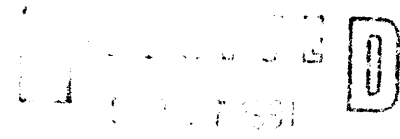


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Chi Psi Fraternity House
other names/site number Chi Psi Lodge

2. Location

street & number 1018 Hilyard Street N/A not for publication
city, town Eugene N/A vicinity
state Oregon code OR county Lane code 039 zip code 97401

3. Classification

| | | | |
|---|---|-------------------------------------|------------------|
| Ownership of Property | Category of Property | Number of Resources within Property | |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | Contributing | Noncontributing |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district | <u>1</u> | _____ buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | _____ | _____ sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | _____ | _____ structures |
| | <input type="checkbox"/> object | _____ | _____ objects |
| | | <u>1</u> | <u>0</u> Total |

Name of related multiple property listing:
Eugene West University Neighborhood Historic and Architectural Resources MPS

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. See continuation sheet.
James M. Hornum September 1, 1991
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 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:)

Entered in the National Register 3/18/93
Michelle Pyne
Determined Eligible
Antoniella Lee DOE/OWNER OBJECTION
10/24/91

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Education-related housing:

fraternity house (club/lodge)

Current Functions (enter categories from instructions)

Education-related housing:

fraternity house (club/lodge)

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:

Tudor Revival (English Cottage)

Materials (enter categories from instructions)

foundation concrete

walls stucco

wood: weatherboard

roof wood: shingle

other

Describe present and historic physical appearance.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 2

The Chi Psi Fraternity House is a two and a half story English Cottage that was constructed in 1935. It was designed by the Portland architect Richard W. Sundeleaf. According to a signed and dated perspective rendering, a design proposal in the Colonial style had been submitted by Charles Ertz in 1932. The fraternity members themselves formed the construction crew. The building is light wood frame construction, surfaced with stucco, and the foundation is poured concrete. There are a variety of window forms: fixed, 6/6 double-hung sash, and six light casement windows. The living and dining rooms (south and east facades) have French doors with segmental arches and full length shutters. There are small octagonal windows in the upper portion of both intersecting gables. It is located at mid-block on Hilyard Street, facing the Millrace. The building is eligible for the National Register of Historic Places under criterion c, for its significance as an excellent example of the Arts and Crafts tradition within the Club/Lodge property type within the West University Neighborhood.

SETTING

The house is located at mid-block on Hilyard Street and oriented toward the Millrace. Historically, it was surrounded by orchards. Between the building and the Millrace is a narrow terraced lawn, with brick retaining walls. There are hedges, and a medium sized purple leaf plum trees. The south intersecting gable of the house opens onto a brick terrace which extends to the edge of the Millrace. Also on the south side is a large, poured concrete patio, which extends out from the recessed porch in the new addition. Where the patio meets the water, there is a stepped boat landing.

The yard facing Hilyard Street (east) contains a medium sized purple leaf plum tree, and a large douglas fir. A brick walkway leads from the street, along the south facade to the entrance. On the north is a narrow strip of land with three black walnut trees separating the building from a privately owned pay parking lot. The west yard contains a large black walnut tree. This area serves essentially as a parking lot for the fraternity. Abutting the site on the west is an alley.

PLAN

The building is rectangular in plan, with a small one story projection on the rear (north) elevation and an intersecting gable wings at the east and west ends. There is a central chimney. The common areas make up the first floor, including the living room, dining room, kitchen, office, and the addition to the west of the building containing the recreation room. On the second and third stories are the individual rooms occupied by students. The entrance is asymmetrically placed on the south elevation of the building. The building is covered with a multi-gabled, wood shingle roof. The dormers have hipped gables. The brick chimney is corbeled.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 3**EXTERIOR**

The entrance alcove, enclosed in a projecting gable wing on the south elevation is supported by a heavy timber post and beam. Above the entrance is a decorative wrought iron light fixture and multi-paned window. Brick steps lead to this entrance. Iron balconies project from the second floor of the west, south, and east facades, along with fire escapes. The south elevation is the major elevation and faces the Millrace. The first story is defined by shallow arched, multi-paned French doors, which open in to the dining room. On the east end of this elevation is the 1968 addition, which is compatible with the historic portion of the building. It is defined by concrete steps which lead to a recessed porch. The siding of this addition is stucco.

The west elevation forms the end of the 1968 addition. The features of the original west facade of the building were salvaged, and reused when the addition was completed. The original iron balcony and fire escape, and weatherboard sheathing in the gable end, were left intact.

The north elevation (rear) is a rectangular volume, pierced by multi-pane windows on the first and second stories, and six hip roof dormers at the attic level. There is an intersecting gable wing on the east wing of this elevation and a small one story projection. This elevation of clad with a textured stucco, like the rest of the building.

The east elevation is the gable end of the building, containing a shallow arched French door on the first story and multi-paned windows on the first and second stories. A one story, gable covered wing, (originally containing the pantry, now the kitchen office), projects from the south section of this elevation. There is a wrought iron fire escape on this elevation. This elevation is covered with textured stucco and weatherboard at the gable end.

INTERIOR

The building is entered through a small, paneled vestibule which opens onto a hall. The walls are plastered and painted white. Wood trim elements around doors and windows, and crown moldings in the hall, as elsewhere in the house where original, are dark stained fir. The floor in the hall is covered with vinyl flooring.

First Floor

The living room is to the left (west) and entered through a wide opening. The walls are plastered and painted white. The south wall is dominated by three large, 15 light French doors which open onto a brick terrace, looking toward the millrace. There are identical single doors on either side of these (east and west walls). The floors are carpeted, and all window and door openings and crown

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

molding are dark stained fir. The fireplace is on the north wall. The hearth is of terra cotta tile flush with the floor; the fireplace itself, of tan-colored roman brick. Above the mantelpiece is a relief carving in wood depicting a tree with owls and squirrels. At the base of the tree is the fraternity's crest and insignia. Wall sconces, not original to the room, flank the fireplace. Near the fireplace on the west wall is the "Senior Corner" -- a stepped window seat with casement windows.

To the right (east) of the hall, is a wide opening into the dining room. The floor is two inch oak. There is wainscoting, not original to the room, along the lower halves of the walls, and picture molding. On the east wall is one pair of segmentally arched French doors. There are ten lights in each door with wood panels at the bottom. On the south wall are three such pairs of French doors.

The kitchen is to the south of the dining room. Few original elements remain, with the exception of the pantry, a small room which projects out at the southeast corner of the house. The room now doubles as a kitchen office.

The north wall of the hall has a segmentally arched swinging door which leads to the staircase and an original corridor which leads to the recreation room in the new addition. Along this corridor, are two doors leading to small offices; the doors on the south open onto either side of the fireplace in the living room. The recreation room is large and opens onto the recessed concrete porch through French doors. Windows are fixed or casement and match those of the original structure. The stairwell is paneled in dark stained fir, with a beehive-shaped cap on the newel post.

Second Floor

The second floor is made up of dormitory rooms with a central bathroom. This portion of the building has been significantly altered. Some of the rooms have been altered in size. There are built-in drawers and closet space which are original to the building remaining in some rooms. The western wing of this floor is part of the 1968 addition. An arched opening leads into the north intersecting gable. Most of the windows in the bedrooms are original 12 light casements; the windows in the new section are similar to the original windows.

A narrow attic leads to the attic floor, which has been remodeled into bedrooms and a library. The chimney stack is visible at the top of the staircase, and the ceiling in the corridor is angled to accommodate the roof. The dormers have aluminum surrounds.

ALTERATIONS

A fire in the building in 1945 required unspecified repairs. In 1968 a wing was added to the west end of the house to increase the number of rooms and include a recreation room on the first floor.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

The original west facade with all of its features (iron balcony and weatherboard sheathing) was salvaged, and relocated to accommodate the extended wing. Most of the other elements of the new addition are sensitive to the original structure. The wall treatment is the same, although the craftsmanship of the new stucco is not as refined as that of the original. The window bays remain regular, and dormers are the same in terms of placement. On the first floor south elevation is a recessed porch. The Chi Psi House is in good condition, and is an excellent example of the English Cottage style, which is a continuation of the Arts and Crafts tradition.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Chi Psi Association of Alpha Eta Delta

Deed transactions: owners & dates

| <u>grantor</u> | <u>grantee</u> | <u>date</u> |
|--------------------------------|--------------------------|-------------|
| Joseph Younkin | J.H. Hammitt & wf Anna | 06-18-09 |
| J.H. Hammitt | Jane P. Hanna & Calvin | 08-21-12 |
| Jane P. Hanna (& Calvin) | E.B. Collier & hsb. A.J. | 09-22-12 |
| Ellen B. Collier (& Arthur J.) | F.H. Benedict | 07-31-20 |
| | | 08-18-20 |
| F.H. Benedict | Marie L Benedict | 05-27-22 |
| F.H. & M.L. Benedict | Bachelordon Frat. of U/O | 05-27-22 |
| Bachelordon Frat. of U/O | Chi Psi Educ. Assoc. | 11-17-25 |
| CP Educ. Assoc./AED | CP Educ. Trust | 11-24-34 |
| CP Educ. Trust | CP Educ. Assoc./AED | 11-04-38 |
| CP Educ. Assoc./AED | CP Educ. Trust | 07-19-39 |
| CP Educ. Trust | CP Educ. Assoc./AED Corp | 08-23-50 |
| CP Educ. Assoc. | C.H. Williams, etal | 08-23-50 |
| C.H. Williams, etal | CP Educ. Assoc. | 08-31-62 |

Notes:

No record of Joseph Younkin was found prior to 1909. As the property was apparently created by division of a larger property about that time, it is possible that the transaction is indeed present, but under another name.

Subsequent to 1962, the deed has apparently remained in the possession of Chi Psi Educ. Association.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1935

Significant Dates

1935

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Richard W. Sundeleaf

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

City of Eugene Department of Planning and Development
777 Pearl Street, Eugene OR 97401

10. Geographical Data

Acreeage of property 0.25 acres Eugene East, Oregon 1:24000

UTM References

A

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | 0 | 4 | 9 | 3 | 5 | 0 | 0 |
|---|---|---|---|---|---|---|---|

| | | | | | | |
|---|---|---|---|---|---|---|
| 4 | 8 | 7 | 7 | 0 | 7 | 0 |
|---|---|---|---|---|---|---|

Zone Easting Northing

C

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

B

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

Zone Easting Northing

D

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

See continuation sheet

Verbal Boundary Description

The eligible area is located in NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 32, Township 17S, Range 3W, Willamette Meridian, in the City of Eugene, Lane County, Oregon, and is identified as Tax Lot 7700 at said location.

See continuation sheet

Boundary Justification

The eligible area includes the entire urban tax lot associated with the historic building.

See continuation sheet

11. Form Prepared By

name/title Tim Netsch, Matt Meacham, Kimberly Demuth, Kimberly Lakin

organization Demuth/Glick Consultants for the City date January 1, 1991

street & number 1314 NW Irving Suite 510 of Eugene telephone (503) 224-0043

city or town Portland state Oregon zip code 97209

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 8 Page 2

The English Cottage-style Chi Psi Lodge constructed in 1935, is architecturally significant under criterion c as an example of the Club/Lodge property type within the West University Neighborhood. There are seventeen resources identified as this property type in the "West University Neighborhood Cultural Resources Survey". However this is the only building of this style identified in the Survey. This building is notable for its integrity, distinction, and associative value and meets registration requirements for the National Register of Historic Places as identified in the "West University Neighborhood Cultural Resources Survey".

This property is virtually intact as it was built in 1935, with the exception of a compatible addition on the west end (rear). The Chi Psi Fraternity is an excellent example of historic period architecture. Significant design elements include: a steeply pitched gable roof, multi-pane windows and French doors, stucco siding, and the use of dark stained interior detailing.

RICHARD W. SUNDELEAF (1900-1984)

The Chi Psi Lodge was designed by Richard Sundeleaf, a native of Portland trained in architecture at the University of Oregon, who gained his early professional experience with such leading Portland firms as A. E. Doyle and Sutton and Whitney. Sundeleaf was a 1923 graduate of the University's School of Architecture and Allied Arts, where he was well grounded in Beaux Arts traditionalism. After entering into independent practice about 1927, Sundeleaf produced a great number of English Cottages for clients in Portland and the nearby environs of Lake Oswego through the 1930s. Including that in Eugene for the Chi Psi Fraternity, his English Cottage designs made up a distinctive body of work that continued the Arts and Crafts tradition. Plan, massing, picturesque asymmetries and surface variations were based on 16th and 17th Century English archetypes, but Sundeleaf's stamp was everywhere evident in sleek lines, fine craftsmanship and inventive detail. Through the 1930s, Sundeleaf's English Cottage idiom showed increasingly the influence of modernism. In his industrial and commercial work from 1929 onward, Sundeleaf had frankly followed the modern movement. His Art Deco designs for the Jantzen Knitting Mills Company in Portland and abroad won acclaim and established his wider reputation.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

BIBLIOGRAPHY

Morgan, Tom. Personal Interview, December 1990.

Oregana. May 1932, pp. 254-256.
_____. April 1935, pp. 266-267.

Planning Department, City of Eugene and Land and Community Associates. "West University Neighborhood Cultural Resources Survey", Eugene, Oregon. August 1987.

Portland Historic Resource Inventory. Portland, Oregon 1982. Index to Architects/Contractors.

Ticor Title Company Records, Eugene, Oregon.

Who's Who for Oregon (1936-1938). Capitol Publishing Co., Portland, Oregon

LAW OFFICE OF
PAUL M. NELSON
4040 DOUGLAS WAY
P.O. BOX 403
LAKE OSWEGO, OREGON 97034
503-635-7773

RECEIVED
MAY 13 1991
STATE PARKS AND
RECREATION DEPARTMENT

May 10, 1991

Ms. Elisabeth Walton Potter, Coordinator
National Register of Historic Places
State Historic Preservation Office
525 Trade Street SE,
Salem, OR 97310

RE: Nomination of Chi Psi Fraternity House to
National Register

Dear Ms. Potter:

Pursuant to your letter to Mr. Scott Strauss dated April 30, 1991 enclosed is a Notarized Statement Declining Listing pursuant to 36 CFR Part 60.6 (n), signed by myself as President of the Chi Psi Association of Alpha Eta Delta, who holds fee title to the Chi Psi Fraternity House.

If more is needed, please advise. Would you please acknowledge receipt of this letter and its adequacy. In addition, please delete Mr. Perry Ankerson from your address listing and all all relevant information to myself at the above address.

Thank you very much.

Very truly yours,


Paul M. Nelson

PMN:jls
cc: Chi Psi Lodge

NOTARIZED STATEMENT DECLINING
LISTING IN NATIONAL REGISTER
OF HISTORIC PROPERTIES
PURSUANT TO 36 CFR Part 60.6 (n)

State of Oregon)
) ss.
County of Clackamas)

The Chi Psi Association of Alpha Eta Delta, the alumni
association owner of the

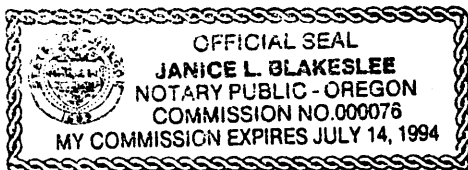
"Chi Psi Fraternity House (1935)
(Eugene West University Neighborhood MPS)
1018 Hilyard Street
Eugene, Lane County, Oregon"

objects to the nomination of the above premises to the National
Register of Historic Places, pursuant to 36 CFR Part 60.6 (n).
Our property should not be nominated to the National Register.

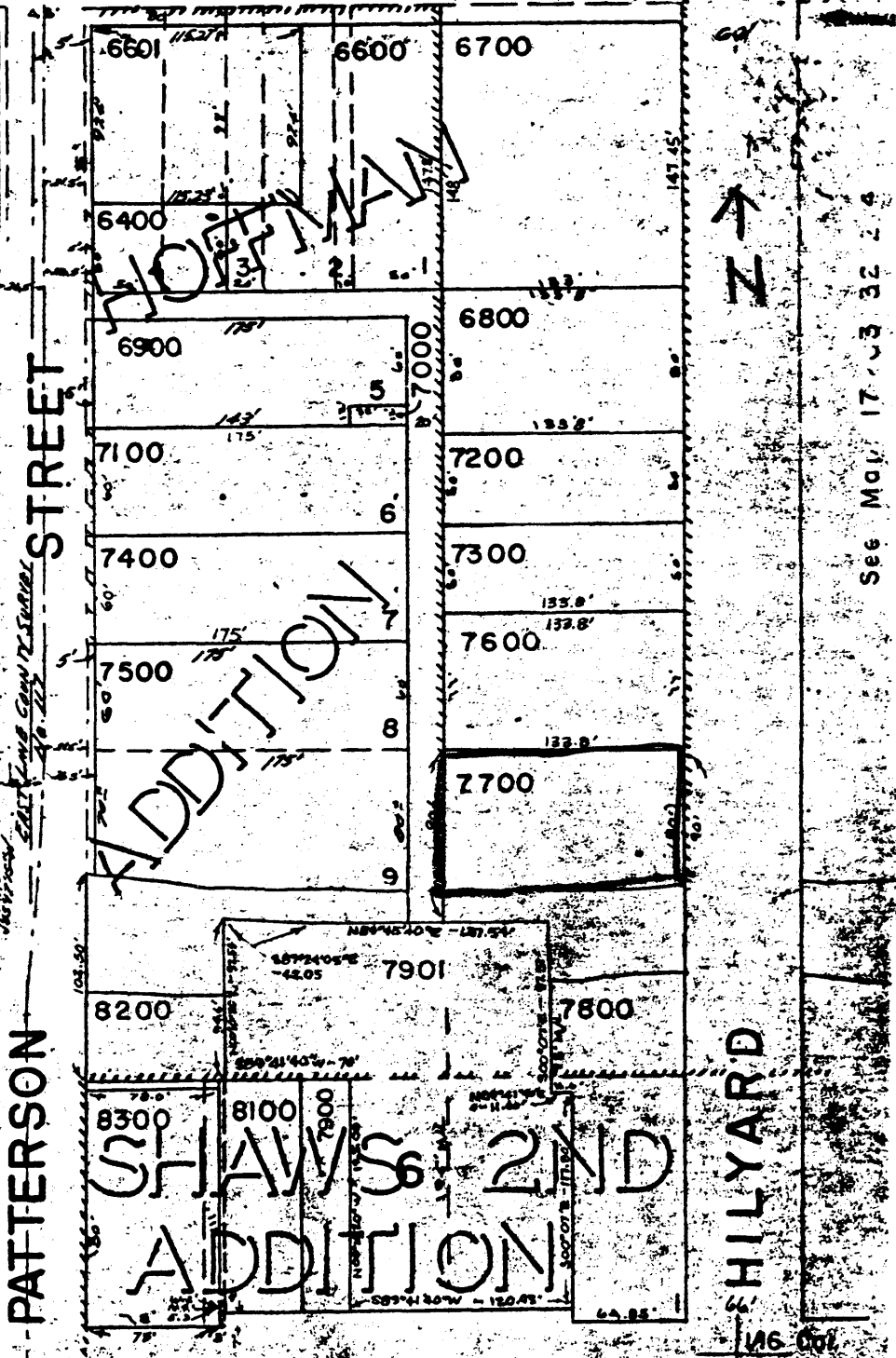
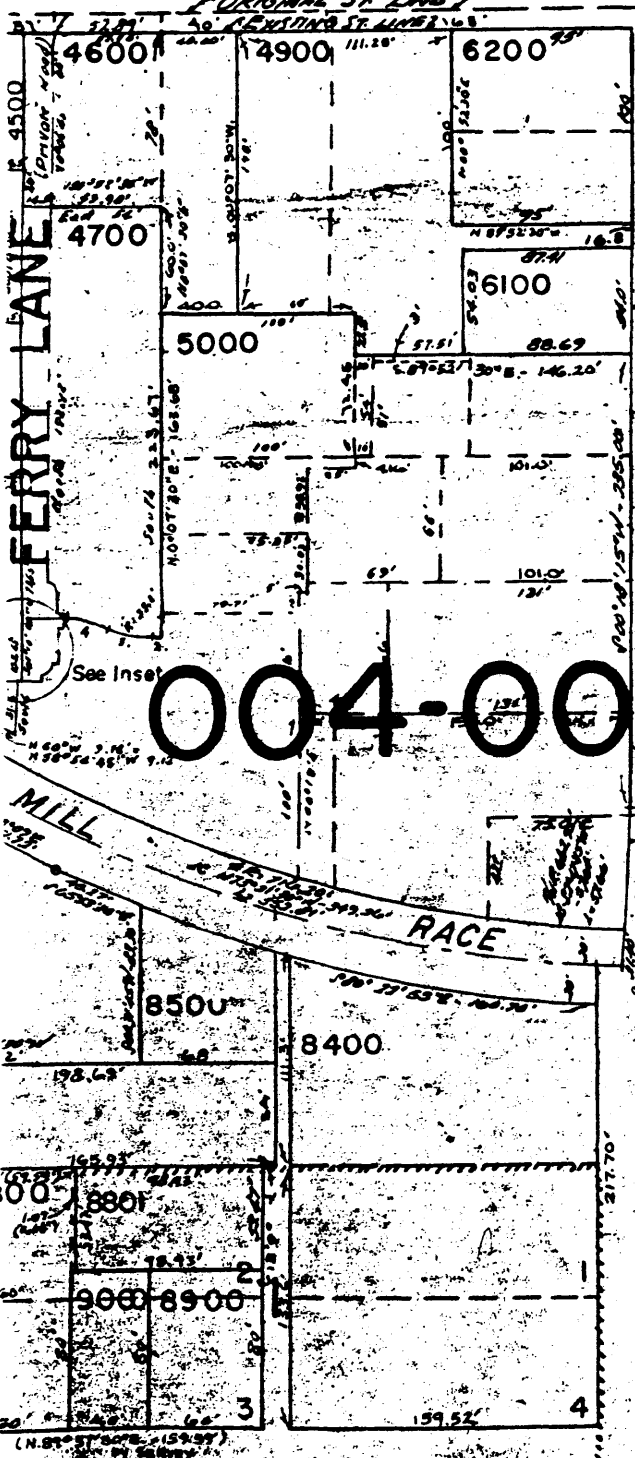
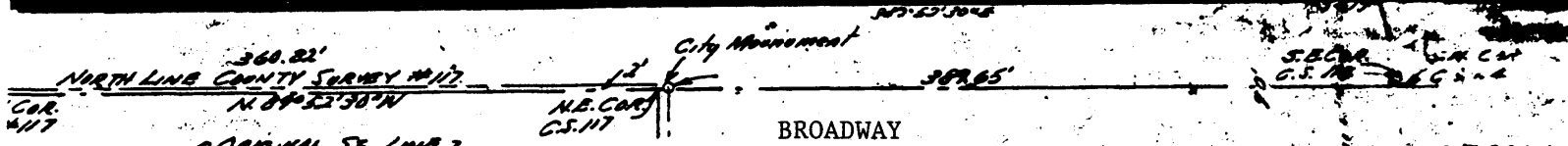
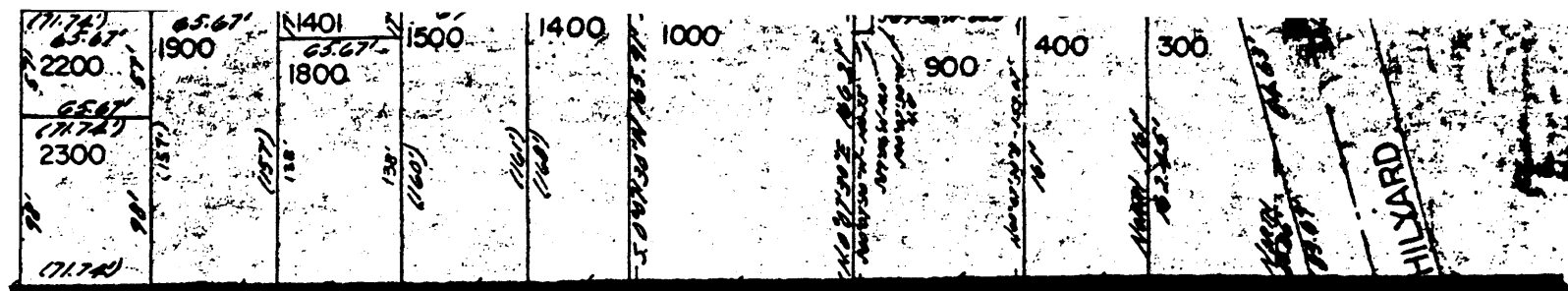
Chi Psi Association of Alpha
Eta Delta

By: Paul M. Nelson, Its President
Paul M. Nelson, Its President

SUBSCRIBED AND SWORN to before me this 10th day of May,
1991.



Janice L. Blakeslee
Notary Public for Oregon
My commission expires: 7-14-94



004-00

ADDITION

ADDITION

SHAW'S 2ND
ADDITION

AVENUE EAST EAST 11th AVENUE EAST

HILYARD

HILYARD

PATTERSON STREET

PATTERSON STREET

See May 17 1932

1703 32 23

CURR. HIST. STATUS:

RANKING: Secondary
NEIGHBORHOOD: WUN 2
TYPE: Building

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

FINAN. STATUS:

HISTORIC NAME: CHI PSI FRATERNITY

DATE OF CONSTRUCTION: 1933

COMMON NAME:

ORIGINAL USE: Club/Lodge

ADDRESS: 1018 HILYARD ST

PRESENT USE: Club/Lodge

EARLY AD: 0

DATE:

OWNER: L. Parry Ankersen

ARCH./BLDR.:

ADDR: Price Waterhouse

ARCH./STYLE: Arts and Crafts

Portland, Oregon 97204

T/R/S# 17 3 32 NW 1/4 SW 1/4

INTEGRITY: Virtually intact

MAP NO.: 17033223

TAXLOT: 7700

THEME: 010

ADD:

BLK: LOT:

PROP. GROUP MILLR /TH/005

ZONING: R4SR

PLAN SHAPE: Rectangular

#STORIES: 2.5 BASEMENT (Y/N/?): Y

FOUNDATION MATERIAL: Concrete wall

ROOF FORM & MATERIALS: Complex gable/wood shingles

WALL CONSTRUCTION: Wood stud

STRUCTURAL FRAME: Light wood frame

PRIMARY WINDOW TYPE: Fixed 6/6 and casement w/6 lites

EXT. SURFACING MATERIALS: Stucco

DECORATIVE FEATURES: Decorative balconies w/iron work, chimney, french doors

OTHER:

CONDITION: Good

MOVED: N DATE MOVED:

EXT. ALTERATIONS/ADDITIONS(DATED): none

NOTEWORTHY LANDSCAPE FEATURES: Purple plum, Saucer magn & blk waln in front purple plum on entry path; 3 blk waln to N, concr boat landing, dgl fir.

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

GEOG. LOC. & IMMED. SETTING Mid-block, in mixed use area, at middle of lot on busy st. Located in NE section of survey area, on millrace; 1 bl NW of SHH, 2 bl NW of NWCC, 2 bl NW of UO.

PHYSICAL DESCRIPTION: This 2.5 story Arts & Crafts styled fraternity house is located on the millrace, mid-block, on a flat site, back of the lot, facing south. In good condition, it is virtually intact & is presently the Chi Psi fraternity. A rect. plan on a concr. wall foundation, it has a basement. The complex gable roof is covered with wood shingles. Of light wood framing, the wood stud walls are surfaced with stucco. The windows are both fixed, 6/6 & casement, 6 lites. Oust. dec. features include the balconies w/iron work, masonry chimney & french doors. Noteworthy landscape features include retaining walls, millrace boat landing, brick sidewalks and trimmed hedges.

SOURCES: Polk 1932-38 146e0121; Korstad 1933-38 146e0075; City Permit 146e0127; Fraternity Hbk 146e0137

ROLL NO.: 00

RECORDED BY: J. Chappel & L. Sekora

NEGATIVE NO. 000

RESEARCHED BY: RZM, KAS, BC, LS

SLIDE ROLL#: 000

DATE RECORDED: 11/22/1986

SLIDE NO: 000000

FIELD INVENTORY NO: 00000

STATE INVENTORY NO: 4123

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

HISTORIC NAME: CHI PSI FRATERNITY T/R/S# 17 3 32 NW 1/4 SW 1/4
ADDRESS: 1018 HILYARD ST TAXLOT: 7700

1018 Hilyard was built between 1933 and 1935, as Chi Psi Fraternity, which it remains today. This site was occupied by a different building in the 1920's, a local University of Oregon men's club. There were repairs caused by a fire in 1945, and unspecified repairs in 1950. New electric service was added in 1933. This building is an example of the Arts and Crafts style and shows good detail and craftsmanship. It has high to moderate integrity; a small addition on the NW side was added during the 1970's. The building is sited along and faces the Millrace, including terraces and a boat landing. It is included in the Millrace and Fraternity/Sorority thematic groupings.

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 4123

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

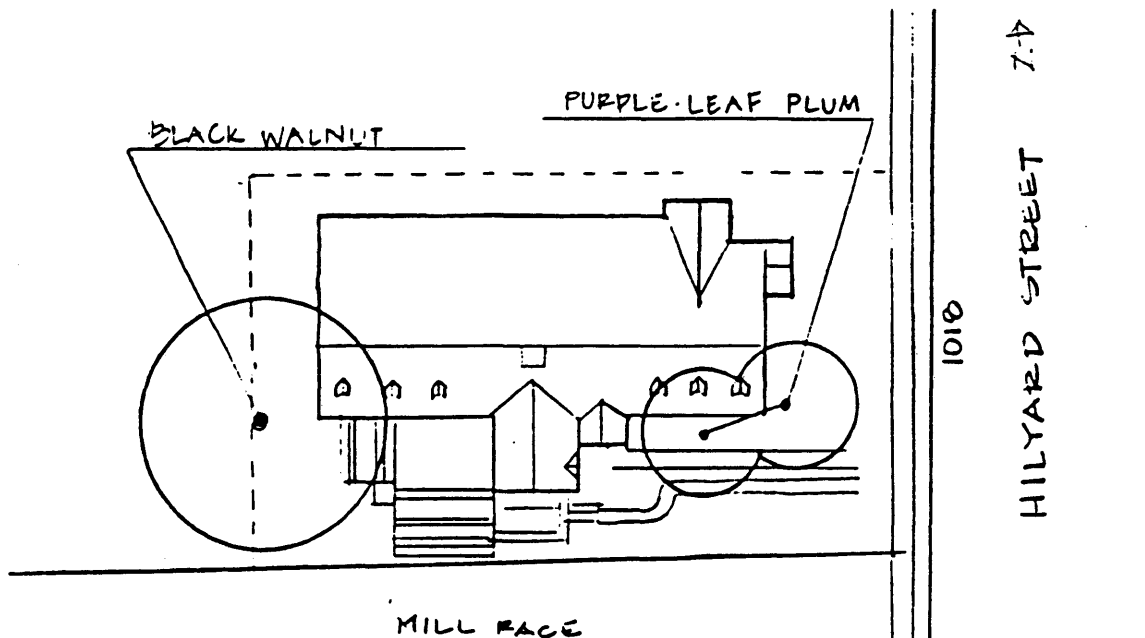
HISTORIC NAME: CHI PSI FRATERNITY
ADDRESS: 1018 HILYARD

T/R/S# 17 3 32 NW 1/4 SW 1/4
ST TAXLOT: 7700



ROLL NO: 00
NEGATIVE NO.: 000

SLIDE ROLL NO: 000
SLIDE NO. 000000



SITE PLAN DRAWN BY: PAF
GRAPHIC & PHOTO SOURCES: Army Corps aerial #36-3883, 8/36, UO Map Libr.

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 4123