

VI. Affected Environment

LAND USE

Zoning and Land Use

The charter park in which the McLoughlin and Barclay Houses are located is zoned RC-4, “McLoughlin Conditional.” The purpose of this residential zoning district is to allow a mix of residential building types, not to exceed medium density. It is based on the pattern of development prevalent in older areas of the city, where lot sizes and dwelling types vary greatly. Proposed changes, other than single-family homes, can be considered only upon conditional use review (Oregon City GIS, 2004). The Comprehensive Plan of Oregon City, though, designates the site as a park.

While most of the McLoughlin Conservation District (MCD) is zoned RC-4, “McLoughlin Conditional,” there are some Office Conditional uses located across Center and along 7th streets. Generally, these sites tend to be the adaptive reuse of residential structures in the MCD. The site is part of Oregon City’s Downtown Urban Renewal District. The section “Land Use Documents, Related Plans, and Programs” details the Oregon City Downtown Urban Renewal Plan.

Development Trends

Historically, development in Oregon City was concentrated in a narrow strip along the Willamette River’s banks. By the late nineteenth century, Oregon City began expanding to the upper terraces of the city (Historic Preservation Northwest, 2003). Recent trends have included the development on the upper (third) terrace to the east. Clackamas County has made an effort to keep the downtown and older areas of Oregon City viable through the location of governmental offices in these areas. The county is the largest property owner in the city (Historic Preservation Northwest, 2003).

McLoughlin Conservation District

The MCD is primarily residential in nature with 177 structures in the neighborhood being over 100 years old (Historic Preservation Northwest, 2003). Zoning ordinances have been developed to maintain the medium-density residential nature of the neighborhood.

CULTURAL RESOURCES

HISTORIC SITE CONDITIONS

The current site of the McLoughlin House Unit is part of John McLoughlin’s original land claim. He donated the grounds to Oregon City, which in turn, designated the site a charter park known as McLoughlin Park. When the house was relocated to its present site in 1909, the park was apparently covered with wild grasses and a cluster of mature pine trees. A cast iron fountain (a portion of which is still at the site) and a pond were installed on the grounds in 1911 by the Oregon City Women’s Club. Access to the front door of McLoughlin House was from the



northwest side of the property on a path that circled the fountain before landing at the home's front door.

Within the next decade, the grounds were transformed into a park-like landscape complete with an extensive lawn, footpaths, rose beds and other plantings of undetermined varieties. Young deciduous trees and small evergreens were planted among the older pines. Foundation plantings of shrubs and flowers surrounded the McLoughlin House. Members of Oregon City Women's Club did much of the planting. By 1920, the landscaping had matured. Within a few years the park grounds became more simplified. Trees still dotted the lawn, but only a few shrubs and plantings remained, generally around the house.

The grounds were transformed once again in the late 1930s and early 1940s as part of the second McLoughlin House restoration. At the direction of architect Glenn Stanton, the McLoughlin Memorial Association planned to have a caretaker's house built next to the McLoughlin House to serve as the caretaker's quarters. The plan changed when the owner of the historic Barclay House offered it to the Association in April 1937. The Barclay House was moved from its site on Main Street to McLoughlin Park and positioned between the 1890 Eastham-Caufield House and the McLoughlin House. The Eastham-Caufield House was demolished in 1950 to provide a site for an adjacent Methodist church.

About 1955, Oregon City removed trees and shrubs which were crowding the McLoughlin House. In addition, the Portland Garden Club did some landscaping in the park surrounding the house. This involved removing some of the large rhododendrons near the foundation of the house and replacing them with smaller native shrubs such as salal and huckleberry. The 1962 Columbus Day storm blew down several trees in the park including a large English elm at the southeast corner.

In 1970, the graves of Dr. McLoughlin and Marguerite McLoughlin were moved to the park and placed near the northwest corner of the McLoughlin House. The graves were surrounded by an iron fence.



CURRENT SITE CONDITIONS

The park is located in the McLoughlin Neighborhood and is surrounded by residential development and commercial properties. The site mixes elements of a public park with a residential landscape design. Shrubs and flowerbeds are clustered around the house, while open areas are covered in lawn and large evergreen and deciduous trees. Paved walkways, the McLoughlin gravesites, commemorative markers, and landscape furniture add to the public park and historical ambiance.

The site currently reflects its early twentieth century appearance (when the houses were moved), however some modifications to the historic landscape over the past nearly 100 years have changed aspects of its historic character. The spatial organization, land use, topography, circulation, buildings and structures and constructed water features have remained largely unaltered since the early twentieth century. Modifications have included diverting a small creek Singer Creek in the west yard, reworking the historic plantings, and adding outdoor furniture, amenities, and commemorative markers to the site.

Trees and Other Plantings

The park is well maintained. Vegetative landscaping includes an extensive lawn, flower beds, hedges, and trees. In the early twentieth century, the landscape was more heavily planted in shrubs, rose bushes, and flowers. Today, the landscaping has been simplified by removing higher maintenance vegetation. A manicured lawn wraps around the McLoughlin House. Curvilinear beds surrounding the foundation of the houses are planted with shrubs, perennials, and bulbs. Mature deciduous and coniferous trees, including a large evergreen magnolia and several horse chestnuts, dot the lawn and provide a canopy of green foliage for the park.



Landscape Features

Beyond the houses, a focal point of the cultural landscape is the gravesites of Dr. and Mrs. McLoughlin. The graves are located between the McLoughlin and Barclay houses and are surrounded by a painted black iron fence. A plaque affixed to the backside of a rock slab recognizes those who were involved in the relocation of the graves. English ivy covers the tops of the graves.

The 1911 cast iron, round fountain stands near the center of the front lawn, facing the river. The fountain is missing the finial, which in early twentieth century photographs, shows a female figure or cherub holding an umbrella. The finial disappeared in 1960. Encircling the fountain is a 10-foot, 6-inch diameter pond.

West of the fountain is a cast iron eighteenth century cannon. Historically, according to oral tradition, the cannon came from a ship that sank in the Willamette River. The cannon was placed in McLoughlin Park in 1958.



The site also contains three rock monuments mounted on concrete slabs. One is at the corner of the park at 7th and Center streets. It includes a plaque honoring Dr. McLoughlin that was placed by the Oregon City Territorial Days Association on August 18, 1939. The second monument is near the entrance to the McLoughlin House. Mounted on the rock is a bronze plaque dated 1950 that designates the McLoughlin House as a national historic site. The third monument is located midway between the house and the intersection of 7th and Center streets. It

consists of a bronze plaque dated September 10, 1989, affixed to a stone and is dedicated to Eva Emory Dye and others who helped save the McLoughlin House in 1909.

The northwestern section of the site is partially delineated by approximately 140 feet of modern metal chain link fencing along the top of a bluff.

A modern metal flagpole is located near the east entrance to the McLoughlin House.

Outdoor Furniture

The site contains two seven-foot long modern wooden and metal park benches located on the west and south lawns. There are also two modern rectangular concrete planters on the east terrace.

Public Amenities

The site includes a concrete and rock drinking fountain and trash receptacles located on the east lawn and on the edge along Center Street. A plaque on the drinking fountain pad dedicates the fountain to the memory of Vera Caufield, curator of the McLoughlin House from 1947 to 1962.

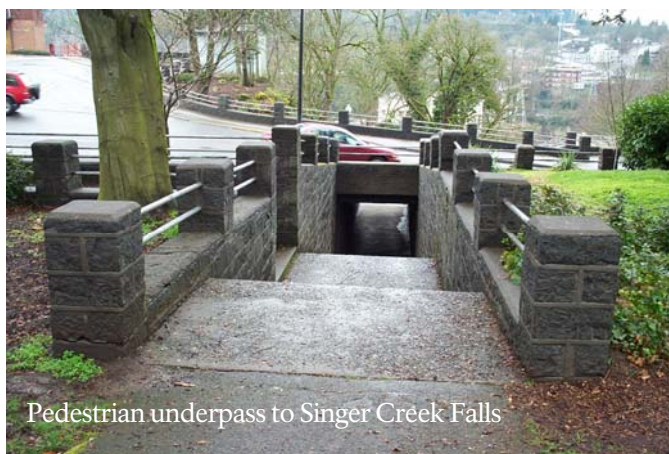
Walkways and Underpass

A straight sidewalk with grass parking strip parallels Center Street. A second sidewalk (not shown) runs perpendicular to the main sidewalk and leads to the terrace and steps at the east entrance to the McLoughlin House. This sidewalk was installed in 1948 to replace an earlier boardwalk. Another sidewalk bisects the north lawn and ends at the McLoughlin graves.



Drinking fountain and footpaths to underpass

Two asphalt footpaths cut through the south lawn on diagonals from the main sidewalk. The paths eventually unite and encircle the drinking fountain and from there continue west ending at a pedestrian underpass. The underpass has cut stone piers and metal tubular railings. Oregon City received a variety of federal funding during the 1930s which resulted in many new improvements to the downtown area. The underpass was constructed in 1936-1937 with Public Works Administration (WPA) funds. The connection steps to the underpass along Singer Creek Falls and down the bluff were also constructed in 1936 using WPA funding.



Pedestrian underpass to Singer Creek Falls

Signs

Two painted wooden signs that formerly stood on the east lawn near the door to the McLoughlin House were removed in 2006. At both the McLoughlin and Barclay Houses, a sign displaying the construction date and style of the house is located above the front door.



McLOUGHLIN HOUSE

The 1846 McLoughlin House has undergone extensive changes that have altered the exterior and interior fabric of the building during the nineteenth and early twentieth centuries. The house's period of significance is from 1846-1867 during which time Dr. McLoughlin and his family occupied the house. The property was sold in 1874 and passed out of ownership of the McLoughlin family. Between 1868 and 1908, the house was rented out to multiple tenants. During those years, the house received structural additions that substantially altered its original interior and exterior configurations.

In 1909, the house was moved to its present site from its original location on Main Street in response to its threatened demolition by the Hawley Pulp and Paper Company. At that time, the house was in poor condition and was reputed to have been used as a brothel. While some citizens felt it should be torn down, there were many who recognized its historical significance and rallied for its removal to a safe and secure location.

Today, the McLoughlin House is the centerpiece of McLoughlin Park. Architecturally, the McLoughlin House appears to have stylistic characteristics of earlier American buildings both Georgian and Colonial, which were



McLoughlin House, view from grounds

drawn from English architectural traditions. In addition, it appears to have influences of French Canadian construction techniques. The house is rectangular in shape with a hipped roof and horizontal clapboard siding. It currently sits on a cut stone foundation. The house has vertical corner boards, window and door trim, overhanging eaves, and a cornice. The house has two interior brick chimneys; one on the north side and one on the south. The east side of the house has five “12 over 12” double hung windows on the second floor and four “16 over 16” double hung windows on the first floor. The west side has the same window arrangement as the east. The north and south sides of the house each have five windows, three on the second floor and two on the first floor. The west side has a central paneled door with a transom and side lights, and the east side has a central paneled door with a transom. There is a paneled door on the south side of the house.

The interior of the house has a first and second floor central hallway running east and west. There is a stairway on the northeast side of the hallway leading to the second floor. The first floor has six rooms, a dining room, two small rooms to the right of the hall (the two small rooms are not accessed by the hall), a parlor, and two small rooms to the left of the hall (these two small rooms are also not accessed from the hall). There is a small utility closet and bath under the stairway. The second floor has four rooms, all accessed from the central hallway. Both the first and second floors have painted ceilings and wood floors. The interior woodwork is painted. Individual rooms are wallpapered with reproduction nineteenth century wallpaper. The exterior of the house is painted grey with white trim. The doors and windows are painted white.

The second period of significance for the house is 1909 to 1939. This period begins with the relocation of the house to McLoughlin Park and continues with restoration efforts through 1911. The period then continues with the second restoration effort which was begun in 1933 and completed in 1939.

Interior and Exterior Remodeling

At its original Main Street location and soon after the McLoughlin family left the house, various interior and exterior changes occurred. Among other alterations, window and door openings were removed and filled in.

Some siding may have been replaced and/or removed to accommodate additions to the rear of the house. It is not known at this point what interior room configuration changes were made. By the early twentieth century, the McLoughlin House was in a deteriorated state, suffering from vandalism and neglect.

The 1909 move of the house resulted in a number of further exterior and interior changes to the structure. Soon after the relocation of the house, work was begun. This so-called “restoration” included the introduction of *non-historic fabric*, where liberties were taken that resulted in something less than a true restoration by today’s standards.

A second phase of restoration began in 1933 under the direction of architect Glenn Stanton. By 1939, a number of Stanton’s recommendations had been implemented including the installation of automatic fire suppression and heating systems, which necessitated replacing some interior walls and ceiling boards as well as lowering the ceilings on the first floor. The installation of stone porches, stone foundations, and piers was also part of this work, as well as the replacement of the 1909 mantels with ones based on the design of those in the Barclay house. The second floor bathroom was also removed. New roof shingles were installed as were metal hoods on the chimneys.

Typical of the times and similar to work executed on similar house museums, Stanton “updated” the house by providing structural and life safety improvements, as well as a central heating system. Although these changes may have made the house more comfortable, and certainly a safer place, some building fabric original to the McLoughlin period was likely sacrificed. Other changes by Stanton, particularly those to the exterior, contributed to reinforcing elements from the original house.

General Maintenance and Repairs

From 1947 through 2003, the National Park Service, as part of the 1941 formal agreement between the Department of the Interior and the Association, conducted annual inspections of the house and submitted a yearly conditions and work report. During this period, a number of changes to the McLoughlin House occurred. For example, the wood terrace and steps on the east entrance were replaced with a two step stone terrace around 1956. The west steps and terrace may have been replaced at the same time. The “original front door” on the west entrance was repaired and repainted around 1953 and again in 1960. The “original” door was removed in 1966 and its replacement was believed to be “an exact replica of the old one” (Barbero 2003: p.83-84). Eaves and gutters were repaired after the 1962 Columbus Day storm and the roof was repaired following water damage in 1964. Floors were frequently refinished during the 1950s through the 1970s. An electric baseboard heating system, intended to be more efficient and economical, was installed in 1959, replacing the 1930’s oil system, but the baseboard system was removed a year later. In 1968, a new heating system was installed. In 1976, several of the rooms in the house received new wallpaper. In 1977, two arson-caused fires damaged the interior and exterior of the southwest corner of the house. These fires necessitated repairs to the siding, windows and window trim. Window glass was also replaced. Between 1980 and 1981 a new roof was apparently installed on the house. Additional repairs and changes occurred in the 1980s and 1990s which included the installation of carpeting in public use areas, repair to the roof and chimneys, installation of ceiling insulation and indirect lighting, an updated security system and removal of the curator’s office to the Barclay house in 1998. Additional roof repair and moss cleaning was done in the 1990s. In 1997-1998, the entire interior of the house was wallpapered. The security system was further updated.

BARCLAY HOUSE

The Barclay House is a companion and contemporary structure to the McLoughlin House. It was built in 1848-1849, at a cost of \$17,000 by Dr. Forbes Barclay. The period of significance for the Barclay House is 1850-1873 during which time Dr. Forbes Barclay occupied the house with his family. The house was occupied with Forbes Barclay’s descendants until 1934.

The Barclay House was originally located on Main Street between Seventh and Eighth Streets. In 1937, the

house was moved to McLoughlin Park adjacent to the McLoughlin House. Previously, the house had been moved in 1912 to a site on Water Street in Oregon City. The Barclay House is an early example of Pacific Northwest vernacular Classic Revival frame architecture.

The Barclay House has had a variety of uses since its relocation to the present site, including as an antique shop, a tea room, caretaker's quarters, offices for the Oregon City Chamber of Commerce, and most recently, administrative offices for the McLoughlin House National Historic Site operations.

MCLOUGHLIN HOUSE MUSEUM COLLECTIONS

Immediately upon the relocation of the 1846 McLoughlin House to the new site, the McLoughlin Memorial Association began the acquisition of historic objects for the house, which officially opened to the public in 1911. Among the first objects to be acquired by the Association in 1909 were a whale oil lamp, a print of Queen Victoria, a rocking chair, an iron strong box, a leather shot pouch and powder horn, a deed executed by Dr. McLoughlin to a Peter Hatch, a picture of the Vancouver, Washington "witness" tree and a piece of the tree. Many of these early acquisitions were donations from public spirited citizens. Over the next 30 years, objects continued to be acquired for use as furnishings in the house.

In 1937-1938, Dr. Burt Brown Barker, noted twentieth century Oregon historian and one of the directors of the McLoughlin Memorial Association, purchased for the McLoughlin House a number of significant historic objects associated with McLoughlin and William Fraser Tolmie (former Fort Vancouver surgeon) from the Tolmie estate in Victoria, British Columbia. These objects included a mahogany dining table, a washbasin with the Hudson's Bay Company crest, a pair of bellows, a pair of brass andirons, books, a secretary bookcase desk and a marble top table. Many of these important historic items have helped interpret the story of Dr. McLoughlin's life.

From the 1940s through the 1990s, a number of important objects belonging to McLoughlin or family members and originally associated with their residence in the house were added to the collections. These objects included the following: a sofa table, a pair of card tables, personal items such as jewelry, McLoughlin's seal, watch and chain, Apostolic brief with relics, the Royal Horticultural Medal presented to McLoughlin in 1826 for his assistance to the botanist, David Douglas, a snuff box, McLoughlin's transfer printed dinner service, a melodeon, an 1886 oil portrait of McLoughlin, a "china" trunk, a Chinese lacquer cabinet that belonged to Marguerite McLoughlin and McLoughlin's silver cutlery (flatware).

Many of the objects in the McLoughlin House collection are in excellent physical condition; however none of the objects have received conservation treatment from a professional conservator. Exceptions include: in 2000, a paper conservator assessed the condition of some of the documents and books in the collection; and in 2002, a professionally certified appraiser provided an appraisal of the McLoughlin House collections.

The McLoughlin House collections have been managed since the 1930s by a number of curators. In the 1940s, Vera Caufield, Curator and Wilmer Gardner, a member of the Executive Board of the McLoughlin Memorial Association, drew up the first inventory of the collection.

Today, the collection consists of an estimated 800 objects which can be divided into several categories: objects that belonged to McLoughlin and his family, objects associated with other Hudson's Bay Company sites and



Historic mahogany dining table

individuals, and historic objects from the era that belonged to individuals not connected with McLoughlin or the McLoughlin House. The collection is housed in the McLoughlin and Barclay houses and at Fort Vancouver. This collection helps to commemorate and interpret Dr. John McLoughlin and his family's significance in the history of the Pacific Northwest.

ARCHAEOLOGY

Archaeological surveys of the grounds of the McLoughlin House National Historic Site were conducted in 2001 and 2004 (Cromwell 2005). These surveys were done in response to a backed up and partially collapsed sewer line at the Barclay House, and in anticipation of the installation of updated sub-surface electrical and fire sprinkler lines. These surveys recovered approximately 5,000 late-nineteenth and early twentieth century historic artifacts, and an additional 240 prehistoric artifacts. These artifact deposits are substantial enough to warrant the recording of the park as an archaeological site with both historic and prehistoric components. An archaeological site form has been filed with the Oregon State Historic Preservation Office (SHPO), with a recommendation that the site be regarded as "Eligible" for the National Register of Historic Places. These findings will help to guide the management principles of the park, especially in regards to potential sub-surface excavations for future maintenance activities.

PHYSICAL RESOURCES

Geology / Topography

The topography of Oregon City, located along the Willamette and Clackamas Rivers, divides the city into three natural terraces. These terraces range in elevation from 50 feet at the lowest terrace, to more than 250 feet above sea level on the upper terrace (Historic Preservation Northwest, 2003). The second terrace, on which the McLoughlin and Barclay Houses stand, ranges in elevation from 162 feet to 170 feet above sea level before it rises again to the third, and highest, terrace. The houses are located approximately 162 feet above sea level.

The site has areas along the northwest corner of the property line, which are classified in the city's map of the *Unstable Soils and Hillside Constraint Overlay District* (Oregon City, Code, 2004). The percentage of land area by slope category is detailed in Table 3. Figure 4 shows an aerial photo of the site detailing the locations of the steep slopes along Singer Hill Road.

Table 3: Slope Categories for McLoughlin House

Slope Category:	Percentage of Site:	General Location:
0% to 10% Slope	Approximately 50%	Most of southern and eastern areas of site along Center St. and 7 th .
10% to 25% Slope	Approximately 20%	Northwest property edge along bluff
25% to 35% Slope	Approximately 20%	Northwest corner behind McLoughlin grave sites
35% or Greater Slope	Approximately 10%	Northwest corner behind Barclay House

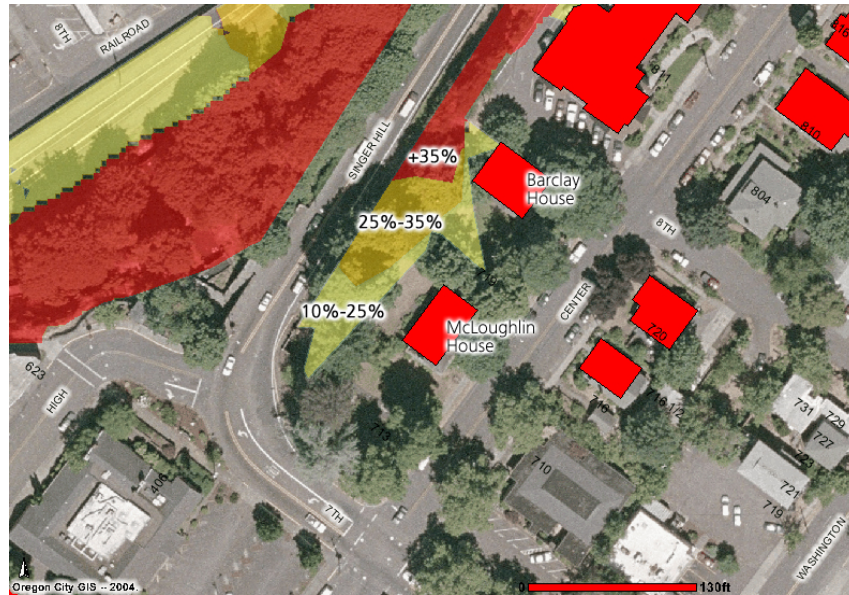


Figure 4: Slope Categories in McLoughlin Park

Soils

According to the soil survey conducted by the Natural Resources Conservation Service, soils located within the property are Saum Silt Loam, with 3 to 8 percent slopes (Natural Resources Conservation Service, 2004). Oregon City's soil map of the property lists the soil type as a Category I Soil, which requires percolation tests for new development proposals (Oregon City, GIS, 2004).

The site is relatively well drained with some periods of standing water. The site may have clay-laden soils. No analysis of known poor drainage in the spring and winter has been undertaken by the NPS to evaluate percolation rates of the soil.

Water Resources

Surface Water Quality and Condition

While the park has not conducted a baseline inventory of surface water quality and condition, known surface water features are located outside of McLoughlin Park's boundary. The largest and most obvious surface water feature, the Willamette River, is located approximately 860 feet to the northwest of the property edge. Singer Creek, which is piped by the time it nears the property beneath 7th Street, daylights at Singer Creek Falls (northwest of the site) constructed in 1936 with funding from the Works Progress Administration (WPA) (Oregon City, General, 2004).

Ground Water Quality and Condition

The quality and condition of ground water on the site is unknown and the park has not conducted any monitoring to determine a baseline. The site does have a large (8" and 12") sanitary sewer line running from east to west, across the property and under the McLoughlin House (Oregon City, GIS, 2004).

Wetlands

Although no wetlands occur on the site, there is a nearby wetland and riparian area located to the west of Singer Hill across Singer Hill Road. As a result, Oregon City mandates water quality restrictions (essentially a vegetated buffer). According to the city's municipal code, because the site contains *considerable slopes greater than 25%*, "Vegetated corridors in excess of fifty feet apply on steep slopes only in the uphill direction from the protected

water feature” (Oregon City Code 2004). Since the McLoughlin House Unit is within 50 feet of this wetland, proposed construction at the site would need to go through a city review process and to maintain vegetation on the hillside.

It is unknown whether a small wetland associated with Singer creek existed at the current site of McLoughlin Park. Historic records indicate a creek was diverted (see *Current Site Conditions* above) and there is regular seasonal ponding of water that occurs in the area of the McLoughlin gravesites.

BIOLOGICAL RESOURCES

Vegetation

The site’s vegetation is significantly altered from its natural state. It contains long established ornamental trees, plantings, and lawn and is associated with the McLoughlin Park cultural landscape. For more detail on the historic vegetation, refer to the *Historic Site Conditions* and *Current Site Conditions* sections under Cultural Resources above. Native, naturally occurring vegetation on the site is limited to the northwest area with slopes greater than 35%, however most of the vegetation occurring in this area is dominated by invasive species, particularly English Ivy and Himalayan Blackberry.

An assessment of trees in 2004 showed most of the trees in a healthy state. A small number of trees, however, were determined to be “hazard trees” by the National Park Service and were pruned in 2004 to alleviate concern over these trees falling on the McLoughlin and Barclay houses. Regular monitoring of these trees is important to ensure that they do not pose additional hazards to the historic homes. Monitoring and implementation actions associated with hazard trees would be undertaken based on the 1995 Hazard Tree Plan for Fort Vancouver National Historic Site.

A visit to the McLoughlin House Unit on August 25, 2004 found the site to be considerably altered from its natural state, with long established lawns and ornamental plant beds surrounding the buildings. Bigleaf maple was the only naturalized native plant seen, although sword fern, salal and Oregon grape are included in the ornamental plantings. The basalt cliff area along the site’s northwest edge is engulfed in English ivy and Himalayan blackberry, so it is highly unlikely listed or rare plants have survived in this habitat. One small right-of-way, less than 100 square feet, between the cliff edge and a small parking area behind the Barclay House had been recently cut with a weed eater; therefore the vegetation was not identifiable.

VISITOR EXPERIENCE

Access and Circulation

Location

The McLoughlin House Unit is located on 713 Center Street on the second terrace of Oregon City, in Clackamas County, Oregon (Section 31, Township 2 South, Range 2 East, Willamette Meridian). The site is in the Fifth Congressional District of the 108th Congress, the 26th State House District, and the 12th State Senate District for Oregon. The site is located in U.S. Census Tract 224, Block 5043. The house is part of the McLoughlin Conservation District (MCD), a primarily residential, historic neighborhood located on the bluff above the Willamette River.

The primary access route to the site and Oregon City is via Oregon State Highway 99E, 43, and 213, and Interstate 205. The site is located approximately 13 miles southeast of downtown Portland, Oregon, and is part of the greater Portland/Vancouver Metropolitan area.

Visitor Access and Parking

Visitors driving to the McLoughlin House are signed off I-205 onto Highway 99E, then left on 10th Street and up Singer Hill to Center Street. There are also other directional signs located throughout downtown Oregon City. Limited street parking is available in front of the site.

Currently, the site only offers on-street parking along Center Street. According to the Association, there is little or no traffic congestion at the site, but during times of a scheduled group visit by bus, the Association has placed traffic cones in front of the house to facilitate bus parking. The major considerations for potential traffic and parking impacts would be with adjacent home and business owners along Center Street and the McLoughlin Conservation District in general.

The Association has two permitted parking spaces for staff along the north edge of the property, near the Victory Faith Church (811 Center Street). The church currently uses the public right of way between the two properties as parking for members. There are five spaces, adjacent to the church, which give the Association seven permitted parking spaces with the city.

The Association coordinates bus traffic with the End of the Oregon Trail Interpretive Center (1726 Washington Street), about five minutes away, and the Museum of the Oregon Territory (211 Tumwater Drive) also about five minutes away in the opposite direction. Visitors move back and forth between the sites, generally spending one hour at each.

McLoughlin Park Grounds

Use of the grounds is similar to those of any city park. People use the park benches for their lunch or for sitting and relaxing. Others bring their pets for walks. Occasionally, newlyweds have wedding photos taken with the backdrop of green foliage during summer months. There are several commemorative and interpretive markers on the grounds for visitors to read.

Visitor Operations

Visitation

Informational signs at both the McLoughlin House and the Barclay House provide hours of operation, and indicate that visitors need to stop first at the Barclay House. Because the doors at the McLoughlin House are kept locked (except when tours are underway), visitors find their way to the Barclay House where they are greeted at the door.

Hours of Operation

Currently, the houses are open for visitation five days a week, Wednesday through Saturday (from 10:00 a.m. to 4:00 p.m.) and Sunday (from 1:00 p.m. to 4:00 p.m.). They are closed on major holidays, during January, and part of December. Nominal admission fees were being charged by the McLoughlin Memorial Association to the general public: \$4 for adults, \$3 for adults age 62 and over, \$2 for ages 6-17, and free admittance for children under 6 years of age. No admission was charged for the Barclay House or for visiting the grounds. During transition of management to the National Park Service, no fees have been charged.

Visitation Statistics

Operating on a five-day schedule with closures and several special events, the houses received 4,620 visitors during 2002, 4,099 visitors during 2003 and 4,205 visitors in 2004. These statistics are derived from paid tour admissions only and do not include visitors to McLoughlin Park or those that visited the Barclay House without going on a tour (See Table 4).

Starting in October 2004, the visitation statistics were derived from all visitors to both houses rather than from paid tours only (See Table 5).

Table 4

2002-2004 Visitation for the McLoughlin House

Month/Year	2002	2003	2004
January	0	22	0
February	490	241	468
March	462	395	314
April	483	404	167
May	698	722	1059
June	405	524	535
July	424	366	445
August	478	435	406
September	358	256	224
October	373	353	215
November	211	191	222
December	238	190	150

Note: McLoughlin House is generally closed in January, except for special events. It was also closed during the first two weeks of February 2003 and the last two weeks of December 2003 and 2004.

Table 5
2004-2006 Visitation for the McLoughlin and Barclay Houses

Month/Year	2004	2005	2006
January	N/A	N/A	N/A
February	N/A	M – 198 B – 288	M – 178 B – 287
March	N/A	M – 344 B – 429	M – 266 B – 441
April	N/A	M – 435 B – 470	M – 697 B – 461
May	N/A	M – 626 B – 603	N/A
June	N/A	M – 842 B – 544	N/A
July	N/A	M – 556 B – 701	N/A
August	N/A	M – 448 B – 569	N/A
September	N/A	M – 349 B – 471	N/A
October	M – 453 B – 368	M – 342 B – 478	N/A
November	M – 228 B – 287	M – 256 B – 300	N/A
December	M – 129 B – 214	M – 78 B – 128	N/A

Note: M – McLoughlin House, B – Barclay House; McLoughlin House is generally closed in January, except for special events.

Type of Visitors

Visitors to the McLoughlin and Barclay houses generally arrive individually or in small groups (family or interest group). Individual visitors (one to two people in general) tend to be casual visitors off the street, coming specifically to see the houses, or are directed to the site from other Oregon City cultural sites or from Fort Vancouver National Historic Site. Seniors make up the largest type of general public group, followed by families and special interest groups.

School groups comprise a major component of visitation. School groups are encouraged to call prior to their visit to make a reservation. These groups can range from 10-20 to 50-80 people in size. There are no teacher's packets presently available (one was developed by the Association but it has not been reprinted) to send to the groups prior to their visits, but brochures, driving directions, and maps are sent if requested.

There has been a drop in the number of school related visits, due to cuts in available bus transportation. Instead of more frequent visits with smaller groups of children, the Association staff has noticed fewer visits with combined, larger classes.

Public Tours

General public groups that are small in size and individual visitors have two options for touring the homes. They may choose to take a self-guided tour using a one-page handout and accompanied by an NPS staff member, authorized staff, or volunteer. Visitors can read interpretive information posted throughout the McLoughlin House and can interact with a member of the NPS staff or a docent, who is with each group or individual for security and safety reasons. Visitors are usually not left unaccompanied while touring the McLoughlin House; however, at times when there is limited staff, visitors have been allowed to independently tour the upstairs rooms which are gated.

Visitors are also offered the opportunity to take a fully-guided tour, generally lasting 45 minutes, with an NPS staff member or an Association docent providing interpretation.

The Association staff has not set a limit to the number of visitors that may tour the house at any given time. The NPS estimates that the house can accommodate an approximate maximum of 45 people at a time. Large groups of visitors have been managed through splitting into smaller groups, which are accompanied by NPS staff or authorized docents. Visitors are not allowed to touch furnishings or other artifacts, and resources are inspected during normal maintenance for any cumulative damage.

The fully-guided tour consists of several stops. Visitors are greeted at the Barclay House. Docents then lead each group outside to the McLoughlin grave sites to begin the tour, weather permitting. In inclement weather, introductions are held in the McLoughlin House entry hall or in a larger room at the rear of the Barclay House.

At the McLoughlin House, large groups are divided into smaller groups for rotation through the house. Approximately 10-15 minutes are spent in different rooms with the NPS staff member or docent providing interpretation. At times, an additional docent may act as “hall monitor” to ensure that no one is left unsupervised.

Rooms are fully furnished with period pieces; some items and furniture are associated with the McLoughlin family or the Hudson’s Bay Company. Visitors can step into the dining room, parlor, and the exhibit room off the dining room; the upstairs bedrooms have locked gates on the doorways so visitors can’t actually step into the rooms but can view them. Several displays of artifacts (out of reach, or under glass) are shown, and small interpretive/ informational signs are located throughout the house.



Historically furnished room, McLoughlin House

To some extent, each tour is personalized depending on the NPS staff member’s or docent’s knowledge and skill, and on the visitor or group’s knowledge and interest. Interpretation placing Drs. McLoughlin and Barclay and their families into the historical context of Pacific Northwest and Hudson’s Bay Company and Oregon City history is offered for visitors lacking this background information. NPS staff or docents each start with a script emphasizing artifacts and room descriptions and functions, but experience and increasing subject matter knowledge lead to programs individualized to personal and visitor interests.

During the tour the first and second floors are visited. On the first floor the hall visitors are taken to the parlor, British and American bedrooms, dining room, display room, and office. On the second floor, visitors are shown the guest bedroom, ladies sitting room, hall, children’s bedroom, and master bedroom.

At the conclusion, the tours return to the Barclay House moving into the large room at the rear of the house for a brief discussion of Dr. Forbes Barclay and family. Visitors end their tour in a gift shop in the Barclay House, where they may browse or shop before leaving the site. A section of wallpaper original to the Barclay family era can be seen in the sales area. Comprised of paper linings from Chinese tea boxes, the wallpaper is interpreted and protected with a see-through, glass covering.

Sales

The Association manages a retail sales operation (gift shop) inside the Barclay House. Visitors can visit the sales area both prior to and following their tours. Items for sale include McLoughlin, Hudson's Bay Company, and Oregon City theme-related books, maps, and publications, Oregon frontier theme-related toys, and various souvenirs. The sales operation, which is primarily managed by volunteers, is self-supporting with profits going to operation of the houses.

Publications

Several types of informational and interpretive publications are available to McLoughlin House visitors, including the following:

- One-page leaflet used for the self-guiding tour;
- Map and interpretive guide produced by NPS Harpers Ferry Center; and a
- Northwest Explorer (Junior Ranger) Program.

The house is also featured in a number of orientation materials such as brochures, maps and table tents, produced by the city, county, and state.

Websites

The McLoughlin Memorial Association maintains a website at <http://www.mcloughlinhouse.org>. This site provides basic visitation information (hours, admission costs, maps, directions, etc.) and brief narrative introductions to Drs. McLoughlin and Barclay.

A search engine request on the Internet will pull up a number of additional websites offering orientation and brief descriptions of the McLoughlin House.

Special Events

With the site transfer to the NPS, the NPS would be responsible for managing special events and activities throughout the year. Many of these activities would involve the Association. These serve to attract visitation to the site and to raise funds. Annual events include a family festival held the first Sunday of August, a candle light tour on the first Sunday of December, and occasional auctions and/or fundraisers. Mini-exhibits and special discount days are held to encourage local, repeat visitation. Re-enactment and living history activities are held when staffing and scheduling allow. Other events are held occasionally in partnership with various Oregon City cultural institutions.

Outreach

The Association staff represents the McLoughlin House for marketing and promotion purposes through their participation in several local cultural organizations. The Historic Oregon City Heritage Coordinating Committee is an informal group meeting once a month to pursue common interests and to address issues facing cultural/heritage sites in Oregon City. The Clackamas Heritage Partners, of which NPS is a member, were recently formed in April 2004 to raise private funds, implement cultural heritage and preservation programs, and carry forward respective organizational and governmental missions.

PARK OPERATIONS

Visitor and Employee Safety

A number of potential past and present issues, related to visitor and employee safety, had existed at the site but have recently been improved. These include recent remediation efforts associated with hazard trees, which were pruned and thinned; issues associated with mature landscaping which was recently thinned to decrease the site's attractiveness for loiterers and other undesirable activities; some issues associated with non-historic chain-link fencing and the site's location on a high bluff above Singer Hill Road; and concern over landscaping features, including flagstone walkways, which are slippery when wet.

Hazard Trees

The site's larger trees have experienced some deferred maintenance over the years. NPS maintenance staff has recently completed selective pruning and thinning of hazardous branches on the site. Pruning of some of the elm trees located on site will be completed next, to avoid any instability related to Dutch elm disease.

The recent selective pruning and thinning of vegetation behind the Barclay House has also made the site more visible and less desirable for loiterers and other undesirable activities. The staff has also begun routine site maintenance.

Fencing

Fencing near the rear of the site is intended to keep people away from the bluff that slopes down to Singer Hill Road. In addition, the gravesites are fenced and there is fencing that separates the Barclay House from the adjacent church property. Other areas of the site—Center Street, 7th Street, and the end of 8th Street adjacent to the church—are not fenced and are open to the street. Generally, there are three types of fencing present at the site:

- Single chain-link barrier fence with posts at approximately 8' to 10' on center along bluff edge;
- Decorative iron fence surrounding the gravesites; and
- Wire fence behind the Barclay House to the church property in the northeast.

Accessibility

Currently, there are no ADA accessible ramps to enter either the McLoughlin or Barclay houses. The McLoughlin House has a raised porch/ stoop at both entrances, and the Barclay House has a raised porch. In addition, there are no accessible restrooms at the site. The only available restrooms are located on the second floor of the Barclay House.

There are only a few pedestrian paths on the site. A walkway doesn't exist between the gravesites and the fountain, necessitating visitors to walk across the grass lawn. Historic photos show a pathway in the area, but its configuration and location has not been fully investigated.

Indoor ADA accessibility for staff and visitors, including office space, at stairs, ingress and egress points, and other transition areas needs to be evaluated within the houses.

Utility Systems

Electrical

The current electrical systems in the houses are not code compliant and the park staff is in the process of replacing wiring and electrical panels. Electrical service delivery into the home from the street and service meters, located on the exteriors of the homes, will also be evaluated for code compliance, as well as visual impact.

Data and Phone Lines

There are two phones in the Barclay House, one for the MMA and one for the NPS. There are data lines for at least two computers. The telephone in the McLoughlin House is only for emergency use.

Sewer

The houses are hooked into the Oregon City sewer main which runs down Center Street.

Security and Monitoring Systems

Currently, the security system is not code compliant and the park staff will evaluate what changes need to be made to the system.

Fire Safety

The sprinkler system in the McLoughlin house is old (dated about 1935) and is in need of replacement. The park staff has evaluated the system and has immediate plans to replace the main valve and sprinkler heads after flushing the system.

Currently, the Barclay House has no sprinkler system. The park staff also plans to install a new sprinkler system in the Barclay House as well as replace/ repair the fire alarm systems in both houses.

