

310.96A

LOT
48.32 A

400

9.60A

42.5

(21.82 ch.)

40.30 ch.

B

RD.

RD.
30.5 ch.

(8.5 ch.)

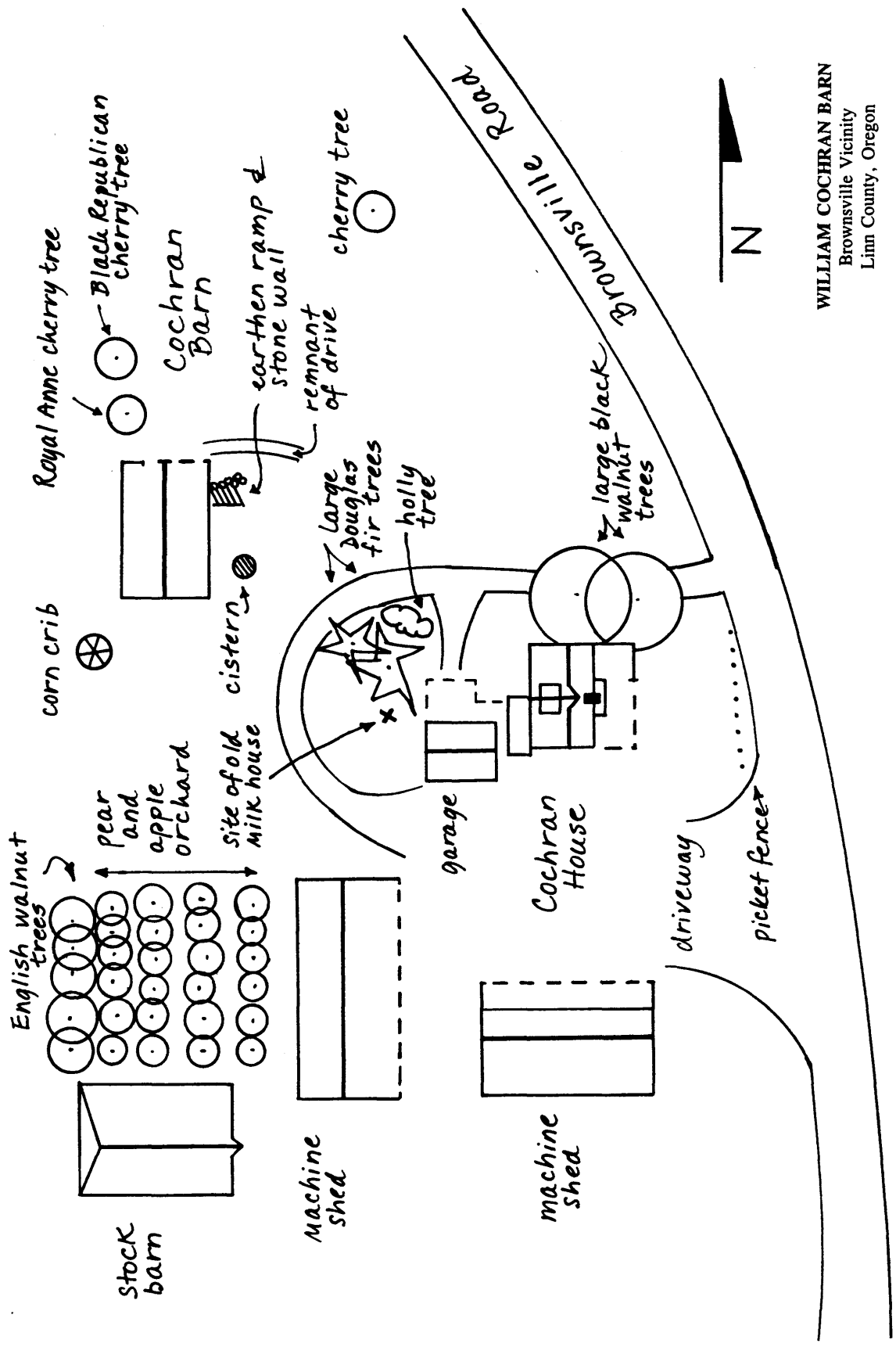
LOT
48.37 A

SE COR.
NOT. 2133

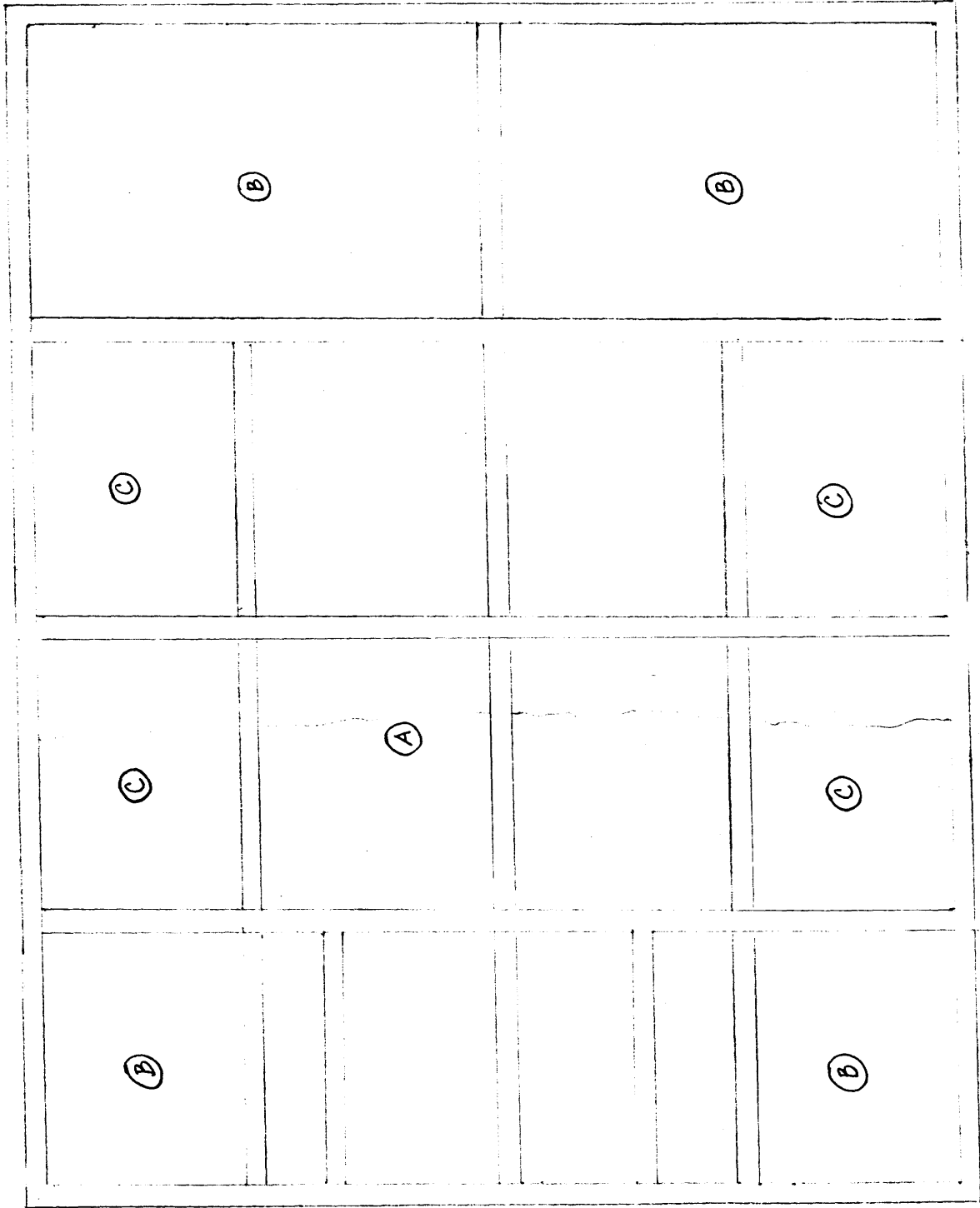
13.56 ch

24	19
25	30

NE Cor
Harman Swank
DLC 38



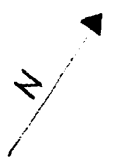
WILLIAM COCHRAN BARN
 Brownsville Vicinity
 Linn County, Oregon



- (A) LINE OF BANK
- (B) JOISTS RUN N-S IN TWO OUTER BAYS
- (C) JOISTS RUN E-W IN TWO INNER BAYS
- (D) EVIDENCE OF RAMP IN THIS LOCATION

WILLIAM COCHRAN BARN
 LINN COUNTY, OREGON
 SUBFLOOR PLAN

1/8" = 1'0"



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Section PHOTOS Page 19

Cochran, William, Barn

Linn County, OR

All of the photographs were taken by Mary K. Gallagher and printed by Todd Parker. The negatives are on file at the Linn County Planning Department in the Linn County Courthouse in Albany, Oregon. Unless otherwise noted, the photographs were taken on July 17, 1997.

- Photograph 1 of 14: Cochran barn and farmstead setting (looking to the south).
- Photograph 2 of 14: East elevation wagon drive and door (looking west)
- Photograph 3 of 14: North elevation (looking south)
- Photograph 4 of 14: Oblique view looking at the south and east elevations. Note concrete cistern in the foreground (looking to the northwest).
- Photograph 5 of 14: South elevation with valley floor spreading out below the barn (looking to the west-northwest).
- Photograph 6 of 14: Hay mow at north end of barn with modified railing. Opening in floor allows hay to be thrown down to the livestock below.
- Photograph 7 of 14: Swing beam bent with double braces (June 24, 1996).
- Photograph 8 of 14: Grain bins.
- Photograph 9 of 14: Over mow above the drive (June 24, 1996).
- Photograph 10 of 14: Wooden dowels drilled into the sill on the east wall of the basement for hanging harness. Note the handwrought rosehead nail in the sill at right side of photograph (June 4, 1996).

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Section PHOTOS Page 20

Cochran, William, Barn

Linn County, OR

- Photograph 11 of 14: Wood grain chute in the lower level.
- Photograph 12 of 14: Concrete cistern built in 1927 for J.T. Woody.
- Photograph 13 of 14: The William Cochran House built in ca. 1850.
- Photograph 14 of 14: A feeder barn probably built in the late 19th or early 20th century.

Cochran Barn
Linn County, Oregon
T13S R2W WM Sec19 TL 400



50 0 50 100 150 200 250 Feet

