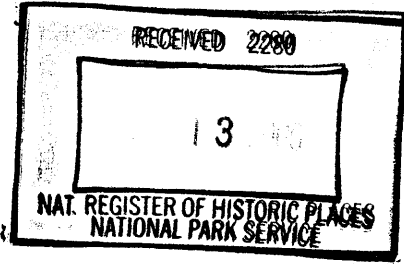


727

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 Wilder Apartments

other names/site number Emerald Manor

2. Location

street & number 259 E. 13th Ave.

not for publication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 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. I recommend that this property be considered significant nationally statewide locally.

[Signature]
Signature of certifying official/Title

7-10-06
Date

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

Edson H. Beall

8-23-06

Wilder Apartments
Name of Property

Lane, Oregon
County and State

5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

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

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

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

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)

Number of contributing resources previously listed in the National Register

Residential Architecture in Eugene, Oregon, 1850-1950

0

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

Domestic/Multiple Dwelling: Apt. Building

Domestic/Multiple Dwelling: Apt. Building

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Commercial

foundation: concrete
walls: brick
roof: built-up roofing
Other: _____

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

Wilder 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).

Areas of Significance
(Enter categories from instructions)

- 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.

Community Planning & Development

Period of Significance
1927-1955

Significant Dates
1927

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

Property is:

Significant Person
(Complete if Criterion B is marked above)

- 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

Cultural Affiliation

Architect/Builder
H.E. Wilder, Contractor/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: _____

Wilder Apartments
Name of Property

Lane, Oregon
County and State

10. Geographical Data

Acreage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 492990 4876740
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 L. Dennis, Historic Preservation Consultant

organization _____ date February 2006

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 Jerry Pike

street & number 440 Charnelton telephone 541.342.3842

city or town Eugene state OR zip code 97405

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Wilder Apartments, Lane Co, Oregon

NARRATIVE DESCRIPTION

The Wilder Apartments building is located at 259 East 13th Avenue in Eugene, Oregon. The apartment building, commonly referred to as the Emerald Manor, 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 Wilder Apartments building is located just south of the downtown area in Eugene and approximately six blocks west of the University of Oregon campus. The neighborhood includes a mix of commercial and residential uses, with an occasional church structure.

The apartment building sits on the north side of East 13th Avenue, facing south. It is set back only a few feet from the street; a sidewalk and narrow planting strip separate the building from the street. An alley is located to the immediate west. Parking lots for adjacent businesses are located behind the building to the north. A small one-story building is located east of the apartments; a narrow passageway separates the two buildings.

The building occupies most of the rectangular-shaped lot on which it sits; the entire lot is included in the nominated area.

General characteristics

The Wilder Apartments building is three stories in height and is rectangular in shape. Stylistically, the building is best described as commercial with some overtones of Spanish Eclectic details. Included are the rounded arch entrance centered on the front façade; the metal coping along the parapet edge, which gives the appearance of tiles often seen on Spanish-influenced roofs; and the use of multi-light metal sash windows, which give the effect of metal grillework associated with Spanish Eclectic architecture.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Wilder Apartments, Lane Co, Oregon

Exterior description

The wood-framed building sits on a concrete foundation with a full basement. The exterior walls are clad with a heavily-textured ("brushed") red brick, laid in a running bond pattern. Stringcourses between the floors, located directly above the windows, are marked by bands of cream-colored brick that project slightly from the surface of the walls. Beneath each stringcourse, directly adjacent to the window openings on each side, are three cream-colored bricks that "frame" the window openings at the top. This treatment, created by separate lintels rather than the stringcourses, also frames the windows in the stairwells (front and rear) and the windows on the third floor (rear). Decorative squares, composed of three cream-colored bricks each, adorn the surfaces of the walls. These decorative squares also project slightly from the wall plane.

The main entrance, centered on the south elevation, is marked by a substantial rounded arch, also of cream-colored brick. The arch springs from a cornice treatment that crosses the doorway at the height of the stringcourse between the first and second floors. The top of the arch is an in-filled flat surface, which is currently blank. It is likely that the name of the building was originally located in this space. Black metal lanterns (not original) are attached on each side of the entrance on the cream colored brickwork. Directly below the lanterns, on the concrete pads in front of the building, are "ghosts" of what appear to have been pole-type entrance lights.

The doorway itself is recessed into the building; the walls of the recess are clad with stucco. The original mailboxes are located on the east wall of the recess; the original intercom system (still functioning) is located on the west wall of the recess. A wood door with a single window over a recessed panel is flanked by sidelights that have leaded, stained glass. The entry is only two steps above the sidewalk; the steps and landing are concrete. A second doorway is located near the rear of the building on the west elevation; this door has been replaced with a contemporary metal door. The fire escape, originally located on the rear (north) elevation, has been removed.

The building is adorned with eave brackets under a wooden cornice designed to look like a truncated hipped roof at the front (south) parapet. The cornice wraps around the corners of the building on both the east and west sides and is sheathed with composition shingles (it may have originally been covered with ceramic tiles). The top edge of the parapet wall is covered with a sheet metal coping that is "crimped" to give the appearance of ceramic tiles. The roof is essentially flat, sloping slightly downward to the north. It is covered with built-up roofing materials.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Wilder Apartments, Lane Co, Oregon

All of the original windows are intact. The predominant window style is multi-light steel casement. Sizes and configurations vary depending on the interior space to which they correspond, with living rooms having the largest windows and bathrooms having the smallest. The size of the windows in the dining rooms and bedrooms are smaller than the living room windows, but larger than the bathroom windows. The steel frames are set directly into the brick window openings; the sills are red brick. The window in the front stairwell is slightly wider than those in the bedrooms; the windows in the rear stairwell are pairs of narrower casements. Security bars have been attached to the first floor windows.

Interior description

There are a total of twenty apartments – six on the first floor, and seven each on the second and third floors. The original layout and spatial arrangements remain intact.

The layout of each floor includes a central hallway, which is slightly wider at the front (south) end of the building. Apartments are located on the east and west sides of the centered hallway. There are stairwells located at the front and rear of the building. They retain their original railings and balusters and are lit by the windows on the south and north sides of the building.

There are two one-bedroom (both on the east side of the building) and four studio apartments (three on the west side, one on the east) on the first floor. Also located on this floor, in the northwest corner is the laundry room. Just south of the laundry is a hallway leading to the west exit and a stairway to the basement. The second and third floors each have four studio apartments on the west side of the building and one centered between two one-bedroom apartments on the east side of the building.

Walls throughout are painted plaster and lath, as are the ceilings. The original oak flooring is intact, although carpeted in the hallways. Floors in the kitchens have been covered with tile, linoleum, or vinyl. The bathroom floors retain the original hexagonal ceramic tile. All original wood molding and trim work is extant and includes simple window and door surrounds, wide baseboards, and cornice moldings. All the woodwork is painted.

Each studio apartment includes a living room/bedroom, a dining area/kitchen, and a bathroom. The one-bedroom apartments include a central living room, a dining area and kitchen, a bedroom, and a bathroom. The kitchens and dining areas are separated by two leaded-glass front china cabinets. The kitchens retain the original iceboxes (the

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

Wilder Apartments, Lane Co, Oregon

ice delivery access doors are also intact in the hallways), sinks and cabinets, although modern stoves and refrigerators have been added. Most of the original bathroom fixtures are also intact.

Each apartment also has a small room with built-in cabinets and drawers; it serves as closet/wardrobe/dressing room space. The one-bedroom apartments also have small closets in the bedrooms. Each apartment originally included at least one Murphy bed (two in the one bedroom apartments). The beds were removed by a previous owner, but the alcoves in which they were located are intact and provide additional storage space in the apartments.

The living rooms are separated from the wardrobe rooms with "French" doors; the original "French" doors separating the dining areas from the living rooms have been removed. The one-bedroom apartments have solid wood doors separating the bedrooms from the rest of the apartment; bathrooms also have solid wood doors.

The original glass knobs and hinge hardware remains. The original radiators are in place and functional; the original boiler is still in the basement, but the building is now heated with steam piped directly from the Eugene Water and Electric Board (EWEB). The original phones that serve the intercom system remain in place and the system is still functional.

Alterations and additions

Alterations to the Wilder Apartments have been minimal and the building retains a very high degree of historic integrity.

Each apartment has benefited from the addition of modern kitchen appliances and some of the kitchens have newer flooring. The Murphy beds have been removed. The "French" doors between the living rooms and dining areas have been removed.

The interior trim and molding has been painted, although this may have occurred during the historic period. The hallways have been carpeted, although the original wood flooring is intact beneath the carpet.

The fire escape has been removed. The west exterior door has been replaced. The front entry lanterns have been replaced; the front pole-style lights have been removed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

Wilder Apartments, Lane Co, Oregon

Outbuildings

There are no outbuildings associated with this apartment building.

Landscape description

The building occupies most of the lot on which it sits and therefore, landscaping is minimal. There is a magnolia tree in the planting strip in front (south) of the building between the sidewalk and street. There is a small hedge and some plantings along the foundation on the east side of the building where the passageway between the apartments and the neighboring building to the east is located. The west side of the building sits only a few feet back from a paved alleyway; the space between the alley and building is covered with concrete.

Proposed alterations

There are no plans to alter the building at this point; the owner intends to continue its maintenance and will retain the historic integrity. The building continues to be used as residential rental units and retains a high rate of occupancy.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

Wilder Apartments, Lane Co, Oregon

STATEMENT OF SIGNIFICANCE

The Wilder Apartments building, located at 259 East 13th Avenue in Eugene, Oregon, was constructed in 1927 by local Eugene contractor, Howard E. (H.E.) Wilder. 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 1927 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.¹

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 20th century, apartment buildings were so

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Wilder Apartments, Lane Co, Oregon

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

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

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,⁴ 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).⁵

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.⁶ A handful of these four-plexes survive today.

By the mid-1920s, Eugene was experiencing a substantial growth spurt and a housing shortage. A then-record number of new homes were built: 337 houses in 1924, 467

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Wilder Apartments, Lane Co, Oregon

houses in 1925, 192 houses in 1926, and 228 houses in 1927.⁷ Even with the growing number of single family dwellings, however, there was a continued need for apartments and larger apartment buildings were called for.

In 1925, Eugene saw the introduction of 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, south of downtown. It was apparently the first example of a large apartment building in Eugene, with four floors and approximately 40 apartments.⁸

THE WILDER APARTMENTS

Eugene's population in 1920 was 10,593. By the end of 1926, it was nearing 27,000. In less than seven years the population had almost tripled and the rate of growth continued to stress the housing stock in the city.

Recognizing an opportunity, local contractor H.E. Wilder decided to construct apartment buildings. In October 1926, he began construction on one in Corvallis and announced plans to build two in Eugene. Wilder, who lived and had an office in Eugene, also worked in Corvallis, where he built commercial buildings, fraternities, and Corvallis's version of the Wilder Apartments.

In December 1926, he was issued a permit for \$50,000 for the construction of the Wilder Apartments in Eugene. Work began immediately. The local newspaper announced that the three-story apartment building was to be built of red brick with a sloping Spanish tile roof and that it would have oak floors and large metal frame windows. It was to be thoroughly modern and each apartment would be "wired for radio, electric refrigerators and ranges" and the building would include modern laundry equipment, steam heat, and built-in "buffet-beds" in every apartments. It was expected to be ready for occupancy by mid-March.⁹

The building, almost unbelievably, was ready for occupancy in March. In the March 20, 1927 Eugene *Daily Guard*, several display ads announced the opening of the Wilder Apartments and listed the various contributions made by local building suppliers and sub-contractors. Included were ads for:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Wilder Apartments, Lane Co, Oregon

Scobert Warehouse Co. – provided the plaster, deadening felt, insulation and waterproof cement

Burr E. Fisher – was responsible for painting and decorating

H.H. White Electric Co. – provided and installed the “Electro-Kold” refrigerators

Walters-Bushong Lumber Co. – provided “all the lumber” for the building

Mathews Sand & Gravel Works – provided sand and gravel for the project

Elkins Electric Co. – installed the “Check Seal Wiring System” and all light fixtures

Service Plumbing & Heating Co. – installed the Capitol Boiler and the U.S. Radiators

Wetherbee-Powers – furnished the Murphy beds and mattresses¹⁰

Also listed in the ad by H.E. Wilder were Forsythe Plumbing and Frank Fields, although there is no mention of Fields role or contribution.

Apparently Wilder hired a manager to live in and oversee the building. In 1928, O.S. Bundy is listed in the city directory as the manager of the apartments. Over the years, a number of people served as the manager. The directories, however, do not list the apartment residents until 1933, at which time a number of couples resided in the building; occupations listed for these residents included store manager, clerk, salesman, grocer, office manager, and lab technician. The building’s proximity to the university campus became attractive to faculty and students alike and by 1938, the list of occupants includes both. This mix of professional, merchant class, and students continued for many decades. Today, the building is largely occupied by students.

Although Eugene’s population continued to grow after the construction of the Wilder Apartments, there was only one other apartment building with more than eight units constructed in the 1920s. This was the Petersen Apartments, which had eighteen units, located two blocks west of the Wilder Apartments on Oak Street (listed on the National Register in 2005). Perhaps the national economic downturn at the end of the decade and the subsequent Depression of the 1930s played into continued development of larger apartment buildings. There were a few apartments constructed in Eugene in

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 5

Wilder Apartments, Lane Co, Oregon

the 1930s, but most were again of the four- or eight-unit variety. After the Depression and World War II, the economy rebounded and the city experienced another population boom. With it came new modern apartment buildings and complexes, all much larger and removed in time from those of the 1920s and the Wilder Apartments.

The Wilder Apartments became the Emerald Manor in 1964, the name it is known by today. Deed records are confusing and incomplete and they do not indicate when or to whom Wilder sold the building.

HOWARD E. WILDER

Howard E. (H.E.) Wilder moved to Eugene in 1925. He graduated from the University of New Hampshire in 1909 and was trained as a civil engineer. In addition to working as an engineer, he worked as a general contractor for several years before relocating to Eugene. He and his wife, Lola, had two children.

Wilder was responsible for the construction of a number of buildings in Eugene and Corvallis. In Eugene, he built the New Service Laundry (altered) and the Munger Laundry (demolished), the Gilmore-Devers Garage (demolished), the Bringle Motor Company building (demolished), the machine shops at the Southern Pacific Railroad yards (status unknown), and his family's home on University Street (status unknown). He also built the First Baptist Church in Cottage Grove (status unknown). In Corvallis, he built the Cress Building (status unknown), the Walters Building (status unknown), the Sigma Nu Fraternity house (status unknown), the Swift Poultry building (altered), and the Wilder Apartments on Jackson Street. This apartment building is essentially a twin to the one in Eugene, with the exception of the use of concrete instead of the cream-colored brick. This building is extant and retains a relatively high degree of historic integrity.

In 1928, Wilder was elected mayor of Eugene, a position he held from 1929 to 1931. After serving in this capacity, he was appointed as the City's building inspector, a position he held for a number of years. Wilder was a strong advocate of building codes and was a key player in Eugene's adoption of the uniform building codes in 1928.

He was an active member of the community; he was a member of the Masonic Lodge, the Elks, the IOOF, the Rotary Club, the Chamber of Commerce, the Eugene country club, and served on the board of stewards for the First Methodist Episcopal Church.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

Wilder Apartments, Lane Co, Oregon

He and his wife continued to be listed in the Eugene city directories through 1941, where he was listed as a contractor until 1940. No information has been found about what happened to Wilder after that time, although it appears that he and his wife moved away (they are not listed in the death indexes for Oregon at that time).

There is no evidence that Wilder built a second apartment building in Eugene. Perhaps being elected mayor, followed by the timing of the Great Depression, kept him from moving forward on his original plans. The Wilder Apartments building is the only apartment building he constructed in Eugene and it is one of the few remaining buildings and the only intact building (identified to date) that he built in the city.

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 Wilder Apartments, constructed in 1927, meets this registration requirement.

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

The Wilder 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 perhaps the best 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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Wilder Apartments, Lane Co. Oregon

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 Wilder Apartments retains a very 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.

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 Wilder 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 Wilder Apartments is outside of the boundary of the West University Neighborhood 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 Wilder 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.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 8 Page 8

Wilder Apartments, Lane Co, Oregon

CONCLUSION

The Wilder Apartments building is the best-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" constructed in response to the housing needs of the community during that time period. It is eligible for National Register listing under Criterion A. Although not being nominated under Criterion C for its association with H.E. Wilder as a local contractor/builder, it is the most intact example of his work remaining in the city. It retains a very 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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Wilder Apartments, Lane Co, Oregon

ENDNOTES

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

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

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

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

⁵ Polk city directories, 1918.

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

⁷ Eugene Downtown Core Area Historic Context Statement, Eugene, OR, 1991, 35,

⁸ Oregon SHPO property inventories.

⁹ *Eugene Daily Guard*, December 2, 1926.

¹⁰ *Eugene Daily Guard*, March 30, 1927, 2-3.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Wilder Apartments, Lane Co, Oregon

MAJOR BIBLIOGRAPHIC REFERENCES

Alpern, Andrew. Apartments for the Affluent. NY: McGraw Hill Book Co., 1975.

Cromley, Elizabeth Collins. Alone Together: A History of New York's Early Apartments. Ithaca: Cornell University Press, 1990.

Cromley, Elizabeth Collins. *The Development of the New York Apartment: 1860-1905*. City University of New York; PhD Dissertation, 1982.

Eugene Daily Guard

Oregon SHPO property inventories.

Polk city directories

Residential Architecture in Eugene, Oregon, 1850-1950 Multiple Property nomination, 2000.

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

Secton, R.W., ed. American Apartment Houses of Today. NY: Architectural Book Publishing Co., Inc., 1926.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 10 Page 1

Wilder Apartments, Lane Co, Oregon

BOUNDARY DESCRIPTION

The nominated property includes the entirety of Tax Lot #4200 also known as Lots 5 and 8 of Block 4 of Christians Addition. The street of the property is known as 259 East 13th Avenue in Eugene, Lane County, Oregon.

BOUNDARY JUSTIFICATION

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

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

**National Register of Historic Places
Continuation Sheet**

Section number Photos Page 1

Wilder Apartments, Lane Co, Oregon

PHOTO IDENTIFICATION

The following information pertains to all photos associated with this nomination:

1. Name and address of property: Wilder Apartments
259 E. 13th Ave.
Eugene
2. County and state: Lane County, Oregon
3. Name of photographer: Michelle L. Dennis
4. Dates of photographs: December 2005
5. Location of original negative: Property owner
6. Description of view: labeled on each photograph

United States Department of the Interior
National Park Service

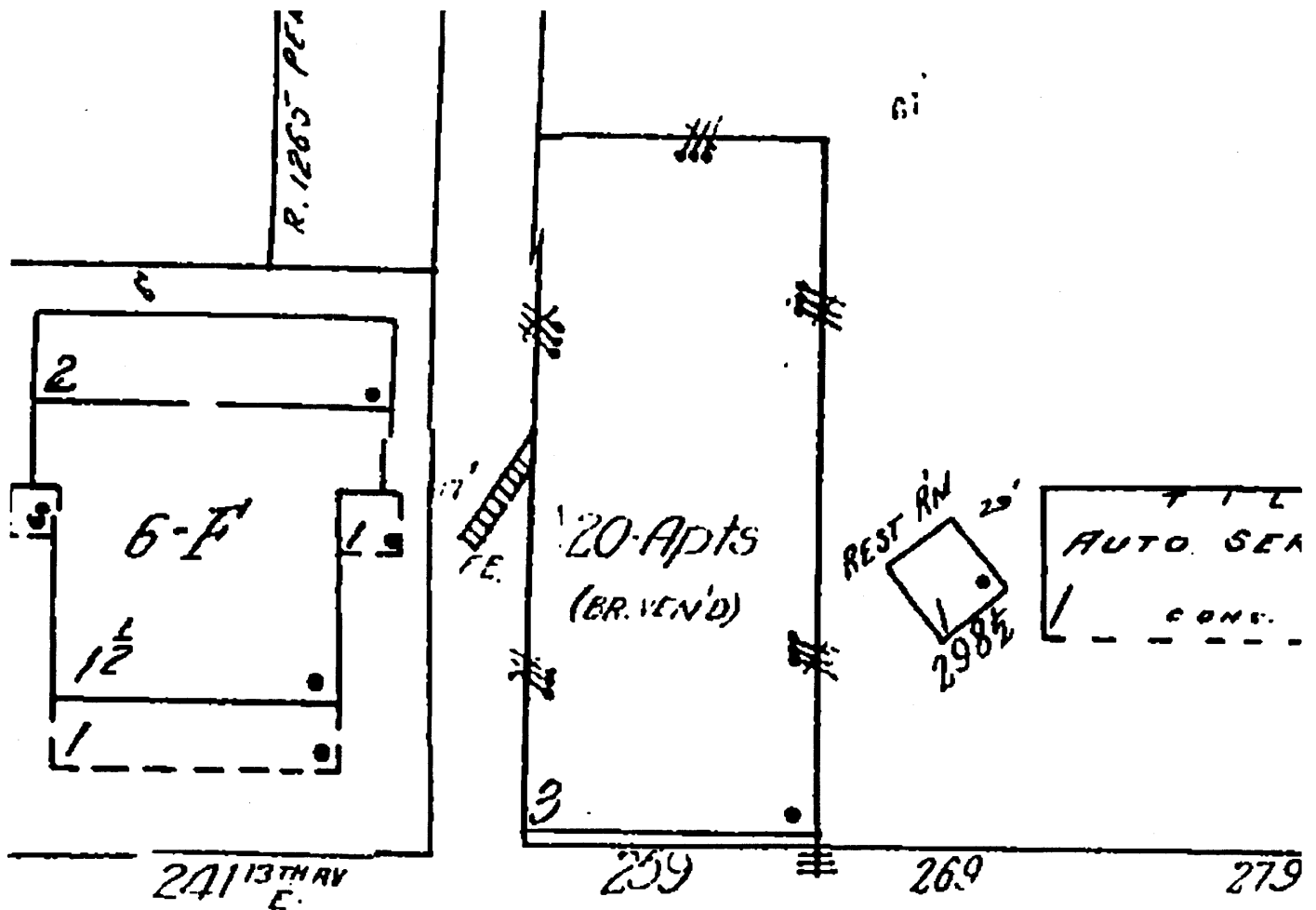
National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 1

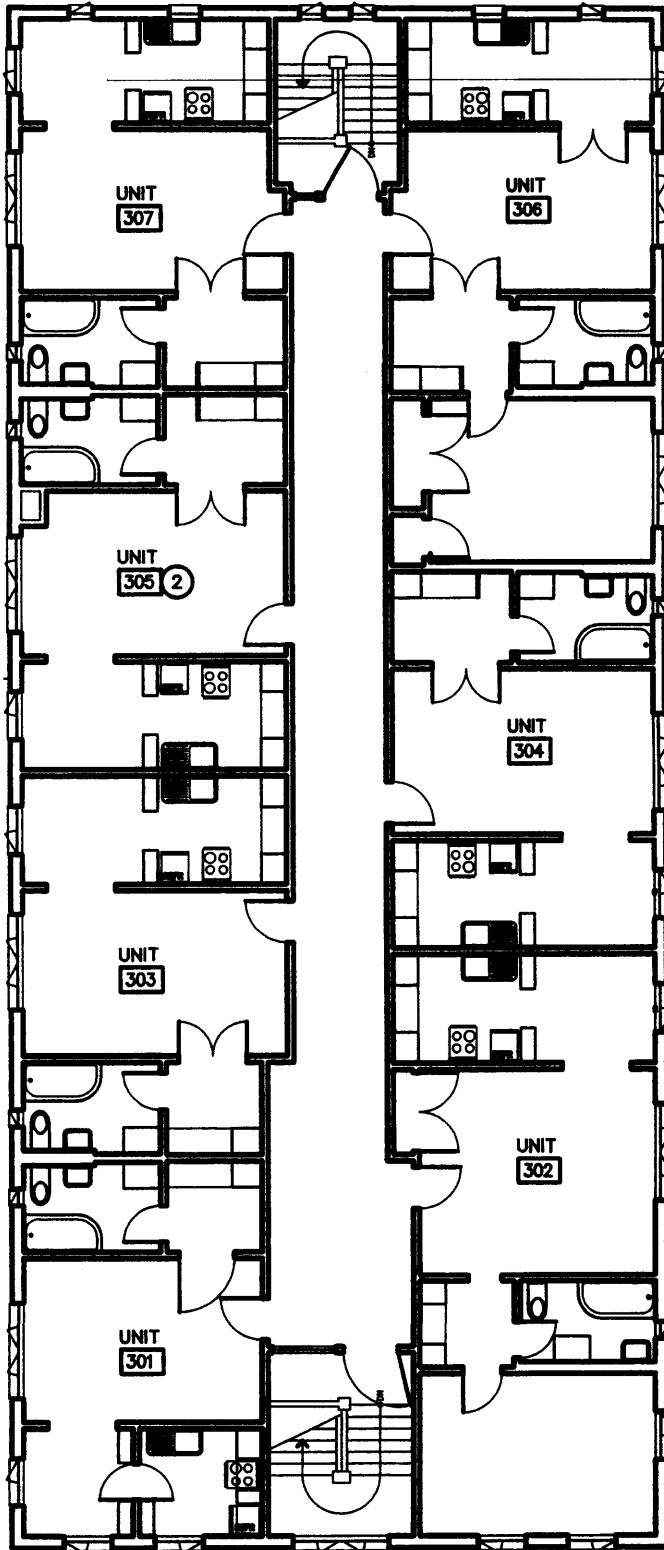
Wilder Apartments
Name of Property

Lane, Oregon
County and State

Residential Architecture in Eugene, Oregon, 1850-1950
Name of Multiple Property Listing



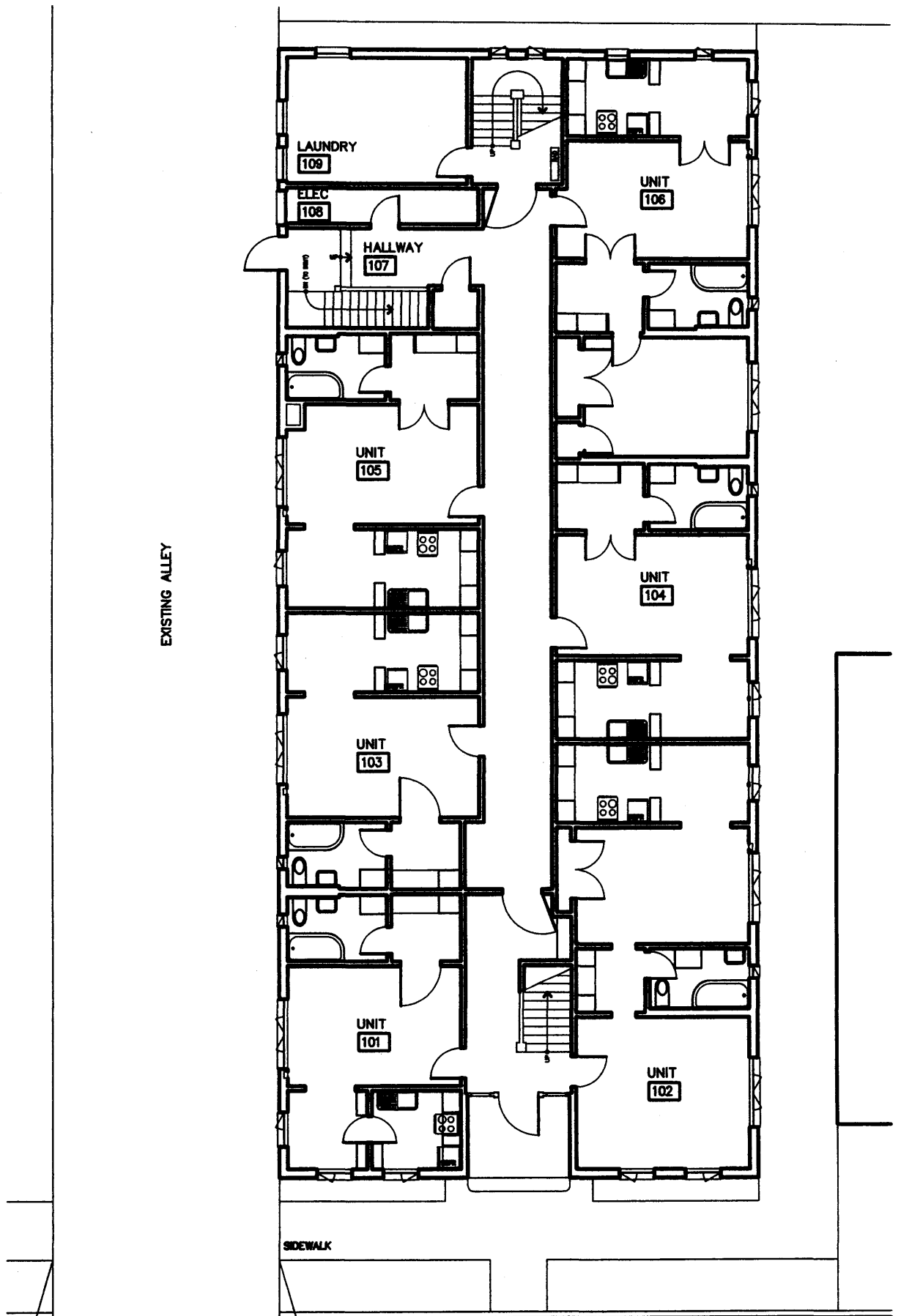
Sanborn Fire Insurance map dated 1925-1962 that shows the Wilder Apartments and its overall site.



EMERALD MANOR
259 East 13th Avenue
Eugene, OR 97401

THIRD FLOOR PLAN



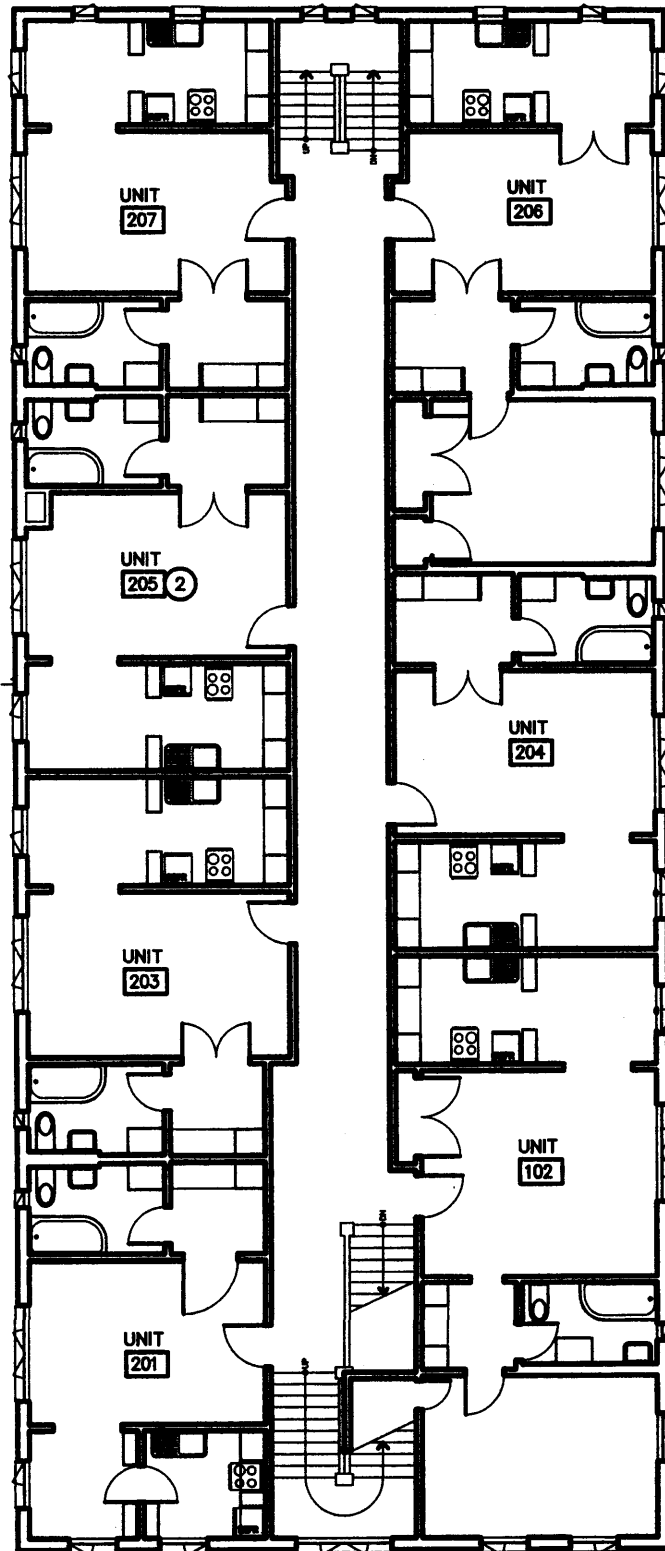


EMERALD MANOR
 208 East 13th Avenue
 Eugene, OR 97401

13TH AVENUE

GROUND FLOOR PLAN





EMERALD MANOR
208 East 13th Avenue
Eugene, OR 97401

SECOND FLOOR PLAN



FOR ASSESSMENT
AND TAXATION
ONLY

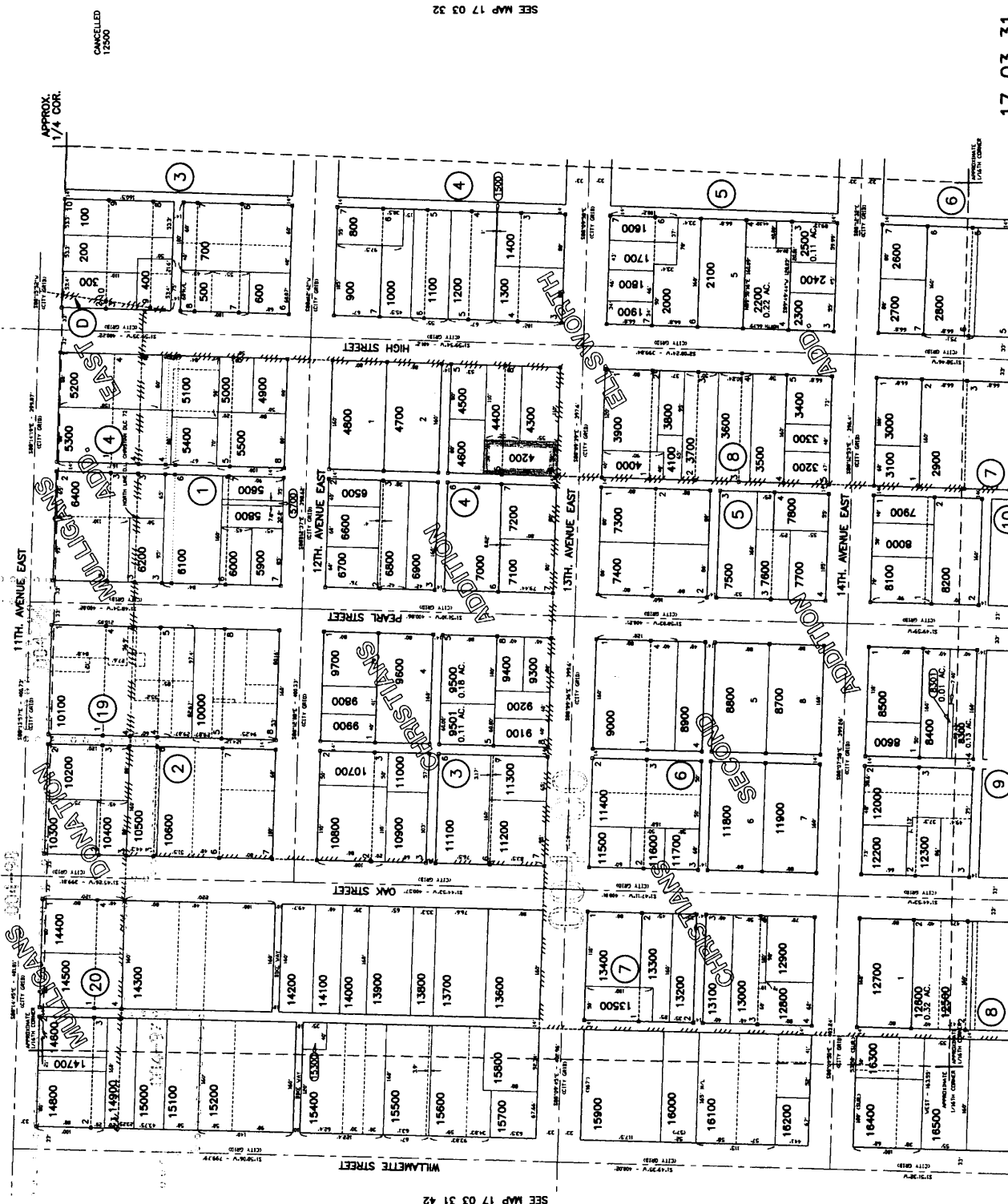
N.E.1/4 S.E.1/4 SEC.31, T.17S. R.3 W.W.M.
LANE COUNTY

SCALE 1" = 100'

SEE MAP 17 03 31 14

17 03 31 41
EUGENE
NAD 27

DATE	BY	REVISION



SEE MAP 17 03 31 42

SEE MAP 17 03 32

17 03 31 41
EUGENE

SEE MAP 17 03 31 44