

KLAMATH FALLS CULTURAL RESOURCES SURVEY

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# KLAMATH FALLS CULTURAL RESOURCES INVENTORY

## INTRODUCTION TO THE PROJECT

The following study is an inventory of cultural resources in the oldest districts of Klamath Falls, Oregon. For the purposes of this study, "cultural resources" are defined as the material structures which comprise the city--that is, the buildings, streets, railroads, bridges, canals, viaducts, and other tangible evidence of human habitation. This aspect of culture, which is often referred to as material culture, is--of course--only a small portion of the immensely complex accumulation of knowledge that makes up what we understand by the term "culture" in general. Henry Glassie, who is perhaps the best known American scholar in this field, explains the relationship between the two senses of "culture" in the following way:

Culture is intellectual, rational, and abstract; it cannot be material, but material can be cultural and "material culture" embraces those segments of human learning which provide a person with plans, methods, and reasons for producing things which can be seen and touched. (Glassie, 1968, p.2)

Our first purpose, then, is to identify the tangible evidence of human habitation in Klamath Falls and to interpret the "plans, methods, and reasons" that lie behind it. In this way, the project serves to document and interpret the material culture of the city that was extant during the survey period, 1985-1986. An additional objective of this project is to foster an appreciation of the community by enhancing our understanding of both its uniqueness and its participation in the broad pattern of human events.

An inventory of the total accumulation of Klamath Falls' built environment would be well beyond the scope of this or any similarly scaled study. For this reason, the agencies funding the project have placed the following general restrictions on it:

- a) the materials in the inventory must be at least 50 years old
- b) the inventory is restricted to the city limits
- c) the inventory is limited to above ground resources

The first stipulation focuses the project on the historic period and those elements of the city which have endured at least fifty years. Fifty years does not make something a permanent part of Klamath Falls, of course, but this requirement allows us to exclude those elements of the city which have not stood the test of time or which are likely to be discarded for aesthetic, economic, or functional reasons. Not all of the buildings that are fifty years old are historic, but they are at least durable and that qualification alone makes them worthy of consideration. The second stipulation restricts the study to the current (1985) city limits. Klamath Falls has incorporated many new sections since 1935, however, and much of what is now city--at least in the technical sense--was not city at the time of our cut-off date. For this reason, the study concentrates on those portions of Klamath Falls which are the oldest.

The final stipulation is that the items in the inventory must be above ground. This automatically excludes unexcavated sites that may have archaeological or historical importance. The rationale for this

exclusion is a logical one: obviously we cannot know what is underground until we excavate it and we cannot excavate all of the survey area. In practical terms, this stipulation also removes from the inventory historical sites that are well known but offer no remaining structures to identify them. The site of the Moore Brothers' second sawmill, for example, is rich in associations with the city's growth during the turbulent years around the turn of the century. Nothing remains of the mill now, however, and the site itself has been altered by freeway construction. Excavations in the area would probably turn up artifacts associated with the mill, but since nothing remains above ground, the mill site is beyond the scope of our project.

The buildings and other structures that have been included fall into three broad categories. Primary resources are those buildings or structures with important historical and architectural associations with Klamth Falls' development. Secondary resources are those with some associations, but rather minor ones. Many of the secondary resources have been chosen more for their value as representative examples of architectural styles or for their participation in social patterns than for their individual significance. Both primary and secondary resources are well-preserved--that is, they retain most of their original characteristics and have a minimum of alteration. The third category of resources, the contributing class, is made up of buildings whose age of 50 years can be documented, but whose characteristics and condition make them unsuitable for inclusion as secondary resources. Many of these buildings have had extensive

alterations. The rating system that the project used is reprinted in the Methodology section of this report.

In addition to the data collected by the survey, this report also includes summaries of archaeological and architectural information, an historical overview of the city, and an extensive bibliography. The summary history was included to offer a concise chronology of Klamath Falls' development. It is not to be taken as a piece of serious historiography, but simply as an overview of events and characters which might help readers locate specific buildings within a general historical context. The summary is undocumented, but derives largely from secondary accounts.

As a final introductory point, we should note that this project is the second inventory of Klamath Falls sites. The first inventory was completed in 1976 by Stephen Dow Beckham under contract to the Oregon State Historic Preservation Office. The 1976 survey consists of twenty-three major sites chosen from the entire city. These sites are generally the most conspicuous or significant structures in Klamath Falls, such as the Goeller house and the Balsiger Motor Company building. Since these sites have been surveyed, they have not been included in this study. We have, however, included copies of the original survey forms and discussed some of the sites in our analyses of the survey districts.

## METHODOLOGY

Since the scale of the project was not large enough to permit a building-by-building survey of the entire area currently included in the city, we divided the project into two phases. The first phase, largely completed during 1985 field season, continued the work of the 1975 survey, identifying prominent sites located in all areas of the city. The second phase of the project was a building-by-building survey of those areas of the city which demonstrated the highest concentration of pre-1935 structures. The second phase of the project was completed during the 1986 field season.

### Phase I

We identified conspicuous historic, architectural, and archaeological sites throughout Klamath Falls by pooling the results of four independent surveys. The first of these was a survey of previous archaeological work done in the city. Because of the general restrictions on below-ground resources, the archaeological survey was limited to isolating areas of the city where a high probability of archaeological potential had been demonstrated by previous studies. Most of these previous investigations concentrated on the Moore Park area on Upper Klamath Lake and the Link River Canyon both in Moore Park on the west side of the river and in the Buena Vista addition including Conger Avenue on the east side of the river. The second survey was a search for structures identified in an overview of Klamath Falls' history. The overview provided us with a list of seventeen historic

themes, thirty-two notable persons, and six general sites closely identified with the city's development. We then searched out places identified with the historic themes (mill sites, for example), residences identified with the notable persons, and specific structures on the general sites. In the last category, for example, we identified the Conger Orchard as a general site and the Nicholson house as a specific structure associated with it. The historic overview produced a rather extensive list of sites, many of which no longer had structures on them.

The third contribution to the list of potential sites came from an architectural survey of the city conducted during the summer of 1985. This survey identified thirty-six structures which had intrinsic architectural merit regardless of their historic importance (or lack of it.) The fourth and final contribution to our list of potential sites came from a list of sites selected by the Klamath Falls Historic Preservation Committee. The Historic Preservation Committee contributed a list of fifty-eight sites, structures, and properties for consideration.

Assembling the three lists of sites from the historic era revealed two points. First--and somewhat predictably--there was a good deal of overlap. The same buildings appeared on the historic list, the architectural list, and the Preservation Committee's list. The second point was that the sites tended to be concentrated in certain areas of the city. These areas became candidates for the areas to be surveyed in the second phase of the study. When we had eliminated duplication

and sites that did not meet the basic requirements of the project, we were able to confirm in the field forty-five sites.

## Phase II

The second phase of the project required us to select portions of the city suitable for a building-by-building survey. The advantages of this type of survey are that it produces data about the survival and integrity of older structures and that it allows us to consider those structures in their context--i.e. the neighborhoods that now surround them. The disadvantage of this type of survey is that it may expend the project's resources on less significant sites. For this reason, our first objective in choosing the survey areas was to find areas likely to provide us quality sites. Our criteria became the following:

- a) Age of the area
- b) Geographical integrity
- c) Density of pre-1935 development
- d) Diversity of themes
- e) Number of previously identified sites

In effect, our method of selecting the survey areas was analogous to an archaeologist's choice of places to dig. The first two survey areas were rather obvious choices: the main street areas and the railroad/industrial area. These two areas were old, rich in historic associations, and offered varied themes. They were also highly visible as districts in the city. The next choice would need to be a residential district, and here our difficulties increased. Possibilities included these:

Hot Springs addition  
Mills addition  
First addition  
Riverside addition  
Buena Vista addition  
Fairview addition

Each of these residential areas had the requisite characteristics to some degree, but our final choices were restricted to one or two at most if we were to finish the project by the 1986 deadline. Our choices were the northern residential district (including the First addition, Ewuana Heights, and a portion of the Nichols addition) and the residential area to the west of Link River (including the Riverside addition, the Lakeside addition, and a portion of West Klamath Falls). These areas offered the highest density of pre-1935 buildings as well as good concentrations of historically significant structures. The Hot Springs addition and the Mills addition were the next two choices, but the first four areas presented us with a total of c. 1000 potential sites, and this was the practical maximum for the project.

The field portion of Phase II began with a determination of what structures were in each district fifty years ago. Once this determination had been made, we proceeded to verify which structures were still in place. In many instances--especially in the Railroad and Klamath additions--few structures had survived. Once we were able to confirm that a structure was fifty years old, we began an analysis following the criteria below.

(24 possible points)

- A. Person: Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the Community, State, or Nation.

6 points - Has particularly strong associations with the life of a person, group organization, or institution of significant contribution.

3 points - Has strong associations with the life of a person, group, organization, or institution of significant contribution.

2 points - Has association with the life of a person, group, organization, or institution of significant contribution.

0 points - Has no notable association with the life of a person, group, organization, or institution of significant contribution.

- B. Event: Associated with an event that has made a significant contribution to the Community, State or Nation.

6 points - Has a particularly significant contribution to the Community, State or Nation.

3 points - Has a strong association with an event that has made a significant contribution to the Community, State or Nation.

2 points - Has some association with an event that has made a significant contribution to the Community, State or Nation.

0 points - Has no notable association with an event that has made a significant contribution to the Community, State or Nation.

- C. Patterns: Associated with, and effectively illustrative of, broad patterns of cultural, social, political, economic, or industrial history in the Community, State or Nation.

6 points - Has particularly strong association with broad patterns of cultural, social, political, economic, or industrial history in the Community, State or Nation.

3 points - Has strong association with broad patterns of cultural, social, political, economic,

or industrial history in the Community, State or Nation.

2 points - Has some association with broad patterns of cultural, social, political, economic, or industrial history in the Community, State or Nation.

0 points - Has no notable association with the broad patterns of cultural, social, political, economic, or industrial history in the Community, State or Nation.

D. Information: Resource has yielded, or may be likely to yield, information important in prehistory or history.

6 points - Has yielded, or may be likely to yield, information that is extremely important in prehistory or history.

3 points - Has yielded, or may be likely to yield, information that is important in prehistory or history.

2 points - Has yielded, or may be likely to yield, some information related to prehistory or history.

0 points - Is unlikely to yield any important information regarding prehistory or history.

Architecture  
(25 possible points)

A. Style: Significance as an example of a particular architectural style, building type, or convention.

4 points - Especially fine or extremely early example if many survive; excellent example if few survive.

2 points - Excellent or very early example if many survive; good example if few survive.

1 point - Mediocre example if many survive; good if few survive.

0 points - Of little particular interest.

B. Design/Artistic Quality: Significance because of quality of composition, detailing and craftsmanship.

4 points - Excellent

2 points - Very Good

1 point - Good

0 points - Fair or Poor

C. Materials/Construction: Significance as an example of a particular material or method of construction.

4 points - Especially fine or extremely early example if many survive; good example if few survive.

2 points - Excellent or very early example if many survive; good example if few survive.

1 point - Good example

0 points - Of little particular interest

D. Integrity: Significance because it retains its original design features, materials and character.

4 points - No changes or very minor changes

2 points - Minor changes which do not destroy the overall character.

1 point - Major changes to portions of the site, building, structure or object with remainder intact, or overall character changed but recoverable through restoration.

0 points - Altered substantially (includes extreme deterioration).

E. Rarity: Significance as the only remaining or one of few remaining properties of a particular style, building type, design, material or method of construction.

4 points - One of a kind.

2 points - One of a few remaining.

1 point - One of several.

0 points - One of many.

Environment  
(12 possible points)

A. Landmark: Significance as a visual landmark.

4 points - A site, building, structure, or object which may be taken as a symbol for the community or region as a whole.

2 points - A conspicuous and well-known structure, site, building or object in the context of the Community or the County.

1 point - A conspicuous and well-known site, building, structure or object in the context of the neighborhood.

0 points - Not particularly conspicuous or well-known.

- B. Setting: Significance because the current land-use surrounding the property contributes to the integrity of the pertinent historic period.

4 points - Excellent

2 points - Very Good

1 point - Good

0 points - Fair to Poor

- C. Continuity: Significance because the property contributes to the continuity or character of the road, neighborhood or area.

4 points - Of particular importance in establishing the character of an area.

2 points - Of importance in establishing or maintaining the character of the area.

1 point - Compatible to the dominant character of the area.

0 points - Incompatible with the dominant character of the area.

Applying these criteria yields a point score which allows for a numerical comparison of various sites. The criteria are weighted to favor the integrity or current condition of the structure. They also tend to favor historical associations and the original quality of the structure. We divided the structures into the following three

categories:

Primary Importance - Individually the most important sites, buildings, structures, or objects in Klamath Falls, distinguished by outstanding qualities of architecture, relationship to the environment and historical associations.

Secondary Importance - Sites, buildings, structures, and objects which are not of outstanding distinctiveness or rarity architecturally, may have experienced some loss of environmental integrity, but have sufficient historical significance to make them worthy of preservation.

Minor Importance - Sites, buildings, structures and objects which are less significant examples of architectural, structural and environmental context, and have less historical relation to the city. This may include the loss of distinctive, original design, and often insensitive remodeling. Severe deterioration may also have occurred. Loss of architectural integrity and significant alteration of the environmental setting in these cases have severely detracted from the historical significance of the site, building, structure, or object.

Throughout the project, sites in categories one and two received analysis for inclusion in the state inventory. Sites in category three were listed by survey district with the exception of minor sites in the original townsite, which were also analyzed for inclusion in the state inventory. Of the forty-five sites selected from throughout the city, all but twenty-three were in one of the survey districts. Since the context of a site is important, we included those sites in their districts rather than separating them.

## ARCHAEOLOGICAL OVERVIEW

### HABITATION AND SUBSISTENCE

The city of Klamath Falls covers one of the northern Great Basin's most diverse and continuously occupied prehistoric sites. A combination of natural geographic features added to a wealth of floral and faunal resources allowed for a dense seasonal and semi-permanent population of native peoples.

Water-lily seeds (wocus) formed the basis for "lakeshore" cultures as did the concentrations of chub, millet, and clams. In addition to the lake and marsh resources, the falls on the Link River provided fishing opportunities as several weirs were added in the vicinity of the falls. The short length of the Link River made it an intensively used and traveled area as it connects the large body of Klamath Lake with the smaller Lake Euwana.

Habitation sites in the immediate area of the city of Klamath Falls took the form of villages and encampments which provide base stations for both seasonal and yearly subsistence patterns. Lodges were most likely formed of sticks and mats and may have been both permanent and portable. These were most likely set in level areas along the Link River and on the lakeshores at advantageous access to

wocus patches and fishing spots. No geologic features such as rock overhangs or caves have been identified that may have been used as permanent shelters in the study area.

In addition to the lake and river based resources, adjoining marsh and uplands provided more faunal resources such as waterfowl, small mammals, and big game.

### Previous Surveys

The first useful documentation of sites within the immediate vicinity of Klamath Falls came in 1930 by Leslie Spier, an ethnographer. He writes of three sites that are wholly or partly within the city limits of Klamath Falls. The first site, iwau wone ("against the side hill") occupied the lower Link River and took in the falls and both banks centered in the area of the Favell Museum.

Hopkins (1978) did the only formal survey of this site, and recorded scatters of lithic material in the Conger Heights subdivision area. Hopkins found no evidence of crematoria that Spier described in this site area. Spier described these as piles of ashes "only a few feet high and less than thirty feet in diameter" (Hopkins 1978, after Spier, 1930). These features if ever encountered would be archaeologically priceless and protection cannot be overemphasized.

The second site, iu 'lalone ("on the end") covered a larger area from the upper end of the falls of the Link River up to Klamath Lake,

especially where Klamath Lake enters the Link River. Spier mentioned this was the largest village of the southern lake people and also wrote of two geologic formations, K! Taiginkis ("hole through the rock") and Lalau' Klot ("flat"), a hill west of the bay. Spier also mentions a second cremation pile above "hole through the rocks."

The third site, weka 'els ("fallen tree"), appears to be in the Moore Park area and intersected by the road. (Hopkins, 1978 after Spier, 1930).

These three "sites" are more logically composed of several smaller sites and would include a burial excavated on Front Street (Klamath Falls Herald News 1947) and several fish weirs (Sacramento Bee 1959) in the vicinity of the falls.

In summary, these three major site areas are formulated:

1. Lower Link River, from the falls downstream to Lake Ewauna on both sides of the river; north shore Lake Ewauna.
2. Upper Link River, from the falls upstream to the outlet of the lake and then on the east shore of Klamath Lake.
3. Moore Park Area, from the outlet of Klamath Lake west through Moore Park for 1 1/2 miles.

## HISTORICAL OVERVIEW

Like most towns east of Oregon's Cascade mountains, Klamath Falls got its start 120 years ago during the 1860's. This was a time when people in the western part of the state were pushing to the east beyond the coastal valleys that had been settled first and were moving into the vast range and timber lands that lay between the Cascades and the Rocky Mountains.

Geography determined the townsite's location. With Upper Klamath Lake to the north and Lower Klamath Lake to the south, the banks of Link River seemed like a natural place to take up residence. In fact, people had been living along Link River for the past 10,000 years. Evidence of these early settlements confirms the continuity of people's habits through historic and prehistoric times.

The first European to enter the Klamath country had been Finan McDonald, a Hudson's Bay Company trapper, in 1825-26. Later in 1826 trapper Peter Skene Ogden led an expedition of 43 people down the Deschutes to the Klamath. The first American expedition to reach the area was led by John C. Fremont in 1843.

Jesse and Lindsay Applegate entered the Klamath region in 1846, leading a party of 15 men from the Willamette Valley in search of a southern route from Fort Hall. The route they opened, variously known as the South Road and the Applegate Trail, was used by immigrants to Oregon for many years.

The Klamath Indian Reservation was established in 1864 at Ft. Klamath for the Ouxkanees, Modocs, and some Paiutes. The first sawmill in the basin was built by the government at the agency in 1872. The first Indian agent was Capt. Lindsay Applegate of Ashland, a leader of the South Road Expedition and member of a family destined to play a prominent role in Klamath County history.

The first permanent settler in the Klamath country was Wendolen Nus, who arrived in 1866. Fast on his heels came George Nurse. George Nurse was the city's father. He began with a trading post, expanded his operations to include a ferry in 1867, then built a bridge across Link River in 1869. Three years later he planted apple trees, a sure sign of permanent settlement. He became the first postmaster, the first hotel keeper, the first livery stable operator. Later on, he gave the settlement its first school. In 1878, he platted the town and called it Linkville.

The building that Nurse donated for the school was a one-room, perhaps 12 X 16 structure with a small porch in front. The lot, near the intersection of Ninth and Main streets, remained a school site until 1928. The original building was later dragged across the street by Ludwig Beihn and converted into a woodshed, but a new school was built on the Nurse site in 1885.

Linkville became famous during the Modoc War of 1873 because it was a center for military and news media activities. Residents

afterward said that this fame helped Linkville grow.

After the war Linkville grew faster. Although still a village without industry, it briefly became the seat of the newly-created Lake County in 1874, and a tax list the following year reveals four taxpayers with gross property values in excess of \$5,000: Calby and Co. (\$119,190), George Nurse (\$17,110), Applegate Brothers (\$16,200), and Small Brothers (\$8,367).

Linkville was briefly challenged as regional center by a community two miles south, near the Klamath River. First called Lakeport, then Merganser, the town briefly boomed--or rather popped--and then died. Linkville had the superior geographic and economic positions.

In 1877, Moore Brothers erected the Klamath country's first private sawmill. Fifteen men worked at the water-powered mill to produce 7,000 board feet of lumber daily. The lumber was used to construct buildings in Linkville and on nearby farms. This was the beginning of a local industry that less than two generations later would claim for itself the largest sawmill in Oregon and the largest box manufacturing facilities in the nation.

In 1878, the Linkville Water Ditch Company was incorporated. To irrigate town lots, the firm placed a headgate on the Link River near Upper Klamath Lake to divert water into a small ditch dug through Linkville. In 1884, rancher William Steele bought an interest in the company, then enlarged the canal and extended it 15 miles into the

sagebrush-covered Klamath Valley. The resulting increase in the value of the irrigated land from \$1.25 to \$10.00 an acre revealed clearly that money could be made if water was moved to the right places.

After Steele's death four years later, the Klamath Falls Irrigation Comapny was organized to operate the canal. It repeatedly enlarged the ditch--now known as the Ankeny-Henley Canal--until it irrigated about 4,000 acres of land. By that time (1905) larger irrigation projects were starting.

Linkville's population was 250 by 1880. The community was divided into two areas. "Bunch Town" was the early business district (now Conger Avenue) near the Link River bridge. The road east had buildings strung out on both sides of it and consequently was called "String Town." In the 1800's was a typical frontier community. Stockmen, irrigators, land speculators, timber operators, and other "boomers" lent color to the crowds.

The development of new additions to Linkville began with George Nurse. After Alexander Miller's death, H. M. Thatcher became Nurse's store partner. Together, in 1880, they platted West Linkville. Nichols Addition was next, platted in 1885 by W. J. Nichols and Quincy Brooks. Fifteen years later the Klamath Addition was platted. Four years later three new additions were platted to accommodate a population rise, and four more additions the next year.

Linkville became the seat of Klamath County when it was cut from

Lake County on October 17, 1882. Two years later county authorities rented a small frame building to serve as their courthouse. The community center, where concerts, debates, school affairs, and the like were held, was the Presbyterian Church. Built early in 1884, it was the only church in Linkville until a Methodist mission was established in early 1890's.

The premier issue of the town's first newspaper, the Linkville Weekly Star, came off the press in May 1884. Among its advertisers were R. S. and C. S. Moore, manufacturers of rough and planed lumber. Charles Sumner Moore and his brother Rufus bought out their father's interest in the pioneer sawmill about 1887. The mill was moved to Lake Ewauna and modernized. The brothers sold it to the Innis-Clark Lumber Co. in 1910. Below the Moore Brothers' mill on Link River Thomas Martin built the area's first flour mill about 1885. Martin had to give seed wheat to farmers to assure enough wheat for his mill.

The county was building, too. A new courthouse was erected in 1888 for \$3,500.00. A new jail was added for the same amount. But county judge G. W. Smith objected to building the courthouse because he said it didn't serve the county's wants.

In 1889, when Linkville incorporated and received a city charter, its population was 384. Although a depression in the late 1880's had slowed growth, Linkville boasted a sawmill, a flour mill, a sash and door factory, a brewery, seven retail stores, four saloon, three hotels, three blacksmith shops, three livery stables, a harness shop, a

butcher shop, a telegraph office, a newspaper, four doctors, four lawyers, and a troop of the First Oregon Cavalry.

That was also the year that the county court designated the Link, Klamath, and other rivers as public highways for log transportation. Linkville had the beginnings of an industrial base.

Then growth jarred to a standstill. During 1889 a fire destroyed most of "Bunchtown," causing \$50,000 worth of damage. Three years later another fire did between \$20,000 and \$30,000 worth of damage. The fires, coupled with the economic depression, harmed Linkville so badly that it did not recover until the late 1890's.

By that time the town had a new name. Ira Leskeard said that Linkville was a small town name, that something else was needed. "Klamath Falls" was suggested, the name coming from the 60 foot drop between Upper Klamath Lake and Lake Ewauna. The post office officially adopted that name in 1893, the town in 1894.

By 1895 the population of Klamath Falls was 452. Irrigation systems were being dug throughout the area. H. V. Gates obtained a franchise for the town's first water and electric light systems and had them operating before year's end.

Fraternal societies also arrived. When George Baldwin built a stone store at the corner of Main and Payne Alley, he suggested that the Ancient Order of United Workmen--to which he belonged--build its

hall on top of it. This was the first lodge hall in town. It was used for social and religious meetings as well as fraternal get-togethers until converted into a National Guard drill room in 1927.

By the decade's end Klamath Falls residents believed their town was big enough to merit a railroad. When big railroads did not agree, local businessmen incorporated a railroad company to lay tracks from Klamath Falls to the Cascades. The effort was abandoned within two years, but the desire for a railroad was not.

Another local effort was more successful. The big stores in Klamath Falls were George T. Baldwin and the firm of Reames, Martin and Company. The principals in the latter, Alexander Martin, Sr. of Oakland and E. R. Reames, organized the town's first bank. Martin became president of the Klamath County Bank, then president of the First National when it merged with Klamath County in 1911. The First National had been organized in 1903. Two other banks, the American Bank and Trust Company and the First Trust and Savings Bank, were established soon afterward.

Klamath Falls had recovered from the depression of the early 1890's. Log rafts pulled by steamers from Keno arrived at its mills with increasing regularity. Everyone realized that if rails ever reached Klamath Falls its lumber industry would reach its potential.

In the interim, steamboats paddled across the upper and lower lakes carrying passengers, freight, mail, and excursion parties. The

Klamath Falls High School band played aboard steamboats during some of the excursion runs. But, while that was a nice way to spend a lazy summer day, the steamers were primarily for business.

In 1905 two projects began that would end Klamath Falls' image as an idyllic village: the Klamath Reclamation Project and the Southern Pacific's scheme to build rails to the town.

Local residents had devised a plan to irrigate the Klamath Basin. They petitioned the Department of Interior for federal support after the Bureau of Reclamation's chief engineer told a Klamath Falls audience that he believed they could get federal aid. Eventually the Department agreed to undertake the great project.

In May 1905 the Bureau of Reclamation bought two existing canal systems whose property lay between the upper lake and the areas the BOR wanted to irrigate. The first water from the Klamath Reclamation Project was delivered in 1907, but work on it was far from complete. A BOR engineer stated in 1912 that 188,045 acres would be irrigated by the project, which transformed the lower county from a grazing to an agricultural region and which is still being expanded.

The project had an immediate impact upon Klamath Falls. Federal dollars poured in, creating new jobs, attracting new businesses, and supporting more people. Construction began on dozens of new buildings, including the Baldwin Building, the Melhase Building, and the Klamath High School. A horse-drawn trolley even began operating. Other signs

of growth included the organization of the Klamath County Chamber of Commerce in 1905, the Klamath Falls City Library in 1906 (the county library appeared seven years later), and the town's first hospital in 1909.

The second development that turned Klamath Falls into a boom town was the arrival of rails. A Southern Pacific subsidiary called the California and Northeastern Railroad announced plans in 1905 to build tracks through Klamath Falls. Another Southern Pacific firm, the Klamath Development Company, acquired large amount of local land in anticipation of the boom that would follow the arrival of the tracks. Southern Pacific finally showed its hand the following year by announcing that it had bought the California and Northeastern.

Before the railroad, getting local products to national markets required slow and costly transport by freight team over the mountains to the nearest railhead. For heavy products--like lumber or potatoes--the cost of transportation was too high to leave any profit for the producer. With the railroad, however, access to the outside world was suddenly a reality.

To mark Klamath Falls' connection with the twentieth century, the Klamath Development Company began building the magnificent White Pelican Hotel. At the time the hotel was finished in 1911, it was the most spectacular hostelry east of the Cascades. Klamath Falls had seen nothing like it. Three stories high, built of brick, large, modern, and sumptuous, it boasted such refinements as elevators, dumb waiters,

a ladies' lobby, and Turkish baths in the basement. Its builders intended the White Pelican to be a landmark as well as a hotel, and until the fire that destroyed it in 1926, it symbolized the city's new-found enthusiasm for modernity, sophistication, and the refinements of urban life.

The connection between Klamath Falls and California had scarcely been completed when the city began clamoring for railroad to the north or to the west. On the heels of the Southern Pacific, then, came other railroads in profusion. By 1931, the Great Northern and Western Pacific lines connected to the city and rails now ran in every direction from Klamath Falls. Rachael Applegate Good--who wrote a splendid history of Klamath County--witnessed the completion ceremony in Beiber, California on November 11, 1931.

The program begun by James J. Hill in the midst of the depression of 1873 had been consummated during the depression of 1931. After six men had put the last rail in place, using a compressed-air rig for spike driving and bolting, Mr. James took the sledge hammer rather awkwardly, but managed to hit the handsome spike...amid the whirr of movie cameras and the cheers of the crowd.

Klamath Falls now had seven spokes in her railroad wheel: the Great Northern and Southern Pacific to the north; the Southern Pacific to the southwest; the Modoc Northern and Great Northern to the southeast; The Oregon, California, and Eastern to the east; and the Weyerhauser Timber Company railroad to the west.

What brought all the railroads, of course, was the lumber industry. Prior to 1909, lumber had been manufactured in Klamath Falls, but without the railroad to connect the city to distant markets, most of the lumber produced in the Basin was consumed in

the Basin. The first large mill was the Pelican Bay Lumber Company, which began production in 1912. As market for lumber increased during the World War I years, more mills were built in the city and in surrounding communities. A few of the mills were owned by firms outside the area--and most of the lumbermen were immigrants from California or the Lake states--but once the industry took root in the Klamath country, it took over. An article in the American Lumberman in 1912 touted Klamath Falls as a "metropolis in miniature" and offered the following jingle:

Klamath Falls,  
Where Fortune calls--  
Oregon's Spokane.

Sawmills appeared at Klamath Falls and by the nearby lakes. The Pelican Bay Lumber Co., on the upper lake, produced lumber, lath, and box. The Klamath Manufacturing Co. bought the California Packing Box shock plant in 1912 and the Innis-Clark mill on Lake Ewauna in 1916, rebuilding the latter on the Upper Klamath Lake.

Other big mills that started in or moved into the Klamath country of Oregon and California included the Ewauna Box Company in 1912, the Algoma Lumber Co. in 1912, the Dorris Lumber and Box Co. in 1913, and Lamm Lumber Co. in 1915, the Modoc Lumber Co. in 1916, the Big Lakes Box Co. in 1917, the Chelsea Box Co., the Crater Lake Box Co., the Shaw-Bertram Lumber Co. in 1920, and the Swan Lake Lumber Co. Thanks largely to the railroad and to timber that sold for \$2.50 per thousand board feet, by 1923 there were 39

sawmills and eight box factories employing 4,200 people in the Klamath Basin.

Some of these mills, such as Lamm, Swan Lake, and Long-Bell, were located in or just outside Klamath Falls. Three mills--Pelican Bay, Shippington, and Boy Scout--were located north of Klamath Falls in Pelican City. This town, whose population once approached 4,000 people, was annexed into Klamath Falls in 1983.

Perhaps the most successful of these 47 companies was Ewauna Box. It began as a box factory beside Lake Ewauna in 1912 and later added a sawmill and planer. A new mill was built on a 53-acre track between South Sixth Street and Lake Ewauna in 1920. It became the largest box factory west of the Mississippi, employing 500 people in its mill and 100 in the woods. Weyerhaeuser bought it in 1948.

Even while Klamath Falls' population boomed because of the influx of timber industry employees, the city and county became bogged down politically by one of those fights where neither side will compromise. This bitter controversy lasted 13 years.

It began innocently enough in 1909 when the county decided to build a new courthouse in downtown Klamath Falls. In January 1910, however, the Klamath Development Company offered a free five-acre courthouse site in their Hot Springs Addition. Downtown

businessmen protested that Hot Springs was outside the city limits of the county seat, but voters overwhelmingly chose it in a special election.

Construction of the Hot Springs courthouse began in July 1912. Soon so many lawsuits were filed against the county for contracting illegal indebtedness that it couldn't issue warrants to pay its bills.

In 1918 the county court was told by architects that the huge Hot Springs courthouse was structurally unsound and should be abandoned. Despite public outcries, the court awarded a \$131,775 contract to J. M. Dougan of Portland to build a new courthouse next to the old, original courthouse on Main Street still being used. Although a recall election was initiated and a lawsuit filed to prevent work on any courthouse other than the one at Hot Springs, Dougan began building the third courthouse in March 1918.

On April 22, the county judge was recalled. The new judge, Robert H. Bunnell, ordered Dougan to stop construction. The county court declared that no legal contract existed with Dougan. Dougan ignored the court's order and continued to build. The court then filed suit to try to recover the \$41,548 advance already paid him.

In early 1919 Dougan finished the third courthouse. The court wouldn't pay for it. Dougan sued. The Dugan courthouse sat

unused until it was converted into a temporary hospital during the influenza epidemic. Although it was soon used for students from overflowing Central School, the county court refused to let county officials or employees move there from their cramped quarters in the first courthouse.

In August 1919 the county court approved architectural plans for finishing the Hot Springs courthouse. Even when the State Supreme Court ruled for Dougan, ordering the county to pay him the balance due and to recognize his building at the county courthouse, the county court budgeted \$50,000 for work on the Hot Springs building.

The battle continued into and through 1921 and into 1922. Finally, the Klamath Development Company demanded the return of its title deed, saying the county was in forfeiture. The county sued to prevent losing title. In September 1923 the Oregon Supreme Court upheld a lower court decision in the company's favor that stated that the Dougan building was Klamath County's courthouse. This ended the controversy.

At the end of the 1920's, Klamath Falls had a population of 16,000. This made it Oregon's largest town east of the Cascades. Baker, which had held this distinction since the 1860's, had stopped growing, and no other town--including Pendleton, Bend, Ontario, or Lakeview--was even close.

Although the Cascade mountains are sometimes more of a psychological barrier than a real one, they served to isolate Klamath Falls from the larger cities to the west and to make it into a regional center. With its superb rail connections, its solid employment base, and its urban attractions, the city drew human and material resources from other east side communities. It also sold goods and services to those communities. Its warehouses and stores served as distribution points for manufacturers throughout the nation. Its foundries produced machines and parts for central Oregon's industries. Its stockyards shipped livestock to markets back east. Its hotels and restaurants offered a welcome diversion for travelers tired of sagebrush and small town amenities. The prophecy that Klamath Falls would become "Oregon's Spokane" seemed to be coming true.

Several large new sawmills went into operation during the decade. The Shaw-Bertram Lumber Co. mill was located at the south end of Lake Ewauna. The Kesterson Lumber Co. mill was built in 1920 on the site of old Merganser. The Ellingson family established their lumber yard and planer on South Sixth Street.

But none of these had as much impact on Klamath Falls as did the construction of the Weyerhaeuser Timber Co. sawmill four miles south of town. Weyerhaeuser purchased the millsite on the Klamath River in 1923, but its involvement in the region dates back to 1892 when O. C. Applegate described the area's prospects to Frederick Weyerhaeuser during a visit to Minneapolis. The

Weyerhaeuser organization began buying timber in Klamath Basin in 1904 and by 1925 owned 450,000 acres of it.

Weyerhaeuser started building a sawmill in 1928 after rival railroads broke the Southern Pacific monopoly. The mill began operation in January 1930. The sawmill had an annual capacity of 200,000,000 board feet. Soon a planer, dry kilns, and a box factory were added. For a time it produced more pine lumber than any other sawmill in the United States.

Fueled by Weyerhaeuser and the timber industry generally, Klamath Falls grew from a town to a city during the 1920's. Architect Howard Randolph Perrin arrived in 1922 to build large public buildings like the Armory and many of the city's grander private houses. Willard D. Miller's Willard Hotel, built in 1927, was the largest hotel in southern Oregon. Schools began overcrowded, new schools were built, and the new schools became overcrowded. The area's many Italian residents organized a Sons of Italy Lodge in 1924. A year later there were enough Swedes in the county to found a Vasa Order of America lodge. As is true of most boom towns, though, toughs with a ready eye for a quick if sometimes illegal profit also came.

During these years, the character of the city was formed. Two buildings that went up during 1930 represent that character quite clearly. After the White Pelican Hotel burned in 1926, the site at the intersection of Main and Esplanade Streets remained vacant

until 1929 when Elmer Balsiger purchased it and proposed to build a garage there. The resulting building--Balsiger Motor Company--was considerably more than just a garage; it was one of the most impressive structures in the state. The building was designed in the popular Egyptian style by Portland architect Tourtilotte and Hummell and finished at a cost of nearly \$150,000. With an area of over 45,000 square feet, it was the largest car dealership in Oregon and, significantly, carried the second largest inventory of new cars. Business on this scale confirmed the city's position as a regional marketing center.

Several blocks down Main Street, the First National Bank of Oregon was also building in 1930. Again, the result was a structure designed to be as impressive as it was serviceable. Incorporating the latest innovations in materials and the best standards of design and workmanship, the bank called attention to the prosperity that Klamath Falls enjoyed. The building's style--Art Deco--was new and very exciting. Explaining the building's decorative motif--and the expressive potential of modern architecture in general--left the reporter from the Evening Herald a little breathless:

The building is further designed to in a measure express the chief industries of the state of Oregon, and to a degree some of its geological featurizations. At the pinnacles one may find erosive formations suggestive of the triangular creations of the building's parapet. The sculpted panels typify the forests and timbering, and the doughty lumberjack with his ax, who has for a background the modern artist's conception of man's greatest friend, the sun, and a display of the elements in the form of a stoke of lightning.

The building's cost--\$350,000--was a large sum for a three story building in 1930, but it was taken as a sign of confidence in the city and evidence to discount what another reporter called "the theory that the depression has been thus far felt to any extreme in this community."

Of course, the depression was eventually felt, and in the late 1930's the industrial growth of Klamath Falls began to decline. During the past 50 years, the city has grown slowly, adding only 2,000 people to its 1930 population. But the character of Klamath Falls still reflects the social and economic forces that shaped it 50 years ago. There is still a burchtown and a stringtown. Commerce and industry still lie at the heart of the community. And it still serves as a marketplace for southcentral Oregon.

## KLAMATH FALLS ARCHITECTURAL OVERVIEW

### INTRODUCTION

The following overview of Klamath Falls' architecture considers "architecture" in the broad sense to include both formal and vernacular forms and to encompass incidental structures as well as buildings. The overview is arranged by survey district and by themes, which include the following:

- Industry
- Commerce
- Government
- Education
- Transportation
- Cultural Organizations
- Agriculture
- Habitation

The overview is intended to provide interpretive information about each district, including analyses of the significance of specific themes. Comprehensive lists of all sites in the four survey districts follow the overview.

The majority of early structures in Klamath Falls were of wood construction, and--as in many towns of the period--fire had an enormous impact. On September 6, 1889 a large fire destroyed most of the business section. Commercial structures and homes on both sides of Main Street were lost. Although rebuilding was slow, new buildings eventually were erected. In April, 1892 a second large fire devastated the district. Two years later, in 1894, business buildings were

destroyed at the west end of the town in a third serious fire. The devastation of the fires and the seriousness of a depression during the 1890's delayed Klamath Falls' development during the decade.

Between 1900 and 1910 Klamath Falls experienced heavy building as reclamation and railroad development boomed. For example, one source states that 90 buildings were constructed during the summer of 1905 (Echoes, 16, p. 44). Many of the extant older residences in the Riverside survey district and the North Residential survey district date from this period. The homes reflect the stable economic climate of that decade. The most elaborate of the older residences, the Goeller House, was completed in 1905. Many of the commercial and institutional buildings constructed during this period were replaced later by more modern structures.

A second period of economic development coincided with the growth of the railroads between 1920 and 1940. Seven rail lines ran through the community after 1920 and highway development brought additional people to and through Klamath Falls. This period saw the construction of several important buildings which comprise the commercial area of Klamath Falls today. Many reflect period styles, others express the characteristics of Art Deco and Moderne styles which flourished during these years. On land where the White Pelican Hotel stood, Balsinger Ford erected its Egyptian Revival structure. The First National Bank Building was erected in 1930. Sacred Heart Roman Catholic Church (1929), the United Methodist Church (1929), the Federal Building (1930), and the U. S. National Bank (1939), are among buildings which

date from these years.

Construction of industrial structures and residences also flourished during the 1920-1930 period. This was the era of mill building in Klamath Falls, and the long low structures proliferated until they dominated the eastern shore of Lake Ewauna. A panoramic photo taken in 1925 (History of Klamath County, p. 24-5) shows four mills on the lake, each with the distinctive dometopped <sup>WJ&W PCC</sup> sawdust burner. Other industrial activities were often tied to the lumber mills or the railways. Three foundries making iron castings for the mill machines flourished during the 1920's on Spring Street, sheet metal fabricators supplied the mills with waste-collection systems, and machine shops turned and milled steel parts. Each of these operations required buildings in the conventional industrial style--steel siding, multi-paned industrial sash, and clerestories running the length of the ridgeline.

Klamath Falls' period of settlement and growth coincided with a period that two economic historians have recently called America's "golden age of housing" (Doucet and Weaver, 1985). During the years between 1870 and 1920, single family housing throughout America underwent profound changes in technology, construction materials, design, financing, and availability. The result is that Klamath Falls--like most western towns--has extensive neighborhoods of middle class single family residences. The architecture of many of these neighborhoods is repetitive, but the houses themselves represent important social data.

The two dominant styles for residences were the Spanish Colonial style and the nearly ubiquitous Craftsman-influenced bungalow. The Spanish Colonial style found its greatest application in multi-unit buildings, especially court apartments and duplexes. Single family residences in the Spanish style are less common. The range of the Craftsman style runs from formal applications like the Rogers house, which was built by the Johnson Brothers in 1917, to small vernacular cottages built by their owners.

Perhaps the most important fact about Klamath Falls buildings is that so many of them were built during the 1920-1930 period. The town's population during those years went from under 4,500 to over 16,500. More significantly, after 1930, the population remained stable, with a general trend of decline in the incorporated area and a spread into the suburbs. In many instances, then, the buildings that were built during the 1920's remain in place. The city offers a diversity of architectural styles, but a surprising continuity of chronology.

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## MAIN STREET SURVEY DISTRICT

### OVERVIEW

The commercial district of Klamath Falls as surveyed for this inventory encompasses a long, narrow band between the north side of Pine Street and Walnut Street on the south. It extends from the Link River Bridge on the west eastward to Twelfth Street and comprises thirty-four blocks.

The growth of the commercial district of Klamath Falls began in 1867 when George Nurse established his ferry on Link River (McArthur, 1974). Nurse opened a trade and lodging post that year and is credited with filing for the townsite of Linkville. A post office was opened in the community in 1871. In 1872 the U.S. Land Office was located here and George Nurse was chosen as registrar. That year Linkville had approximately 40 inhabitants, a store, post office, hotel, blacksmith shop, feed stable and several residences (Shaver, et. al., 1905). In 1874 Lake County was formed and Linkville was established as the temporary county seat. The following year twelve buildings stood near the rough wooden bridge which replaced the ferry (Good, 1941). The new community was located well with ample level land for growth. In addition to its proximity to an important navigational point on the lake system, the townsite had good access to north-south and east-west road. Samuel and Emily Dicken (1985) describe the factors which determine Klamath Falls' boundaries:

The restriction to growth of the various parts--business, residence and industrial--are both natural and manmade. To the north of the original settlement on the east bank of low Link River is a steep hill, limiting commercial but not residential. To the south is the shore of Lake Ewauna, so the central business district grew to the north-east in a narrow belt. As the CBD (Central Business District) grew beyond the hill slope, it spread out both to the north and south. This situation gave the core of the city a rectangular street pattern, oriented northeast-southwest and northwest-southeast. The coming of the railroad in 1909 restricted the growth of the city on the southeast. (p. 14)

### 1800's

The economy thrived as strong commercial ties developed between the Rogue River Valley and Klamath Falls. In September of 1889 an extensive fire destroyed most of the business district near the Link River. The wooden structures which had burned on both sides of Main Street were slowly replaced. In April, 1892 a second fire destroyed the struggling district. Additional fires in September, 1893 and July, 1894 further devastated the town. The destruction wrought by the fires and a serious depression between 1893 and 1897 effectively delayed further development during the last decade of the 19th century. The Sanborn Map Company 1898 map of Klamath Falls reveals a sparsely settled Main Street consisting of frame houses and business buildings near the west end.

### 1900-1910

The 1907 Sanborn Map Company print of Klamath Falls indicated only masonry buildings in the commercial district--three of stone and two of brick. Buildings were concentrated near the Link River and lightly distributed toward the east end of Main Street. Pine and Klamath Street consisted primarily of frame residences. When the first Southern Pacific train from Weed entered Klamath Falls in 1909 a burst of economic expansion began. The population of Klamath Falls, which had numbered 447 in 1900, was counted at 2,758 in 1910 (OSU, 1958, p. 4).

This survey discovered no resources in the commercial district which dated from the 19th century. Two are included in the Statewide Inventory and may be counted for this period--the Klamath County Courthouse (1887-1888) and the AOUW-Baldwin Hardware Store Building (1899-1900). Five residences and nine commercial or institutional buildings, were constructed between 1901-1910. Three resources from the Statewide Inventory and two properties on the National Register of Historic Places were constructed during this decade--a total of nineteen.

#### 1911-1920

The years 1911-1920 saw extensive growth in Klamath Falls and the population reached 4,801 in 1920 (OSU, 1958, p. 4). The Ewauna Box Factory was organized in 1912 and employed a large number of Klamath Falls residents. Schools, churches, fraternal and civic buildings all were constructed. On July 3, 1917 the Evening Herald reported that

Klamath Falls could boast:

... a \$250,000 hotel, a \$45,000 passenger depot, a \$25,000 Carnegie Library, a \$50,000 city hall, a \$50,000 Elk's home, and asphalt pavement which covers more than five miles of city streets. (p. 1)

In 1919 the same newspaper announced that the biggest building year since 1911 was underway and that the town was experiencing a housing shortage. Between February and July of that year thirty-one building permits had been granted in Klamath Falls including five business buildings of "fireproof construction" (Evening Herald, Ap. 30, 1919). One hundred twenty-seven residential building permits were granted during 1920 and twenty-nine business building permits were awarded. (Evening Herald, Jan. 7, 1926)

Thirty-two buildings from the period 1911-1920 are included in the commercial district. Five are residences and twenty-seven are commercial or institutional in character. One resource from this decade appears on the Statewide Inventory.

### 1921-1930

During the period 1921-1930 Klamath Falls experienced its most intense growth. The population grew from 4,801 in 1920 to 16,093 in 1930. (OSU, 1982, p. 4) Critical events occurred during the decade which affected growth in Klamath Falls. In 1922 the Green Springs Highway between Klamath County and the Rogue Valley was opened on an all-year basis. The highway between Klamath Falls and Bend, was completed soon after, as was the rail line between Weed and Eugene.

The Great Northern Railway line built through Klamath Falls in 1927. Klamath Falls experienced a nine million dollar building program, construction of over fifteen miles of paved streets, construction of several new mills, and the erection of many new buildings. A government census bureau report declared that Klamath Falls had experienced the greatest growth in relation to population of any city in the United States between 1923 and 1928. During these years 2,465 new structures were raised, of which approximately 1800 were new homes. Each year between 1921 and 1930 building gains increased substantially over the previous year. In 1924, for example, the Evening Herald announced that as of July the city had experienced a 91 percent gain in building over the first six months of 1923. (OSU, 1982, p. 4) By the fall of 1925 Klamath Falls was second in building accomplishments in the state for the first nine months of year. On April 30, 1926 the Evening Herald published the building record of the previous three years:

April, 1923	\$16,760
April, 1924	\$50,425
April, 1925	\$99,815
April, 1926	\$169,313

In spring, 1927 building expenditures had already reached \$956,784 and by November, 1928 the building had doubled that accomplished in 1927. The first official steps were taken toward regulation of building construction early in 1927 and in April of that year the first building code was passed. Building investments for 1929 reached two million dollars.

Forty-seven commercial or institutional buildings in the central district were constructed between 1921 and 1930. The Statewide Inventory contains three buildings from this decade.

After the stock market crash in 1929 growth occurred much more slowly. Although the city of Klamath Falls gained only 404 citizens between 1930 and 1940, at least four major resources, the First National Bank, the Montgomery Ward's Building, the U. S. National Bank and the Pacific Northwest Bell Building were constructed in that decade. Limitations to the city's expansion were particularly affected by the terrain and the development of outlying areas. The greatest development occurred south of the city at Altamont. By 1930 this area had two precincts with a population of 2,246. Ten years later the population of this area numbered 6,558. Samuel Dicken (1985) describes the economic conditions which existed after 1930:

Shortly, the economy of the Basin was affected; commodity prices fell and the demand for lumber and agricultural products crops and livestock, declined sharply, and unemployment increased. The effect was heightened by the drought. Several businesses failed, as did some banks...(p. 5-4)

The Great Depression began in 1929 and lasted until the preparation for World War II stimulated the timber and agricultural industries... The growth rate of population, so rapid previously, declined in this period. But immigration continued and the "baby boom" following World War II brought the natural increase, temporarily, back to normal or even above it. (p. 5-1)

### 1931-1940

Fourteen buildings and one bridge in the commercial area are

included in the survey for the years 1931 to 1940. All of the buildings are commercial or institutional in nature. Nine buildings dated post-1940.

### Distribution of Buildings by District

The defined boundaries of the Klamath Falls commercial district had a significant effect on the pattern of building development between the years 1900-1930. In the early part of the century buildings were erected on the west end of Main Street and by 1920 the length of the thoroughfare had scattered brick and frame buildings. With the period of large population growth, 1920 to 1930, intense building occurred on Main Street, particularly between Seventh and Twelfth Streets. Most older frame buildings and several early brick structures were destroyed to make way for new buildings. (Approximately four older frame buildings stand today on Main Street.) Generally the greatest concentration of pre-1915 buildings on Main Street stand between Second and Fifth Streets, and the greatest concentration of 1920-1929 buildings lies between Seventh and Twelfth Streets in Klamath Falls.

No resources exist within the commercial district which represent the themes of Prehistory, Exploration, Fur Trade, Indian/White Relations, or Agriculture. All buildings and one structure express the themes of Commerce and Industry; Government, Politics and Military Activities; Culture or Science and Engineering.

COMMERCE AND INDUSTRY

A total of eighty-five resources represent the theme Commerce and Industry. The Pacific Telephone and Telegraph Building is the sole building associated with Communication. One structure, the Link River Bridge, represents the sub-category, Transportation. The remaining eighty-three buildings are associated with Service and Distribution of Goods. There are two banks, eleven hotels or major apartment buildings, seven garage/auto agency structures, thirty-three buildings exclusively used as stores, and thirty-one buildings which are devoted partially to shops and partially to apartments.

The resources which represent the theme Commerce and Industry are distributed widely within the area defined as the commercial district. Main Street, from Second Street to Twelfth Street contains the highest density of buildings. A few empty lots on Main Street are offered for parking. The oldest structures, for example, the Melhase-Page-Stratton Building (1905), the Hurn Building (1908), the Emma Block (1905), and the Murdock Building (1910), are all located toward the west end of Main Street between Second and Fifth Streets. A few entrepreneurs selected sites further east on Main Street during the first decade of the century. The Lake Hotel Building (1906 est.) at Twelfth and Main Streets, the Biehn Building (1905) between Sixth and Seventh on Main Street, and the Jacobs Block (1909) at Sixth and Main are examples. Other buildings related to Commerce are distributed along Main Street and range in date of construction from 1910 to the mid 1940's. In general, buildings' construction dates increase as one progresses east

on Main Street. Pine Street, originally residential in character, contains seven of the nine residences included in the survey. Much of the south side of Pine Street has been converted to large municipal parking lots or to modern office or motel complexes. Two major commercial structures the Pacific Telephone and Telegraph Company Building (1940) and the Montgomery Ward Building (1939), stand on Pine Street within one block of each other. With one exception, the resources related to garage/auto agency operations stand on Klamath Avenue and Walnut Avenue. The general rise in automobile use in the 1920's encouraged the construction of several service buildings along these two streets, primarily in residential use up to that time. The eleven hotels or major apartment buildings are distributed on each of the four streets examined in this survey. One stands on Pine Street, one on North Second Street, three on Walnut Avenue, and six on Main Street. Four of the hotels on Main Street are located between Tenth and Twelfth Streets. The Collins Building or Hotel Hall Annex, stands at the corner of Fifth and Main Streets. The Willard Hotel is located at Second and Main Streets. The two banks both stand on Main Street near the center of the commercial district.

#### Architecture of Commercial and Industrial Buildings

A wide range of styles is evident among buildings in the Klamath Falls commercial district. The Colonial Revival, Bungalow, Art Deco and Modernistic Styles, as well as the Period Styles--Georgian, French Renaissance, Mission, Spanish colonial, Italian Renaissance, and

Classical are each represented. In addition, a sizeable number of commercial style and vernacular style buildings appear. Klamath Falls also has numerous architect-designed buildings. Several "permanent resident" architects, (most notable is Howard R. Perrin), A. F. Heide, George R. Wright, Charles Coseboom, R. E. Wattenburg and Ivan Smith, all created buildings associated with Commerce and Industry in Klamath Falls. Distinguished architects from other cities made important contributions. A. E. Doyle and Pietro Belluschi, both worked on the Pacific Telephone and Telegraph Co. Building. H. H. Winner of San Francisco was architect for the First National Bank; Jamieson Parker, was architect of the Williams Building. The firm Aandahl, Sutton and Whitney designed the U. S. National Bank. James Dougan designed the Klamath County Courthouse. Tourtellotte and Hummel were architects for Balsiger Motor Company already listed on the State Inventory. E. E. McClaren, Charles James, Robert Orr, and P. M. Reidy, also worked in Klamath Falls. Portland and San Francisco provided most of these architects--there was a particularly strong bond between northern California and Klamath Falls during the period of railroad construction in the 1920's.

Howard R. Perrin arrived in Klamath Falls in 1922 to assist with construction of the Pine Tree Theatre and remained to practice in that city until his retirement in the mid-1960's. He designed many important buildings including the Willard Hotel, the Hirvi Building, and the former Golden Rule Building. At least fifteen commercial buildings included in this survey were designed or extensively remodelled under Perrin's direction. Most of the post-1920 buildings

were constructed of materials from the Klamath Brick and Tile Company. The commercial district contains both unity, found with a high proportion of a commonly used material, and variety, evident in the many kinds of brick and brick patterns.

Distinguished examples of style in architecture are represented in Klamath Falls. The Art Deco Pacific Telephone and Telegraph Building, (1939-40) is the finest example of four in that style. Two Modernistic Style buildings, the Star Theatre Building (1915/1940 est.) and the U. S. National Bank (1937-38) are both fine examples of the style. The Montgomery Ward Building (1939) is in the Period Georgian Style; the four Period Mission Style buildings are best represented by the Willard Hotel, (1926-27), the W. O. Smith Building, (1919-1920), and Jim's Tire Service Building, (1925). The Oregon Bank Building (1929-1930) is of the Period Gothic Style. The Period Italian Renaissance Style is best represented in two buildings, the Collins Building (1919-1920) and Williams Building (1926-1927). The Hotel Cascade Building (1925-1926) presents the Period Classical Greek Style. Perhaps the finest of thirty vernacular buildings is the Melhase/Page-Stratton Building, (1905). Of five buildings in the commercial design, the Lake Hotel Building (1906 est.) is the primary example. Fifty buildings relating to Commerce and Industry have suffered extensive alterations. Outstanding buildings included in the Statewide Inventory also contribute particularly fine stylistic examples of the commercial district including the Period Colonial Library, the Period Egyptian Balsiger's Motor Company, the Art Deco First National Bank and the American Renaissance Klamath Falls City Hall.

## Significance of Commercial and Industrial Buildings

Many of the commercial businesses are significant to Klamath Falls as examples of business enterprises during the periods 1900-1910, 1911-1920, 1921-1930 and 1931-1940. Twelve buildings related to Commerce and Trade qualify as primary resources. Among these the Melhase/Page-Stratton Building most clearly represents significant commercial buildings which date from the first decade of this century. Built by the prominent Melhase family, it remains the oldest and most intact of these resources. The W. O. Smith Building is (1919-1920) significant to Klamath Falls for its association with the distinguished newspaper publisher and printer whose name it bears. The Arcade Hotel (1919-1920) was the first major hotel constructed to meet the new demands of crowded housing. The Winters Building, (1920-1921), constructed to provide shop space for prominent jeweler Herman J. Winters, was fitted upstairs with apartments. The White Pine Apartment Building (1924 est.), constructed mid-decade on Pine Street, is significant as one of the largest structures raised to that date purely for residential purposes. In 1926-1927 two major buildings were built on Main Street, the Willard Hotel, designed by Howard Perrin, and the Williams Building, designed by Jamieson Parker. The Willard Hotel is significant as a representative of the Period Mission Style, and for its association with prominent contractor W. D. Miller. The Williams Building is significant as a unique example of the Period Italian Renaissance Style, and for its associations with architect Jamieson

Parker and local businessman Dayton Ogden Williams. In 1927-1928 the Pelican Hotel was constructed for George Christie of Sacramento and was devoted to housing the fast-growing population. The Hirvi Building, which housed the Hotel Elk, was built in 1930. The building is significant for its association with Howard R. Perrin, architect, and with Jacob Hirvi, local businessman who financed its construction. In 1929-30 the first of three major banks to be constructed within a ten year period was erected. The Oregon Bank, in the Period Gothic Style survives as a significant representative of the thriving economy which the community enjoyed that decade. (A second, The First National Bank, was constructed in 1930.) The third bank, the U. S. National Bank, was constructed in the depths of the Depression (1937-1938). It is an excellent example of the Modernistic Style, and of the work of Aandahl, Sutton and Whitney. Finally, the construction of the Pacific Telephone and Telegraph Co. Building (1939-1940), followed a decade of plans to erect a new company building in Klamath Falls. The building is distinguished for its association with two prominent architects, A. E. Doyle, designer of the original building, and Pietro Belluschi, architect for the first major addition in 1948. The building also is significant as a symbol of the rapidly expanding population of Klamath Falls, which required ever increasing telephone facilities between 1920 and 1940.

The Link River Bridge (1931), is the sole structure included in this portion of the survey and is associated with the theme of Transportation. It is considered a primary resource for its significance as the entrance was to Klamath Falls from the west.

All of the above primary resources relating to Commerce and Industry substantially retain their architectural character and integrity.

Among the properties which ranked secondary, several retain historic significance but have suffered through remodelling. The Collins Building, the Swansen Building, the Murray, Hopka and Wayman Buildings, the Lake and Kerns Hotels, the Richard Melhase Building, the Grizzle Building, and the Golden Rule Building are resources within this category. Others remain basically architecturally intact, but lack a high level of historic significance. These buildings include Jim's Tire Service Building, the Arcade Garage, the Bisbee and Crater Hotels, the Landis Building, and the Bussard Building. Some buildings have substantial historic significance, but extensive alterations have destroyed their historic associations. Examples include the Imperial Garage Building, the Loomis Building, the Sugarman Building, the Hurn and Murdoch Buildings, the Grimes Building, the Chambers Building, the Jacobs Building, the Emma Block, and the Melhase Building.

Only one of ten residences received a secondary ranking; the others were of minor significance. The Uerlings House, associated with a prominent early businessman, is the oldest residence standing on Pine Street--the only representative on that street of dwellings constructed by early residents. It has received some exterior remodelling.

All of the primary and secondary buildings have local significance

to Klamath Falls and the county. A few, notably the Williams Building, the U. S. National Bank Building, the Oregon Bank Building, the Pacific Telephone and Telegraph Building have potential state significance for their associations with prominent architects.

#### GOVERNMENT, POLITICS AND MILITARY ACTIVITIES

There are only two resources related to Government, Politics and Military Activities; the Klamath County Courthouse, located in the center of a block set aside for county government activities, and the Klamath County Jail, located on the southwest corner of the same block. (Other buildings, the City Library, the City Hall and a former Courthouse building are included in the State Inventory.)

#### Architecture of Government Buildings

The Klamath County Courthouse (1918-1919) designed by James Dougan, is a prominent representative of the Period Classical Greek Style, distinguished by bilateral symmetry, brick facing material, terra cotta, and an entablature. The Klamath County Jail (1926-1927) is vernacular in style, and blends successfully with the Courthouse.

#### Significance of Government Buildings

The Klamath County Courthouse is a significant primary building. It is important architecturally as an example of the work of James Dougan, and it has been the focus of critical Klamath County events.

The building survived a fifteen year struggle between opposing forces in Klamath Falls to determine the location of a courthouse in Klamath Falls. This structure, supported by those who wanted county government centered in the heart of the town, was retained for use.

The Klamath County Jail has substantial significance as an important part of the county's governmental system for the past sixty years. Designed by Howard Perrin, it stands just southwest of the Courthouse.

#### CULTURAL ORGANIZATIONS

Ten resources are included in the survey which represent a cultural theme. Five buildings are associated with fraternal or patriotic activities. Three are theatres, one is related to humanitarian activities, and one is a former church, now devoted to humanitarian work. Of the five fraternal/patriotic buildings, one, the American Legion Veterans Memorial Building is located on the southeast corner of the Courthouse block. The Moose Lodge stands on Pine Street, the V.F.W. and the Masonic Hall are on Klamath Avenue and the former Scandia/Eagles Lodge is located on Walnut Avenue.

#### Architecture of Organizational Buildings

Three of the five structures associated with fraternal or patriotic activities have been substantially altered. The Scandia Hall, (1920) or Eagles Lodge as it was later known, remains intact and

accurately reflects the context within which it was created. It remains the most important building representing this aspect of the cultural theme. The V.F.W. Hall, the Masonic Lodge, and the Moose Lodge have been substantially altered and as a consequence have suffered a loss of historic integrity. The American Legion Veterans Memorial Building, designed by Howard R. Perrin, remains basically intact and is now used by the county for additional governmental office space.

#### Significance of Organizational Buildings

The Scandia Lodge and the Veteran's Memorial Hall remain the most significant of the buildings in this category. The Scandia Lodge was constructed for lodge purposes by an active group and has remained in use for fraternal use since that time. It retains both architectural and historical integrity. The Veteran's Memorial Hall retains its architectural character and is significant to Klamath Falls as the result of an extensive effort to honor veterans after World War I. The other three fraternal resources are each housed in buildings which were constructed originally for other purposes. Each of the three buildings has received extensive alteration, greatly diminishing their architectural and historic significance.

Three former theatres remain, all located on Main Street. Buildings which housed the Pine Tree, the Star, and the Liberty theatres have received extensive interior and exterior alterations, and are no longer recognizable as theaters. All three received a minor

ranking.

One resource is associated with religion, the former Covenant Church, now serving as the Klamath Falls Gospel Mission. This building, constructed in the mid-1930's, has experienced considerable alteration and received a minor ranking.

One resource is associated with humanitarian activities--the Salvation Army Building. This structure has been drastically remodelled and retains none of its original character.

Blackburn Hospital (1912) is the sole resource associated with medicine. This important building, the first in Klamath Falls to be constructed specifically as a modern hospital, is architecturally intact and of substantial significance to Klamath Falls for its importance in the field of medicine. It received a primary ranking.

All of the primary and secondary cultural buildings have substantial local significance.

## CONCLUSIONS

The central business district of Klamath Falls has a rich variety of resources associated with the themes of Commerce and Industry, Government, Politics and Military activity, and Culture. One hundred and sixteen buildings and one structure (a bridge) were surveyed in the areas between the Link River and Twelfth Street on both sides of Main

Street and the south side of Pine Street; between Center Street and Twelfth Street on both sides of Klamath Avenue, and between Fourth and Twelfth Streets on the south side of Walnut Avenue.

The commercial district of Klamath Falls also contains a rich variety of architectural styles. This wealth is directly attributable to the interest of entrepreneurs from Northern Oregon and California in Klamath Falls during expansive times. Successful individuals and institutions had the money, sophistication and pride to commission special buildings from accomplished architects.

Pine Street has suffered extensively from the removal of older buildings and the formation of large block-sized municipal parking lots. Eight of the ten residences included in the survey are on Pine Street; only one of these has a rank above minor. Cohesion along the south side of Pine Street has been effectively destroyed by parking lots and modern building construction.

Klamath and Walnut Avenues were used for residential and shop purposes for many years. Common use of the automobile led to the construction of several automobile related businesses, garages and agencies along these street. Other businesses also were erected including stores, apartment houses and civic buildings. These streets also are scattered with modern structures which destroy their historic cohesiveness. The highest percentage of primary and secondary buildings occur along Main Street with the greatest percentage of primary resources lying between Second and Twelfth Streets.

(Consideration of the buildings already on the State Inventory and the National Register of Historic Places further enhances this pattern.) Ten of the sixteen primary buildings identified in this survey stand on Main Street; one primary structure, a bridge, lies across the Link River; one stands on Walnut Street; one stands on Fifth Street near Walnut, two are on Pine Street; and one, the Blackburn Hospital, lies outside the commercial business district.

A study of both primary and secondary buildings from this survey, and of the potential primary buildings already on the State Inventory and National Register of Historic Places, suggests possible historic district boundaries: Main Street from Second to Twelfth Street, joined with Pine Street from Seventh to Twelfth, Klamath Avenue from Third to Sixth and the block of Fourth to Fifth on Walnut.

Examination of the distribution of primary and secondary buildings reveals that the south side of Main Street appears the most intact. The block between Fourth and Fifth Street on Main has the greatest concentration of older buildings (including two on the State Inventory and one on the National Register); but two have received extensive exterior alteration. A substantial number of the buildings on Main Street which received a minor ranking could be restored. Temporary modern materials obscure original architectural features.

Klamath Falls has historical resources of great significance to the community and to the state. It is critically important that particularly significant buildings be identified and protected enabling

the city to retain the high number of unique resources which enrich its commercial district.

## NORTH RESIDENTIAL SURVEY DISTRICT

### OVERVIEW

The North residential survey district is composed of three additions to the original townsite. W. J. Nichols and Quincy Brooks platted the Nichols Addition in 1885 and G. H. Woodbury and L. B. Yaden platted the First Addition in 1904 (Shaver, 1905). Ewauna Heights was platted in 1909. The survey district includes all of the First Addition, bounded on the north and west by Upham and Uerlings Streets, and on the south east by Pine. The district boundaries split the Nichols Addition at Pine Street on the south. The boundary then moves north along Eleventh Street to the A Canal. The area thus described represents the residential adjunct to the Main Street commercial district. Pine Street--the southern border--is a transition street between residential and commercial properties. The other boundaries are essentially lines of convenience. After the first few blocks above Pine Street, development thins out. The difficulty of building on the steep terrain restrained development of the lots on Lincoln, Grant, McKinley, Roosevelt, and Mt. Whitney Streets. Although the survey area was not completely developed during the historic period, there has been relatively little development since the historic period. The result is an area of consistent architecture, representing residential styles in the 1910-1930 period.

Only two themes are represented in the extant structures in the North Residential survey district. They are Habitation and Cultural Organizations--specifically hospitals and churches. The survey district is predominantly residential, with single family residences and multi-family residences both represented. The multi-family residential structures in 1930 consisted mainly of apartment buildings. For the most part, these catered to middle class clientele, offering the amenities associated with individual households. The profusion of boarding houses, rooming houses, residential hotels, row houses, and courts that characterized multi-family dwellings in the Industrial survey district was not a feature of the North Residential survey district. Hospitals and churches in the district date back to the Presbyterian church built at Third and Pine streets in 1885 and the Samaritan Hospital built at Sixth and High in 1911 (Good, 1941). Since then, several other churches including the Methodist Episcopal Church, the First Presbyterian Church, Sacred Heart Catholic Church, and the First Christian Church have located in the survey district. Following the closure of the Samaritan Hospital in 1912, the Klamath Valley Hospital provided medical services in the survey district after 1919.

Other themes historically important in the district but no longer represented by existing structures include the theme of commerce--especially retail--and education. Schools in the district originally included Fremont School and the Klamath High School.

#### HABITATION

Historically, the survey area developed from north to south. The Nichols Addition at the northern end of the district was an early middle class residential area. Sanborn maps from 1908 show 37 homes in the section. Further south in the district, development was spotty, with an additional 62 homes in the First Addition and Ewauna Heights areas. Pine and High Streets filled up first, then as level ground was built over, the developers climbed to Washington and Jefferson Streets. During the first decade of this century, the most prosperous families built in the Riverside district, particularly on Riverside Street. During the 'teens and 'twenties, the northern residential district--especially Ewauna Heights--became fashionable, and by the 1930's the Hot Springs area was the most prestigious neighborhood. The Moore brothers, for example, were Klamath Falls notables before the turn of the century. They built their residences in the Riverside district on their own land, of which they had over 20,000 acres according to Charles Moore's obituary. The Daggett family, coming into prominence a generation later, built in Ewauna Heights in the 1920's. Later yet, in the 1930's, the Evening Herald was touting the Hot Springs district as the town's center of gracious living.

### Architecture of the Residences

Nineteenth Century Eclectic and Vernacular

The Gowen House or Auntie Gowen House is often regarded as the oldest standing residence in the city. There are other candidates for this distinction, but the dispute is not likely to be resolved because documentation to verify the date of construction has so far eluded searchers (Borgman, 1974). When Martin Frain, Klamath County pioneer, purchased the property in 1892, the house had been there for several years. The structure is a simple one and one-half story frame house of c. 350 square feet. Additions bring the total up to 500 square feet. Ornamentation is confined to turned columns on the porch, which old photographs show as an early if not original part of the structure (Borgman, 1974, p. 40). In addition to the Gowen family, the house has figured into the lives of other Klamath Falls residents including the Applegates, Kuykendalls, and Houstons.

The Benson house was built in 1892. Judge Henry L. Benson was district attorney and later circuit judge for the First Judicial District of Oregon, including Josephine, Jackson, Klamath, and Lake counties. The house is an example of the Nineteenth Century eclectic style, with some Queen Anne characteristics. The design features two octagonal towers, a front-facing gable end sided with fish scale shingles, decorative bargeboards, a multiplicity of roof forms, and turned ornamental porch columns. The Worden house, occupied by the William Worden family, was built in a similar style a few years later. This house offers a sufficiently varied roof silhouette to earn the local title "the house of seven gables." Framing details include a central gabled portion, gable dormers, a veranda surrounding the front, and a tower with a conical roof. The front-facing gables (there are

three) are ornamented with elaborate bargeboards, fish-scale shingles, and an arched window at the center of the gable end suggesting a Gothic detail. Other details include lattice work panels, a bay, and a decorative oval window in front. This house is second only to the Goeller house in its adherence to the tenants of the late Nineteenth Century taste.

The Slough house on Washington and the Samaritan Hospital on High Street were both built after the turn of the century. Although their style is plainer than the styles of the Worden and Benson houses, they still demonstrate some features of the eclectic styles. The Slough house was framed with a gable roof with a hipped dormer. A gable addition has been grafted onto the north side of the building. The front facing gable end has cornice returns, a bay, and an arched window in the center. The porch has decorative columns and a railing, and the lower front windows have diamond panes on the upper sash. The Samaritan Hospital was built as a residence in 1906. Its structural elements include a two story central portion with a gable roof, an octagonal tower, and a front-facing gable dormer. Decorative aspects include pedimented gable ends at the peaks, cornice returns at the first story joist line, and a weathervane at the peak of the tower cap. Comparison with an early photograph (Herald and News, Feb. 6, 1986) indicates that sections of the veranda have been enclosed to enlarge the first floor rooms.

These four houses are representative examples of the earliest building in the North Residential survey district. They are all in

good condition, having been restored during the last ten years. Other examples of early residences vary in condition and in integrity, as many have been converted to apartments or other uses. Houses built in the 1890-1910 period are distributed throughout the survey district, with concentrations at the lower elevations. Although individual houses are in better repair than the early houses on Riverside Street, this survey district does not offer the concentration or the architectural complexity of the Riverside area.

#### Arts and Crafts and Prairie Style

These early Twentieth Century styles are represented very sparingly in the Northern Residential district, but they are interesting transitions in design and materials from the earlier styles to the styles that dominated the 1920's.

The Dietsche house is a vernacular design that shows a strong influence of the Prairie Style. The house was built c. 1924 for Dr. Deitsche and his family, who arrived in Klamath Falls in 1922. The Prairie School elements in the design include the horizontal massing, the projecting eaves and cornices, and the narrow casement windows on the second floor. The wooden siding and the flat roof, however, are not Prairie School characteristics, and may be the builder's adaptations to local building practices.

The Jacobs house dating from the World War I years, was built in the shingle style made popular by Maybeck and other California

architects. The house features front-facing gable and shed dormers, and a full length veranda built within the roofline of the central gable. The porch is supported by battered wooden pillars covered with shingles. The foundation of the house is uncoursed ashlar, which also makes up the porch, pillar bases, and a retaining wall in front. Fenestration consists of mullioned casement windows in front, and double hung windows throughout the rest of the house. The entire house was originally shingled. The Yaden house was built at the top of Fifth Street hill during the early 1920's. The design elements here are close to the precepts of the Arts and Crafts movement, including a steeply pitched gable roof and multiple shed dormers. The material is stone, with uncoursed basaltic ashlar on the lower story, and coursed blocks on the dormers. Openings in the stonework are arched, and the building has a flat-roofed stone portico on the south gable end.

The Dadmun house at 615 Lincoln is an example of the Arts and Crafts style modeled on the English country house (Clark, 1983, p. 143). The house has a steeply pitched roof, large flush gable dormer, smaller shed dormer, casement windows, arched entry, and a small arched window set near the apex of the flush gable dormer. The siding material is stucco. The house was built in 1926 by the current owner, Dorothy Dadmun Hammacher and her first husband, Orin Dadmun. Dadmun drew the plans for the house himself and finished construction in four months during the winter of 1926. The original plans are still in Mrs. Dadmun's possession. The house caused quite a stir when it went up, according to Mrs. Dadmun, because it was the first house with a steep roof in the neighborhood.

## Bungalow Style

Stucco and stone, materials associated with the Arts and Crafts movement, were important for the dominant residential styles in Klamath Falls during the 1920's. These styles were the Bungalow or Craftsman style, and the Spanish Colonial Revival or Mission style. Because the 1920's were the great building period for Klamath Falls, these two styles are particularly important for understanding the city. Both styles produced distinctive structures, both were indigenous to the West Coast, and both carried with them certain social ideas.

In Marion Dean Ross' analysis, "the bungalow style, inspired largely by California work, was acclimated and became an important part of the Oregon scene" (1959, p.13). Factors that made the bungalow popular throughout Oregon (and other western states) are complicated, but surely part of its popularity came from its broad mass appeal.

It was in Southern California that the Bungalow, the apotheosis of William Morris' notion of a proletarian art that he could never himself attain, found its true home. Here a young family on the make, a sick family on the mend, or an old family on meagre savings could build a woodsy place in the sun with palm trees and a rose garden. The California bungalow, whatever its size or quality of workmanship, was the closest thing to a democratic art that has ever been produced. (Gebhard and Winter, 1944, p. 19-20)

Evidence from Klamath Falls bungalows supports the point. Except for the Charles Moore house and the Lorenz house, bungalows in the city were middle class residences. The wealthy generally preferred at first

the high Victorian eclectic styles and later the historic period styles including colonial revival.

For immigrants coming to the west coast from the crowded cities of Europe or the East coast, the bungalow's horizontal expansiveness and airy openness must have exercised a special appeal. Most Klamath County immigrants, however, came from rural areas in Oregon or the midwest. As was the case in other cities east of the Cascades, many residents moved into towns after coming to the areas as homesteaders. The Central Oregon climate does not favor subsistence agriculture; most homesteaders soon found their dreams victims of late frosts, early snows, and withering desert winds. The enticements of life in town included regular paychecks from a job in the mills and an orderly life made up of well built houses, paved streets, and running water. The bungalow style appealed to displaced homesteaders because it was modern, but at the same time traditional.

The Craftsman style, justified in contradictory terms, met varied pressures of the day. On one hand, the style depended on technological innovations in heating, lighting, and window glass, and was merchandised as a solution to the household problems of dust, germs, and inefficiency. On the other hand, the Arts and Crafts movement invoked and sought to replicate such traditional American symbols as the farmhouse and its furnishings... (Cohen, 1980. p.294)

Another appealing aspect of the Craftsman bungalow was its use of familiar materials and construction methods. Evidence from oral sources suggests that many of Klamath Falls' early residents built their own houses--a carryover from the homesteading period that

persists in Central Oregon today. The fact that Klamath Falls did not require building permits until 1927 favored this practice. The Craftsman style emphasized carpentry, and the designs invited the viewer to consider the building's structural details. The result was a style of building that used lumber in a conspicuous fashion and relied upon ordinary carpenters' skills to provide the ornamentation. Since the mills offered sub-grade lumber to their employees at giveaway prices, the temptation to "put up" a house must have been well-nigh irresistible, particularly for homesteaders new in town and still in straitened financial circumstances. Here was a house that could be built on weekends using local materials and still look stylish.

Two smaller bungalows that exemplify local applications of the style are the Sterns house on Tenth Street, and the Melhase house also on Tenth. Melhase was a rancher who moved to town for his retirement in 1922. He had built a commercial building previously. Sterns was a millworker at the Ewuana Box Company. According to oral sources, both owners built their own houses.

The Sterns house, like the Melhase house is c. 1000 square feet. This size house in 1920 was midrange between the average range for inexpensive houses (650-1100) and expensive (900-1400), according to Doucet and Weaver (1985, p. 583). The Sterns house is oriented with the eave side to the front, and has an eave extension to form a porch that ends in a gable at the north side of the house creating a covered entry from a car in the drive. This arrangement is a neat solution to the problem of entering the house from a vehicle in inclement weather.