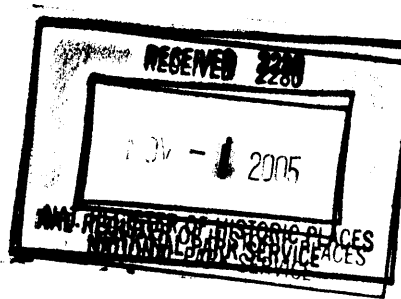


1420

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Petersen Apartments

other names/site number Marion Apartments

2. Location

street & number 1263 Oak Street  not for publication

city or town Eugene  vicinity

state Oregon code OR county Lane code 039 zip code 97401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets        does not meet the National Register criteria. I recommend that this property be considered significant        nationally        statewide x locally.

[Signature] Signature of certifying official/Title Deputy SHPO Date 10-31-05

Oregon State Historic Preservation Office  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:  
Action

- entered in the National Register  
See continuation sheet.
- determined eligible for the National Register  
See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

[Signature] Signature of the Keeper Date of 12.16.05  
Edson H. Beall

Petersen Apartments  
Name of Property

Lane, Oregon  
County and State

**5. Classification**

Ownership of Property  
(check as many as apply)

- private
- public - local
- public - state
- public - Federal

Category of Property  
(check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property  
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing  
(enter "N/A" if property is not part of a multiple property listing)

Residential Architecture in Eugene, Oregon, 1850-1950

Number of contributing resources previously listed in the National Register

0

**6. Function or Use**

Historic Functions  
(enter categories from instructions)

Domestic/Multiple Dwelling: Apt. Building  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

Domestic/Multiple Dwelling: Apt. Building  
Commerce/Business: Office  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(Enter categories from instructions)

Vernacular  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Materials  
(Enter categories from instructions)

foundation: concrete  
walls: brick  
roof: composition shingle  
Other: \_\_\_\_\_  
\_\_\_\_\_

Narrative Description  
(Describe the historic and current condition of the property on one or more continuation sheets)

Petersen Apartments  
Name of Property

Lane, Oregon  
County and State

**8. Statement of Significance**

Applicable National Register Criteria  
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing).

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance  
(Enter categories from instructions)

Community Planning & Development  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
1929-1955  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
1929  
\_\_\_\_\_  
\_\_\_\_\_

Criteria Considerations  
(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes
- B removed from its original location
- C a birthplace or grave
- D a cemetery
- E a reconstructed building, object, or structure
- F a commemorative property
- G less than 50 years of age or achieved significance Within the past 50 years

Significant Person  
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance  
(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) has been requested
  - previously listed in the National Register
  - previously determined eligible by the National Register
  - designated a National Historic Landmark
  - recorded by Historic American Buildings Survey
  - recorded by Historic American Engineering Record

- Primary location of additional data:
- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Petersen Apartments  
Name of Property

Lane, Oregon  
County and State

## 10. Geographical Data

Acreeage of Property less than one acre

### UTM References

(Place additional UTM references on a continuation sheet)

1 10 492806 4876782  
Zone Easting Northing  
2 \_\_\_\_\_

3 \_\_\_\_\_  
Zone Easting Northing  
4 \_\_\_\_\_

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

## 11. Form Prepared By

name/title Michelle Dennis, Historic Preservation Consultant

organization \_\_\_\_\_ date July 2005

street & number 2690 Jackson St. telephone 541-343-6652

city or town Eugene state OR zip code 97405

## Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

## Property Owner

name Connie Beckley, Associated Securities Corp.

street & number 1263 Oak St. telephone 541-345-9002

city or town Eugene state OR zip code 97403

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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### NARRATIVE DESCRIPTION

The Petersen Apartments is located at 1263 Oak Street in Eugene, Oregon. The apartment building, commonly referred to as the Marion Apartments, is being nominated to the National Register under Criterion A in association with the *Residential Architecture in Eugene, Oregon, 1850-1950* Multiple Property Submission (MPS).

#### Setting

The Petersen Apartments is located just south of the downtown area in Eugene and approximately eight blocks west of the University of Oregon campus. The neighborhood includes a mix of commercial and residential uses, dotted with an occasional church structure.

The apartment building sits on the east side of Oak Street, facing west, on a slight rise above the street level. It is set back only a few feet from the sidewalk. An alley is located to the immediate north. Paved parking for the tenants is located behind the building to the east. There is a set of wide, concrete steps leading from the sidewalk in front of the building to the main entrance.

The lot on which the building sits is rectangular in shape and is included in the area being nominated.

#### General characteristics

The Petersen Apartments building is three stories in height and sits on a raised basement foundation. The building is basically T-shaped with two small additions on the rear (east side) of the building, both dating to the historic period. Stylistically, the building is best described as vernacular with some overtones of Italian Renaissance details, most evidenced by the rounded arch entrance centered on the front façade, with a door accented by sidelights, and the overhanging eaves of the roof edge.

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Petersen Apartments, Lane Co, Oregon

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### Exterior description

The wood and steel framed building sits on a concrete foundation with a full basement. The exterior walls are clad with a red brick, laid in a running bond pattern. Stringcourses between the floors are marked by bands of cream colored brick. A false hipped parapet gives the illusion of a shallow hipped roof; in reality, there is a flat roof beyond the false hip, visible from the east end of the building. The false hipped portion is covered with composition shingles; the flat portion of the roof is covered with rolled asphalt roofing. The overhanging eaves are boxed. A simple wood frieze, similar in dimension to the bands of cream colored brick, is tucked beneath the eaves.

The predominant window style is one-over-one double hung wood sash; most have been replaced in-kind with a clear grain fir sash. The living room windows of the apartments include a large center section flanked by two narrow windows, similar in appearance to Chicago-style windows, although the center window is operable rather than fixed. The windows in the bedrooms and dining/kitchen areas are single double hung windows, as are the windows in the bathrooms, although these windows are slightly shorter. The sashes are set in wood frames; the sills are cream colored brick. A pair of windows, directly above the main entrance, marks the stairwell on the front of the building. Windows in the basement are primarily multi-light double hung, although some have been replaced with one-over-one double hung sash.

The main entrance, centered on the west elevation, is marked by a substantial rounded arch of cream colored brick. The top of the arch is an in-filled flat surface. The name "Marion Apartments" as well as the address, accented by scroll elements, appear in this area accented by neon lighting. Original ornamental, black metal lanterns are attached on each side of the entrance on the cream colored brickwork. The doorway itself is recessed into the building; the walls of the recess are clad with stucco and the original mailboxes are located on the south wall of the recess. A wood door with a single window (a replacement of the original door) flanked by sidelights is accessed by the concrete steps which rise from the sidewalk. The steps are contained between low, stepped concrete walls; metal handrails have been added to meet current building codes. At the rear of the building is a recessed entrance to the first floor, an exterior entrance to the basement, and multi-light wood doors that open onto the fire escapes on the second and third floors.

A small, one-story porch is located on the south side of the building, nestled into the corner where the rear portion of the building extends south from the main portion. A small sidewalk along the south side of the building and a set of concrete steps lead to the porch, which is covered with a flat roof supported by simple square posts, which rest

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on the brick knee wall that enclosed the porch. Double doors lead into what was originally the building owner/manager's apartment.

There are two small additions on the rear of the building, which extend eastward from the rear wall. Both are single story, wood framed structures. The one to the north is a small one-room kitchen addition; it is covered with stucco. The one to the south houses a bathroom, a kitchen, and an enclosed porch area. This kitchen and bath portions of this addition are clad with wood shingles; the porch has been enclosed with what appears to be plywood. One-over-one double hung windows matching the others of the building are located in the kitchen and bath additions; the windows of the enclosed porch are multi-light casements. Both additions have flat roofs.

### Interior description

Originally, there were a total of eighteen apartments – six each on the first, second and third floors. A small studio apartment was added in the basement in the basement (perhaps in the late 1940s). The original layout and spatial arrangements remain intact, except for the first floor where the studio apartment on the south side of the building and the apartment that was originally the owner/manager's apartment have been combined and are currently used as office space.

The layout of each floor includes a seven-foot wide central hallway. The stairwell is located at the front (west) end of the building. It retains its original railings and balusters and is lit by the front doorway and a pair of windows centered over that doorway. Apartments are located on the north and south sides of the centered hallway. The east end of the hallway on the first floor provides access to the rear parking area through the rear recessed doorway. The east end of the second and third floors opens onto the fire escape through multi-light wood doors.

Two studio apartments, two one-bedroom apartments, and two two-bedroom apartments are located on each floor (with the exception noted above on the first floor). The apartment in the basement is a studio apartment. The studio apartments each include a large living room, a small kitchen/dining area, and a bathroom.

Walls throughout are painted plaster and lath, as are the ceilings. Openings between the living and dining spaces are coved. The original oak flooring remains and has been refinished in the hallways. Floors in the kitchens and bathrooms have been covered with vinyl. All original wood molding and trim work is extant and includes simple window and door surrounds and wide baseboards. All the woodwork is painted. Each

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apartment includes a large window flanked by narrower windows in the living room space; single double-hung windows are located in the bedrooms, dining rooms, kitchens and bathrooms.

Each apartment originally included a Murphy bed. The beds were removed by a previous owner, but the closets are intact and provide additional storage space in each apartment. All the interior doors are original, recessed panel doors. The doors to the apartments include opaque glass. The original glass knobs and hinge hardware remains. Many of the original light fixtures are also in place. Each apartment retains the original icebox, accessed from both the hallway (where deliveries were made) and the kitchens. In addition, the original phones (no longer connected) are still on the apartment walls near the doors to the hallway.

Kitchens retain the original sinks and cabinets, although modern stoves and refrigerators have been added. The original sinks, tubs, and cabinets in the bathrooms are also intact.

The basement apartment is similar to those on the other floors. Also in the basement is a series of storage "closets" for use by the tenants, a large modern laundry room, the mechanical equipment for the building, and bicycle parking.

### **Alterations and additions**

Alterations to the Petersen Apartments have been minimal and the building remains largely intact. Historic alterations include the first floor additions on the rear of the building. The enclosure of the rear porch also appears to be early.

Each apartment has benefited from the addition of modern kitchen appliances and updated toilets, and the kitchen and bathroom floors have been covered with vinyl (the original oak remains beneath the vinyl). In keeping with building codes, the wiring and plumbing have been updated as necessary.

Perhaps the most notable interior alteration has been the combining of the original owners/managers apartment with the adjacent studio apartment. The date of this alteration is unknown. Its conversion to office space occurred recently when the new owner moved her office to the building.



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Perhaps the most notable exterior alteration is the replacement of the original windows. The windows are being replaced in-kind with one-over-one double hung wood sash, each being hand-crafted specifically for this building, and set in the original wood frames. Because the owner has not been able to afford to replace the window framing as well, and in an attempt to preserve the framing that is there until such time that it might be replaced, a system of covering the window framing with metal sheathing has been used.

### Outbuildings

There are currently no outbuildings associated with this apartment building. At one point in time, perhaps when the building was first built, there was a single-story building housing four or five garages located behind the building near the rear alley. That building no longer exists; Sanborn maps indicate it was removed between 1962 and 1968.

### Landscape description

The grounds surrounding the building are nicely landscaped. Beds near the building include a variety of shrubs and flowers, including lavender, daylilies, rhododendrons, hydrangea, daphne, and arborvitae. There are three paperbark birch, two on the south side, one on the west side of the building. A concrete retaining wall on the south side of the building separates the yard from the parking area on the adjacent lot. A private concrete walkway leads directly to the owners/managers unit at the south side of the building.

### Proposed alterations

The owner plans to continue general rehabilitation of the building. It continues to be used as residential rental units and retains a high rate of occupancy.

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### STATEMENT OF SIGNIFICANCE

The Petersen Apartments, located at 1263 Oak Street in Eugene, Oregon, was constructed in c.1929 for Marius Petersen. It is being nominated to the National Register in association with the *Residential Architecture in Eugene, Oregon, 1850-1950* Multiple Property Submission (MPS) (all contextual information about Eugene's history is contained in that cover document and not included herein). It is eligible for listing under Criterion A for its association with the broad patterns of American building traditions and the development of the City of Eugene's residential housing stock as a well-preserved example of the apartment buildings constructed in Eugene during the mid- to late-1920s. Its period of significance is 1929 to 1955. It is considered significant on a local level.

### THE EARLY APARTMENT HOUSE IN AMERICA

Apartments in America were originally devised as a means of providing relief for the housing situations that confronted large urban centers. Prior to the Civil War, multiple family dwellings were found primarily in only the country's largest cities, New York, Philadelphia and Boston, and housed only the working class families in what were most commonly referred to as tenements or tenement houses. Middle and upper class families made their homes in single-family houses. But as the century progressed, cities grew and changed. Downtown areas, which had included residential neighborhoods of single family homes, were transformed to bustling commercial and industrial centers. The cities grew so quickly, that the construction of housing could not keep up with the demand of the growing metropolises. Families that could afford to, moved outside of the city centers and developed "suburbs" on the cities' periphery.<sup>1</sup>

Others, especially the middle class, suffered from a lack of what they felt was "suitable" housing for themselves and their families. Tenements, long associated with the working class, and "flat" or "floor" apartments, which during that time period usually meant a floor of a house that had been converted for two or more families, were found unacceptable to middle class families. The development of the "apartment house," however, crossed the line between traditional multi-family dwelling forms in America and foreign building forms (early apartment houses were called "French flats"). Apartment house architecture often included amenities, such as common "public" spaces for use by the tenants, not found in tenements or available by sharing what was originally a single family home. This new type of multiple family dwelling quickly gained acceptance and became the housing choice not only for middle class families in the cities, but for single people as well. By the first decade of the 20<sup>th</sup> century, apartment buildings were so

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desirable in cities such as New York that their construction replaced single family homes almost completely.<sup>2</sup>

Economically apartment houses were considered a success. The cost of the land and of the building per family was reduced a minimum and operating expenses, shared by the tenants, were a fraction of the upkeep costs of a private home.<sup>3</sup>

The concept of apartment houses spread to smaller cities throughout the country, as these cities experienced similar periods of growth and increasing housing shortages. Initially, apartment buildings in smaller cities often began with the idea of private "houses" under a shared roof and resulted in small apartment buildings with four to eight units. Eventually, the apartments themselves became smaller and more efficient, and more of them were constructed in larger buildings. Apartment buildings tended to be constructed near the downtown commercial cores of communities, providing easy access for workers and professionals employed in the city centers. Often they housed the single women who began joining the workforce in the 1920s and women who were widowed and either no longer cared to manage a private home or were unable to afford to do so,<sup>4</sup> although they were also attractive to others looking to live in new modern urban housing.

### APARTMENT LIVING IN EUGENE

The earliest apartments in Eugene were often located within private homes and usually included only one apartment in association with that home. Occasionally an apartment was located over a commercial storefront (such as the Hull Apartments) or a hotel would advertise as an "apartment hotel" (such as the St. Francis Hotel).<sup>5</sup>

Buildings constructed specifically as apartment buildings made their first appearances in Eugene in the early 1900s. Typically, the earliest apartment buildings from this time period were four-unit buildings (usually two apartments on the first floor, two apartments on the second floor), with relatively large, self-contained apartment units of one or two bedrooms, living rooms, kitchens, dining rooms, and bathrooms. In Eugene, the construction was almost exclusively of wood and most often, in keeping with the time period, of Craftsman styling. A number of the earliest apartment buildings were designed by early Eugene architects.<sup>6</sup> A handful of these four-plexes survive today.

By the mid-1920s, Eugene was experiencing a growth spurt and a housing shortage. Larger apartment buildings were called for and in 1925, Eugene saw the introduction of

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the court-style apartments with the construction of the Lott Court Apartments (demolished) and the Lincoln Court Apartments (extant), each with eight apartments. Also in 1925, the Taylor-Elliott Apartments (renamed the Florence Apartments in 1929; extant) building was constructed on Willamette Street. It was apparently the first example of a large apartment building in Eugene, with four floors and approximately 40 apartments.<sup>7</sup>

In 1927, three additional apartment buildings were added to the housing stock. The Dorris Apartments (NR listed), an eight-unit apartment, was constructed on Ferry Street and the Wilder Apartments (with 20 apartments) was built on E. 13<sup>th</sup> Street (approximately one block from the site of the Petersen Apartments).<sup>8</sup> The third new apartment building, an eight-unit building, was built at 450 W. 9<sup>th</sup> Ave (now called Broadway). Apparently the owner, James Wilkinson, hired Marius Petersen as the contractor to build this apartment building.<sup>9</sup> It is not known if this was Petersen's first venture into building apartment buildings, but no prior reference to his involvement as a contractor or owner was found.

### THE PETERSEN APARTMENTS

Eugene's population in 1920 was 10,593. By the end of 1928, it had swelled to 27,542.<sup>10</sup> Several new buildings were planned or under construction in Eugene. The Southern Pacific Railroad was expanding; Swift and Co. was planning to open a plant in Eugene; the new State Theater was being built; a large eight-story office and retail building, the Miner Building, had just been constructed in the downtown. The University of Oregon was experiencing similar growth. In 1928, four new fraternities were built, as was a large new dormitory for 450 students.<sup>11</sup>

The continued boom continued to stress the housing stock in the city. Apparently Marius Petersen understood this need and made plans to construct a new, thoroughly modern apartment house, with eighteen apartments, near the downtown. It is not known for certain when construction began on the Petersen Apartments, but a classified ad for an apartment rental in the building appeared in the June 8, 1929 newspaper.<sup>12</sup> An end-of-the-year article reviewing permits issued during the year, appeared in December 1929, and listed the Petersen Apartments in the article.<sup>13</sup>

The May 3, 1929 edition of the *Daily Guard* reported that the large brick residence of Marius Petersen at 2208 Fairmount Blvd. had been sold to George Wilhelm. Apparently, Marius and his wife, Marie, moved into the new Petersen Apartments

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building, where they are listed in the city directories as owners/managers residing in Apartment #5.<sup>14</sup>

Other apartment buildings followed, although it appears that none were constructed until the mid- to late-1930s, at which time, they again tended to be smaller four and eight-unit buildings. Among these was the New Petersen Apartments, built in c.1936 by Marius Petersen. Located at 361 W. Broadway, this apartment building has eight units. The Petersens relocated to this building at that time and resided at this address until the mid-1950s.<sup>15</sup> Petersen apparently built three or four additional eight-unit buildings in that same neighborhood, within walking distance of the New Petersen Apartments, and turned his livelihood to managing apartments. Marius Petersen died in c.1955, after which his widow managed the apartment houses until her death.

The original Petersen Apartments, on Oak Street, were sold to William Hodes in the 1930s, then to Marion Veatch in 1942. The name of the building was changed at that time to the "Marion Apartments" – the name it retains today. It is not clear when the additions were built on the back of the building, but it may have been after Veatch took ownership.

An interesting mix of tenants occupied the Petersen Apartments over time. Due to its proximity to the downtown, there were a number of business people and professional that made their homes in the building (interestingly, although it was located near the UO campus, the only students to reside in the building did so by living with relatives because new rules at the university were adopted in 1929 which required all students not living with relatives to live in campus dormitories or in fraternities or sororities<sup>16</sup>). Included among the tenants in the 1930s and 1940s were professors from the university, teachers from the public schools, a physician/surgeon and an x-ray technician (both employed at the hospital located one block west of the apartment building), a dentist, a jeweler, two bookkeepers, a couple salesman at local shops, a broadcaster with the Eugene Broadcasting Station, a manager of the Safeway stores, an entomologist with the USDA, the manger of the Western Thrift Stores, an electrician, an engineer with the Southern Pacific, a partner (W.A. Pettigrove) of the Southern Willamette Lumber Company and the vice-president (Robert Booth) of the Booth-Kelly Lumber Company.<sup>17</sup>

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### ELIGIBILITY UNDER THE RESIDENTIAL ARCHITECTURE IN EUGENE, OREGON, 1850-1950 MULTIPLE PROPERTY SUBMISSION

To be eligible for listing in association with this MPS nomination, the following registration requirements must be met:

1. *The apartment building must have been constructed between 1850 and 1950.*

The Petersen Apartments, constructed in 1929, meets this registration requirement.

2. *The building must be eligible under one or more of the National Register criteria.*

The Petersen Apartments meets Criterion A for its association with the broad patterns of American building traditions and the development of the City of Eugene's residential housing stock as a well-preserved example of the apartment buildings constructed in Eugene during the mid- to late-1920s. It represents the patterns of urban development in Eugene during a period when apartment buildings were becoming popular and larger (more than eight units) and more modern than their predecessors. It was constructed during a period of substantial growth in the City of Eugene and when apartment buildings of this size addressed the growing needs for urban housing solutions near the downtown commercial core.

3. *Character-defining features should be intact and sufficient integrity retained. Regardless of current use, the building should retain key features, including design, plan and spatial organization, materials, and workmanship. Ideally it should be in its original location.*

The Petersen Apartments retains a high degree of historic integrity, including its design, plan and spatial organization, materials, and workmanship. The interior of the building is almost virtually intact, with only minor alterations; the exterior is also largely intact. It continues to be used for its original purpose and has not been moved from its original location.

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*4. Multi-family dwellings constructed as part of a larger existing complex should be evaluated in terms of the broader context of the overall complex.*

The Petersen Apartments was not constructed as part of a larger complex and this requirement does not apply.

*5. Multi-family dwellings located in the West University neighborhood may be eligible for nomination in association with the Historic and Architectural Resource in the West University Neighborhood, Eugene, Oregon, 1855-1941 MPS.*

The Petersen Apartments is outside of the boundary of this MPS document and, therefore, cannot be considered eligible under it.

In addition to the requirements spelled out in the Residential Architecture of Eugene MPS for multi-family dwellings, the following general registration requirements also apply:

*a. A property should be considered locally significant, unless it represents the only known example in the state of a particular resource type or is associated with a person significant to the history of the state.*

The Petersen Apartments should be considered locally significant only. It does not represent the only known example of a resource type nor is it associated with a person significant to the history of the state.

### CONCLUSION

The Petersen Apartments is a well-preserved example of an apartment house constructed in Eugene in the 1920s. It is one of the few surviving examples of the "new modern apartment" being constructed in response to the housing needs of the community during that time period. It retains a high degree of historic integrity, continues to be used for its original purpose, and meets the criteria and registration requirements set forth in the Residential Architecture of Eugene MPS.

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## ENDNOTES

<sup>1</sup> Clifford Edward Clark, Jr., The American Family Home, 1800-1960 (Chapel Hill: The University of North Carolina Press, 1986), 89.

<sup>2</sup> Elizabeth Collins Cromley, Alone Together: A History of New York's Early Apartments (Ithaca: Cornell University Press, 1990), 2-4.

<sup>3</sup> R. W. Sexton, ed. American Apartment Houses of Today (NY: Architectural Book Publishing Co., Inc., 1926), 1.

<sup>4</sup> Roger Roper, "Homemakers in Transition: Women in Salt Lake City Apartments, 1910-1940," *Utah Historical Quarterly*, Volume 67, Number 4 (Fall 1999).

<sup>5</sup> Polk city directories, 1918.

<sup>6</sup> *Residential Architecture in Eugene, Oregon, 1850-1950* Multiple Property nomination, 2000.

<sup>7</sup> Oregon SHPO property inventories.

<sup>8</sup> *Eugene Daily Guard*, December 1926, March 1927, April 1927.

<sup>9</sup> *Eugene Daily Guard*, May 1927.

<sup>10</sup> *Eugene Daily Guard*, January 1929.

<sup>11</sup> *Eugene Daily Guard*, various dates in 1928.

<sup>12</sup> *Eugene Daily Guard*, June 8, 1929.

<sup>13</sup> *Eugene Daily Guard*, December 30, 1929.

<sup>14</sup> Polk city directories, 1931, 1933.

<sup>15</sup> Polk city directories, 1938, 1942, 1953, 1955,

<sup>16</sup> *Eugene Daily Guard*, May 25, 1929.

<sup>17</sup> Polk city directories, 1933, 1938, 1940. 1942.



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### **BOUNDARY DESCRIPTION**

The nominated property includes the entirety of Tax Lot #7700 (Map #17033141), also known as Lot 6 of Block 3 of Christians Addition. The street of the property is known as 1263 Oak Street in Eugene, Lane County, Oregon.

### **BOUNDARY JUSTIFICATION**

The boundary includes the Petersen Apartments building and the original tax lot on which it was constructed and for which it retains historic association and significance.