

**OREGON INVENTORY OF HISTORIC PROPERTIES
SECTION 106 DOCUMENTATION FORM
Individual Properties**

Agency/Project: Oregon Department of Transportation/Foothill Rd: Hillcrest to McAndrews ODOT Key No. 19231, Federal-Aid No.4700(076)PE	
Property Name: Hillcrest Orchard Historic District	
Street Address: 3285 Hillcrest Road	City, County: Medford, Jackson
USGS Quad Name: Medford East	Township: 37S Range: 1W Section: 21
This property is part of a ☒ District ☐ Grouping/Ensemble (see instructions) Name of District or Grouping/Ensemble: Hillcrest Orchard Historic District	
Number and Type of Associated Resources in Grouping/Ensemble: 17 Resources (15 Contributing & 2 Non-Contributing) and approximately 200 acres of agricultural land	
Current Use: Farmstead (DD) / Agricultural (AZ)	Construction Date: c.1900 – c.1930
Architectural Classification / Resource Type: Colonial Revival (RB) / Farmstead (DD)	Alterations & Dates: 1900 (Orchard Developed), 1917-1919 (House & Rec Building Constructed), 1925-1926 (Other Smaller Outbuildings Added).
Window Type & Material: Double-Hung, Fixed & Casement (Wood)	Exterior Surface Materials: Primary: Wood Shingle (BD) Secondary: Horizontal Board (BA) & Stucco (GA) Decorative: Wood: Other/Undefined (BZ)
Roof Type & Material: Primarily Gable Roofs with Asphalt Shingles	
Condition: ☒ Excellent ☐ Good ☐ Fair ☐ Poor	Integrity: ☐ Excellent ☒ Good ☐ Fair ☐ Poor
PHOTO: Main House, Looking Northeast	
	
Preliminary National Register Findings: ☒ National Register listed ☒ Potentially Eligible: ☐ Individually ☐ As part of District ☐ Not Eligible: ☐ In current state ☐ Irretrievable integrity loss ☐ Lacks Distinction ☐ Not 50 Years	
State Historic Preservation Office Comments: ☒ Concur ☐ Do Not Concur: ☐ Potentially Eligible Individually ☐ Potentially Eligible as part of District ☐ Not Eligible Signed <u><i>Kenny Gunn</i></u> Date <u>10/25/18</u> Comments:	

8440 # 34479

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DESCRIPTION

The National Register of Historic Places listed Hillcrest Orchard Historic District consists of fifteen (15) contributing resources and approximately 200 acres of planted agricultural farm land located in Township 37S, Range 1W, Section 21. Hillcrest Orchard is significant in that it retains integrity of location, design, setting, materials, workmanship, feeling, and association. Located approximately 2.5 miles east of downtown Medford, Oregon, Hillcrest Orchard has been an active farm along Hillcrest Road for over 100 years while retaining a high-degree of integrity and is in excellent condition. The historic boundaries of the property are described by Hillcrest Road to the south, Foothill Road to the west, McAndrews Road to the north, and a single-family residential neighborhood to the east. Currently the property is surrounded by a combination of open farmland and single-family residential neighborhoods, primarily to the east and south, with Foothill Road dividing Hillcrest Orchard and the historic Veritas Orchard to the west. The agricultural purposes for which the buildings were planned remains intact; however the associated equipment and functions have been modernized to meet current requirements and needs of property. The majority of the resources, with the exception of the old barn and the wood shed, were designed by architect Frank C. Clark with character-defining features of the Colonial Revival architectural style. Historic contributing resources included in the National Register nomination consist of a packing house, wagon shed, "plumbed toilet", wash rack, old bar, fire house, cow barn, main garage, electric garage, dog house, wood shed, guest house, office, residence, and recreation house. With the exception of the Y-shaped house, currently utilized as a Bed and Breakfast, and the irregular shaped recreation house, all other structures are rectangular in shape and covered by varying pitches of gabled roofs clad in either asbestos or composition shingles. The majority of built resources are wood frame wall construction, clad in either horizontal wood boards or wood shingles, along with the primary exception of the Packing House that is interlocking tile wall construction clad in stucco. Hillcrest Orchard is an active farm and business that has incorporated contemporary agricultural practices and crops into the historic orchard farmland, along with converting historic resources into new uses such as the old barn that is now a wine tasting room.

**This Section 106 DOE form was completed in order to provide an updated historic boundary (shown on attached figures) and current photographs of the historic resource to the Oregon State Historic Preservation Office (SHPO) as part of the current proposed project. This document should be used in concurrence with the National Register of Historic Places nomination for Hillcrest Orchard Historic District that includes the full description, history of the district, and its contributing resources.*

INTEGRITY JUSTIFICATION

Aspect of Integrity	Meets Criteria	Justification/Description
Location	☒	The Hillcrest Orchard Historic District, including all contributing resources, is situated in its original location where it was constructed from 1908 to 1930 and has not been moved or re-oriented.

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Aspect of Integrity	Meets Criteria	Justification/Description
Design	☒	The Hillcrest Orchard National Register of Historic Places nomination from 1984 includes fifteen contributing resources listed below (<i>For full description of each See Hillcrest Orchard Historic District National Register of Historic Places Inventory Nomination Form, listed January 1984, Reference #84003013</i>). There is a large non-contributing resource that has been constructed on the north side of the wagon shed to serve contemporary requirements of the agricultural property and the “Old Barn” has been sensitively adaptively reused as the winery tasting room. Otherwise, all of the original contributing resources appear to be intact featuring a high-degree of integrity and significance to the overall historic district. Any alterations that have occurred were done so to increase the viability of the property as a whole and do not compromise the architectural or historic integrity of the associated orchard buildings. 1. Packing House, 1926, Contributing 2. Wagon Shed, c.1912, Contributing 3. “Plumbed Toilet,” c.1925, Contributing 4. Wash Rack, c.1923, Contributing 5. “Old Barn,” c.1900, Contributing 6. Fire House, c.1910, Contributing 7. Cow Barn, 1910, Contributing 8. Main Garage, c.1912, Contributing 9. “Electric” Garage/Maids House, 1911, Contributing 10. “Dog House,” c.1925, Contributing 11. Wood Shed, 1981, Non-Contributing 12. Guest House (“Boys House”), 1926, Contributing 13. Office, 1917, Contributing 14. Reginald and Maude Parsons House, 1917/1926, Contributing 15. Recreation House, 1919/1925, Contributing It should also be noted that the existing mature pin oaks that border the Hillcrest Orchard property along Hillcrest Road and Foothill Road are listed in the National Register nomination as a contributing landscape feature to the definition and appearance of the overall historic district.
Setting	☒	The Hillcrest Orchard Historic District is situated approximately 2.5 miles east of downtown Medford, Oregon. The property has been a rural farm setting for over 100 years and the overall aspect of integrity is retained in both the built resources and acres of existing agriculture.

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Aspect of Integrity	Meets Criteria	Justification/Description
Materials	☒	There have been no major material alterations and the large non-contributing resource on the property was constructed of materials that are sensitive and compliment the original historic materials present on contributing resources. <i>The material integrity of the interior and each individual resource was not evaluated, as the material integrity was evaluated on a district wide basis.</i>
Workmanship	☒	The craftsmanship and skill of the workers that constructed the overall Hillcrest Orchard Historic District is evident based on the reality that the resource is nearly 110 years old and is in excellent condition. Additionally, the overall condition and historic materials of the structure remain largely excellent with minimal alterations and modifications required based on the quality of construction and the preservation methods of the farm that remains in family ownership.
Feeling	☒	The Hillcrest Orchard Historic District evokes the aesthetic and historic sense of a 100 year old farm in both the historic built resources and the connection to the agricultural farm land. The character-defining features of the original design are retained, although they have been adaptively reused to provide the feeling of a historic resource with a contemporary function. The original function has remained intact and the overall feeling of a farm surrounded by an associated farm remains with high integrity even through different property owners. The property has also be designated a Century Farm by the State of Oregon.
Association	☒	The integrity of setting, location, design, workmanship, materials, and feeling combine to convey the Hillcrest Orchard Historic District's integrity of association. The historic resource also retains its association to historic owner and developer Reginald Parsons, as the house and farm is currently owned and occupied by relatives. The property is also still associated with the eligible and significant historic Veritas Orchard to the west across Foothill Road.

SIGNIFICANCE

The Hillcrest Orchard Historic District is listed in the National Register of Historic Places under Criterion A, B, and C in the areas of Agriculture, Architecture, and Commerce with local significance related to the development and history of Medford, Oregon. The property of Hillcrest Orchard has been significantly associated with the development of the fruit growing industry in Southern Oregon since the late 1880s and remains as an active farm and business today. Several significant families of the Rogue River Valley, including the original owner William Stewart, followed by Julian Perkins, and ultimately Reginald Parsons, owned Hillcrest Orchards at different points and were each closely associated with the creation and growth of the commercial fruit industry in the local area. The Parsons Family, including descendants of long-time owner of the property Reginald Parsons, have also been associated with other significant commercial and philanthropic businesses within the Medford area and beyond along with continuing to maintain Hillcrest Orchard today. The property is also significant as an intact type representative of an agricultural technology for orchard design and the contributing resources are

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exemplary architectural examples of the Colonial Revival style designed by prominent Rogue River Valley architect Frank Chamberlain Clark. The period of significance begins with the original planting and development of the orchard circa 1900 by William H. Stewart. The period of significance for the property includes the purchasing of the property by Julian Perkins in 1903 and the multiple phases of construction after the property was purchased by Reginald Parsons in 1908. The National Register nomination for Hillcrest Orchard defines the two primary periods of construction as 1917 to 1919 with the construction of the house, office, and recreation room, and 1925 to 1926 when the packing house, wash rack, plumbed toilet, dog house, guest house, and addition to the main house were completed. The period of significance extends through circa 1930 when the development was close to the current configuration of both farmland and built resources.

Hillcrest Orchard Historic District is listed in the National Register under Criterion A in the areas of Agriculture and Commerce as an exemplary example of orcharding from the early 20th Century with a high-degree of integrity. The design and organization of the resources that combine to create Hillcrest Orchard is unlike any other existing example remaining in the southern Oregon area. In addition, Hillcrest is also home to some of the few remaining Cornice pear trees from the 19th Century and the fruit "orchard boom" period that dominated the beginning of the 20th Century encouraging many individuals to move to the Medford area during that time period. Originally developed circa 1900 by William H. Stewart, the orchard has been an active agriculture business for well over 100 years and has only evolved agriculturally in order to meet technological advances and public demand. The orchard industry was one of the primary economic contexts that supported the development of the southern Oregon area and Hillcrest Orchard is one of only a few surviving examples from the significant "orchard boom." Hillcrest Orchard is also one of the oldest continuously owned family orchards in the Rogue Valley.

Hillcrest Orchard Historic District is also listed in the National Register under Criterion B based on the properties association and ownership by the significant Stewart, Perkins, and Parsons families. At different periods, each of these families and individuals made contributions to the history and development of both Hillcrest Orchard and the agriculture industry of greater Southern Oregon as a whole. William H. Stewart, son of pioneer 19th Century commercial orchardist of the valley Joseph H. Stewart, was the original owner and developer of land in the early 1900s. W.H. Stewart sold the orchard land to Julian Perkins in 1904; Perkins continued the development of the property and built a new residence on the property along Hillcrest Road. Perkins also planted nearly 100 new acres of apple and pear trees in addition to the trees originally planted by Stewart and began referring to the orchard as "Hillcrest." Following Stewart being elected to the Oregon State Legislature from Jackson County in 1907, rumors began to circulate that Hillcrest Orchard was for sale. Although Stewart originally denied these claims, the property was sold to Reginald Haskell Parsons of the Hillcrest Orchard Company in 1908 whose family still owns and operates the property today. Parsons immediately continued to develop the property and by the end of 1908 Hillcrest consisted of 174 acres of planted area, along with 26 additional acres for growing feed, all referred to as the "finest orchard in all the valley." In addition to being a pioneer and successful orchardist of the 20th Century, Reginald H. Parsons was also often known as a great financier and philanthropist as he made countless contributions to all regions in which he lived including Washington, Oregon, and New York. Parsons formed and owned numerous organizations while also owning and investing in property, being appointed to special projects such as the Columbia River Basin Project, and also served as a member and president to countless clubs in both Portland and Seattle.

Hillcrest Orchard Historic District is architectural significant and listed in the National Register under Criterion C in the area of Architecture as an exemplary example of the Colonial Revival style and as the only documented example of agriculture based design by Frank Chamberlain Clark. Clark is known to

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be the leading architect in the Rogue River Valley from the time of his arrival in southern Oregon in 1902 until his retirement in 1945. In addition to Hillcrest Orchard and several other notable examples, the house designed by Clark as his family home is also located in Medford and is listed in the National Register with character-defining features of the Colonial Revival style. Hillcrest Orchard including all the resources that make up the district remains as a unique example in regards to the relationship between design and function compared to other existing farms. Additionally, many orchards from the period of significance have been abolished or redeveloped for new development, while Hillcrest Orchard remains as the only agricultural complex in Medford designed and maintained with such integrity of architectural style and function.

**This section was taken in large part from the Hillcrest Orchard Historic District National Register of Historic Places Inventory Nomination Form to highlight the significance and eligibility of the historic district. This DOE form should be used in concurrence with and in reference to the full document that includes additional information, sources, and history of the property.*

HISTORIC SECTION 106 BOUNDARY JUSTIFICATION

The Hillcrest Orchard Historic District National Register nomination form only specifies that the nominated area includes 6.614 acres, although there is no site plan map to identify what is included in this area. However, the nomination also describes the Hillcrest Orchard property consisting of approximately 200 acres by 1908 which is well within the period of significance for the property. Therefore, the historic boundary for the Hillcrest Orchard property, in regards to this DOE, has been identified as approximately 200 acres bounded by Hillcrest Road to the south, Foothill Road to the west, roughly McAndrews Road to the north, and a single-family residential neighborhood to the east (as shown on the attached boundary figure map). There is a small rectangular area, approximately 30 acres, within the greater rectangular area of the property that is currently owned by Rocky Knoll, LLC and accessed off of Foothill Road.

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SOURCES

Atwood, Kay. Gail E.H. Evans. "Hillcrest Orchard Historic District." National Register of Historic Places Inventory – Nomination Form. National Park Service Reference #84003013, listed January 1984.

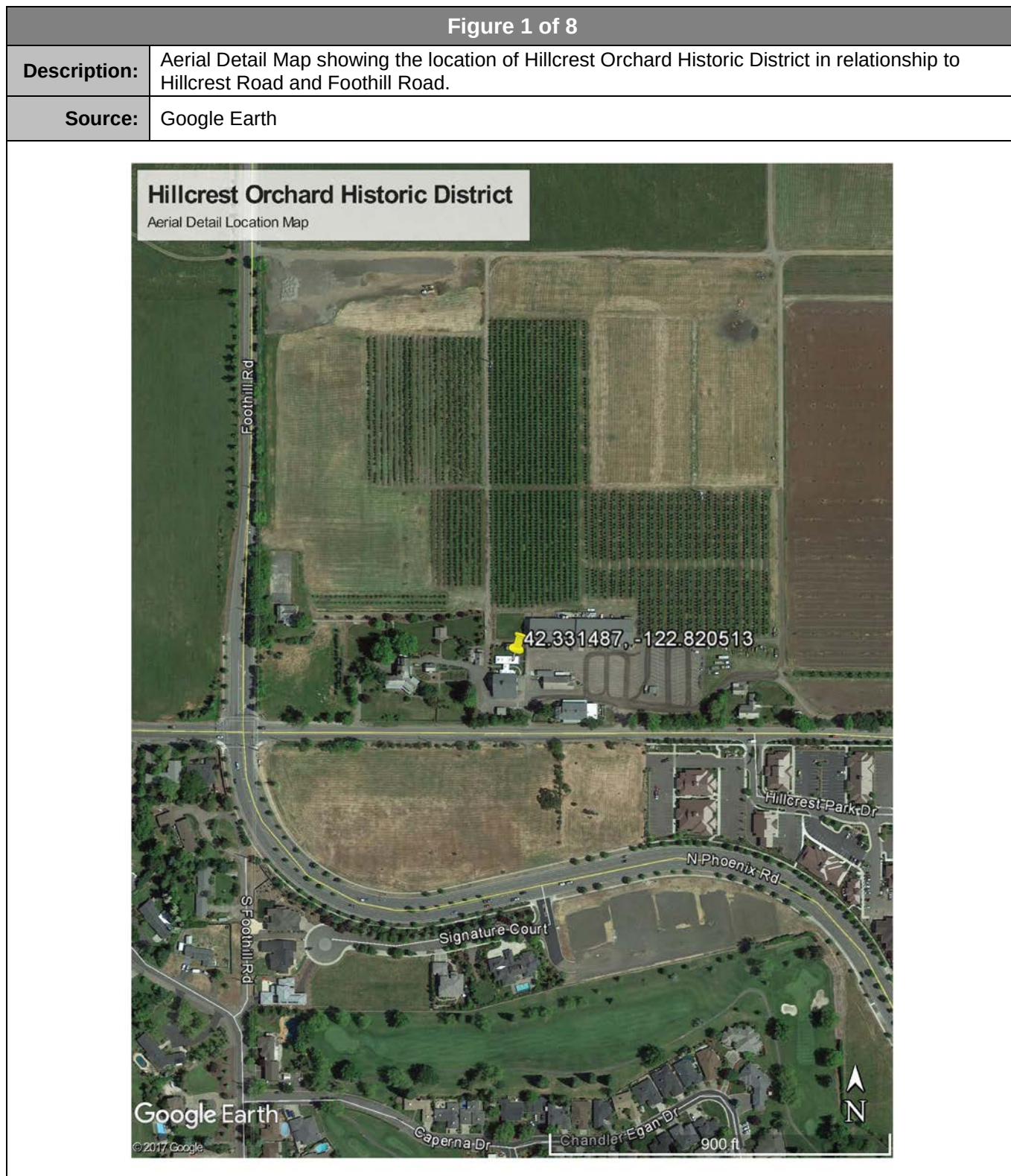
Hillcrest Orchard. "Historic Hillcrest." Accessed June 29, 2017. <http://hillcrestorchard.com/historic-hillcrest/>.

Parsons, Judson. E-mail messages and phone interviews with ODOT employees, 2016-2017.

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FIGURES

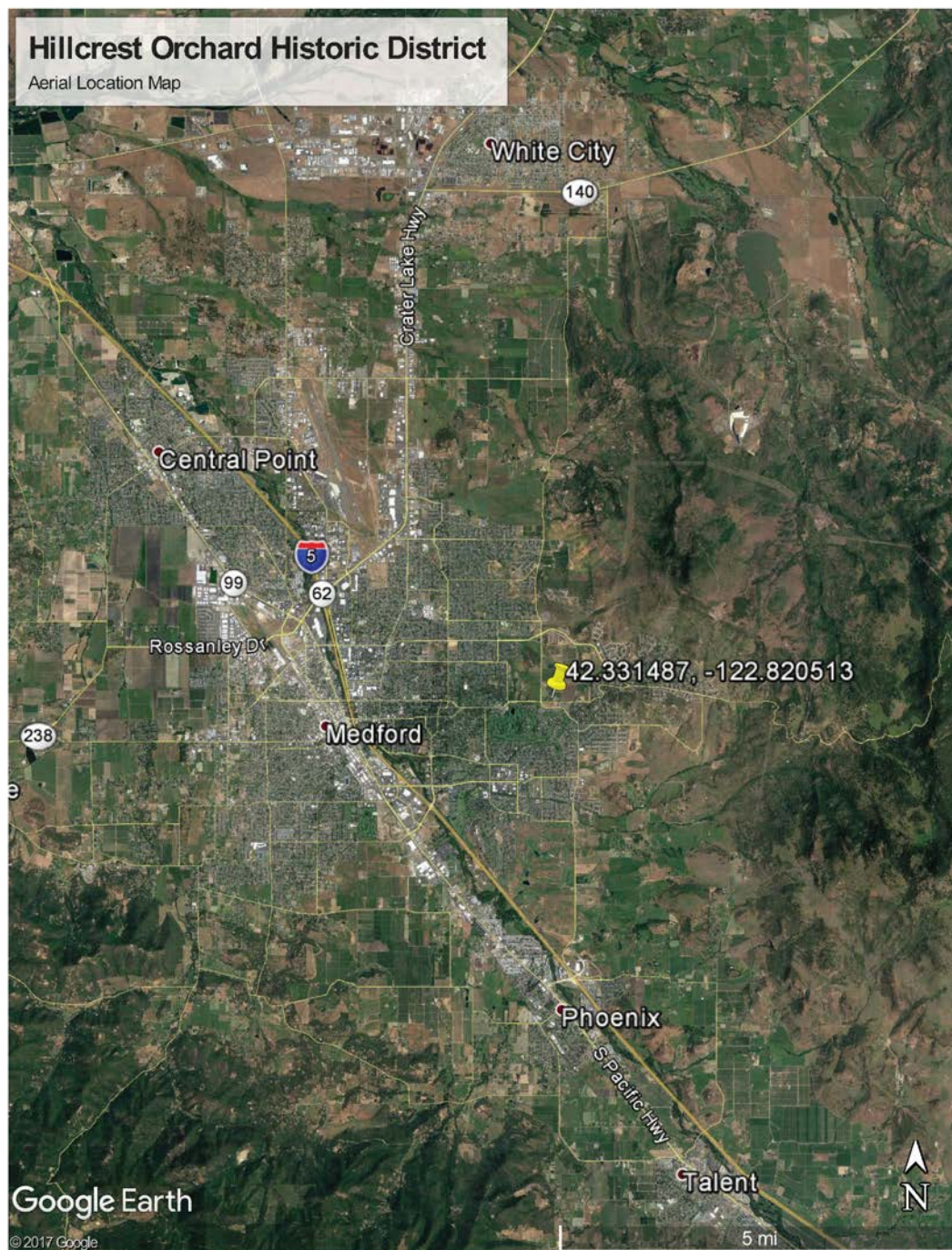


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Description:	Aerial Map showing the location of Hillcrest Orchard Historic District in relationship to the city of Medford and Interstate 5.
Source:	Google Earth



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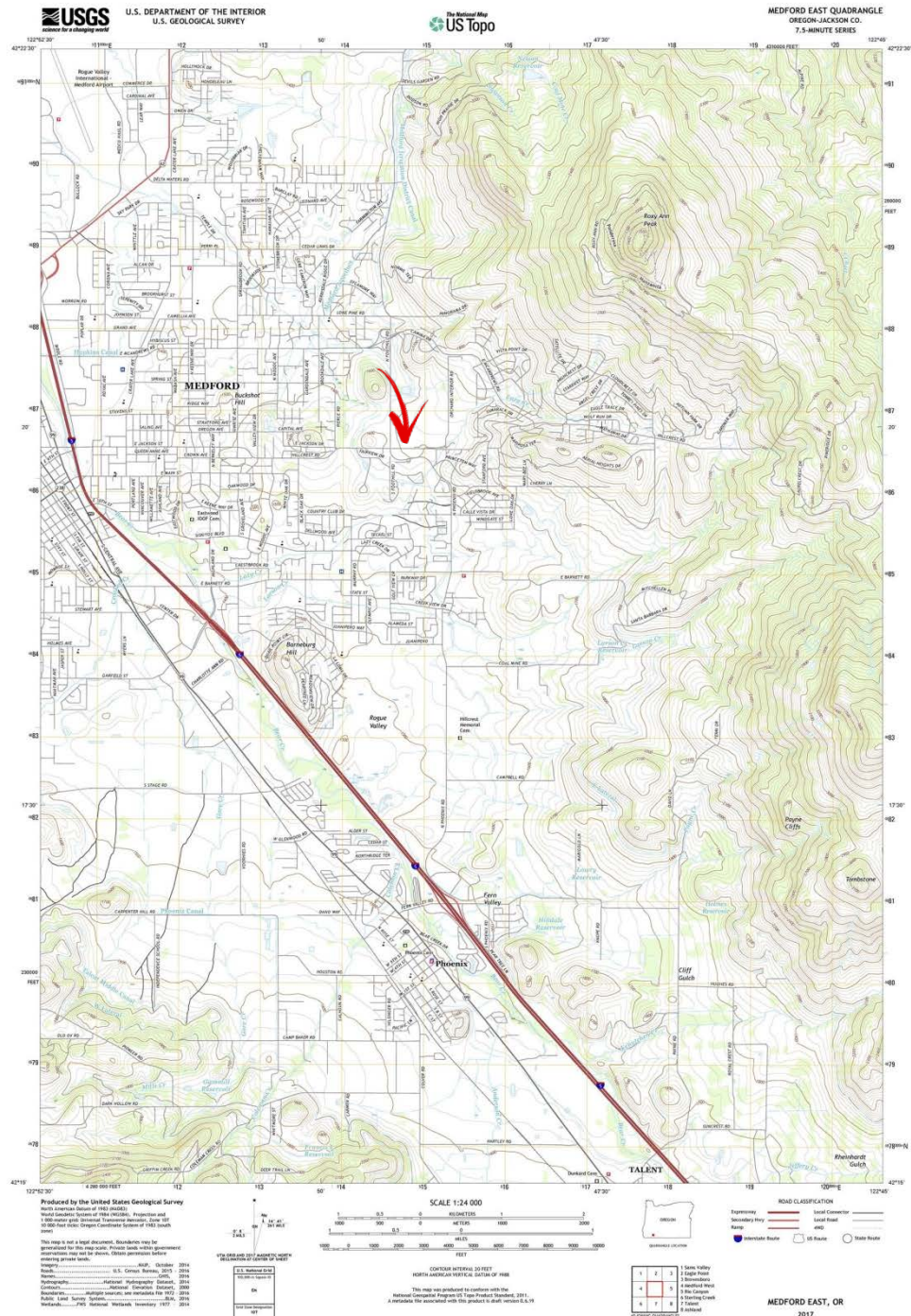
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Description:	USGS US 7.5 Minute Map for Medford showing location of Hillcrest Orchard Historic District
Source:	US Department of the Interior: US Geological Survey Website

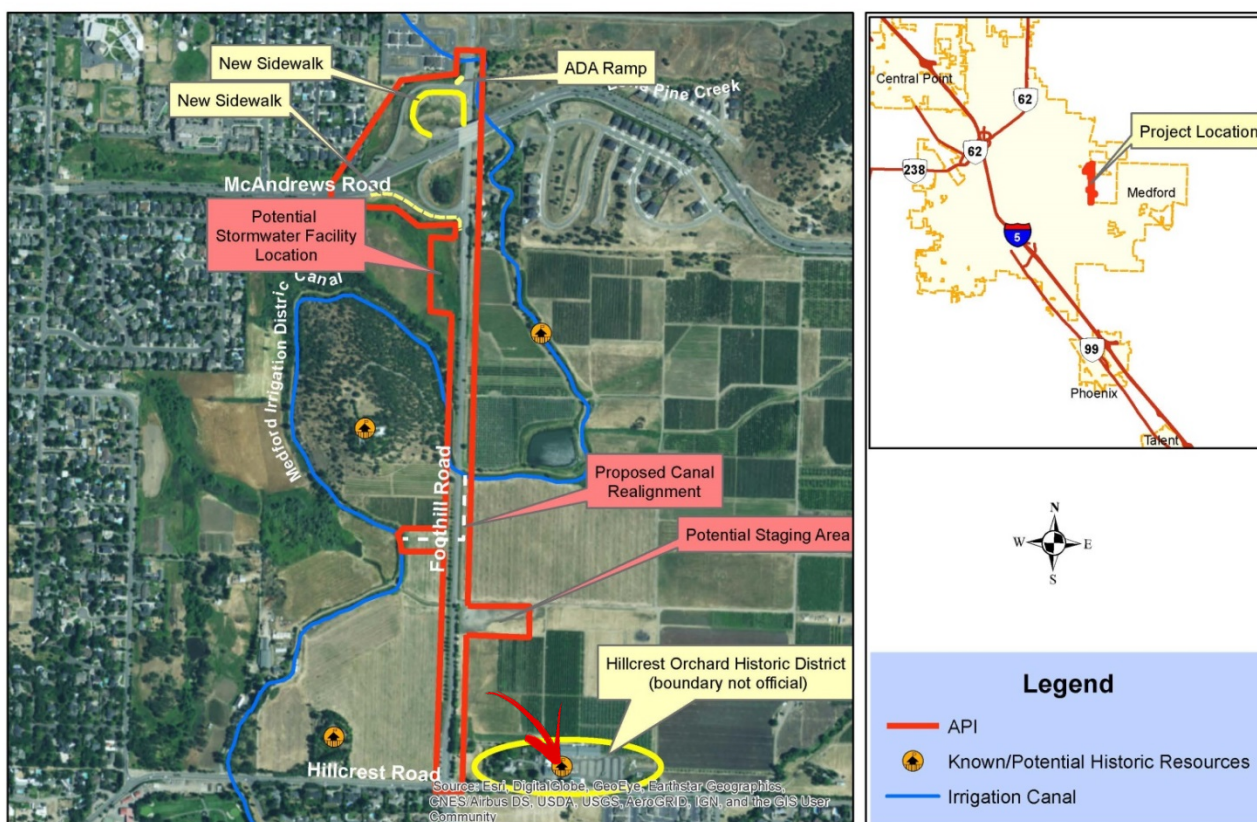


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Description:	Area of Potential Effects (APE) Map with location of Hillcrest Orchard
Source:	Oregon Department of Transportation (<i>updated May 2018</i>)



OREGON DEPARTMENT OF TRANSPORTATION

Foothill Road: Hillcrest Road to McAndrews Road

Project Location Map
Medford, Jackson County

0 0.1 0.2 0.4 Miles

DISCLAIMER:
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

KN 19231; Federal Aid Number 4700(076)

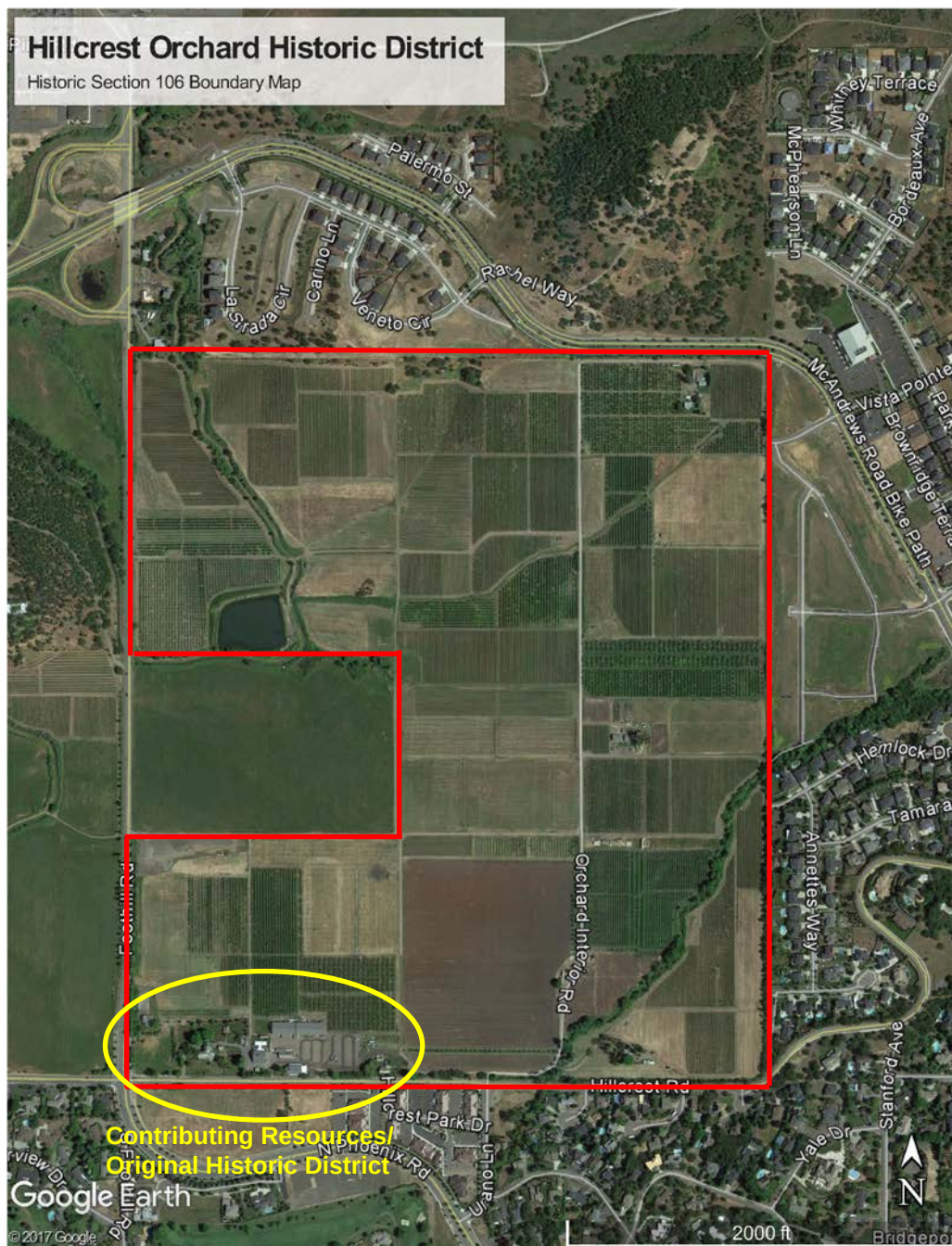
May 2017

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Description:	Historic Section 106 Boundary Map
Source:	Google Earth

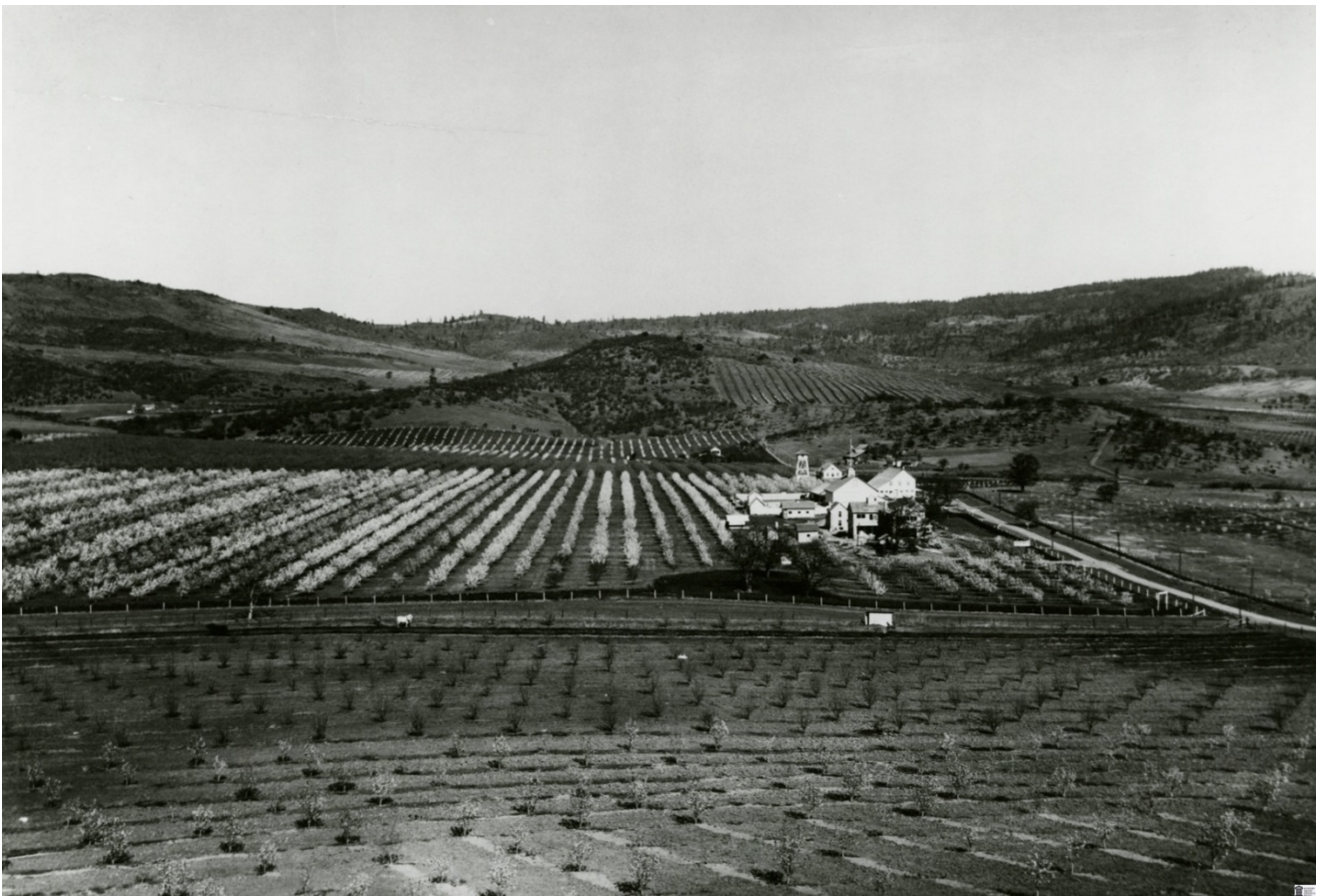


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Description:	View of Hillcrest Orchard looking East from Leonard Carpenter House, Photo taken circa 1916.
Source:	Southern Oregon Historical Society



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Description:	1956 Aerial Photograph (showing Hillcrest Orchard)
Source:	City of Medford Archives

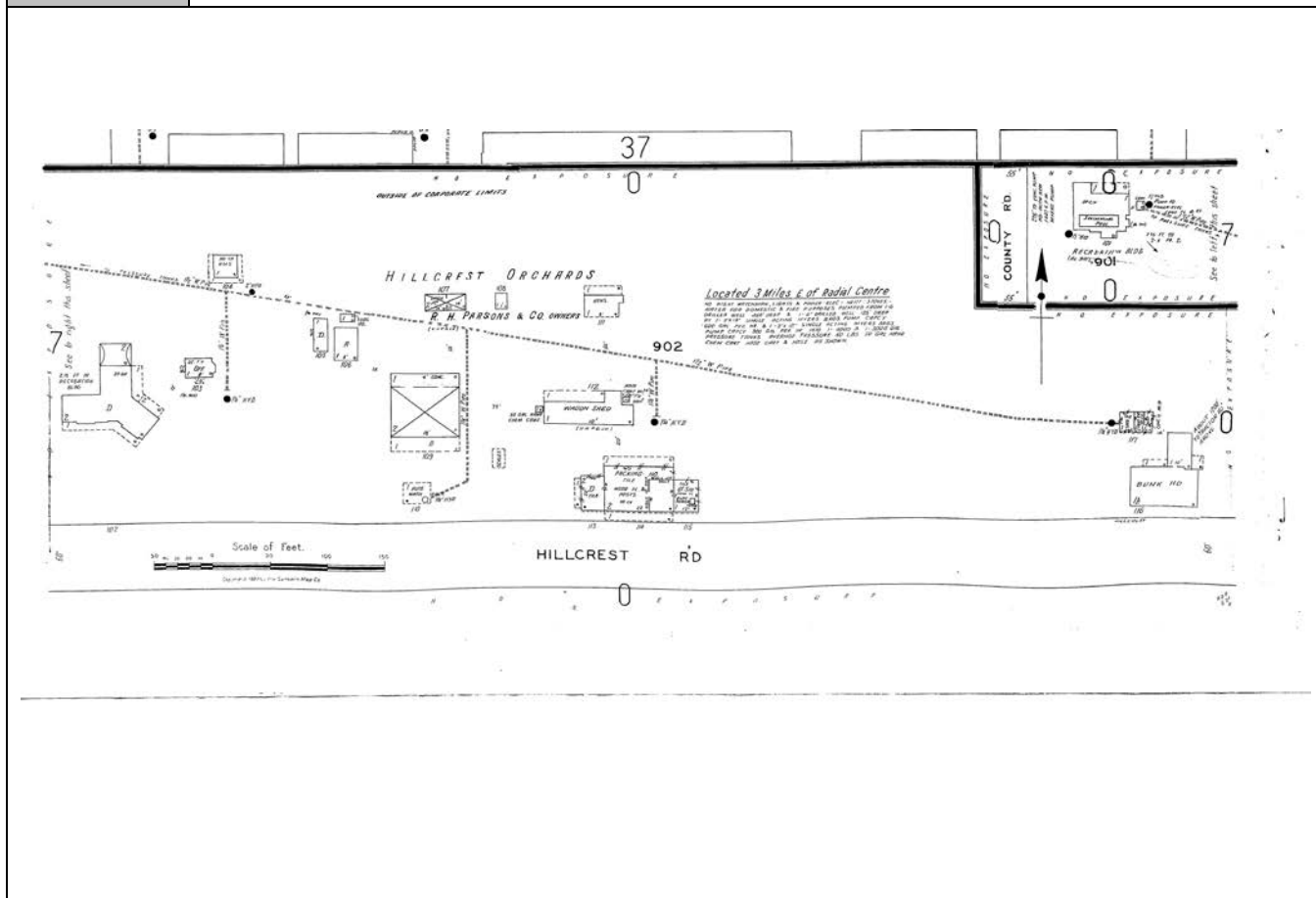


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Description:	1927 (1950 Updates) Sanborn Fire Insurance Maps of Medford (showing Hillcrest Orchard)
Source:	State of Oregon Library



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PHOTOGRAPHS

Name of Property: Hillcrest Orchard Historic District

Address: 3285 Hillcrest Road

City: Medford **County:** Jackson

Photographer: Kenny Gunn (author)

Date(s) Photographed: June 16, 2017

Photo 1 of 11	
Description:	Reginald and Maude Parsons House, Front Elevation along Hillcrest Road
Direction Taken:	Northeast
	

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Description:	Reginald and Maude Parsons House & Guest House
Direction Taken:	West



Photo 3 of 11

Description:	Reginald and Maude Parsons House, Rear Elevation
Direction Taken:	Southwest



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Description:	Packing House
Direction Taken:	Southeast



Photo 5 of 11

Description:	Garage & Carriage House
Direction Taken:	Northeast



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Description:	Old Barn (interior converted to tasting room for Roxy Ann Winery)
Direction Taken:	Northwest



Photo 7 of 11

Description:	Wash Rack
Direction Taken:	Southwest



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Description:	Recreation House
Direction Taken:	Southwest



Photo 9 of 11

Description:	Recreation House and associated historic tennis courts.
Direction Taken:	Southeast



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Description:	Old Barn (left), Wagon Shed (right), Large Non-Contributing "New" Resource (front rear)
Direction Taken:	North



Photo 11 of 11

Description:	Garage, Carriage House, and road to orchards to the North.
Direction Taken:	North

