

1567

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 Christian-Patterson Rental Property other names/site number

2. Location

street & number 244 East 16th Avenue city, town Eugene state Oregon code OR county Lane code 039 zip code 97401

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

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. Signature of certifying official: James M. Harman Date: September 1, 1991 State or Federal agency and bureau: Oregon State Historic Preservation Office

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. determined eligible for the National Register. determined not eligible for the National Register. removed from the National Register. other, (explain:)

Entered in the National Register. Signature of the Keeper: Helene Byers Date of Action: 10/24/91

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)Late Victorian: Italianate

Materials (enter categories from instructions)

foundation concrete

walls wood: weatherboard

roof asphalt: composition roll

other roofing

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 Christian-Patterson Rental Property is located at 244 East 16th in Eugene, Oregon. Facing north on 16th, the house was constructed in the late 1800s by Daniel Christian. The Italianate style house is two stories in height with a hip roof and various shed and gable roof additions.

SETTING

Located on Tax Lot 8000 Map number 17033144 in the Pearl Addition of Eugene in the West University Neighborhood, the house has two large Black Locust trees on the front elevation and a Big Leaf Maple is on the back of the lot.

PLAN

The main portion of the house is a square plan measuring 22 x 22 with various extensions enlarging the house to 52 x 42. The square volume, along with a one story wing on the east elevation with an enclosed front porch, are the original portions of the house. The front porch was enclosed sometime after 1925. The house was added onto quite early according to the 1912 Sanborn Maps which show these additions; a single story wing on the rear (south) elevation covered with a hip roof, and a small shed roof projection on the side (west) elevation. Another later addition was made to the east elevation.

EXTERIOR

The exterior of the house is distinguished by shiplap siding, cornerboards, wide water table and frieze board. The deep cornice is embellished with paired scrolled brackets, three sets per elevation.

The front elevation of the original building is comprised of two 1/1 double hung wood sash windows on the second floor and a door and bay window directly below on the first floor. The door and windows are capped with prominent architraves supported by curved brackets. The three sided bay window has a deep cornice supported by brackets, and a wide frieze board. Below the windows in the bay are inset wood panels. The front entrance has an original transom window. The front door is not original nor is the concrete stoop.

Recessed about 1' from the two story portion of the building, the enclosed front porch is covered with shiplap siding. Paired multi-paned windows are on the front elevation and another pair are on the west elevation of the enclosed porch. The front door to the porch on the front elevation is covered with a shed roof.

The east elevation is comprised of a series of volumes, a result of the various additions. The original hip roof one story wing is in the center and is flanked by the enclosed front porch addition and the shed roof addition. The original portion is intact with a single 1/1 double hung wood sash window in the center. The detailing is identical to that of the two story volume including window architrave, brackets, deep cornice and shiplap siding.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

The east elevation of the enclosed porch is an extension of the front elevation. The shed roof addition which is to the rear of the east elevation, is covered with shiplap siding and has a single multi-paned hinged window in the center. This addition is attached to the rear addition. Internally this addition houses a bedroom.

The rear elevation is almost totally obscured by an ivy covered telephone pole on the east end. The house is very close to the property line which is defined by a concrete block fence. On the other side is a building which is also only a few feet from the fence. The rear elevation of the two story volume exhibits two 1/1 double hung wood sash windows at the second floor. All original detailing is intact. The single story wing has no window openings on the rear elevation. The siding on the addition is shiplap with cornerboards.

The west elevation of the two story volume has four windows two above and two below. All window detailing is intact as is the siding, corner boards, frieze board, brackets and deep cornice. To the south of the two story volume is a small one story shed roofed addition which houses a bathroom. It is covered with board and batten siding and has a single multi-pane over one double hung window.

The side porch on the west elevation has been reduced in size due the extension of the side wall of the rear wing. The porch has a low shiplap sided wall. Two boxed columns sit atop this wall and support the shed porch roof which has a wide frieze board. A door to this porch from a back bedroom has been boarded over.

INTERIOR

Apartment #1

The interior plan of the original two story portion of the house is comprised of a stair hall on the east wall and rooms to the west and south. The front door opens onto a stair hall which has an original staircase leading to the second floor. The turned newel post and balusters are painted as is the handrail. The room retains original 12" high baseboard trim and unadorned door trim. The floor is composed of painted 3 1/2" fir planks. The living room is to the right of the stairs through a paneled door which appears original. The living room is intact with 12" high baseboards, 14' high ceilings with picture railing, and unadorned wood window trim. The floors are painted fir. A bay window is on the front wall of the room and a double hung window is on the west wall. The existing kitchen is accessed off the living room and has an original window on the west wall. The ceiling has been lowered in this room. Further south, behind the kitchen is a bedroom. It is located in the later rear wing and has no windows. A bathroom is located off this bedroom to the west occupying the small shed roof addition on the west elevation. To the east of the kitchen is a large closet which was added and now occupies a portion of the entrance hall. Some original door hardware remains.

The second floor is comprised of three bedrooms and one bath. A double hung window at the top of the stairs on the rear wall is original. The three bedrooms are located on the west and north walls. All second floor windows are original. The base of the double hung windows is almost at floor level. The partition walls of the three bedrooms have been altered several times. The original

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 4

ceiling height is intact and some of the original wood trim remains. The floor is painted fir. Some original door hardware remains.

A wall added behind the stairs along the east wall now divides the house into two units. Originally there was an opening which provided access to the original single story wing in this location behind the stairs. This single story portion was probably a sitting room.

Apartment #2

Access to the east unit is through the enclosed porch addition. Though enclosed, the original shiplap siding on the east wall of the two story volume, is exposed on the interior. Further identifying this porch addition is a wood frame along the walls and ceiling at the juncture. Also the ceiling in this portion is tongue and groove. This enclosed porch area and the original single story volume comprise the living room for this unit. A closet is on the west wall. The kitchen is located off the living room to the south in the hipped roof rear addition. A bedroom is south of the kitchen and another bedroom is to the east occupying the shed roof addition. A bathroom is to the west of the bedrooms. This bathroom was added when the west wall was extended.

ALTERATIONS

As mentioned before, most of the additions were made to the house prior to 1912. The rear hipped gable wing and the small shed roof addition on the west elevation appear on the 1912 Sanborn Map. A later shed roof addition was made to the east elevation (1943) and is attached to the hipped gable wing. The front porch was enclosed (date unknown) and the side wall of the west elevation was moved forward, reducing the size of the side porch.

The interior partition walls on the second floor have been moved. The first floor plan is intact with the exception of the addition of a wall which divides the house into two units.

CHAIN OF TITLE

Ellsworth Stuckley bought the subject land in 1868 from the United States Government. In 1869 the property was sold to Daniel Christian. Daniel Christian's daughter Etha Christian is shown as owner of the property later in 1869. In 1903, Mrs. Sarah Patterson purchased the property from Etha Christian and her brother John Christian. In 1912 Mrs. Sarah Patterson sold the property to Aaron Stricker and family. In 1940, the Stricker property was sold to T.C. and Inez Bradley. The Bradleys sold the property to M. Patton in 1946. In 1971, Jessie (Bottom) Patton acquired the property. Rex Nicoud purchased the property from Patton later that same year. Nicoud sold the property to M. & C Investment Company in 1978. In 1985, the property was sold to H. Fine Profit Share.

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
c.1890 - c.1912

Significant Dates
1890

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

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

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

10. Geographical Data

777 Pearl Street, Eugene OR 97401

Acreage of property 0.09 acres Eugene East, Oregon 1:24000

UTM References

A

1	0
---	---

4	9	2	9	6	0
---	---	---	---	---	---

4	8	7	6	3	4	0
---	---	---	---	---	---	---

 Zone Easting Northing

C

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

B

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

 Zone Easting Northing

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated area is located in SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 31, Township 17S, Range 3W, Willamette Meridian, in the City of Eugene, Lane County, Oregon, and is identified as Tax Lot 8000 at said location.

See continuation sheet

Boundary Justification

The nominated are includes the entire urban tax lot associated with the historic building.

See continuation sheet

11. Form Prepared By

name/title Kimberly Demuth, Kimberly Lakin
 organization Demuth/Glick Consultants for the City date January 15, 1991
 street & number 1314 NW Irving St., 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 ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2

The Italianate style Christian-Patterson Rental Property, constructed in the late 1800s, is architecturally significant under criterion c as an example of the Residential/Single Family property type (historic use) within the West University Neighborhood. There are 339 resources identified as the Residential/Single Family property type within the study area. A total of five resources within this property type are in the Italianate style. There are a total of 11 Italianate buildings in the entire West University Neighborhood. The Christian-Patterson Rental Property 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".

Though current condition of the building is poor, the significant features such as the shiplap siding, corner boards, Italianate brackets, bay window, and original hip roof forms are intact. Though it has been converted into two apartment units, the buildings retains its appearance as a single family residence on the exterior. It is the present owners' intent to rehabilitate the house. The house is an excellent example of the Italianate style. The Italianate style was popular in Oregon between 1855 and 1890. This house was probably constructed around 1890.

The property was owned by various members of the pioneer Christian family from 1869 through 1912. Research has revealed that none of the family members lived at this address. It was apparently always used as income property by the family. The Stricker family, the next property owner, also did not use the house for their residence. Although the chain of title has been researched, no building date has been determined. The house appears on the 1912 Sanborn map. Earlier Sanborn maps did not include this portion of Eugene as it was considered to be the outskirts of the city.

SARAH (CHRISTIAN) PATTERSON

Sarah Patterson was born Sarah Christian, in 1847. In June of 1922 she married Abram S. Christian. Sarah acquired the property from her sister Etha (Ethenda) Christian just two years before Etha died. Not much is known about Mrs. Sarah Patterson except that she owned this property and the one adjacent at 1605 Pearl and lived approximately one or two houses away on Pearl Street. Both properties were used for income purposes. Sarah Patterson's husband, Abraham (sometimes spelled Abram) was a significant person in Eugene history as he was elected to state assembly in 1858 and was the first postmaster in Eugene, a post he held for 17 years. Abram died in 1902, one year prior to Sarah's acquiring the subject property.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

BIBLIOGRAPHY

Cascade Title Company.

City of Eugene Building Permits.

Lane County and City of Eugene Directories.

Lane County Museum. Vertical Files.

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

Sanborn Fire Insurance Maps. 1895, 1902, 1912, 1925.

CURR. HIST. STATUS:

RANKING: Secondary
NEIGHBORHOOD: WUN 8
TYPE: Building

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

FINAN. STATUS:

HISTORIC NAME:

COMMON NAME:

ADDRESS: 244 E 16TH

AVE

EARLY AD: 120 E 16TH

AVE

OWNER: M & C Investments

ADDR: 1509 Willamette

Eugene, Oregon 97401

T/R/S# 17 3 31 SE 1/4 SE 1/4

MAP NO.: 17033144

TAXLOT: 8000

ADD: Pearl

BLK: LOT:

ZONING: Community Comm. Dist.

DATE OF CONSTRUCTION: CA. 1890

ORIGINAL USE: One-Family Resid.

PRESENT USE: Multi-Unit Resid

DATE: S±912

ARCH./BLDR.:

ARCH./STYLE: Italianate

INTEGRITY: Major Modifications

THEME: 002

PROP. GROUP / /

PLAN SHAPE: Rectangular

#STORIES: 2.0 BASEMENT (Y/N/?): N

FOUNDATION MATERIAL: Concrete

ROOF FORM & MATERIALS: Hipped/composition shingle on main structure

WALL CONSTRUCTION: Wood stud

STRUCTURAL FRAME: Light wood frame

PRIMARY WINDOW TYPE: Wood, double hung, 1/1

EXT. SURFACING MATERIALS: Shiplap siding

DECORATIVE FEATURES: Bay windows, roof brackets

OTHER:

CONDITION: Deteriorated

MOVED: N DATE MOVED:

EXT. ALTERATIONS/ADDITIONS(DATED): Infill room addition to NE, rear addition to south, east shed

NOTEWORTHY LANDSCAPE FEATURES: Bglf mpl in rear, Scotch pine on alley, Bl locust in front & on 16th.

ASSOCIATED STRUCTURES: none

KNOWN ARCHAEOLOGICAL FEATURES: none

GEOG. LOC. & IMMED. SETTING Mid-block on alley, in mixed use area on quiet st. Located in SW section of survey area.

PHYSICAL DESCRIPTION: This 2 story Italianate styled single family res. is located on the middle of the lot, mid-block, flat site, facing north. In deteriorated condition, it is presently a multi-unit res. with major modifications. A rectangular plan on a concrete wall foundation, it has no basement. The hipped roof is covered with comp. shing. Of light wood framing, the wood stud walls are surfaced with shiplap siding. The windows are wood, double hung, 1/1. Outstanding decorative features include the bay windows, roof brackets. Alterations include infill room addition to NE, rear addition to south, east shed. Noteworthy landscape features, locust street trees.

SOURCES: Polk 1932-38 146e0121; Korstad 1933-38 146e0075; EMR 146e0123 9/17/27 p 12

ROLL NO.: 00
NEGATIVE NO. 000
SLIDE ROLL#: 000
SLIDE NO: 000000

RECORDED BY: Land & Community Assoc.
RESEARCHED BY: RZM, KAS
DATE RECORDED: 0/ 0/ 0
FIELD INVENTORY NO: 00000
STATE INVENTORY NO: 3998

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

HISTORIC NAME:
ADDRESS: 244 E 16TH

T/R/S# 17 3 31 SE 1/4 SE 1/4
AVE TAXLOT: 8000

244 East 16th was built before 1912, probably circa 1890, judging by its style. Its original address, changed in 1913, was 120 E.16th. Very little is known about its history. In 1931 it was occupied by Emery C. and Helen Murphy. Murphy was a painter and carpenter. The house was vacant in 1934. By 1938 it was occupied by Donna Peachey, a widow, and her two minor children. This building is a good example of the Italianate style, though lacking much of its early ornament. It has had several additions which predate 1936 and only minor modifications since. Its integrity is high. - ?

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 3998

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

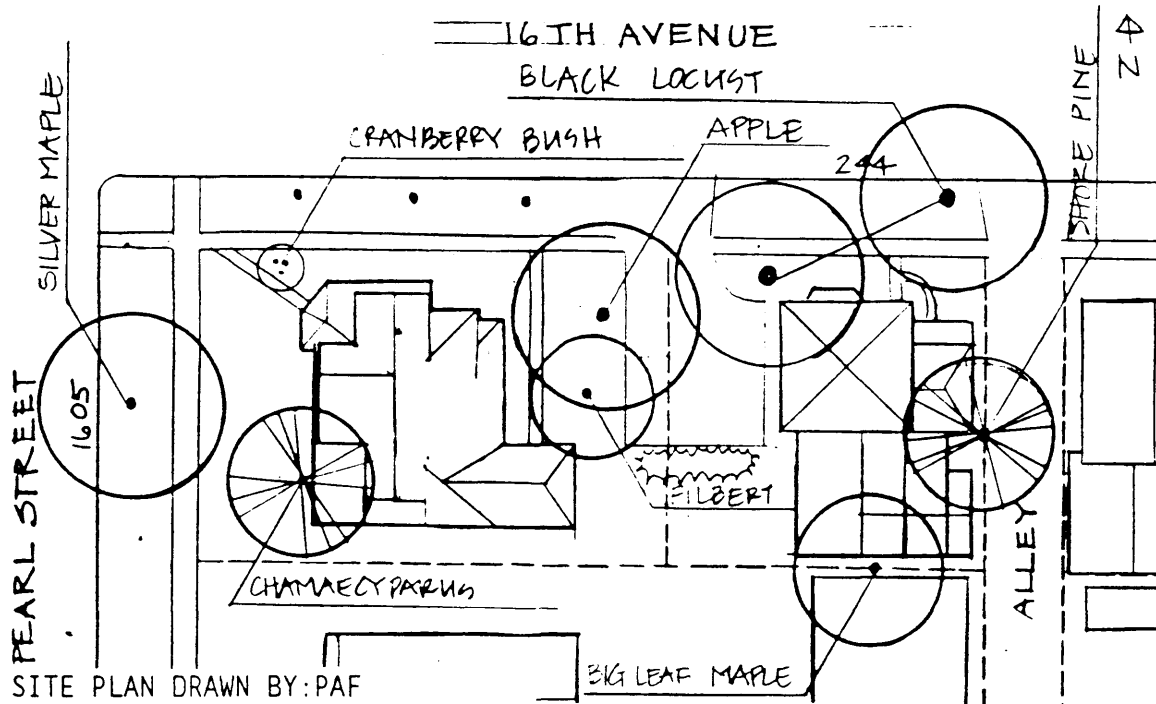
HISTORIC NAME:
ADDRESS: 244 E 16TH

T/R/S# 17 3 31 SE 1/4 SE 1/4
AVE TAXLOT: 8000



ROLL NO: 00
NEGATIVE NO.: 000

SLIDE ROLL NO: 000
SLIDE NO. 000000

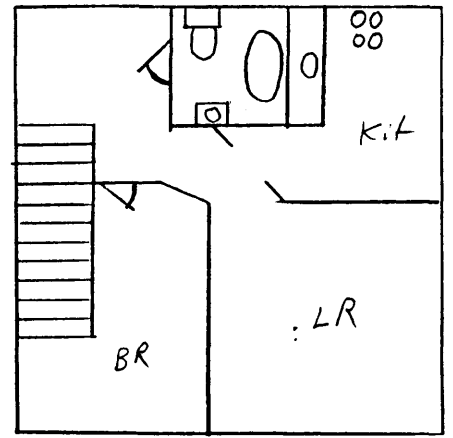
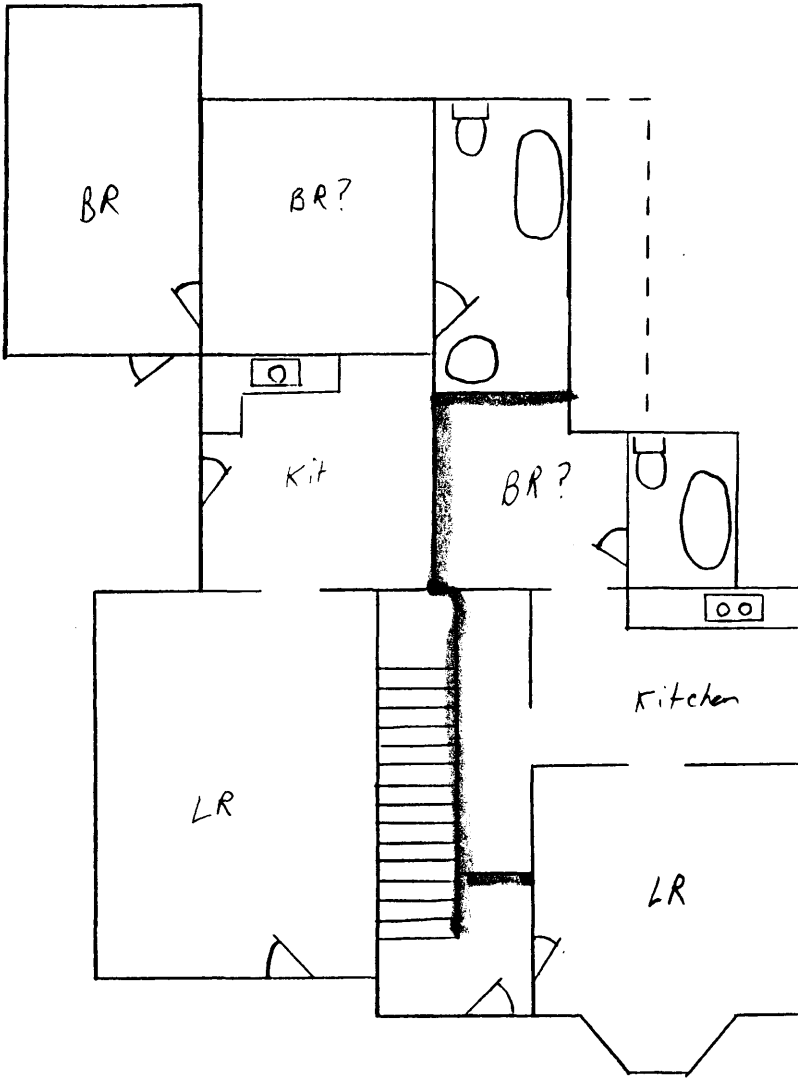


SITE PLAN DRAWN BY: PAF
GRAPHIC & PHOTO SOURCES: 1912 Sanborn map, UO Map Libr; Army Corps airphoto #36-3883, 8/36, UO Map Libr.

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 3998

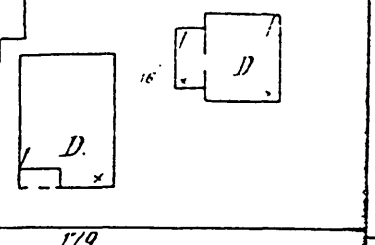
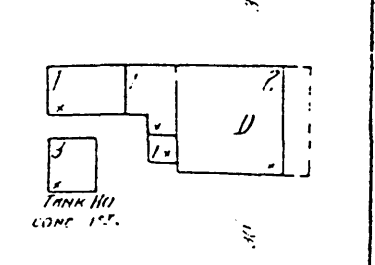
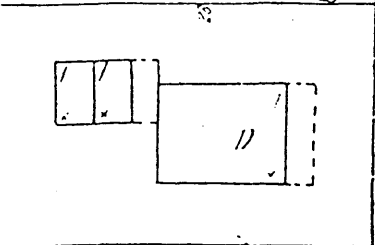
244 E. 16th
Existing

N ↓



UP STAIRS UNIT

1925



179

1571

1571

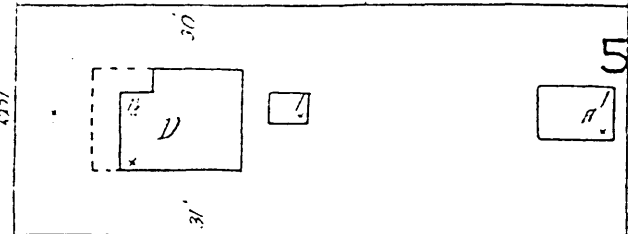
1580

PEARL

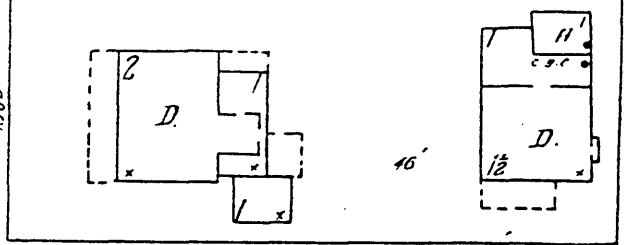
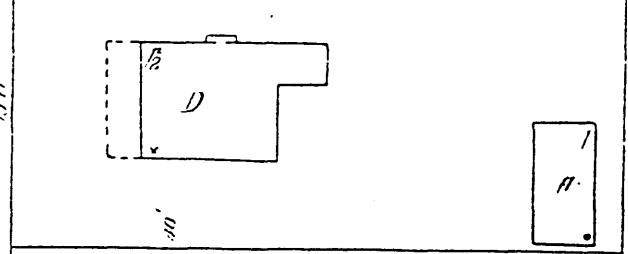
1551

1571

1589



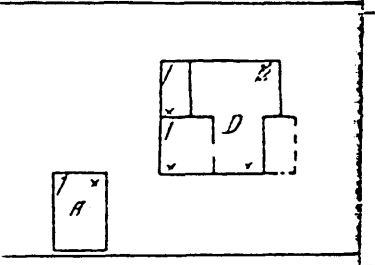
585



237

16TH

AV. E.



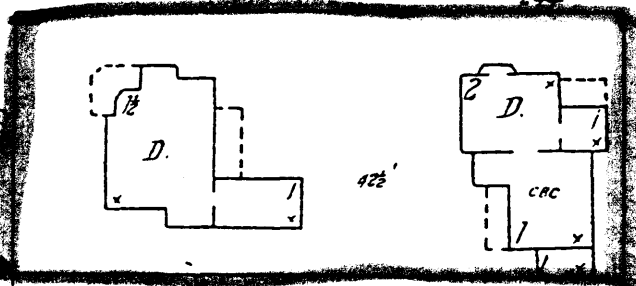
2191

589

1627

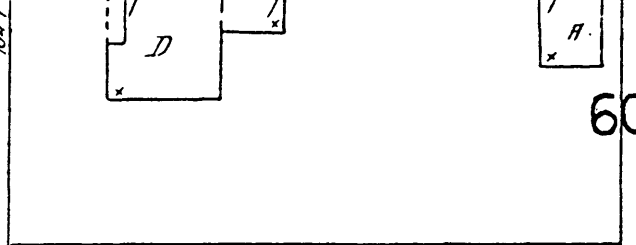
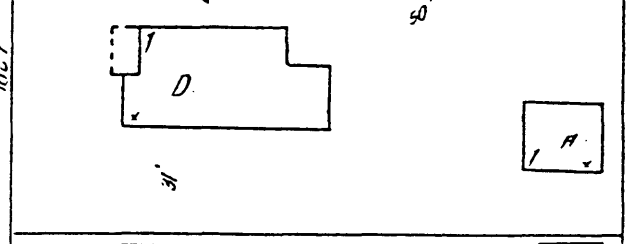
1647

1677

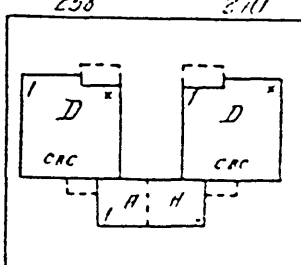


244

422'

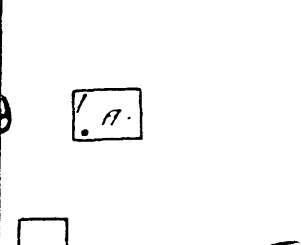
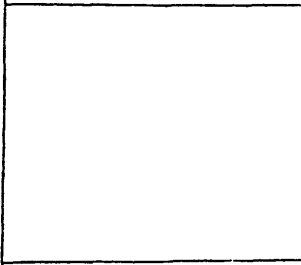


609



258

271



1925

16TH

16TH

STREET

7	3300	918
6	699	660
5	2900	3000
4	3000	3100
3	60	50
2	50	60
1	50	50

4	1800	1700
3	580	80
2	580	80
1	580	80

4	1500	1600
3	570	570
2	570	570
1	570	570

5	11900	12001
4	12001	12100
3	12001	12100
2	12001	12100
1	12001	12100

5	11800	11800
4	11700	11700
3	11700	11700
2	11700	11700
1	11700	11700

004-00

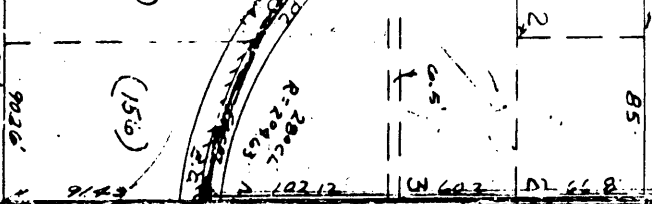
EAST

10

FUGED

STREET

5	9600	9700
4	10000	10000
3	10000	10000
2	10000	10000
1	10000	10000



7	6600	6700	6800
6	592	50	50
5	6900	7700	7800
4	7000	7600	7500
3	7100	7401	7402
2	7200	7300	7401
1	7300	7401	7402

4	8100	8000
3	8200	8300
2	8300	8400
1	8400	8500
5	8600	8700
4	8800	8900
3	9000	9100
2	9200	9300
1	9400	9500

5	10300	10400
4	10400	10500
3	10500	10600
2	10600	10700
1	10700	10800

5	10300	10300
4	10400	10400
3	10500	10500
2	10600	10600
1	10700	10700

17TH

AVE

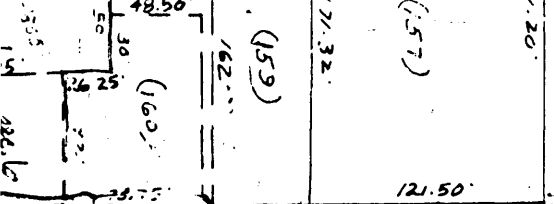
EAST

OAK

PEARL

HIGH

ADDITION



7	13500	13400
6	13500	13400
5	13300	13300
4	13300	13300
3	13300	13300
2	13300	13300
1	13300	13300

4	12800	12900
3	13000	13000
2	13000	13000
1	13000	13000
5	12700	12700
4	12700	12700
3	12700	12700
2	12700	12700
1	12700	12700

5	11900	12001
4	12001	12100
3	12001	12100
2	12001	12100
1	12001	12100

5	11800	11800
4	11700	11700
3	11700	11700
2	11700	11700
1	11700	11700

(159)
 (157)
 (156)
 (155)
 (154)
 (153)
 (152)
 (151)
 (150)

2515 + SOUTH + 2153 EAST
 of N.W. Cor. Daniel
 D.L.C. 72
 (27)

AMMON
 SLOW
 13200
 12800

11900
 12001
 12100
 12200

11800
 11700
 11600
 11500