

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

ADDR: 357 VAN BUREN ST

RANKING: Primary
NEIGHBORHOOD: WH
TYPE: Building

FINAN. STATUS:

HISTORIC NAME: HAYES BLACKSMITH SHOP
COMMON NAME: RED BARN GROCERY
CURR. HIST. STATUS: NR
EARLY AD: 0
OWNER: Neighborhood Econ Dev Corp
ADDR: 769 Monroe St.
Eugene, OR 97402

DATE OF CONSTRUCTION: 1914
ORIGINAL USE: Other
PRESENT USE: Market (food)
DATE:

T/R/S# 17 4 25 SE 1/4 SE 1/4
MAP NO.: 17042544 TAXLOT: 2700
ADD: Sladdens Third AddiBLK:8 LOT:10
ZONING:

ARCH./BLDR.: C O Stratton
ARCH./STYLE: Agricultural
Not Known
INTEGRITY: Minor modifications
THEME: 005 000
PROP. GROUP DI / /

PLAN SHAPE: Rectangle w/ Add.

#STORIES: 1.0 BASEMENT (Y/N/?): N

FOUNDATION MATERIAL: Poured concrete

ROOF FORM & MATERIALS: Bellcast; Wood shingle

WALL CONSTRUCTION: Wood stud

STRUCTURAL FRAME: Light Wood

PRIMARY WINDOW TYPE: 6/6 Double hung

EXT. SURFACING MATERIALS: Shiplap siding

DECORATIVE FEATURES: Front (W) bellcast bargeboard; T & G boards in

OTHER: soffit; Sliding barn doors w/ orig tracks; Shingle molding

CONDITION: Good

MOVED: N DATE MOVED:

EXT. ALTERATIONS/ADDITIONS(DATED): W Facade: wooden deck; 3 pane window inside
barn doors; Front door w/ shed overhang; addition to E; loading dock N.

NOTEWORTHY LANDSCAPE FEATURES: Lilac; 2 Maples; perennials

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: unknown

GEOG. LOC. & IMMED. SETTING Faces W at Blair and Van Buren w/ parking to
S; Alley to N; Commercial Area.

PHYSICAL DESCRIPTION: Decorative Cont: Industrial lights; S side is a
restored "Feed and Seed" sign

Alterations (cont): Major addition to East; Loading dock North; Storage shed
attached.

SOURCES: N R Nomination for Blair District;
Eugene City Directories;
Sanborn Insurance Maps.

ROLL NO.: 18
NEGATIVE NO. 010
SLIDE ROLL#: 000
SLIDE NO: 000000

RECORDED BY: J. Catlin / K. Guzowski
RESEARCHED BY: J. Pincus / K. Guzowski
DATE RECORDED: 5/10/1994
FIELD INVENTORY NO: 00000
STATE INVENTORY NO: 0 3538

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HISTORIC NAME: HAYES BLACKSMITH SHOP T/R/S# 17 4 25 SE 1/4 SE 1/4
ADDR: 357 VAN BUREN ST TAXLOT: 2700

STATEMENT OF SIGNIFICANCE

Hayes Blacksmith Shop/Brogdon Feed and Seed/Red Barn Grocery
357 Van Buren Street

The Hayes Blacksmith Shop, popularly known in Eugene as "The Red Barn," is a familiar landmark for the city. It is a unique commercial building that uses an agricultural building form. It was constructed in 1913-14 by C.O. Stratton and his son, E.A. Stratton for use by Ernest Hayes as a blacksmith shop. It has the appearance and styling of a round-roofed barn of the mid to late 19th century. The building retains much of the original appearance and detailing that it had when first constructed. Its most longstanding use was as Brogdon's Hay, Feed and Seed Store (1925-1963). It is now used as The Red Barn Grocery Store.

The original structure of the "Red Barn," built in 1913-14, is approximately 23' x 50'. There have been two additions to the original structure--the first being approximately 45' x 28', and the second approximately 16' x 46'. The most outstanding feature of the Barn is its rounded roof which is created by the use of fabricated, laminated, curved members composed of various lengths of 1" x 4" boards, four abreast. The round roof structure was used in the "all-purpose" barns which developed in the Willamette Valley in the 1890s. However, the "Red Barn" does not share the "plank frame" structural system of these barns, as the laminated members do not tie into the walls. Instead, the roof rests on top of the walls and 2" x 8" rafters, 3' on center, were originally used as the top plate. Originally, 1" x 4" T&G floor decking was laid over these rafters to create a second story. This decking was later removed. E.A. Stratton, who built the barn stated that the round roof structure was chosen to reflect the appearance of the barns which existed in the Kalamazoo, Michigan area where Mr. Stratton and his father, C.O. Stratton, were from.

During the 1920s, peaks were added to the exterior of the round roof, which was originally finished with wooden shingles. The eaves of the building are trimmed with solid 2" x 6" brackets cut in a double flared curve, which project and carry the roof out about two feet. The eaves are finished with 1" x 3" tongue-and-groove boards with beaded scoring on the ends and middle of each. Bargeboards, cut to the shape of the roof, face the front and rear eaves. The barn's exterior walls are finished with 1" x 5" shiplap. There are nine sets of six-over-six windows in the north and south walls, and two sets of four-over-four windows in the west gable end. The corresponding set in the eastern end were removed when the first addition to the building was constructed.

The original floor of the building was concrete. This was later replaced by 11" x 2" boards which were covered with tongue-and-groove flooring. This was done to accommodate loading during the period the building served as Brogdon's Feed and Seed Store. The first addition to the barn was built around 1928-1930. It has shiplap siding which matches the original. The second addition on the eastern end of the south side was constructed in the mid to late 1940s. Windows from the original southeast corner were re-used on the exterior walls of both additions.

The barn was painted white originally and grey around 1925. The coat of red paint from which the barn derives its name was probably applied to the structure in the 1940s. An interesting detail is a sign advertising Crown Feeds and the Brogdon Store painted on the siding, in the southwest corner of the building. While it is assumed that it was painted at the time of the red coat of paint during the 1940s, its styling indicates the possibility of being a copy of an earlier sign in the same location. It was restored during renovation.

The Hayes Blacksmith Shop/Brogdon Feed and Seed Store (common name: Red Barn) was listed on the National Register of Historic Places in 1981. Since its conversion to the Red Barn Grocery, it has served as the visual, social, and economic keystone of the Blair Boulevard Commercial District.

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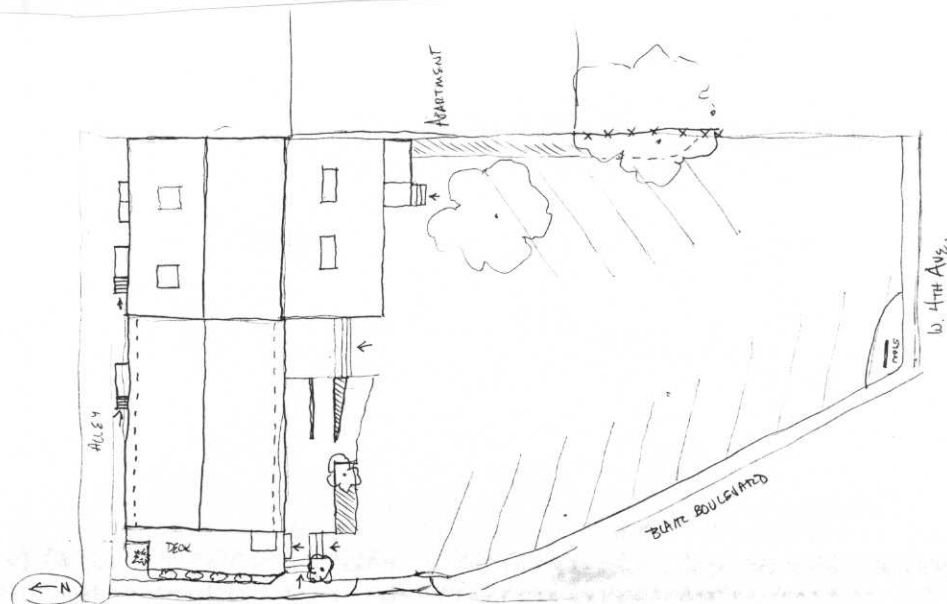
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SITE PLAN DRAWN BY: JC
GRAPHIC & PHOTO SOURCES:

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