



Fairview Training Center: Historic Analysis and Inventory

EXHIBIT 5

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Introduction

The Institution for the Feeble Minded, later the Oregon Fairview Home, was established near Salem by the State of Oregon in 1908 as a central facility for developmentally disabled Oregonians. In concept, it was to be an institutional farm where residents would work the land to produce food for their own consumption. The original land base was sufficient for cereal crops, row crops, orchards, swine and fowl production, and a dairy. The “patients” lived in “cottages” with their caregivers, worked at appropriate jobs, and could expect to spend their lives in this sequestered environment.

As the 20th century unfolded, ideas about treatment of developmentally disabled children and adults changed. Institutions like Fairview reflected the 19th century model of treatment which segregated the developmentally disabled from the rest of society. In the post-World War II years, newer models of treatment emphasized training the developmentally disabled and returning them to their communities, to live with their families or in foster homes, or in small group living situations. The program at Fairview changed from asylum care to training and out-patient services.

The city of Salem gradually enveloped the Fairview property and what was a rural area in 1908 became industrial and residential land in the mid-20th century. The State sold portions of the original Fairview land for development and for the Salem Municipal Airport. While the physical size of the institution diminished, Oregon’s population grew, and the need for services increased in proportion. Despite efforts to change with the times Fairview experienced financial and policy challenges during the 1960s and 1970s. The State of Oregon closed the last program at Fairview in 2000.

Setting

In its development during the historic period of significance (1908-1945) Fairview was an institutional farm. The original plan for the 670 acres included east-sloping hillside land and level bottom land. The elevation at the highest point on the Fairview property is 378' above sea level and the bottom land averages 200'. Pringle Creek drains the western portion of the property. This stream was dammed to create a pond west of the service buildings. An un-named seasonal creek drains the eastern

area of the property. This stream flows into a marshy area near the eastern boundary. Pringle Creek also has an impoundment and marsh on the western side of the property.

Indigenous plants on Fairview include oaks, grasses, and Douglas fir. After Euro-American settlement, the area was cleared and devoted to mixed agriculture. The bottom lands were well-suited to farming, and the hills were used as pasture because of their superior drainage.

During the historic period, Fairview looked much like the surrounding farms. The flat bottom fields were farmed for row crops such as potatoes, onions, beans, and carrots, and for cereals such as wheat and oats. Orchards of apple, pear and other fruit trees grew at the crest of the ridge along the property's southern boundary. Cane berries were planted below the orchards. The hills supplied pasture for cattle and sheep, and some hay fields for winter feed. Chickens and swine were confined in buildings in this zone. During the earliest years, there would have been some farm horses pastured here as well.

The farm buildings, including chicken and swine houses, silos, and dairy barns were clustered on the eastern edge of the property. Service buildings were clustered on the northern border along a railroad spur that served the institution. Administrative buildings and the Fairview cottages intruded into this pastoral setting, but the original design of placed the institutional buildings together in a crescent at the lowest part of the hill, thereby minimizing the impact to the landscape. The fir trees were left in place around the institutional buildings, and other trees were planted for shade and visual appeal. An open field remained at the center of the building crescent. This provided a green space and playing fields for the Fairview residents.

Architectural Background: The Cottage Plan

Considerable growth occurred in the state-funded treatment of the developmentally disabled in the United States during the nineteenth century. The growth of the state asylums or "hospitals" intensified as the population grew and the stress of the industrial society increased. Human rights activists and new therapeutic methods brought about a change in the way patients were treated and perceived. Instead of confining patients in prisons or poorhouses, new public hospitals were established that not only

housed the disabled but also intended to improve their lives by work training and medicinal therapies. This philosophical change paved the way for new trends in the design of mental institutions; Dr. Thomas Story Kirkbride was the driving force in the function and design of these state facilities.

In 1854, Dr. Kirkbride developed architectural standards that were adopted by many states that advocated constructing one main building that had a central section for administration and services with wards for patients to either side. Also integral to the “plan” was creating a home-like, calming atmosphere where natural light, fresh air and views of nature were incorporated into the design. Plans of this type were referred to as the Kirkbride Plan or the “congregate plan” because everything was housed under one roof.

By the late 1800s, the asylum philosophy began to change again, ushering in a new building type known as the “cottage plan” or “segregate plan.” Instead of housing all the patients in one large building, promoters advocated designing a campus-like cluster of smaller cottages that allowed the flexibility of grouping patients according to their age, diagnosis, sex, and level of functioning. The cottage plan made it easier to expand as the demand increased and evacuate people if a fire occurred. The cottage plan was favored as contagious disease hospital such as tuberculosis centers, so patients could be separated from the population. These small, low-scale buildings erected for more specialized treatment, were often strategically located facing south or to open vistas so natural light was maximized. Open air porches, balconies, sunrooms, and home-like atmosphere were integral to the plan.

The focus on fresh air treatments reinforced the public’s conviction that the agrarian lifestyle of hard outdoor work is good for one’s health. Planners sited institutions in the rural edges of communities where a nearby railroad station or spur would provide savings in both construction and operating costs, and where acres of woods, orchards, and crops provided fuel and food as well as activities for patients. The opportunity for patients to work in fields, care for farm animals, or do the laundry seemed a practical way to defray public expense while providing activity and training. The layout and building types at the State Institution for the Feeble-Minded (later Fairview Home) are prime examples the cottage plan concept.

Building Layout and Types

Architect Walter David Pugh, a Salem architect, laid out and designed the first buildings at Fairview based on the cottage plan concept. The original 1908 layout consisted of the Administration Building (LeBreton), a male cottage (Steel), and a boiler house and laundry sited in the center. A cow barn and a horse barn, also part of the initial building phase, but were located outside the central core. The Administration Building, also the girls' dorm, and Steel Cottage (razed) were two-story Colonial Revival style wood-frame buildings with lap siding. The boiler house and laundry were made of brick that was produced locally by inmates of the State Penitentiary.

As the State erected more buildings at the institute, the crescent-shaped layout became more apparent. This U-shape configuration was a common layout of facilities based on the cottage plan because of its efficiency in its proximity to the other buildings as well as the ability to isolate people when needed. The more formal front façades faced outward maximizing the hilltop views. The rear facade of the cottages was more informal, and included porches and balconies, and back entrances fronting the interior park/play area. Sidewalks connected the cottages. Ten of the original buildings on the crescent are extant; three of the earliest cottages (Steel, Benson, and Jones) were demolished in the 1950s/60s-expansion period.

Soon after the first buildings were constructed, plans were underway to erect additional cottages to meet the demands for care. Prominent Willamette Valley architects William C. Knighton and Charles H. Burggraf designed the next series of cottages (Benson, Chamberlain, Jones, and Withycombe), erected between 1912 and 1918, in the Colonial Revival style. Similar in design, form, detailing, and interior layout, these buildings had low-pitched hip roofs often with intersecting pedimented front gables with fanlight windows, dormers, wide eaves decorated with modillions, multi-pane double-hung wood sash windows, lap siding finished with cornerboards, central front two-story porticos, raised daylight basements, and bilateral symmetry. The entrance porticos included tall Ionic columns, spanning the first and second stories, recessed entrances with open balconies above, and turned balustrades. The back of the buildings varied somewhat but generally had a decorative central rear entrance portico flanked by

entrances in the wings, porches on the lower stories, and balconies or sleeping porches on the upper stories.

The post-World War I buildings at the institution mark a change in the building material from wood to more fire resistant materials. These buildings, constructed between 1919 and 1931, were designed by Frederick A. Legg (later with his son, Kenneth Legge) and made of brick, concrete, and wood-frame with a stucco exterior finish. Although they were less ornate than the earlier wood frame buildings, these buildings were similarly designed in the Colonial and Georgian styles. The original hospital building, completed in 1933, was also designed in the Colonial style. This building was partially destroyed in 1949 and was remodeled extensively in the early 1950s as part of the new school.

Continuing on the principles of the cottage plan, these cottages had low-pitched hip roofs (some with intersecting pedimented front gables), hip and gable dormers, moderately projecting eaves, multi-pane double-hung wood sash windows, brick or stucco exterior finish, central front two-story porticos (except Kozer that was designed with a smaller one-story portico), raised daylight basements, and bilateral symmetry. The entrance porticos included a variety of column types including square, Ionic, and Doric, recessed entrances with open balconies above, and turned balustrades. The back of the buildings varied but generally had a central rear entrance area flanked by entrances in the wings, and porches and balconies in the dormitory wings.

The interiors of the cottages were similar in design with only slight variations according to the different patient classifications. Designed to house about 60 patients per cottage or 20-25 per dormitory, the patients were classified and grouped according to age and intellect with an attendant assigned to each ward. The cottages, with a comfortable, airy quality, were sited to maximize the natural light and vistas. Tall windows, open air porches, solariums, balconies, and sunrooms were part of the basic amenities.

The first floors' layout usually consisted of an entrance vestibule and a service core that included a stair hall (some cottages had ramps instead of staircases), a central hallway connecting the side wings, another back hall, toilet rooms, office space, attendant rooms, and closets. On either side of the service core were the patients' wings used as

dormitories and, in some cases, day rooms. Porches facing the courtyard/park area extended across the back of the dormitories.

The second floors were organized in a similar manner with the central service core that included toilet rooms, clothes closets, a central balcony, and a hall connecting the dormitory wings or wards. Attendant quarters were often small rooms off the dorms. Doors on the rear wall of the dormitories led to the porches. The basements were open areas only divided by series of support posts. These were later used as play areas for the patients, and also accommodated storage and utility rooms.

Farm and Operations Buildings

Two other clusters of buildings from the period of significance are located at Fairview; the structures associated with farming practice and the buildings associated with the operation of the facility. From 1908 to the early 1940s, various farm-related structures were built at the institution, including cow and dairy barns, a granary, a hog house, and chicken coops. This cluster was located southeast of the cottages. Since large farming operations ceased at institute in the 1960s and 1970s, there are only a few farm-related buildings remaining from the historic period. These include a cow barn and the 1940 silos. The remaining buildings post-date the period of significance. A wood-frame building, the 1942 cow barn was enlarged in the early 1950s to its current length. The building has a gable roof, wood siding, and sliding door for easy interior access. The silos, constructed in 1940, are constructed of concrete and replaced earlier wood silos. Several fires over the years destroyed many of the original farm buildings.

The operational and farm building clusters, northwest and southeast of the cottages, date from 1923 to 1942. These buildings are utilitarian in nature and include the heating plant/laundry (1924/1960s), fuel shed (1938), grounds building (1938), carpenter shop (1938), twin concrete silos (1940), cow barn (1940), granary (1941), greenhouse #1 (1942), and root house (1942). The original heating plant and root house are brick, the grounds building is a wood-frame structure, the carpenter and granary buildings are concrete buildings as are the twin silos. The greenhouse and fuel shed are metal frame structures; a railroad spur originally led from the main track to this area.

Architects and Builders

The designs for the cottages constructed between 1908 and 1931 at Fairview are attributed to five architects; Walter David Pugh, Charles H. Burggraf, William C. Knighton, Frederick A. Legg, and Kenneth C. Legge. Other architects or engineers designed some auxiliary buildings but these firms constructed the majority of the buildings.

Walter David Pugh

Walter David Pugh, who is responsible for the original buildings at Fairview, worked primarily in Portland and Salem in late 1800s and early 1900s. Born on April 4, 1863 in Salem, Pugh learned the building trade from his father David Pugh, a master carpenter and builder. In 1885, Pugh interned in the Portland office of McCaw & Wickersham and then began his career in Salem. He designed many of the city's and region's most prominent buildings including the first Salem High School (1893), the Bush-Breyman and Bush-Brey Blocks, the Thomas Kay Woolen Mills (1896), Chemawa Indian School buildings, the Shelton-McMurphy House (1888) in Eugene, and the Crook County Courthouse (1909) in Prineville. Under Governor Pennoyer, Pugh was hired to design many state-owned buildings including institutional housing at the State Hospital, Penitentiary, and at the Institute for the Feeble-Minded (Fairview). In 1907-08, Pugh was hired to design the original buildings at Fairview with his partner Frederick A. Legg. These included the administration building (1908), laundry, dorm, and boiler house/heating plant. H.N. Eley was awarded the contract for the buildings. About 1910, Pugh dissolved his architectural partnership with Legg, practicing on his own until he retired. Walter Pugh died in Salem on November 22, 1946.

Charles H. Burggraf

Soon after Pugh's first series of Fairview's buildings were completed and occupied, records indicate that additional cottages were needed to meet the housing demand. Charles H. Burggraf designed the second series of cottages constructed at Fairview. Burggraf, a prominent architect, was born in 1866 in Centralia, Marion County, Illinois. Burggraf learned his trade from his German father who was a builder and architect. After moving to Nebraska and attending Hasting College studying

engineering and architecture, Burggraf worked in his father's architectural firm from 1888 to 1889. After a stay in Colorado, Burggraf moved to Salem, Oregon in 1891 and started his architectural practice. In 1899, Burggraf moved to Albany, Oregon where he continued his practice. A prolific architect, Burggraf designed many county courthouses, libraries, schools, commercial buildings, residences, and churches in Oregon and Washington. Architectural plans located in the Oregon State Archives indicate that Burggraf designed buildings for different state institutions including the Oregon State Hospital, the Oregon Cottage Farm, and Steel, Benson, Jones, and Withycombe cottages at the Fairview Home. These cottages were built between 1913 and 1916 (all but Withycombe razed in the 1960s). It appears that Burggraf designed the cottages for Fairview in 1909 but the buildings were not constructed until later (1913-1918). Charles H. Burggraf died in 1942 after a long and successful architectural career.

William C. Knighton

In 1912-13, William Christmas Knighton designed Chamberlain Cottage at Fairview. Knighton was a prominent Portland architect, practicing from the late 1890s to the 1930s. Born in Indianapolis, Indiana on December 25, 1864, Knighton received his architectural training in Chicago and Alabama before moving to Oregon in the early 1890s. In 1896, Knighton left Oregon to practice in other states before returning to Portland in 1902. The well-known architect designed many buildings throughout Oregon including the State Supreme Court (1913), Deepwood Estate in Salem (1894), the Governor Hotel (1908), and the Administration Building on the University of Oregon campus (1914). Knighton served as the Oregon state architect from 1913 to 1917 and is responsible for supervising the remodel or construction of over 90 buildings throughout Oregon during this period. It was during this time that Knighton designed Chamberlain Cottage at Fairview. William C. Knighton continued his practice in Portland until his death in 1938.

Legg and Legge

Frederick Arthur Legg and his son, Kenneth Clair Legge (spelling is different than his father's) are responsible for designing several cottages at Fairview between 1919 and 1931. Frederick A. Legg, born in Oregon about 1866, was a druggist in Salem, Oregon prior to starting an architectural practice. From 1907-1910, Legg worked in

in partnership with Walter Pugh of Portland (Legg & Pugh). After the partnership was dissolved, Legg continued his practice in Portland before moving back to Salem in 1915. Legg's son, Kenneth Clair Legge joined his father's architectural practice in 1923 after receiving his degree in architecture from the University of Oregon. Legge worked with his father for several years prior to opening his own Salem office. He later moved to Portland where he was employed in the office of Jamieson Parker, worked for the WPA during the Depression, and was hired by the firm of Lawrence, Holdford & Allyn. In 1941, Legge joined the U.S. Army Corps of Engineers, serving as an architect-engineer until he retired in 1962. Kenneth C. Legge died in 1989 at the age of 90 in Milwaukie, Oregon.

Other Associated Architects

Records indicate that other architects/engineers designed some of the auxiliary buildings at Fairview from the mid-1920s to the end of World War II. Jay H. Keller, a Portland engineer, designed the existing heating plant/laundry in 1923. The greenhouses are attributed to Sam Emery, an engineer in Salem who designed the greenhouses in 1940 and 1941.

Lyle Pascoe Bartholomew, a Salem architect, designed a number of buildings including the Capital Journal Building (1934), Leslie Junior High (1937) and the Nurses Dormitory at the Oregon State Hospital (1946). Bartholomew designed the fuel shed at Fairview in 1938 and may have been responsible for the new school building at Fairview built circa 1950. Bartholomew died in the 1970s.

Frederick H. Eley, also a Salem architect, designed the granary at Fairview in 1940-41. Eley received his license in 1937 and from 1938 to 1940 was associated with Frederick R. Eley who later moved to Seattle to practice. Eley may have been related to H.N. Eley who was one of the first contractors hired to construct the original Fairview buildings.

Architects associated with Fairview after the end of the Period of Significance (1945) include Barrett & Logan (employee housing and new laundry), and Endicott and Wilmsen (DeNorval Unthank joined firm in 1955). Charles W. Endicott and Robert Wilmsen formed a partnership in 1948 and are responsible for the master plan for

Fairview that included remodeling existing cottages and constructing new buildings. The firm worked at Fairview from the late 1940s into the 1960s.

Construction

The proposed Fairview Historic District is a discrete area within the institution that includes the nine extant original cottages plus the historic administration building, all situated within the central crescent. All ten of these buildings are contributing features within the historic district. Additional contributing resources include eight features associated with the daily operation of the institution including a greenhouse, grounds building, fuel shed, carpentry shop, root house, granary (paint shop), cow barn and a pair of silos. The historic landscape and walkways in the central triangle also contribute to the properties historic associations. Non-contributing buildings within the central crescent include the Fairview Union (1969) and the (1959) Administration Building.

Information on the individual structures comprising the Fairview Historic District follows. Please refer to the district map for location, keyed by ID numbers.

Contributing Resources: Central Crescent

ID# B-1

Historic Name: Administration Building

Common Name: LeBreton Hall

Year Built: 1908

Architect: Walter D. Pugh

Historic/Contributing

The Administration Building (LeBreton Cottage), designed by Walter D. Pugh in the Colonial Revival style, is a two-story wood frame building with a daylight basement. Constructed in 1908, the 23,184 square foot building has a hip roof with an intersecting pedimented front gable with a circular decorative element with the 1908 date, hip dormers with multi-light windows, wide overhanging eaves, carved modillions, a wide frieze board, narrow lap siding, six-over-six double-hung wood sash windows, classically detailed cornerboards, and a wood watertable above the brick foundation. The front façade (northeast) has a wide central projecting entrance bay designed with two-story fluted Ionic columns and turned balustrades on both stories. The main entrance has sidelights and transoms. A disabled ramp has been added to the front facade. The

northwest elevation has a porch with balcony above supported by square columns; the balcony roof was added later. The southwest facade has a projecting addition that was originally a porch and balcony. This porch was enclosed after the 1960s. Another small one-story porch is located on the southeast façade. Added elements also include a fire escape, egress slides and steps at the northwest entry.

ID# B-3

Historic Name: Hoff Cottage

Year Built: 1919

**Architect: Frederick A. Legg
Historic/Contributing**

Hoff Cottage, a boy's dormitory built in 1919 in the Colonial style, is a two-story brick building with a daylight basement. Designed by Frederick A. Legg, the building has a hip roof, a central intersecting front gable portico on the southeast facade, hip dormers with multi-light windows, asphalt composition shingles, overhanging eaves, wide frieze, corner brick quoins, and six-over-six double-hung wood sash windows. Contrasting concrete flat arch lintels cap the first story windows. The front portico on the southeast façade has a pedimented gable with a fanlight window surrounded by wood siding. Two Ionic columns and two classically detailed pilasters support the portico. The upper story of the portico has been enclosed with siding and windows (1960s). The original multi-pane entrance door is flanked by sidelights and capped with a transom. Concrete stairs flanked by brick stepped side walls lead to the main entry. The single story rear entrance projecting from the cottage has boxed posts and pilasters. The rear entrance doors have a band of full-length, multi-pane sidelights and doors. Two pedimented gable bays flank the rear entrance. The southwest façade is an open porch with a low-pitched hip roof, small square columns and a low railing. This side entrance has a multi-light transom and a sidelight. The porch on the northeast side has been enclosed and a ramp added to the exterior. The rear elevation has two metal fire escapes.

ID# B-4

Historic Name: Olcott Cottage

Year Built: 1919

**Architect: Frederick A. Legg
Historic/Contributing**

Olcott Cottage, designed in the Georgian style by Frederick A. Legge, is a two-story brick building with a daylight basement. Built in 1919 as a dormitory for males and

an infirmary, the 16, 899 square foot building has a hip roof with a central intersecting gable portico on the west facade, shed dormers, asphalt composition shingles, overhanging eaves, dentilated frieze, round-arched windows on the second story, and six-over-six double-hung wood sash windows on the lower floor. A decorative panel made of rowlock brick separates the first and second story windows, and a soldier course of brick visually separates the raised basement from the upper stories. The front portico on the southeast façade has a pedimented gable embellished with dentils, wood shingle siding, and a central rounded vent window. The portico is supported four square wood columns and paired brick pilasters capped with wooden cornices. Swags inset into panels are between the first and second story windows that flank the entrance door. The entrance door is capped with a fanlight transom. The single story rear entrance porch is recessed between the wings and has a shed roof supported by Tuscan columns, and wooden double doors capped with a transom. Metal fire escape chutes are on the side facades, and a concrete ramp was added to the southwest facade. Some windows have been replaced.

Drawings completed by F.A. Legge, Salem, and Kenneth L. Legge Portland, include an undated elevation of Olcott Cottage, also known as the “hospital [infirmary] building” (Oregon State Archives, NPIP No. 239, Map drawer 32). M.W. Lorenz is credited as the contractor for the building. The interior of Olcott Cottage was remodeled in 1957 and again in 1964-65, when the building began use as a community center for residents, (Sustainable Fairview Collection, No FAC-01-0043).

ID# B-5

Historic Name: Pierce Cottage

Year Built: 1923

**Architect: Frederick A. Legg/
Kenneth C. Legge**

Historic/Contributing

Pierce Cottage, constructed in 1923 with elements of the Colonial style, is a two-story wood frame building with a stucco skim coat, and a daylight basement. Designed by Frederick A. Legg and Kenneth C. Legge as a dormitory for males, the 19,455 square foot building has a hip roof and dormers, wide overhanging eaves, three-over-one double-hung wood sash windows, and slightly projecting stringcourse above the concrete foundation. The two-story central portico on the southeast façade has a hipped roof.

A flat roof covers the rear two-story entrance. This entrance has a slightly projecting cornice line, a multi-light window, and newer metal entry doors (1965) capped by a multi-light transom. The side facades have closely spaced windows that admit interior light. Side facades have metal fire-escape stairs; dormer windows have some modifications. Wilsem and Endicott Architects prepared plans for remodeling in 1964.

ID# B-6

Historic Name: Holman Cottage

Year Built: 1931

Architect: Frederick A. Legg

Kenneth C. Legge

Historic/Contributing

Holman Cottage, designed in the Colonial style by Frederick A. Legg and Kenneth C. Legge, is a two-story concrete building with stucco veneer and a daylight basement. Constructed in 1931 for males, the building has a hip roof, pedimented gable dormers, asphalt composition shingles, projecting eaves, wide frieze board, six-over-six double-hung wood sash windows, and a stringcourse separating the basement from the upper stories. The pedimented projecting front entrance bay on the south elevation has two-story Ionic columns and pilasters flanking a small one-story recessed entrance. The original two-story porch was enclosed in the 1960s. Concrete stairs with a low half-wall lead to the entrance. The rear façade (north) has a small projecting entrance bay with Palladian window over the porch supported by square posts. The rear entrance doors have sidelights and a transom. A solarium, on each wing of the upper story of the rear façade, has turned balustrades and original multi-light fixed-sash windows. The west side façade has a metal fire escape stairs and the east side has fire escape chute. The front portico roof may have been changed from a hip roof with pedimented gable dormer to a pedimented gable roof with two aluminum sliders in the gable end (1960s).

ID# B-7

Historic Name: Kay Cottage

Year Built: 1925

Architect: Frederick A. Legg

Kenneth C. Legge

Historic/Contributing

Kay Cottage, designed with elements of the Colonial style by Frederick A. Legg and Kenneth C. Legge, is a two-story frame building with stucco veneer and a daylight

basement. Constructed in 1925 as a dormitory for girls, the 22,595 square foot building has a hip roof, pedimented gable dormers, asphalt composition shingles, narrow eaves, six-over-six double-hung wood sash windows, and a stringcourse separating the raised basement from the upper stories. The front entrance portico was altered during the 1960s. Originally, the portico had four, two-story Doric columns, turned balustrades, and a recessed entrance with a balcony above. Currently, the portico has a small recessed entrance and evidence of two-story columns under the boxed pilasters. Concrete stairs are flanked by a low concrete side wall. The rear façade (northeast) has a central projecting portico that has eave returns, an arched multi-light window above the lower story recessed entrance. The porches on the wings of the rear elevation were enclosed during the 1960s, some dormer windows were closed. The side façades have metal fire escapes.

ID# B-8
Historic Name: Smith Cottage

Year Built: 1921
Architect: Frederick A. Legg
Historic/Contributing

Smith Cottage, designed in the Colonial style by Frederick A. Legg, is a two-story wood frame building with a stucco veneer, and a daylight basement. Constructed in 1921 as a dormitory for girls, the 19,074 square feet building has a hip roof, pedimented gable dormers, asphalt composition shingles, narrow eaves, six-over-six double-hung wood sash windows, and a stringcourse separating the raised basement from the upper stories. The projecting front entrance bay on the west facade has two-story Doric columns and pilasters, a turned balustrade, and concrete stairs that lead up to the recessed two-story entrance. Although the entrance door has been altered, the original multi-light transom window is intact. The rear façade (east) has a central entrance portico that has a slightly projecting cornice with block modillions, paired classical pilasters, and a half rounded multi-light window above the central door. This entrance door and surrounds have been modified most likely during the 1960s. The north side façade has a metal fire escape chute and stair, and the south side has metal fire escape stairs. Wilmsen and Endicott Architects prepared plans for remodeling during the mid-1960s. Chief among modifications are the closing of dormer windows and enclosing of the southeast entry porch.

ID# B-9

Historic Name: Kozer Cottage

Year Built: 1920

**Architect: Frederick A. Legg
Historic/Contributing**

Kozer Cottage, built in 1920 in the Colonial style, is a two-story brick building with a daylight basement. Designed by Frederick A. Legg, as a residence for infants, the 15,312 building has a hip roof and dormers, asphalt composition shingles, wide overhanging eaves with wood soffits, dentilated frieze board, six-over-six double-hung wood sash windows, and slightly projecting stringcourse above the concrete foundation. The side wings have larger six-over-six double-hung windows that are grouped on the end walls. The central entrance portico on the northwest façade has square columns that support the wide frieze and balcony with a low decorative wood railing. Multi-light sidelights and a transom surround the entrance door. Wide concrete stairs flanked by a low concrete side wall leads to the portico. The rear two-story sun porch in the center of the southeast façade was enclosed with horizontal siding (ca. 1965) to accommodate day rooms. Metal fire-escape chutes are on the end facades.

ID# B-10

Historic Name: Withycombe Cottage

Year Built: 1918

**Architect: C.H. Burggraf
Historic/Contributing**

Withycombe Cottage, constructed in 1918 in the Colonial Revival style as a dormitory for females, is a two-story wood frame building with a daylight basement. Attributed to an earlier design of Charles H. Burggraf, the 19,611 square foot building has a hip roof with intersecting gables, hip dormers with multi-light windows, wide overhanging eaves decorated with carved modillions, narrow lap siding, six-over-six double-hung wood sash windows, decorative classically detailed cornerboards, and a wood watertable above the concrete foundation. The front façade (northwest) has a central pedimented gable portico designed with a fanlight window, two-story fluted Ionic columns, turned balustrade and recessed multi-light entrance doors flanked by sidelights and capped with a transom. Concrete stairs with a low rock half wall lead up to the entrance. The rear façade (southeast) has two pedimented gables flanking a small one story entrance portico supported by squat Tuscan columns resting on a low concrete half wall. Large windows and a rounded dormer window are above the portico. Two other

doors are located on the rear façade. The rear façade of each wing was originally an open, two-story porch, enclosed in the 1960s remodel for more interior living spaces. (Wilmsen and Endicott Architects drew plans in 1963 for remodeling the interior).

ID# B-11

Historic Name: Chamberlain Cottage

Year Built: 1913

**Architect: William C. Knighton
Historic/Contributing**

Chamberlain Cottage, designed by W.C. Knighton with elements of the Colonial Revival style, is a two-story wood frame building with a daylight basement. Constructed in 1913 as a dormitory for females, the 19, 603 square-foot building has a hip roof, hip dormers with multi-light windows, wide overhanging eaves decorated with carved modillions, narrow lap siding, six-over-six double-hung wood sash windows, classically detailed cornerboards, and a wood watertable above the concrete foundation. The front façade (northwest) has a wide central entrance bay designed with two-story fluted Ionic columns and pilasters, and turned balustrades on both stories. The original open porch above the entrance was enclosed during the 1960s. On either side of the front entrance is a two-story hexagonal bay. The rear façade (southeast) has two hip roof bays that flank the one story entrance portico supported by Tuscan columns. The original rear entrance area is composed of full-length, multi-pane sidelights and doors. A band of tall multi-light windows span the area above the rear porch. Originally, open two-story porches were on the wings of the rear and south-facing facade. These were enclosed to increase the interior square footage. Two other doors are located on the rear façade. Metal fire escapes have been added to the northeast and southwest side facades of the cottage. Windows on these side elevations have been altered to accommodate doors for the fire escape.

W.C. Knighton drawings (State Archives NPIP no. 248, Map Drawer 32) are dated September 26, 1912. Wilmsen and Endicott Architects prepared drawings in 1954 for a proposed interior remodel of the structure. (Sustainable Fairview maps FAC-01-0084). The State Department of Mental Health initiated further interior remodeling to the building in 1965.

ID# None
Historic Name: Cottage Landscaping

Year Built: 1908
Architect: None
Historic/Contributing

The central open field within the historic crescent of cottages has been a feature of the Fairview district since the first buildings in 1908. The field encompasses 3.6 acres in its present form, although it was more extensive prior to the construction of the Fairview Union in 1969. Plantings on the field include indigenous Douglas fir trees and several exogenous species of trees and shrubs. The grass on the fields is irrigated and mowed during the summer months. Historic photographs and historic aerial views show that the field has remained essentially the same over Fairview's history, allowing for seasonal variations in the grass and the growth of trees and shrubs. The Master Plan prepared in the 1950s shows the road around the back of the cottages, the walkways in front of the cottages, and the paths between the cottages. These comprise the essential hardscape elements of the historic crescent, and they remain in place today.

Non-contributing Resources: Central Crescent

ID# B-2
Common Name: Administration Building

Year Built: 1958
Architect: Wilmsen and Endicott
Non-Historic/Non-Contributing

The Administration Building, designed by Wilmsen and Endicott in 1958, is a low, two-story steel frame building that has steel panels and concrete on the exterior, a flat roof, built-up roofing, bands of single-light awning windows, and a concrete foundation. The 13,380 square-foot building was used as the administration building and is adjacent to LeBreton Hall. The Administration Building is a non-contributing element within the historic district.

ID# B-12
Historic Name: Fairview Union

Year Built: 1969
Architect:
Non-Historic/Non-Contributing

The Fairview Union, constructed in 1969, is a one-story, 50,354 square-foot concrete and brick veneer building that has a flat roof, built-up roofing, a slightly projecting concrete cornice, bands of fixed and operable single-light window, and a concrete foundation. The single-story building was used a food service building and is in the center of the original crescent-shaped green space. This building is a non-contributing element within the historic district.

Contributing Resources (Optional):

ID# A-2
Historic Name: Greenhouse No. 1

Year Built: 1942
Engineer: Sam Emery
Historic/Contributing

Greenhouse No. 1, completed in 1942, was designed by Sam Emery, a Salem engineer. The 2,274 square-foot, single-story greenhouse has a gable roof that extends down to meet the metal frame (galvanized pipe) side walls that are covered with operational glass windows. The upper windows and framing are supported by low concrete half-wall. The vents in the ridge could be opened for venting the interior. Doors opening are on the end walls of the structure. The greenhouse retains its architectural integrity, although its physical condition has deteriorated, with much of the glazing broken out of the roof and walls.

ID# A-5
Historic Name: Grounds Building

Year Built: 1938
Architect/Builder: Unknown
Historic/Contributing

The rectangular, 1,989 square foot building, located north of the fuel shed (A-6), has a gable roof, corrugated metal roofing, overhanging eaves with brackets on the gable ends, and horizontal wood siding finished with cornerboards. The east and west sides of the one-story building have no openings. The north and south facades have sliding doors

on rollers and boarded over windows. The siding on the south elevation has been replaced.

ID# A-6

Historic Name: Fuel Shed

Year Built: 1938

**Architect: Lyle Bartholomew
Historic/Contributing**

Architect Lyle Bartholomew designed the single-story fuel shed in 1938. The 10,800 square-foot structure has a modified low-pitched gable/shed roof that stands about 20' above the ground and is supported by steel trusses resting on concrete piers. Piers along the east and west sides are supported on concrete half walls. The bottom half of the east and south facades are enclosed by wooden slat crib. Wood slat cover the six ft. chain-link fence that spans the bottom of the north and west facades. The building has had only superficial modifications including some fencing around the perimeter.

ID# A-11

Historic Name: Carpentry Shop

Year Built: 1938

**Architect/Builder: Unknown
Historic/Contributing**

Built in 1938, the carpenter shop is located west of the heating plant. The one-story, 4,060 square foot concrete building has a hip roof with asphalt composition shingles, wide overhanging boxed eaves, shallow pilasters framing the large, multi-light steel sash, and stucco surface. The north and east facades have wide wooden double doors. A lower, hip roof addition and a flat roof carport are on the west addition.

ID# A-12

Historic Name: Root House

Year Built: 1942

**Architect/Builder: Unknown
Historic/Contributing**

Constructed in 1942, the two-story 3,230 square-foot brick root house has a gable roof covered with asphalt composition shingles, bracketed eaves, lap siding on the gable ends, and a partial stucco exterior skim coat. Wood sash, six-light windows are on upper reaches of the each façade; one of the windows has been modified on the east elevation. A freight door is on the north elevation. The west façade has a one-story shed attachment

that has seamed metal roofing, wood shingle siding, shuttered windows, and a door on the north side. A wood-framed shed addition has been attached to the west side of the building. The window on the east elevation has been partially filled in.

ID# Adjacent to D-13
Historic Name: Silos

Year Built: 1940
Architect/Builder: Unknown
Historic/Contributing

Paired cast-concrete silos, constructed in 1940 in place of wooden silos that collapsed, are about 38' high and 16' in diameter. There are small rectangular openings in the concrete walls (on the sides of the silos facing each other). A wood shingled roof once covered both silos; the newer concrete silos, located south of the bull barn (D-14), have a gable roof covering the structures. The silos are well preserved, without additions or modifications.

ID# D-12
Historic Name: Cow Barn
Common Name: Cow Barn

Year Built: 1942
Architect: Unknown
Historic/Contributing

The cow barn, built in 1942, is a one-story wood frame structure located in the farm building area. The building has a gable roof with composition asphalt shingles, overhanging eaves with exposed rafter tails, and horizontal wood siding finished with cornerboards. Six-light windows with simple wood trim extend along the length of the barn. Sliding doors are located on various facades. An addition to the cow barn was made to the north elevation of the building in 1951.

ID# A-17
Historic Name: Granary
Common Name: Paint Shop

Year Built: 1941
Architect: Frederick H. Eley
Historic/Contributing

The granary, measuring 40' x 80', was designed by Frederick N. Eley in 1941, and was later used as a carpentry and paint shop. The reinforced poured concrete building has a gable roof with composition shingles, two ridge vents, a large, cylindrical metal roof vent in the southeast corner, and wood lap siding. Gothic-shaped louvered

vents are on the gable ends. The north and south facades have a series of battered pilasters with nine-light fixed steel sash windows in between. A pedestrian door is on the south façade. A low concrete block addition with a shed roof is on the west facade, and an earthen ramp leads up to the freight door on the east façade.

Summary

The buildings and landscape features that comprise the Fairview Historic District reflect the institution's historic associations with the initiation and development of care for the developmentally disabled during the first half of the 20th century. Although somewhat compromised by the diminished land base and the existence of newer buildings on the campus, the integrity of materials, setting, location, association, and feeling of the original cottage plan and support buildings remains strong.