

LAKEVIEW DOWNTOWN HISTORIC DISTRICT
E, F & G Streets between Second Street North & First Street South
Lakeview
Lake County
Oregon

HABS OR-176
OR-176

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OR-176

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
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LAKEVIEW DOWNTOWN HISTORIC DISTRICT

HABS No. OR-176

Location: E, F and G Streets between Second Street North and First Street South,
Lakeview, Lake County, Oregon.

USGS Lakeview Oregon Quadrangle
UTM Coordinates: Zone 10 719253E 4674059N

Date of Construction: 1896-1950s

Architect: Various

Builders: Various

Present Owners: Various

Present Use: Commercial Center

Significance: The Lakeview Downtown Historic District is locally significant as a commercial and social center in south central Oregon. The district is a reflection of Lakeview's growth and economic conditions during the first half of the twentieth century. It is also eligible under criterion C for its concentration of early twentieth-century buildings that embody the distinctive characteristics of a rural historic downtown. The Lakeview Downtown Historic District encompasses significant historic resources dating from 1896-1950s, which include the Settlement, Railroad, New Deal, World War II, and Post World War II/Expansion eras. The concentration of commercial structures illustrate the growth of the city, its role as the county seat of Lake County, and its association with agricultural, mining and timber industries. Lakeview served the local community needs, providing a center for regional trade for the ranchers, farmers, miners, and loggers who came to town to ship their produce, shop for goods, and conduct business. The Lakeview Downtown Historic District reflects the commercial architecture of rural communities established during the early part of the twentieth century.

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Date: November 2001

I. DESCRIPTION

Lakeview, the county seat of Lake County, Oregon, is a small town in south central Oregon located approximately 100 miles east of Klamath Falls, at the junction of U.S. Highways 140 and 395. Highway 395 extends south along F Street (Main Street) through the district. The district is on a flat parcel of land, with a natural hillside to the east, newer commercial development to the north, and residential neighborhoods to the south and west. The district is roughly bounded by Second Street North on the north, the alleyway east of the buildings along E Street, First Street South on the south, and G Street on the west. The approximate center of the district is along F Street (Highway 395) between First Street North and First Street South. The district encompasses portions of ten city blocks and is within the original plat of Lakeview. The blocks measure 225' from north to south, with the east to west configuration consisting of two 100' sections separated by 15' alleyways. The sidewalks are 8' wide with a 56' street width that contains parking. E Street utilizes diagonal parking while F (Main, Highway 395) and G have parallel parking along both sides of the streets. The sidewalks along F Street between Center and First Street North, and along Center Street between F and E Streets, contain glass block basement vaults used to provide light into the Heryford Brothers Building basement. The glass block inserts are the only historic features within the streetscape that contribute to the significance of the district.

Primarily one-story in height, most of the buildings in the downtown area were constructed of brick after the fire of May 1900, which destroyed all but two structures in downtown Lakeview. The commercial buildings are brick, with flat parapetted roofs. Representative examples, with features such as arched windows and doorways, include the Ahlstrom Brothers Building (126 North E Street), the Post and King Building (Second and E Streets), the Round-Up Tavern (11 North E Street), and the Wilcox Building (7 North E Street). The Bailey and Massingill Warehouse (1 South E Street) has pressed metal siding that simulates stone and was apparently an original feature of the building. Examples of more intricately detailed buildings include the Bank of Lakeview, constructed in 1929, which incorporates Ionic columns, arched windows with fan lights, a triangular crest suggesting a pediment, and a continuous cornice. The Heryford Building, a three-story brick structure, is the largest building in the district and incorporates a stone foundation, segmental arched windows, and a highly decorated cornice with dentils and cresting. The Old Lakeview Library (525 First Street North) is a wood-frame structure built c.1910 and is now used as town hall. It is located next to the Old Fire Hall, built by the Works Progress Administration c. 1935.

Most of the commercial structures incorporate storefronts with large display windows, recessed entries, awnings, and transom lights. There have been some modifications in many of the storefronts, a common occurrence throughout downtowns nationwide as retailers used the storefront as a crucial part of the store's advertising and merchandising strategy. Many of these changes appear to have been made in the late 1940s or early 1950s. Overall, the historic qualities of the structures have been retained and convey the association and feeling of the early twentieth century and the majority of the buildings in the district (76%) retain sufficient architectural features and detailing to contribute to the historic character of the district.

Historic Contributing Resources:

- A) First Methodist Church, 1921
(United Methodist Church)
15 South H Street, Tax Lot #7300

This is a two-story stone structure with a full basement. The church contains an angled entry in the corner which consists of double wood doors under a rounded arched opening with a tympanum incorporating a stained-glass window. Rectangular stained-glass windows are used throughout the main elevations along H and Center Streets, within a triple-bay system, some of which are in a tripartite arrangement. Stone pilasters separate the bays and a stone cornice sits below a crenellated parapet wall. It displays the Romanesque style through its substantial weight and mass and incorporating rock-faced arches, lintels and sills. The rock used in the construction was hauled into Lakeview from a quarry four miles to the north.

- B) New Federal Building, 1939
(Lakeview Post Office)
G and Center Streets, SW corner, Tax Lot #7200

The Post Office was the most ambitious Works Progress Administration (WPA) project in Lakeview. The building reflects the policies of the agency, emphasizing uniformity of design and materials in Federal buildings throughout the west, and its architectural detailing may be considered as Stripped Classical or WPA Moderne. The architect for the building was Louis J. Simpson, and the builder was J. L. Barnes Company from Springfield, Missouri (no local contractors submitted bids). The building originally housed the Post Office, the Fremont National Forest Supervisor's Office, the Hart Mountain Game Refuge Office, the Taylor Grazing Act Service, the U.S. Land Office, and the Lake County Agent. These agencies have moved to separate facilities.

- C) St. Patrick's Church, 1911
12 North G Street, Tax Lot #13300

Built of brick in 1911, this two-story church has a stone foundation and a central tower/steeple symmetrically placed at the entrance in the narrow end of the rectangular building. The tower projects out from the gabled end and sits atop the entry. The entrance consists of double doors underneath a rounded arch corbelled brick opening and fan light, flanked by pilasters on the corners of the projecting tower. The same pilasters are located at the corners of the main portion of the building and between each bay. Round arched window openings are used throughout the side elevations.

- D) Polar Bear and attached dwelling, c. 1950
25 G Street, Tax Lot #1000

This building consists of two parts. The front portion is a c. 1950 ice cream or “fast food” type restaurant with large angled windows, angled supports, flat roof, and ordering window. The rear portion is a two-story dwelling with a flat roof in a streamline functional designed exterior with a variety of window types. The rear dining area of the Polar Bear was originally a garage that separated the restaurant from the residence. This building contributes to the historic character of the district.

- E) General Merchandise, c. 1905
15 North F Street, Tax Lot #13700
General Merchandise, c.1905

This one-story block commercial brick building appears to have been constructed around 1905 (appears on 1907 Sanborn maps) as evidenced by the use of common-bond brick pattern on the façade. The recessed brick panel in the upper portion is partially obscured by a “modern” metal awning and the windows have been altered with the same material by surrounding the windows. The building retains the recessed entry flanked by storefront windows with brick bulkheads. The awning that obscures portions of the façade is easily replaced or removed. The historic qualities of the building remain sufficient to portray the historic quality of the district.

- F) Retail Store, c. 1930
11 North F Street, Tax Lot #13600

This one-story structure appears to be of masonry construction with a stucco finish. The simply detailed large plate glass windows and the modest entry door with side lights, offer a streamline or Modern appearance to the building. The building may have been altered in the 1930s, or may have been built at that time. It contributes to the historic character of the Lakeview Downtown Historic District.

- G) IOOF Building, c. 1900
5 North F Street, Tax Lot #13400

The Independent Order of Odd Fellows (IOOF), a fraternal organization established in the late nineteenth century for laborers involved in industries such as logging and mining, was originally located in this building. The IOOF is significant for its contribution to the working class, providing benefits to their employees and their families. This two-story brick building, constructed c. 1900, is a good example of the kinds of spaces built for their members. This simply-detailed building incorporates a large storefront area on the ground level, with flat-arch windows on the front and segmental arch windows on the side elevation. The common-bond brick pattern is used throughout with narrow raised bands of brick at the window sill level and above the arches. A shallow false front gable is located in the center of the front elevation.

H) Alger Theatre Concession, 1929
18 North F Street, Tax Lot #300,

Located in a brick building, with a tile and glass block front and an extended parapet wall above a flat roof, this building is adjacent to and built at the same time as the Alger Theatre. The entrance is slightly recessed and on the north end of the front elevation, with a bank of three plate glass windows topped by paired transom lights. Other theatres of this period are known to have had retail operations associated with the theater, and it appears that this building may have originally be used for such a purpose. It contributes to the historic character of the Lakeview Downtown Historic District.

I) Alger Theatre, 1929
24 South F Street, Tax Lot #200

The Alger Theatre was the third theatre in Lakeview built and operated by the Alger family. Merle Alger operated the Rex Theater (8 North E Street) during 1920-30, the Marius Theater during 1930 to 1964, and the Alger after 1929. The Alger Theatre was designed by Merle Alger, who also supervised the construction. The theater has an Art Deco facade which provides a geometric background for the marquee. The recessed entry and ticket book under the marquee is faced with ceramic tile, which remains in good condition. The building contributes to the historic character of the district.

J) Gas Station, c.1950
126 North F Street, Tax Lot #3700

This building was probably constructed in the early 1950s. A review of directories, Sanborn maps, and tax records do not provide a construction date. However, the style of the building suggests it was built c. 1950. According to Michael Karl Witzel in his book The American Gas Station, designers were incorporating the unadorned simplicity of the International Style in service stations by 1937. Display windows consisting of large glass windows, glass entrance door, and large service bay doors with glass panels, in a white streamlined box, were considered the precision of a modern machine. For example, by 1940, Texaco had revamped or rebuilt more than 500 of their stations. Further research may reveal the original oil and gas company who built this gas station. It was a Standard Oil Company service station at one time in the 1960s-70s.

K) Heckman and Landon Building, 1922
26 North F Street (First and E Streets), Tax Lot #3900

The Heckman and Landon building is a two-story wood-frame building with stucco finish. The Heckman and Landon Garage building was associated with the “automotive age” and was originally used as a gas station. The gasoline pumps were removed in the 1940s, and the lower portion of the building was changed in the 1960s. Even though changes have occurred to the structure, the two-part commercial block building continues to describe the historic period and contributes to the character of the district.

L) Heryford Brothers Building, 1913
10 North F Street (Center and F Streets), Tax Lot #4100

The National Register-listed Heryford Brothers Building, a Classically-embellished Commercial-style structure, was completed in 1913. It is a three-story brick structure with a full basement, steel-framed structure comprising over 53,000 square feet. The first floor combines rusticated stonework piers with two-foot marble bases. The walls are of locally made brick and some of the Classical detailing is comprised of brick covered with plaster. The first floor windows are large panes of glass held by copper sash. Second floor windows are pine-framed casement and segmental arched sliding sash and pine frames, occur at the third level. The cornice is metal and surrounds a flat roof. An awning, a later addition, hangs between the first and second stories. When it was constructed, the owners of this building were some of the earliest to boast of its own power supply and elevator.

The first floor consisted of a post office, drug store, doctors' offices and the Lakeview Mercantile Company (owned in part by Jim Heryford). The mercantile also leased space on the second floor, along with the Antlers Club (later Elks) and the United States Land Office. Office space was on the third floor. The building incorporated the latest technology by including its own electric generator, steam heater, telephones and advanced plumbing. The building was designed by F. J. DeLongchamp, an architect from San Francisco. The builder, I. A. Underwood, was a Lakeview resident, a saw mill owner and local contractor who built homes and business in Lakeview before leaving the area during the Depression.

M) Post and King Saloon, 1900
129 North E Street (E and North Second Streets, SW corner), Tax Lot #3600

The National Register-listed Post and King Saloon, constructed in 1900 as a saloon, is a two-story brick structure and a good example of late Victorian commercial architecture. It has segmental arched windows on the upper floor, and round arched windows at the entrance and flanking display windows. Corbelled brick patterning of a belt course, a band above and around the upper story windows, a cornice, and dentils at the upper edge of the parapet wall provide the ornamentation for this rectangular building.

Peter Post and Jonas King started their saloon business sometime during the 1890s. In May 1900, after every business building in Lakeview except two was burned to the ground, Post and King decided to reconstruct their saloon of brick. The Post and King Saloon was a gathering place for local citizens, shepherders, and cattlemen who came to Lakeview. Jonas King, born in Elk County, Pennsylvania, and Peter King, born in New Hampshire, left Lakeview after selling their business in 1918. Known also as the Kentucky Saloon, the bar was open 24 hours a day, seven days a week, and a 1911 photo shows seventeen bartenders. The second floor was originally used as a dance hall. During Prohibition the Post and King Saloon was closed and the building was transformed into a boarding house, with the first floor divided into a dining room, large kitchen and storage area, and the second-floor ballroom divided into twelve separate bedrooms.

- N) Fetsche's, c. 1905
15 North E Street, Tax Lot #4300

The Fetsche's Men's Wear Store is located in a building that was originally occupied by a general merchandise store and hall (1907 Sanborn map) followed by a restaurant and confectionery (Sanborn 1913). Fetsche's Men's Wear appears in the 1934 telephone directory. It appears that the storefront was altered in the 1930s to accommodate its change of use. The canopy incorporates a metal ceiling, and the floor surface in front of the store is a specially treated concrete or tile. This store contributes to the historic qualities of the Lakeview Historic District in its portrayal of an early department store.

- O) The Palace Saloon, c. 1900
11 North E Street, Tax Lot #4400

This one-story rectangular commercial structure has a stucco-over-masonry finish. The concave inset panel on the façade and the broad arch openings (currently obscured by an awning) are the building's primary architectural detailing. The Round Up Tavern, also known as Sullivan's Pool Hall and the Palace Saloon, has been a familiar part of the Lakeview business district since the fire of 1900. This building retains sufficient integrity to contribute to the historic character of the district.

- P) Eli Café, c. 1905
7 North E Street, Tax Lot #4500

This one-story commercial building is simply detailed with decorative brickwork in the "signboard" area. It has a recessed entryway flanked by large picture windows within stucco-finished openings. The building was originally occupied by Eli Café. The Eli Café was an early establishment in Lakeview, most noteworthy for its association with its most famous patron, Dr. Bernard Daly.

- Q) Wilcox Building, c. 1900 & c. 1910
7 North E Street (524 Center Street), Tax Lot #4600

The Wilcox Building appears to have been built in two stages. The 1907 Sanborn map shows a building with this configuration facing E Street with a Bank and a Post Office located side by side. The 1913 Sanborn shows the building expanded to the west with two businesses, a barber shop and a pool hall, both facing Center Street. The Wilcox Building was the home of the First National Bank of Lakeview and the Lake County Savings and Loan Bank, which were two of the local banks flourishing during 1900-1930. The two were interrelated as both were capitalized by S. O. Cressler and D. J. Wilcox. Dr. Bernard Daly, who began the Bank of Lakeview (located kitty corner to this building) was also involved in the First National Bank of Lakeview. The First National Bank of Lakeview and the Lake County Savings and Loan merged with the Bank of Lakeview early in the 1930s.

- R) Ahlstrom Brothers Store, 1900
126 North E Street, Tax Lot #2700

The one-story rectangular block brick building was completed during the summer of 1900. The building incorporates the arched openings above the storefront windows and entrance. The Ahlstrom Brothers store, also known as the Monogram Store, was a successful haberdashery in Lakeview which began before the fire of May 1900 and this building represents its second location.

- S) Bank Building, c. 1898
120 North E Street, Tax Lot #2800

This is the only structure that survived the fire of May 1900 to remain in the downtown district. It appears to have been constructed as a bank building c. 1898, and was later used as a restaurant as noted in the 1913 Sanborn maps. It currently houses an insurance and realty company, Favel-Utley. This is a two-story brick rectangular building. The first level consists of a round arched entryway with double doors and transom, and a larger round arched window, flanked by cast iron pilasters with ornate capitals on each end of the façade. The second story continues the pilaster profile in brick. Two segmental arched windows are symmetrically placed on the upper story wall, and a corbelled brick cornice decorates the upper portion of the parapet roof wall. Attached to the south side of the main structure is a small, one-story, structure with vertical board and batten siding, which angles up to the second story. Stairs are indicated on the 1907 and 1913 Sanborn maps. There is currently no entrance from the street.

- T) Langslet Tailor Shop, c. 1907
110-112 North E Street, Tax Lot #2900

This one-story brick structure was built c. 1907. The recessed brick panel in the upper portion of the parapet comprises the simple architectural detailing, with two separate entrance doors in the center of the building flanked by large picture windows. The Langslet Tailor Shop (which also included a dry cleaning plant) was located in the north half of the building. Tenants in the south half included a land surveyor and a barber shop.

- U) Saloon, c. 1930
108 North E Street, Tax Lot #3000

State offices are currently located in this one-story rectangular block brick building. It appears to have been built c. 1930. The 1907 and 1913 Sanborn maps indicate there were two buildings with a different configuration. The detailing of the building also suggests a later construction date. The brick is a light tan color, with decorative brickwork consisting of alternating recessed bricks in a geometric pattern along the top edge of the parapet wall. The storefront consists of a centrally-located recessed entry door flanked by large tripartite storefront windows. A non-historic canopy runs the length of the building. Some modifications appear to have occurred in the storefront windows and bulkhead. However, the simply detailed building continues to display sufficient historic features to contribute to the character of the district.

V) B. Reynolds Building, c. 1900
106-102 North E Street, Tax Lot #3100

This structure was built prior to 1907 and was used as a Pool Hall at one time as indicated on the 1913 Sanborn map. The builder of this structure was I.A. Underwood. The simply-detailed masonry one-story rectangular structure incorporates horizontal banding at the cornice level and large storefront windows with transoms. Later, the Snider or Commercial National Bank Building housed one of Lakeview's three local banks in this building during 1918-1934. The bank was started by C.S. Sherlock, local financier. In 1931, the Commercial National Bank merged with the Paisley National Bank. In 1934, they combined banks were purchased by the First National Bank of Portland. Ten years later, First National Bank bought the Bank of Lakeview and moved into that building (1 S. "E" Street). At that time, Cleveland Snider, an officer of the Commercial National, bought this building and converted it to offices. There are two entrances off of E Street, with a barber shop at the north end and a retail store, called "Goose Lake Computing" on the corner. The rear portion was added in 1934.

W) Thornton Drug, c. 1900
26 North E Street, Tax Lots #5200 and 5100

The Thornton Drug Store, now Rexall Drugs, was constructed c. 1900. The original owner was Lee Beall. The 1913 Sanborn map indicates two separate buildings at this location, with the corner building shown as a drug store (Thornton Drug Store) and an express office, with a newspaper printing office adjacent to that. These buildings were combined and the façade was tiled c. 1950 with large panels of dark blue tiles along the entire upper portion of both buildings on the façade. The tiling of the facades causes it to appear as one building, with minor delineation in the two buildings visible only in the recessed tile work along the northernmost section of the building. The blue tile wraps around the corner on the north side for a few feet, beyond which the buff colored brick remains visible. The lower portion of the building, along the bulkhead area, also consists of the tile, as well as a large metal canopy that extends along the length of the facade. There are large plate glass store front windows below the length of the canopy. Although changes to the façade were made, they fall within the period of significance and the building contributes to the historic district.

X) Millenery, c. 1905
18 North E Street, Tax Lot #5000

This one-story simply-detailed building was probably built c. 1905. The Sanborn map indicates that in 1907 a millinery was located here, and in 1913 a cigar shop was in the building. This one-story commercial block building has a simply detailed stucco finish with recessed panels that appear to date from the 1920s. The storefront windows are large plate glass with aluminum sash, and although these changes have been made, the building continues to contribute to the historic character of the district.

- Y) Ousley Furniture Store, c. 1907
12 North E Street, Tax Lot #4900

The one-story one-part block commercial building is constructed of brick with transom lights above a large canopy, the storefront windows and recessed entrance. This building was originally constructed as the Ousley Furniture store c. 1907. R. M. Ousley was a prominent Lakeview furniture dealer and mortician during the 1920s. The Sanborn map indicates that a saloon was located here in 1913. A buff-colored brick was placed over the original red brick c. 1930.

- Z) General Merchandise, c.1900
8 North E Street, Tax Lot #4800

This one-story commercial block building was constructed c. 1900 as a retail store. Minimal ornamentation is displayed in the brick panel consisting of patterned brickwork, and a corbeled band at the top of the parapet wall. The transom lights are currently obscured by a panel with the company name on it. A simple-flat awning is over the historically configured storefront windows and entrance doors. The building was used as the Rex Theater from about the beginning of World War I through the 1920s. At that time it was the only theater in Lakeview and featured silent films accompanied by a pianist.

- AA) Bailey and Massingill Store, 1900
4 North E Street, Tax Lot #4700

The National Register-listed Bailey and Massingill General Store is a large rectangular commercial storefront that displays a modest Italianate cornice. It was constructed in 1900 and is the only example of a building sheathed in embossed sheet metal remaining in Lakeview. The building is 44' x 96' with the eastern 22'-6" being composed of bearing wall brick. The main portion of the building is constructed of pine balloon framing covered with the embossed sheet metal in imitation rough faced ashlar with beaded joints. The main elevation display windows were replaced at an unknown date and the entrance centered on the elevation. The double entrance doors are probably original and the diagonal entrance bay simulates the original. Single light transoms are located above the window and a canopy shelters the lower façade. There is a mezzanine level in which offices are located.

The store was built by Messrs. Harry Bailey and W. A. Massingill in 1900 after their recently purchased establishment, dating from 1876, burned on May 22, 1900. The structure represents a relatively inexpensive building with fire precautions taken. The brick portion provided excellent security for the vault containing the safe. Enclosing the frame portion with the pressed tin siding and providing a "fire-awning" to close the front window was designed to provide protection against any outside fire. The effectiveness of this treatment was demonstrated in 1902 when the building survived another large fire unscathed. The Bailey and Massingill Corporation was an important influence in Lakeview's growth. The company controlled the big wool warehouse on the tracks and thus all wool shipped by rail from Lake County. They also transferred most of the grain raised in the county as well as supplies used throughout the county, and gave the patrons credit for goods in their store when no one else would.

- BB) Bank of Lakeview, 1929
1 South E Street, Tax Lot #800

The one-story brick structure with Neoclassical detailing including Ionic columns, round arched windows with fan lights, applied keystones, and pedimented false front. It is one of the most ornate commercial buildings in Lakeview. The 1907 Sanborn maps indicate that this building was originally used as a drug store with offices in the rear, on the north side, and as a public library in the south half. In May 1929 (*Lake County Examiner*, 5/30/29), Fred Reynolds, president of the bank, announced plans to raze the old building and construct a more suitable one. The new bank was completed in 1929. The Bank of Lakeview was founded by Dr. Daly and Marius Miller, and was the first independent bank in Lakeview. The Bank of Lakeview was located for several years in the currently occupied Favell-Utley Realty building before moving into this building in 1929.

- CC) Watson Building
409 First Street North, Tax Lot #5300

The Watson Building, constructed c. 1911, is a two-story brick building with an angled entry, segmental arched openings on the second level, and large picture windows and doorways surmounted by divided light transoms on the first level (partially obscured by awnings). It was constructed by Lakeview's first title company which located their offices there. Subsequent tenants included physicians, Leithead and Evert, and dentists, Fish and Lee. Businesses in the building have included retail stores and beauty parlors. The building also served as a bus depot at one time (dates unknown).

- DD) County Courthouse, 1953
513 Center Street, Tax Lot #1400

This block has been occupied by the Lake County Courthouse since the early 1900s. The original, smaller rectangular courthouse appears on the 1907 Sanborn map. It was expanded or rebuilt by 1913, when a larger structure appears in the middle of the same block on the 1913 Sanborn map. The current building was constructed in 1953. The building was designed by architects Morrison & Howard with McCormack Construction Company as the contractor. This flat-roofed, L-shaped building is two-stories in height with a full basement, and incorporates vertical and horizontal panels of brick, stucco, and concrete with multi-light windows. This building is considered contributing to the historic district due to its association with the patterns of growth in Lakeview as the county seat.

- EE) Arzner Livery Barn, c.1907
426 First Street South, Tax Lot #500

The Arzner Livery Barn, built c. 1907 on the corner of Center and D streets, is believed to have been constructed of brick in response to the May 1900 fire. This is a bascillian-type barn with a central gabled section with wide side bays. The gable portion of the roof has a clipped gable in the

front and in the rear the gable projects out over the face of the wall to accommodate the hay lifting mechanism. The roof is corrugated metal. The 1908 directory lists X. Arzner and Joe Arzner as blacksmiths.

FF) Lakeview Library, c.1910
525 North First Street, Tax Lot #4000

Lakeview's current town hall was built as a municipal library c. 1910. It is a frame building with a Palladian window in the front-facing gable end. The original design included an inset porch with the gable end supported by Doric columns. The porch has been enclosed to expand the building for its present use as the town hall. It retains its historic integrity and contributes to the district.

GG) Fire Hall, c. 1935
505 North First Street, Tax Lot #4000

Adjacent to the town hall, the Old Fire Hall is one of the two municipal structures built by the WPA program during the depression. This two-story red brick structure includes architectural features such as a stepped and gabled front parapet with large bays on the first level next to the entry, characteristics that were common for fire houses of the 1920s and 1930s and reflects the building's use. This building has a small entryway consisting of a six-panel door with a pediment above. The two overhead doors have been replaced with windows for its current use as the Lake Cyber Outpost. The second floor has three eight-over-eight double-hung windows below a circular ventilating grill. A one-story brick addition, date of construction unknown, is on the west side between the original fire station and the library.

II. HISTORY

Settlement: 1860s-1910

Lake County received its name because of the number of large lakes within or partly within its boundaries, including Lake Abert, Summer Lake, Goose Lake, Silver Lake and the lakes of Warner Valley. In the mid-1800s, Goose Lake was larger and closer to Lakeview. Lakeview, with an elevation of 4800', is considered the "tallest town in Oregon." In the 1860s, farming, ranching and mining occurred in this region, known as Goose Lake Valley. The territory comprising Lake County was taken from Wasco and Jackson counties when the state legislature created Lake County in 1874 with Linkville (now Klamath Falls) as a temporary county seat until elections could be held in 1876. Following a competitive and controversial election, Lakeview was named as the county seat and Klamath County was formed from the west part of Lake County in 1882.

M. W. Bullard, one of the first settlers in Lakeview in 1869, sold 300 acres to John A. Moon. Moon established a post office in 1876 and platted the town of Lakeview in 1877. Through the 1890s, Lakeview continued a pattern of slow growth as a service and retail center for the ranches of south central Oregon. By 1900 Lake County economy had expanded with increased activities in cattle and sheep industry and the county population climbed to over 2,800 with 760 people in

Lakeview, despite its remoteness from any railroad. On May 22, 1900, a devastating fire that began in the upper story of the Hotel Lakeview destroyed all of the business section of Lakeview and the blaze could be seen from Klamath Falls, 100 miles away. The downtown core of Lakeview was quickly rebuilt due to the prospective settlers attracted to the area advertised as the fertile Goose Lake Valley. By October 1st of that same year 15 brick buildings had been built and three were under construction.

Since the city's founding, concerted efforts have been made to increase the population of Lakeview. The *Lake County Examiner* boasted of the area's climate and agricultural potential, including the promise of irrigation systems. The climate was classified as "mild and healthful without extremes of heat or cold." Deeded land could be purchased at from \$5-\$20 per acre. Vacant lands were acquired under the desert, homestead or timber land laws of the United States. A U.S. land office was located at Lakeview for the accommodation of settlers.¹ The advertised attractions of Lake County included "cheap lands, plenty of water, cool nights in midsummer, picturesque scenery, good mail and telegraph facilities, ... 35 sheep, 3 horses and 10 head of cattle for every one of the population, churches filled every Sunday. No hospitals or paupers ... no cyclones, hurricanes, blizzards or floods. What is the county lacking—population."²

One of the most significant events that illustrates efforts to settle the area was a giant land auction held by the Oregon Valley Land Company (OVL) in September 1909 that attracted hundreds of people to Lakeview. The city became, in part, a tent city of over 1,000 people arriving from all over the United States. On September 10, 1909, an auction proceeded with three auctioneers selling two or three tracts a minute to eager bidders, for a total of 24,000 tracts of land in seven days. However, the promised irrigation program did not materialize until the completion of the Drews Creek system in 1917. Later, in 1922, the Cottonwood Dam was constructed, but many of the OVL lands never received irrigation waters.

A changing climate also influenced the county and Lakeview's growth. Average precipitation during 1887-1907 was 17.3 inches per year, compared with 10.2 inches per year during 1913-32. Spring frosts also occurred less frequently around 1900. As the area became drier, droves of homesteaders abandoned their claims and the population of the county dropped from 4,658 in 1910 to 3,991 in 1920, and Lakeview's population dropped from 1,253 to 1,139.

The majority of the buildings in the proposed district were built during the first decade of the twentieth century. Mostly one-story brick buildings, they were simply detailed. The simplicity of most of the structures in Lakeview may in part be attributed to its isolation as railroad service did not reach Lakeview until 1911 and access to building supplies was limited.

Railroad Development: 1910-1920s

Another major factor in the development of western towns during the first part of the twentieth century was the coming of the railroad, and Lakeview was no exception. Before the railroad

¹ Reference & Business Directory, 1908

² Ibid.

arrived, the city of Lakeview was connected by stage lines that ran daily, with the nearest railroad 95 miles away in Madeline, California. The first railroad in the vicinity was the Southern Pacific Railroad which reached Klamath Falls in 1909. A narrow gauge railroad, the Nevada-California-Oregon (N-C-O) Railroad, connecting Lakeview with Altura, California, was completed on December 10, 1911. Although a narrow-gauge line meant products had to be reloaded on standard lines before being shipped to transcontinental markets, having a railroad line did make a difference in the success of the residents of Lakeview, increasing the town's exposure to outside influences and products, and providing an avenue for shipping their products to outside markets.

The railroad brought new confidence to the residents of Lakeview and in 1912 a building boom produced several major structures, a new sewer system, and several noteworthy residences. In 1912 a new opera house on Canyon Street (now First Street North), a creamery, a lumber yard on Center Street, a high school, and a depot at the N-C-O railroad terminus, were built. The First National Bank, the Bailey and Massingill store, and the Bernard Hardware store were expanded to accommodate the new business that the town anticipated. The most conspicuous of the new buildings was the Heryford, a three-story steel and masonry building which remains the largest building in Lakeview, containing 54,000 square feet.

A boost to the area came when the lumber industry was established in Lakeview in the 1920s. By 1930 the census listed Lake County's population as 4,833 and Lakeview's as 1,799. Building activity corresponded to the successes of various industries as banks and stores were built to provide goods and services to the miners, ranchers, farmers, loggers and residents. Businesses that reflected the growth of Lakeview were listed in 1928 in the *Lake County Examiner* and included four banks, five automobile companies, three department stores, the Hotel Lakeview, the Lake County Library, Lakeview Hospital, and Goose Lake Electric.

New Deal Era: 1930s

The population in the area continued to fluctuate as various industries and related federal regulations changed. During the 1930s, the livestock business was affected by the Depression as well as by the Taylor Grazing Act of 1934, which regulated grazing on public lands through the use of permits. Those who stayed in the region during the Depression included Irish immigrants (primarily shepherds), remaining here because Lakeview was the shipping center, as well as banking and social center for them. The lumber industry in Lakeview, as well as the town's function as a government and retail center, helped sustain a modest population growth. In addition, highway construction projects, which gradually improved motor routes south, north and west out of Lakeview, opened the area to tourism which was visible in Lakeview by the mid-1920s. Private construction slowed during the 1930s, but New Deal-Era Public Works Administration (PWA) projects blossomed. In July 1933 the Lakeview City Council passed an ordinance creating a city planning commission to recommend improvements. Improvements in city water supplies, sewers, drainage ditches, and a north highway entrance to the town occurred in 1933 and were funded in part by the New Deal programs. The crowning achievement of the Federal building projects in Lakeview was the new Federal Building on the corner of Center and G streets completed in 1939.

World War II: 1941-45

During World War II the economic situation associated with military spending, rationing, inflation and the reduction of manpower was a nationwide occurrence that no doubt influenced Lake County's growth as well. A period of focusing on critical and essential industries that involved businesses which produced war materials or basic civilian supplies and services impacted small businesses. According to the *Lake County Examiner* of September 17, 1942, many small businesses in America had closed their doors. Advertisements in the same local newspaper encouraged residents to save their tires, save their cars, and help their country by trading at home,³ suggesting that Lakeview could maintain a sufficient level of trade to keep most businesses alive. While specific accounts for building activity and population growth or decline during this period are not known, it appears that few construction projects were undertaken during World War II and Lakeview stayed much the same.

Post-World War II Expansion: 1945-1950s

Businesses in the downtown area remodeled their storefronts in the late 1940s and early 1950s.⁴ In addition, the (existing) Lake County Courthouse was built in 1953 in Courthouse Square (the same site as the previous county courthouses), a significant site for its use as the government center of Lakeview since the turn of the century. The Lake County Courthouse is historically significant for its representation of Lakeview as the county seat, an important factor in the town's growth and prosperity through the post-World War II expansion. Buildings such as the gas station on F and 1st North Street (Midtown Muffler) and the "street-side" restaurant (Polar Bear) on G street, both built c. 1950, are also representative of this period when much of America was expanding with the availability of automobiles and the growing highway system.

The prosperity of the period immediately after the war and during the 1950s allowed and encouraged expansion. In Lakeview, during the 1950s, the timber, ranching and mining businesses were strong, and the town thrived.⁵ The changing storefronts and new construction in the downtown commercial district during this period support the idea that the 1940s-50s were relatively prosperous. Smaller, rural communities, such as Lakeview, invested in their downtown. In contrast, people throughout larger cities nationwide were building houses and moving to the suburbs, and they were building the commercial strips to support that outward growth.⁶ Many communities were substantially changed as the commercial core became fragmented and was dispersed to the edges of the cities to support people who moved to the suburbs to live in newly constructed single-family-home subdivisions. Lakeview retained its small rural community appearance and the Lakeview Downtown Historic District is a good example of a stable and viable downtown core, one of the distinguishing features of a small rural downtown commercial center.

³ *Lake County Examiner*, March 12, 1942.

⁴ Based on physical evidence and not supported by historical research.

⁵ Sherrain Glenn, curator of Schmink Museum and local resident.

⁶ In the 1950s, millions of people moved to the suburbs. There were 1.396 million brand-new houses built in 1950 alone. Most of the new suburbanites said they had left the city in search of clean air, space, green stuff to look at, and good schools, but it is also said that they wanted a higher social status. Suburban expansion coincided with the baby boom, when children between the ages 5-14 numbered 24.3 million in 1950, and 35.5 million in 1960. This Fabulous Century, 1950-1960, Time-Life Books: New York, Volume VI, 1970, p.156-173.

Current

Four lumber mills continued to operate in the 1980s due in part to the restricted working circle system in the Fremont National Forest where the preference in the cutting of nearby timber was given to local mills to promote economic stability in isolated area. Sparked by the efforts of Orval R. Layton, Lakeview postmaster, in an effort to retain lumber sales and jobs, the county purchased the railroad (with Oregon lottery funds and contributions from flour mills) when the Southern Pacific Railroad announced in 1983 that it was closing its branch line connecting Lakeview and Alturas, California. This has helped keep Lakeview as a center for trade and business in the county. Government offices, such as the headquarters for the Bureau of Land Management, the Fremont National Forest, and the Hart Mountain Antelope Refuge have also helped Lakeview maintain a steady population. The Lake County population increased to 7,600 with 2,755 living in Lakeview in 1990.

The appearance of the downtown commercial core of Lakeview is reflective of the town's endeavors to attract and maintain a viable population. Most of the buildings dating from the period 1900-1950s remain, and were built primarily of masonry, indicating the desire to permanently establish the town. The original buildings and their alterations that have occurred over the years describe the minor fluctuations in the town's economy, suggest that the area did not experience extreme surges in prosperity or decline, and illustrates that Lakeview never accumulated a large population. The Lakeview Downtown Commercial District is significant for its concentration of buildings that describe the economic and population growth of this community.

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IV. PROJECT INFORMATION

This documentation has been prepared by the Oregon Department of Transportation, as part of a federally-funded undertaking which will alter the existing features that comprise the setting of the National Register-eligible Lakeview Downtown Historic District. The Lakeview Section Project included streetscape elements designed to enhance and revitalize the historic downtown commercial area in the city of Lakeview. The project included repaving in-town sections of Highway 395 (F Street) and Highway 140 (North 4th Street), replacing/widening sidewalks and curbs, and enhancing street landscape and pedestrian facilities. Curb extensions (bulbouts) provide Americans with Disabilities Act (ADA) ramps at each intersection along F Street between North 2nd and South 1st streets. Crosswalks of clay-colored concrete were constructed at each intersection. Streetscape features were added and include planters at each corner, a bench and trash receptacle at mid-block, and two trees between the light fixtures (per block). The trees were carefully located to avoid obstructing the historic buildings facades and interfering with pedestrian movement.