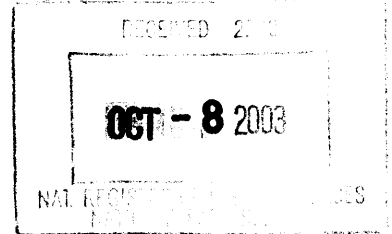


United States Department of the Interior
National Park Service

1181



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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 classification, 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 Ball, Abraham and Phoebe, House

other names/site number _____

2. Location

street & number 1312 Lincoln Street [] not for publication

city or town Eugene [] vicinity

state Oregon code OR county Lane code 039 zip code 97401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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. ([] See continuation sheet for additional comments.)

James M. Hannah 25 Sept, 2003
Signature of certifying official/Title / Deputy SHPO Date September 25, 2003

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 for additional comments.)

Signature of certifying official/Title Date

State or Federal Agency and bureau

4. National Park Service Certification

I hereby certify that the 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): _____

Edson R. Beall 11/21/03
Signature of Keeper Date of Action

Ball, Abraham and Phoebe, House

Lane County, Oregon

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public - local
- public - State
- public - Federal

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Non contributing	
2		buildings
		sites
		structures
		objects
2		Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Residential Architecture of Eugene, Oregon 1850-1950

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: multiple dwelling

7. Physical Description

Architectural Classification

(Enter categories from instructions)

Craftsman bungalow

Materials

(Enter categories from instructions)

foundation Concrete

walls Wood

roof Composition shingle

other

Narrative Description

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

Please see Continuation Sheet

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.)

- [X] 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.
[X] 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.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- [] A Owned by a religious institution or is 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.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

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

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 #

Areas of Significance

(Enter categories from instructions.)

- Architecture
Community Planning and Development

Period of Significance

1912

Significant Dates

1912

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

John Hunzicker, Architect

Primary location of additional data:

- [X] State Historic Preservation Office
[] Other State agency
[] Federal agency
[X] Local government
[] University
[] Other

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places

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Ball, House, Lane County, Oregon

Introduction

The Ball House is being nominated to the National Register under the previously completed Multiple Property Submission "Residential Architecture of Eugene, Oregon." The house is locally significant under National Register Criterion C as an excellent example of the Craftsman bungalow type in Eugene, Oregon. While the style was popular nationwide as well as in Eugene during the 1910s-1920s, local examples with high interior and exterior integrity are disappearing. This house is a good local example of the style with its open floor plan, natural wood finishes, and hand-worked hardware on the interior, and broad porch, wide eaves, exposed roof elements, and multiple cladding materials outside. Designed by architect John Hunzicker and likely built by contractor and owner Abraham Ball, the house retains most of its original characteristic elements, clearly conveying its style and period of significance. The resource is also eligible under National Register Criterion A for its association with early 20th Century residential development in Eugene.

Setting

The Ball House is prominently situated on the southwest corner of W. 13th Avenue and Lincoln Street. The house fronts west, and is located in the Jefferson Neighborhood of Eugene. The immediate surrounding area consists of residential, commercial, and office uses. The Jefferson Neighborhood was originally part of the Daniel Christian, Charnel Mulligan, and James Huddleston Donation Land Claims and consisted of open farmland dotted with orchards and very few houses. As the City of Eugene developed outward from the city center, the land was eventually divided into smaller parcels owned by a half dozen people, and by the turn of the century, had been subdivided even further.

Exterior

The one-and-a-half story Craftsman style bungalow house is square in plan, built on a poured concrete foundation that is covered in stucco. Triple-pane wood hopper windows light the basement. The wood-framed walls are clad in light colored wood clapboard on the lower portion of the house, and dark wood shingles on the upper level. The shingles are applied in an alternating wide/narrow reveal adding visual interest to the exterior walls. Irregularly placed gable dormers on the east and west roof slopes accent the primary side gable roof. A small projecting gable covers the wood steps leading to the wrap-around front porch and entrance door on the east elevation. The window types in the main body of the house include single pane casements, six pane casements and six-over-one double hung, all with wood frames and sash.

The large wrap-around front porch, typical of this period and style, embraces the entire east facade and part of the north side, and has a closed rail. The roof is supported by square piers grouped in twos and threes. Decorative features include brackets under the porch roof, dormer and roof gables, flower boxes on the upper windows, and the front door with sidelights. Features such as the imposing multiple gables, the large front porch, the broad verge boards, and the shallow pitched side gable roof all typify the higher style Craftsman bungalow.

The double-car garage located at the northwest corner of the property (west of the house) is rectangular in shape and has a simple gable roof, weatherboard and wood shingles siding to match the house. The garage was built sometime between 1912 and 1925 to replace an earlier outbuilding that abutted the north and west property boundaries. According to the Sanborn map key, the earlier

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Ball, House, Lane County, Oregon

building was a one-and-a-half story wood framed stable. By 1925 the stable had been replaced by this slightly smaller single story wood framed auto garage. Largely intact, the only evident change is the replacement of the original board and batten doors with overhead doors. The siding and roof details match those on the house.

Interior

The interior also reflects many of the elements typical of the Craftsman style, including abundant naturally finished wood trim, doors and floors, an open floor plan, built-in cabinetry, and large windows allowing much natural light into the house. The floor plan appears to be largely intact, with the exception of several sensitive alterations, most of which occurred within the historic period (over fifty years ago).

The house has a full basement, which is currently configured to accommodate laundry and storage facilities. The concrete foundation is in good condition.

The lower floor includes an entry foyer, flanked by the former parlor (now a small office) to the north and the living room to the south. The living room flows into the dining room, separated by built-in cabinetry accented by fluted pillars. There are two bedrooms, and a bathroom in the western section, and the kitchen is located along the north wall. The staircase to the upper floor is located off the foyer, and has been enclosed, though the stairs and trim remain in place.

There are oak floors in the living and dining rooms, and fir floors throughout the rest of the house, some covered with carpet or linoleum. There are few significant alterations to these spaces. The parlor was originally separated from the entry foyer by pocket doors, which have since been removed, though the framing remains. One bedroom was originally a kitchen porch/pantry, and the other has been modified by relocation of the built-in closet. The kitchen was remodeled in 1946. The bathroom, originally including only a toilet, was upgraded to include a sink and shower.

The living room and dining room both retain naturally finished trim and built-in furniture. The living room fireplace is built of red brick with a flush hearth, and was originally flanked by built-in benches on either side. These were removed in 1946 by the Gilbertsons, though the shadow line of the benches is still visible on the walls and in the floor. With the exception of two sconces above the fireplace, the light fixtures in the house have been replaced.

Separating the living room from the dining room is a built-in half wall with fluted battered piers supporting a box beam. The dining room displays built-in cabinetry on the north and south walls, including a pass through window to the kitchen, beveled glass, recessed wood panels and brass hardware. Both the living room and the dining room retain their decorative ceiling beams, original plaster walls with picture rail moldings, baseboards, door and window moldings, and oak floors laid in perpendicular concentric patterns.

The upstairs originally consisted of four bedrooms, two on either side of a central hallway. This space was converted to apartments sometime prior to 1945, and now consists of two one-bedroom apartments, with the basic room and wall configuration largely unchanged from that period.¹ This conversion included the installation of two small kitchenettes in the east dormer, in space that may

¹ Paul Gilbertson, former resident and owner, communication with current owner Dennis Casady, 2001

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Ball, House, Lane County, Oregon

have originally been closets or storage. The kitchenettes appear to remain intact, with original linoleum counters and floors and small sinks but with more modern appliances.

The original bathroom, which once served the entire house, retains the hexagonal tile floor, claw foot bathtub, and large porcelain wall-mount sink with heavy porcelain support legs. The door into the bathroom has a transom light above the door. The new (1990s) second bathroom is located in the former hallway, and was installed with no removal of original walls.

Overall, the upstairs rooms retain similar detail to that found downstairs, with naturally finished woodwork, double-hung and casement windows, plaster walls, and fir floors.

Outbuildings and Landscape Features

The garage on the property is contemporary with the house, and is a rectangular two-car structure with a side gable roof. It sits on a poured concrete foundation, and has horizontal wood board siding, with shingles in the gable ends. The original garage doors have been replaced. This building is in good condition.

Landscape features on the property include rhododendrons, camelias, yews and holly trees on the east and north sides of the house, with lawn in the front and back yards. A newer fence shields the back yard from the street. It is unclear whether any of the landscape features date to the period of construction of the house.

Alterations

The earliest alteration to the house that is evident is the division of the building into multiple living units. During the 1940s, both during and after World War II, it was common for families to take in boarders. Following this trend, the Ball house has two kitchenette units in the upstairs bedrooms to service boarders that were living in the house during the late 1940s and early 1950s. According to Paul Gilbertson, these changes were made prior to 1945.

From 1945 to 1994, the Gilbertson Family occupied the Ball House. During their tenure several alterations were made (primarily in 1946), though these changes do not significantly diminish the building's integrity. They are as follows:

Kitchen

- In 1946 the kitchen was remodeled to its current configuration. Period linoleum remains on the floor. This remodel included the following:
 - A doorway to the staircase from the kitchen has been enclosed. The stairs remain within the enclosure.
 - Typical of kitchen remodels, the original cabinetry has been removed with the exception of the kitchen-side pass-through cabinets. The 1940s era cabinets remain.
 - The original sink and stove have been removed, and a central counter/island has been installed.
 - To the west of the kitchen was originally a kitchen porch. This porch was enclosed and is now a bedroom on the northwest corner of the house.

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Ball, House, Lane County, Oregon

Living Room

- The window seats/storage that originally flanked the fireplace were removed in 1946.
- The original light fixtures in the living & dining rooms have been removed. Four ceiling plates remain in the dining room, as do two original sconce fixtures over the fireplace in the living room.

Parlor

- In 1946, the north facing bay window in the parlor was altered by shortening the central window sash.
- The original double pocket doors into this room were removed in 1946. Viewed from the entry, the wall has been re-plastered and a door matching those in the rest of the house installed. Inside the room, the framework for pocket doors remains and the space is currently used as a shallow closet.

All of these changes were made sensitively during the historic period, using compatible workmanship and materials, and are virtually unnoticeable to the casual visitor.

The following changes were made within the last 20 years:

Foyer

- The interior staircase to the upstairs bedrooms was carefully closed off, forcing access to the upstairs apartments to an outside entrance on the north elevation. The original stairs, railing, and details are extant behind the wall.

Downstairs Bedroom

- A rear entrance was added by altering the walk-in closet originally servicing the southwest bedroom.
- A corner new built-in closet was constructed.

Downstairs Bathroom

- A tub/shower and sink were added to the newer downstairs bathroom.

Upstairs Bedrooms

- The upstairs bedrooms were converted to two one-bedroom apartments. This change was accomplished with minimal alteration to the original wall configuration, and it appears that no doors were moved in the process.
- The new second bathroom now occupies the original central hallway upstairs.

Exterior & Garage

- A new exterior staircase provides access to the upstairs apartments that is independent of the main downstairs living space.
- The current owner has stabilized the garage roof to eliminate the sagging of the ridge beam and the rafters.

The Ball House retains a high degree of integrity, and has retained changes that occurred over time as significant elements that help to tell the building's story. As one of the better preserved of architect John Hunzicker's Craftsman bungalows in Eugene, it meets National Register Criterion C for its architectural merit. It also meets National Register Criterion A under the Multiple Property Submission "Residential Architecture in Eugene, Oregon, 1850 to 1950."

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Ball House, Lane County, Oregon

Introduction

Located on the southwest corner of Lincoln Street and 13th Avenue, the 1912 Ball House has a strong visual presence on a busy corner on the edge of downtown Eugene. Kept in immaculate condition, the house was surveyed by the City of Eugene in 1992, and found to have "Primary" significance in the context of the City for its association with a well-known local architect, and as an excellent example of the Craftsman bungalow style. The building is in excellent condition, and retains a high degree of integrity of materials and workmanship, as well as integrity of location, feeling and association. The building's setting has been somewhat compromised by modern development on the east side of Lincoln Street, and by street improvements to 13th Avenue. These changes have not significantly hindered the building's ability to convey its historical style, function, or associations.

The Ball House is being nominated for listing in the National Register under the Multiple Properties Submission (MPS) "Residential Architecture in Eugene, Oregon, 1850 to 1950." The house is primarily eligible under National Register Criterion C as a good, virtually intact example of the Craftsman bungalow style in Eugene designed by locally prominent architect John Hunzicker. It is also significant under National Register Criterion A for its association with early twentieth century residential development and growth in the City, as described in the MPS.

John Hunzicker, who was responsible for the design of numerous public and private buildings during the early part of the twentieth century, designed the Ball House, which displays such features as broad overhanging eaves, a wrap-around porch, numerous windows, an open floor plan, and use of local materials. While other buildings of this type and age exist in Eugene, only a few display the level of integrity or articulation of style of the subject property.

Nomination Criteria: Residential Architecture in Eugene, Oregon, 1850 to 1950

The following general registration requirements apply to all property types nominated under this Multiple Property Submission (more detailed information can be found in the MPS Form):

1. The house must have been constructed between 1850 and 1950;
2. The house must meet one or more of the National Register criteria;
3. Character-defining features should be intact and sufficient integrity retained;
4. Resources constructed as part of a larger complex must be evaluated in terms of the broader contexts associated with the complex;
5. Resources built in great numbers of which many still exist, should be considered eligible as contributing resources in a larger context such as a district or cultural landscape. A single resource of which there are many examples remaining may not be considered eligible as a single resource unless the resource represents a significant example of an architectural style, an engineering or construction method, or the work of a master OR it alone best represents a significant person's productive life.
6. Associated outbuildings should be included as contributing resources when appropriate;
7. Intentionally developed landscapes should be evaluated for significance and included as contributing resources when appropriate.
8. Additions to or renovations of resources constructed prior to 1950 must be considered in the context of the entire property and its history.

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Ball House, Lane County, Oregon

The Ball House meets General Registration Requirements 1, 2, 3, 5, 6, and 8. Built in 1912, it meets National Register Criterion C as a good local example of a Craftsman bungalow. The house retains a high degree of integrity, both inside and out including such characteristic features as an open floor plan, interior built-in features, natural wood finishes, handworked hardware, a broad front porch, wide eaves, exposed roof elements, wood windows, and multiple cladding materials. While the Craftsman bungalow style was exceedingly popular during the 1910s and 1920s and many were constructed in Eugene, many have been altered and do not retain the integrity of this example. Further, this house was designed by locally well-known and prolific Eugene architect John Hunzicker. Many of the alterations to the house were made during the historic period (in the 1940s) and are not evident to the casual observer, or have gained some significance themselves, clearly conveying a period of the building's development. More modern alterations have taken into account the character of the building and do not detract from its overall style or integrity.

In addition, the following criteria must be met in order to list a single family dwelling on the National Register of Historic Places in the context of this multiple property listing:

1. A property must be residential;
2. Construction should have been completed by the end of 1950;
3. 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;
4. Resources constructed as part of a larger complex must be evaluated in terms of the broader contexts associated with the complex;
5. Resources built in great numbers of which may still exist, should be considered eligible as contributing resources in a larger context such as a district or cultural landscape. A single resource of which there are many examples remaining may not be considered eligible as a single resource unless the resource represents a significant example of an architectural style, an engineering or construction method, or the work of a master OR it alone best represents a significant person's productive life;
6. A property must possess sufficient integrity to convey its significance;
7. A resource need not retain its original function if its historic physical integrity is intact;
8. Additions to or renovations of resources constructed prior to 1950 must be considered in the context of the entire property and its history.

The Ball House meets criteria 1, 2, 3, 5, 6, 7, and 8 above. It was originally constructed as a single family residence for Abraham and Phoebe Ball in 1912. In the late 1930s or early 1940s it was converted to a multiple family dwelling with the conversion of the upstairs to separate apartments. The property was identified in the 1992 Western Edge of Downtown Survey as a property of "Primary" significance locally. While the Craftsman bungalow style was exceedingly popular during the 1910s and 1920s and many were constructed, many local examples have been altered and do not retain the integrity of the Ball House. Further, this house was designed by local architect John Hunzicker. The integrity of the house has not been greatly compromised, and it continues to clearly convey its period of construction and significance. The original single family house was converted to accommodate multiple occupants in the 1940s. This change was accomplished with little disturbance to interior or exterior architectural details, or to the original interior floor plan. From the exterior, the house still appears to be a single family residence.

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Ball House, Lane County, Oregon

Neighborhood History

The Ball House is located on the northern edge of the Jefferson Neighborhood, an area southwest of Eugene's downtown core. The Jefferson neighborhood is bounded by E. 13th Avenue and E. 18th Avenue on the north and south respectively, and Willamette Street and Jefferson Street on the east and west, with the subject house located on the northern boundary at 13th and Lincoln Streets.

Although the first addition was platted in 1888, most of the neighborhood east of Jefferson Street was platted between 1902 and 1926. Housing stock in Jefferson...was primarily single-family residences. The proximity to the downtown commercial core and the industry along the railroad led to a mixture of residents and tenants that included working and merchant class families and young professionals. Houses ranged in size and elegance, reflecting the financial circumstances of the residents. Because the [neighborhood] developed over a wide span of time, many architectural styles are represented.¹

Various styles typical of the 1890s through the 1940s, with several buildings representing older eras can be found in the Jefferson neighborhood. At its edges, the neighborhood's historically residential character has been somewhat fragmented by mostly post-1940s commercial infill. The oldest houses in the area that remain on their original lots date to the 1890s, and are located along Lincoln Street between 13th and 14th Avenues. The major periods of development appear to have been during the mid-1920s through the 1930s, and the post-World War II years, 1945-1950.

Several individuals were instrumental in the development of the neighborhood, including T.G. Hendricks, President of the First National Bank, and Henry Hollenbeck, a partner in the real estate firm of Hollenbeck & McMurphy. The contracting team of William C. Hargreaves and Fred H. Lindsay also appeared to have been involved in the construction of numerous houses in the neighborhood, and both resided in the neighborhood for several years. The involvement of architects in the design of early twentieth century houses in this particular area appears to have been limited, with the exception of several of the more prominent residences including that of Abraham and Phoebe Ball.

Ownership History

On April 2, 1912 Edward Wade sold this large corner lot to local contractor Abraham L. Ball. According to a Eugene Daily Guard announcement dated April 22, 1912, Mr. Ball hired local architect John Hunzicker to design this house, which was completed that year. The house served as home and office for Abraham and Phoebe Ball, who lived and worked at this address until 1921. At this writing, little is known about the work of A.L. Ball.

In 1921 the Balls sold the house to Newton H. and Mary Kingman. Eugene City directories list N.H. Kingman as a resident of the house in 1921 and 1931, but it was Edmund B. and Clara Kingman that were listed as occupants consistently between 1921 and 1932. Edmund was involved in the lumber business as a broker, and was listed in 1921 as the president of the Alsea River Lumber Company. In 1932 N.H. Kingman, then a widow, sold the property to Isabelle Walker. Between 1932 and 1945, the chain of ownership is confusing, but it is clear that the property changed hands several times (Isabelle Walker to George McClanahan to James & Alvina Hargreaves to Cecil Sargent). Finally in 1945, Cecil

¹ Dennis, Michelle. "Residential Architecture of Eugene, Oregon, 1850 to 1950," Multiple Property Submittal (2001): E18.

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Ball House, Lane County, Oregon

and Inez Sargent sold the property to Elmer and Ruth Gilbertson. The Gilbertson's made some changes to the house, including the conversion to a multiple-family residence. Following World War II, it was common for families to take in boarders. Following this trend, the Gilbertson's added two kitchenette units to two of the upstairs bedrooms to service boarders that were living in the house during the late 1940s and early 1950s. The main kitchen was also upgraded during this time, and retains many of the features from that period remodel.

The property remained in the Gilbertson family until 1994 when they sold it to Chester Pietka.

Architect John Hunzicker

Architect John Hunzicker was responsible for the design of many buildings in Oregon, particularly in Lane County, during the early 1900's. In addition to houses, he designed theaters, commercial and fraternal buildings, schools and armories. His residential work was dominated by the Mission and English Tudor styles, though there are also several extant examples of the bungalow style to his credit.

Born in Jefferson County, Wisconsin in 1867 to Swiss immigrant parents, Hunzicker attended school there, and eventually learned the building trade. There is conflicting information about whether he practiced architecture or worked as a carpenter/contractor in Wisconsin, but it seems clear that he became skilled in building design. In 1903 he left his career, wife Elizabeth and a baby daughter behind to come to Oregon, where he began advertising himself as an architect.²

At the beginning of the new century, Eugene had recently recovered from the depression of the 1890s, and had a population of nearly 4,500 residents with an optimistic outlook on the growth of the community. On arriving in Eugene, Hunzicker became a member of several fraternal organizations, and hence made contact with the men that would become his first clients in Oregon. His first commission was for the Woodmen of the World Hall in Springfield, built in 1904. Hunzicker received several large commissions for public buildings in Lane County, and soon he was also designing residential buildings, many for previous clients for whom he had designed commercial or fraternal buildings. He designed his earliest known houses in the Colonial vein, though the Mission and Craftsman styles became more evident in his work of the 1910s.

Licensing became a requirement for architects starting in 1919. Hunzicker applied for a license under a "grandfather" clause, and received it on August 11, 1919, making him the first licensed architect in Eugene. In 1924, Hunzicker formalized a partnership with architect Theodore M. Gerow in which several major commercial building projects in Eugene were designed. Although that partnership ended a year later, Hunzicker then worked with Graham Smith and Truman Phillips, whose names appeared with Hunzicker's on many projects from 1925 to the late 1930s. The group designed numerous commercial buildings, schools and armories in Eugene as well as other Oregon communities such as Tillamook and Silverton. By the late 1930s, the partnership of Hunzicker, Smith and Phillips, the longest collaboration in Hunzicker's career, broke up. John Hunzicker continued to live in Eugene and design buildings throughout Oregon until his death in 1945.³

² This paragraph paraphrased from Lakin, Kimberly, "The Life and Work of John Hunzicker, Architect (1867-1945)," Master's Thesis, University of Oregon School of Architecture and Allied Arts (1982), 2-3. Information also from Clark, Robert Carlton, History of the Willamette Valley, Oregon vol 2 (Chicago: SJ Clarke Pub. Co., 1927), 217.

³ This paragraph paraphrased from Lakin, (1982), 2-49.

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Ball House, Lane County, Oregon

The Craftsman Style

In the first years of the twentieth century, an architectural style emerged which served as an antidote for the opulent and cluttered appearance of the Queen Anne and High Victorian styles of the late 1800s. This style was based on simplicity, beauty, and honesty in construction and design. Although known in the United States as Mission or Arts and Crafts, it soon became commonly known as Craftsman, after a journal of the same name, which was founded and published by furniture designer and carpenter Gustav Stickley from 1901 to 1916.

Stickley's design philosophy was based heavily on the English Arts and Crafts movement and the ideas of the movement's proponent William Morris. Like Morris, Stickley stressed time-honored craft techniques and the use of natural materials in his crusade to reform society through the arts.⁴ These ideals became the basis for the formation of the United Crafts Guild, which was established in the United States in 1901.

Stickley's journal *The Craftsman* was devoted to increasing physical and spiritual health for all people, not just the economically advantaged, through the improvement of the environments in which people worked and lived. Simplification and beautification were emphasized as important elements in this new way of living. As Stickley became more involved in designing Craftsman furniture, he ". . . became increasingly interested in a perfect setting for his...furniture, [and] house design emerged as a prominent feature of [the] magazine..." starting in 1904.⁵ His interest and skill in furniture design made it natural for Stickley to turn his attention to interiors, rather than exteriors, and thus Craftsman houses vary greatly in their exterior form and appearance. "The Craftsman idea was broad enough to include farmhouses, suburban houses, mountain cabins, and semidetached city houses . . ." but in the early twentieth century, one style emerged as the most suitable vehicle for the Craftsman style: the bungalow.⁶

The term bungalow originally referred to a type of informal summer house found in India, consisting of one story, with a large verandah. While its American interpretation departed significantly from the original Indian form, growing to one-and-one-half to two stories with significantly more elaboration of details, it nonetheless exhibited elements that were perfectly suited to the Craftsman ideal. Standard features found in bungalows such as the open plan, porches, low ceilings, abundant windows, a sense of economy and comfort, and a connection with nature all prompted Stickley to adopt the bungalow as the unofficial Craftsman house.⁷ To this basic house, was added simple but rich, naturally finished woodwork, built-in furniture, and hand-crafted lighting fixtures. The beauty of the style derived from the simplicity and high craftsmanship that were applied throughout the house.

The Ball House embodies the characteristics of the Craftsman style as applied to the bungalow house form, evident in its woodwork, interior layout, simplicity of design and detail, and use of local materials. Although there have been some alterations, most have been accomplished with sensitivity to the overall character of the house, and further were completed during the historic period.

⁴ Mayer Barbara, *In the Arts & Crafts Style*, (San Francisco: Chronicle Books, 1992), 9.

⁵ Smith, Mary Ann, *Gustav Stickley: The Craftsman*, (Santa Barbara: Peregrine Smith, Inc., 1978), 34.

⁶ Stickley, Gustav, *Craftsman Bungalows*, Introduction by Alan Weissman (New York: Dover Publications, 1988), vi.

⁷ Stickley (1988), vi.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 6

Ball House, Lane County, Oregon

Comparative Analysis

There are currently three other Craftsman bungalow buildings in Eugene that are individually listed in the National Register, with varying degrees of historic integrity. Several other examples of the style are listed in the National Register as part of the East Skinner Butte or Blair Boulevard Historic Districts.

A complete list of City of Eugene Landmark bungalows was not available at this writing, but there are at least four buildings classified as Craftsman and/or bungalows, including the Ball House.

A preliminary count of houses known to have been designed by John Hunzicker and built between 1910 and 1920 results in a list of 19 buildings.⁸ Of these, seven have been identified as bungalows. Of those seven, four are known to be extant, one has been demolished, and two are of unknown status. None of the bungalows save the Ball House are listed as City Landmarks, and none are National Register-listed.

Name	Address	Date	Condition/Description
Ball, AL	1312 Lincoln	1912	Extant; bungalow
Blewett, JH	1390 E. High	1912	Extant; bungalow
Gilstrap, WF	Fairmount Heights, south end of Columbia Avenue	1910	Unknown; 1 1/2 story bungalow
Hunter, George W	1308 Jefferson	1912	Extant; bungalow
McGriff, H	Chula Vista	1911	Unknown; bungalow
Soults, HA	1342 High	1910	Extant; bungalow
Wolton, William	14th & Oak	1913	Demolished; bungalow

- Hunzicker designed the Blewett House at 14th & Pearl Streets, which was built in 1910. This example is smaller in scale and displays simpler detailing than the Ball House, with a shallower pitched side gable roof, shed dormer, full-width front porch, shingle siding, and multiple window types. The Blewett House has been used as a rental for many years and its condition is deteriorating.
- The Hunter house is located at 1308 Jefferson Street, and is similar in design to the Blewett House. Designed by Hunzicker and built in 1912, this house is also less articulated than the Ball House.
- The Soults House is a modest 1 1/2 story hipped roof house of simple design. It retains good integrity, but does not appear to rise to the same level of architectural expression as the Ball House.

In addition, there are several other Craftsman bungalows in the Jefferson Neighborhood, and elsewhere in Eugene that may compare stylistically to this example, though many are of more modest styling than the Ball house. The Marx-Schaefer's House is located approximately 5 blocks south of the

⁸ Lakin, 134-146.

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Section number 8 Page 7

Ball House, Lane County, Oregon

Ball House at 1718 Lincoln Street. Built circa 1912, this is another good example of the Craftsman bungalow style in the neighborhood with good exterior integrity, but to date has not been associated with an architect.

The Ball House rises above these known examples for its higher level of stylistic articulation, particularly in features such as the multiple gables, paired and tripled porch posts, flower box details, variation in exterior cladding, and interior details.

Summary

The integrity of the Ball House allows it to convey its original period, function and style in a way that few remaining bungalows designed by Hunzicker do. It is significant under National Register Criterion C as a good example of a Craftsman bungalow in Eugene that has undergone few significant changes since its construction in 1912. Subsequent changes that were made in the 1940s have achieved significance in their own right, as they reflect the change in use from a single-family residence to multi-family use, and retain the characteristics of that period. The house is further significant under Criterion C as the work of local architect John Hunzicker, a well-respected member of the community who was instrumental in the physical development of Eugene during the first half of the twentieth century.

Under Criterion A, the Ball House meets the criteria set forth in the Multiple Property Submittal "Residential Architecture in Eugene, Oregon 1850 to 1950" as a nearly intact example of early twentieth century residential architecture that was being constructed during that period in the areas surrounding Eugene's downtown core, and later throughout the city.

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National Register of Historic Places Continuation Sheet

Section number 9 Page 1

Ball House, Lane County, Oregon

SOURCES

Casady, Dennis. Personal Communications, 2002.

Dennis, Michelle. "Residential Architecture of Eugene, Oregon, 1850 to 1950." National Register of Historic Places Multiple Property Documentation Form, 2001. On file at the Oregon State Historic Preservation Office.

Eugene, City of. Planning & Development Department files and building permit records.

Lakin, Kimberly Keir. "The Life and Work of John Hunzicker, Architect, 1867-1945." Master's Thesis, University of Oregon, School of Architecture and Allied Arts, June 1982.

Mayer, Barbara. *In the Arts & Crafts Style*. San Francisco: Chronicle Books, 1992.

Smith, Mary Ann. *Gustav Stickley: The Craftsman*. Santa Barbara: Peregrine Smith, Inc., 1978.

Stickley, Gustav. *Craftsman Bungalows*, Introduction by Alan Weissman. New York: Dover Publications, 1988.

Stickley, Gustav. *The Best of Craftsman Homes*. Santa Barbara: Peregrine Smith, Inc., 1979.

Stickley, Gustav. *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement*. New York: Dover Publications, 1979.

Ball, Abraham and Phoebe, House
Name of Property

Lane County, 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	1 0	4 9 2	3 0 5	4 8 7	6 7 1	0	3								
	Zone	Easting	Northing	Zone	Easting	Northing		Zone	Easting	Northing					
2							4								
								[] See continuation sheet							

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 Elizabeth Carter, Historic Preservation Consulting
organization _____
street & number 1375 E 22nd Avenue telephone 541.343.6499
city or town Eugene state Oregon zip code 97403

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

(Complete this item at the request of SHPO or FPO.)

name Dennis Casady
street & number PO Box 5028 telephone 541.686.8869
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. 470 *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, P.O. Box 37127, Washington D.C. 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington D.C. 20503.

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Ball House, Lane County, Oregon

VERBAL BOUNDARY DESCRIPTION

The nominated property consists of tax lot #10600, map number 17033142, in Eugene, Lane County Oregon. The lot measures approximately 70' by 150'. The property is bound by Lincoln Street on the east, E. 13th Avenue on the north, the alley between Lincoln and Lawrence Streets on the west, and the adjacent property to the south.

BOUNDARY JUSTIFICATION

The boundaries of the nominated property are the legal bounds of the tax lot described above, and include the Ball House and Garage.

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Ball House, Lane County, Oregon

PHOTOGRAPHS

1. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
East (front) elevation
1 of 18
2. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
North side elevation
2 of 18
3. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
South and east elevations
3 of 18
4. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Front porch detail
4 of 18
5. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
View of porch looking north
5 of 18
6. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Garage
6 of 18

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Ball House, Lane County, Oregon

7. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior - Foyer
7 of 18
8. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – Foyer showing enclosed stairway to upstairs apartments/bedrooms
8 of 18
9. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – From Living Room looking into Dining Room
9 of 18
10. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – Living Room Fireplace
10 of 18
11. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – From Dining Room looking into Living Room
11 of 18
12. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – Dining Room built-in sideboard with Pass-through to kitchen
12 of 18

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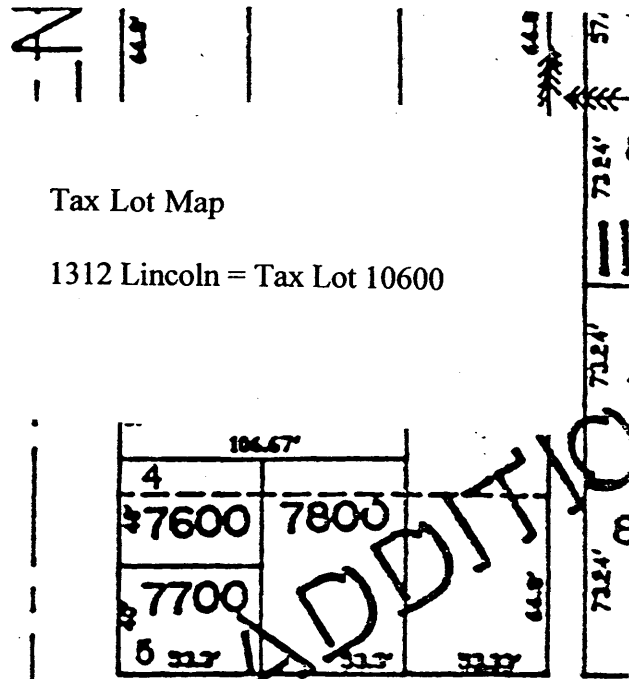
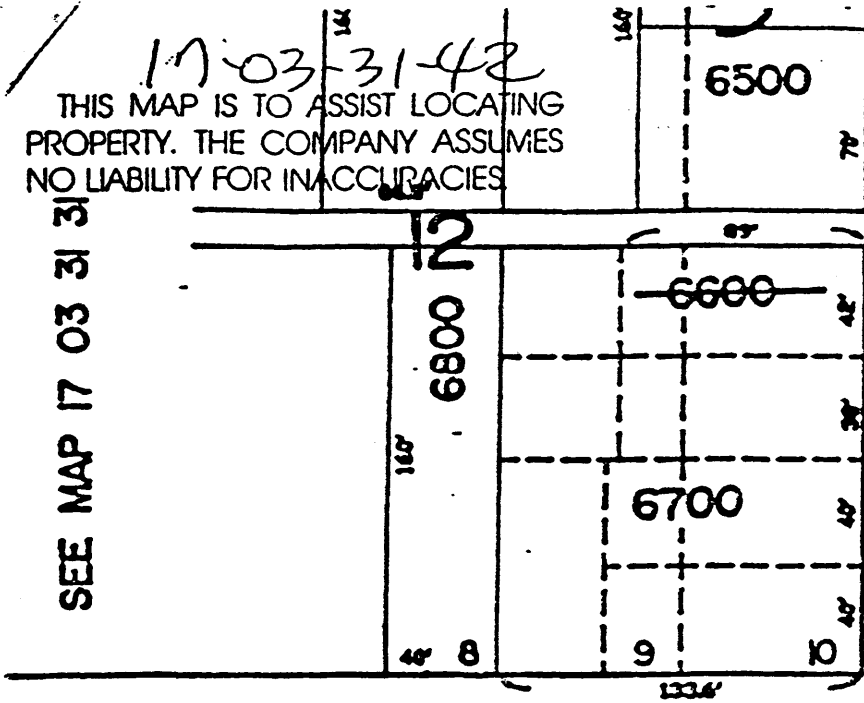
Ball House, Lane County, Oregon

13. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior - Kitchen
13 of 18
14. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior - Kitchen
14 of 18
15. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – Upstairs apartment, Living Room
15 of 18
16. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – Upstairs apartment, kitchenette
16 of 18
17. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – Upstairs apartment, original bathroom
17 of 18
18. Ball House
Lane County, Oregon
Photo by Liz Carter
September 2002
Original negative held by Liz Carter
Interior – Upstairs apartment, original bathroom
18 of 18

17-03-31-42

THIS MAP IS TO ASSIST LOCATING PROPERTY. THE COMPANY ASSUMES NO LIABILITY FOR INACCURACIES

SEE MAP 17 03 31 31

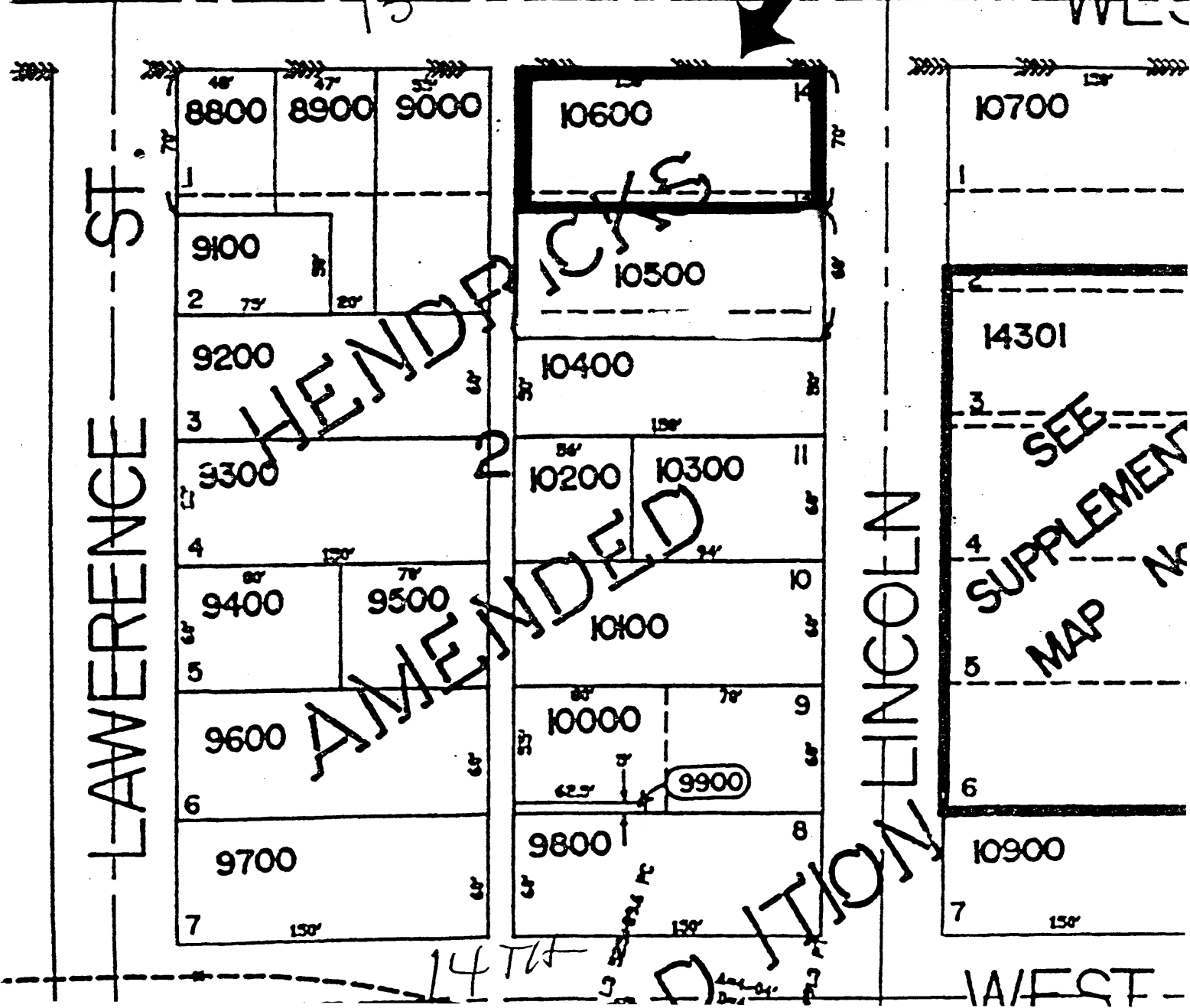


Tax Lot Map

1312 Lincoln = Tax Lot 10600

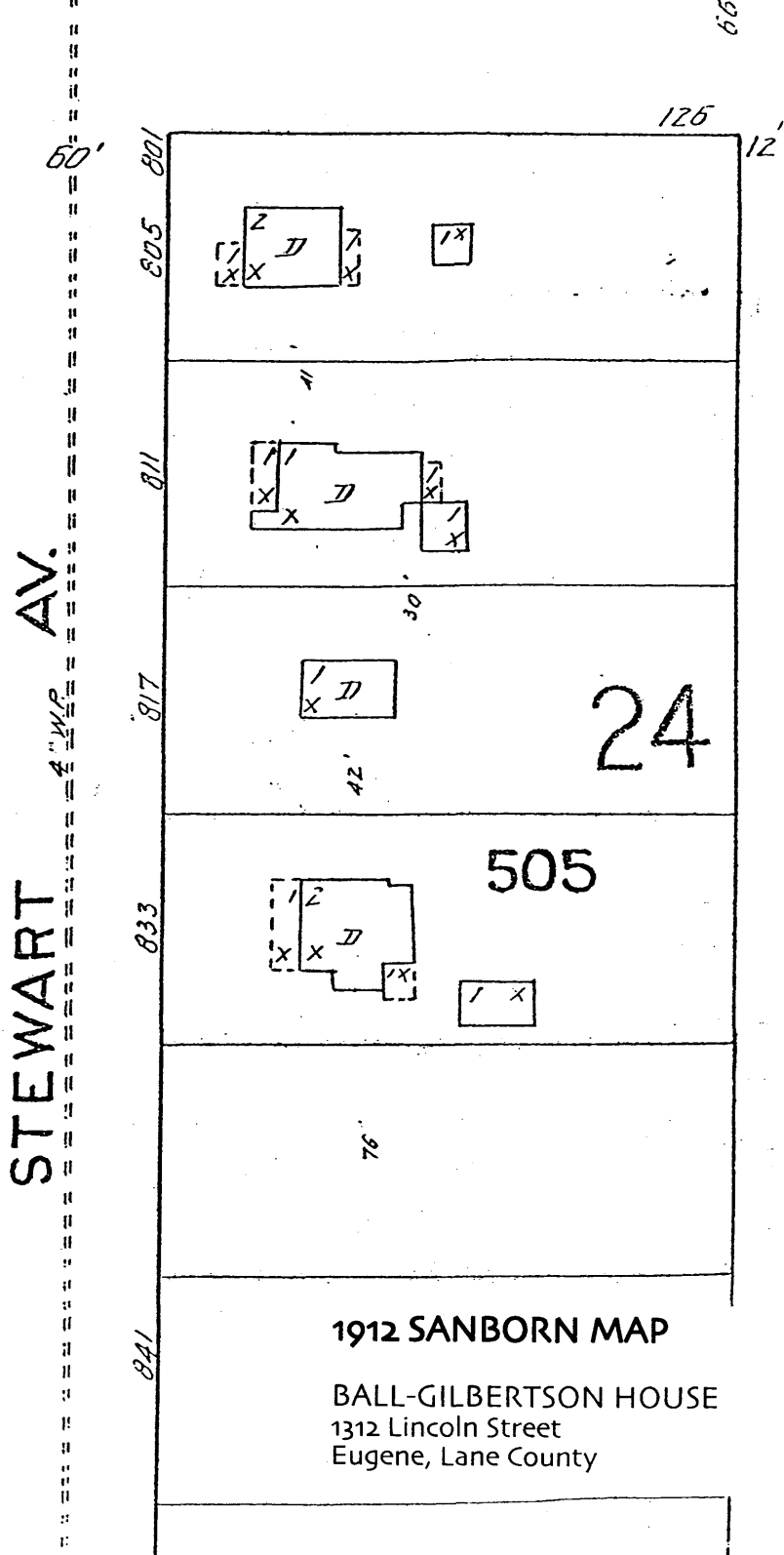
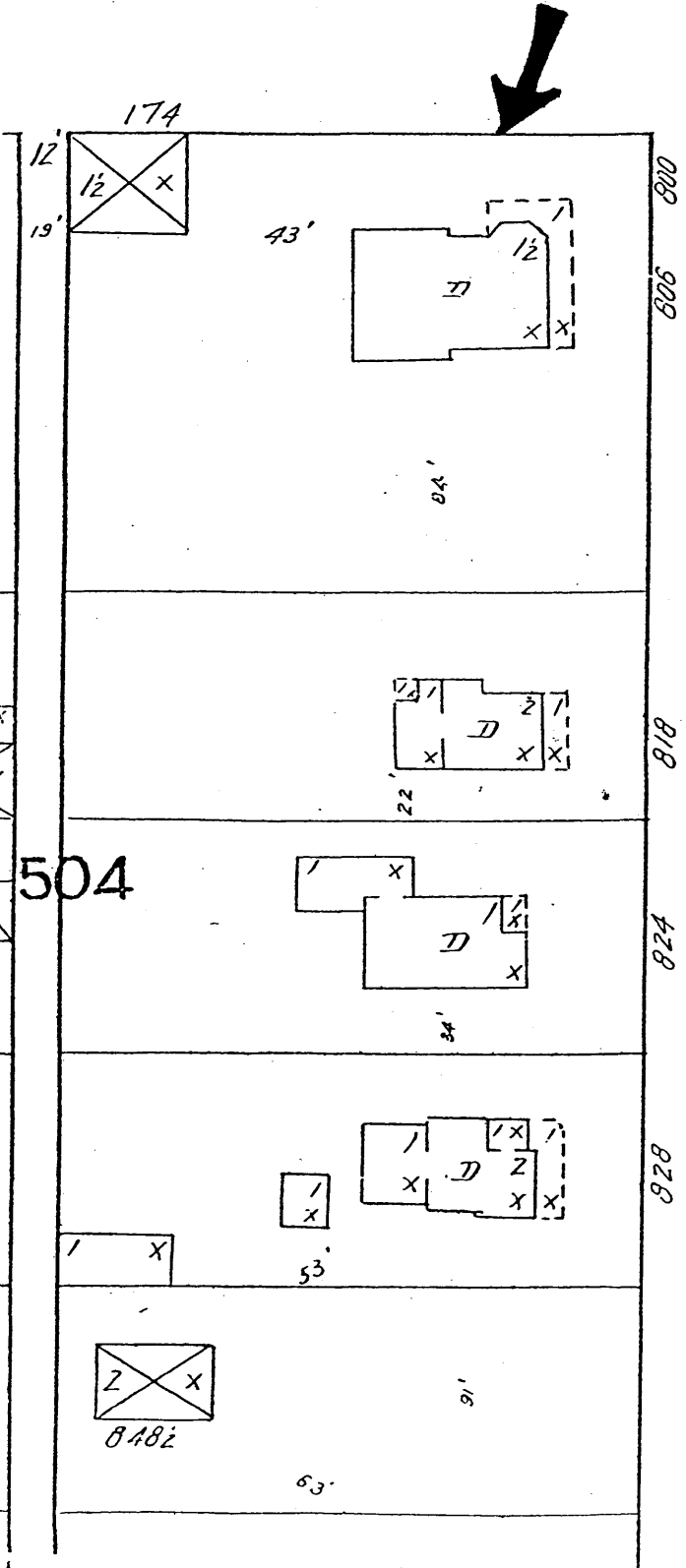
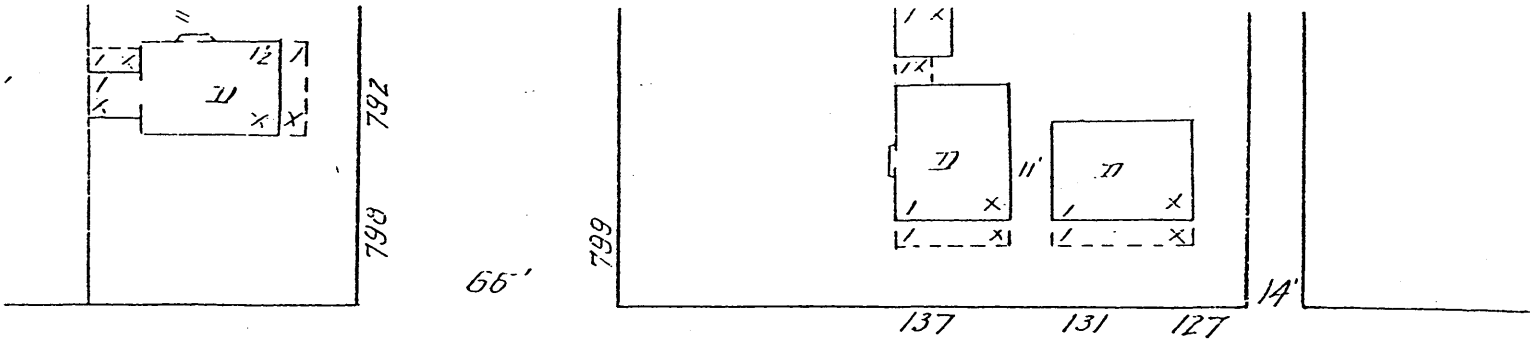
13TH

WEST



14TH

WEST



1912 SANBORN MAP
 BALL-GILBERTSON HOUSE
 1312 Lincoln Street
 Eugene, Lane County

66'

D.H.

275

263

111

215

13TH



AV. W.

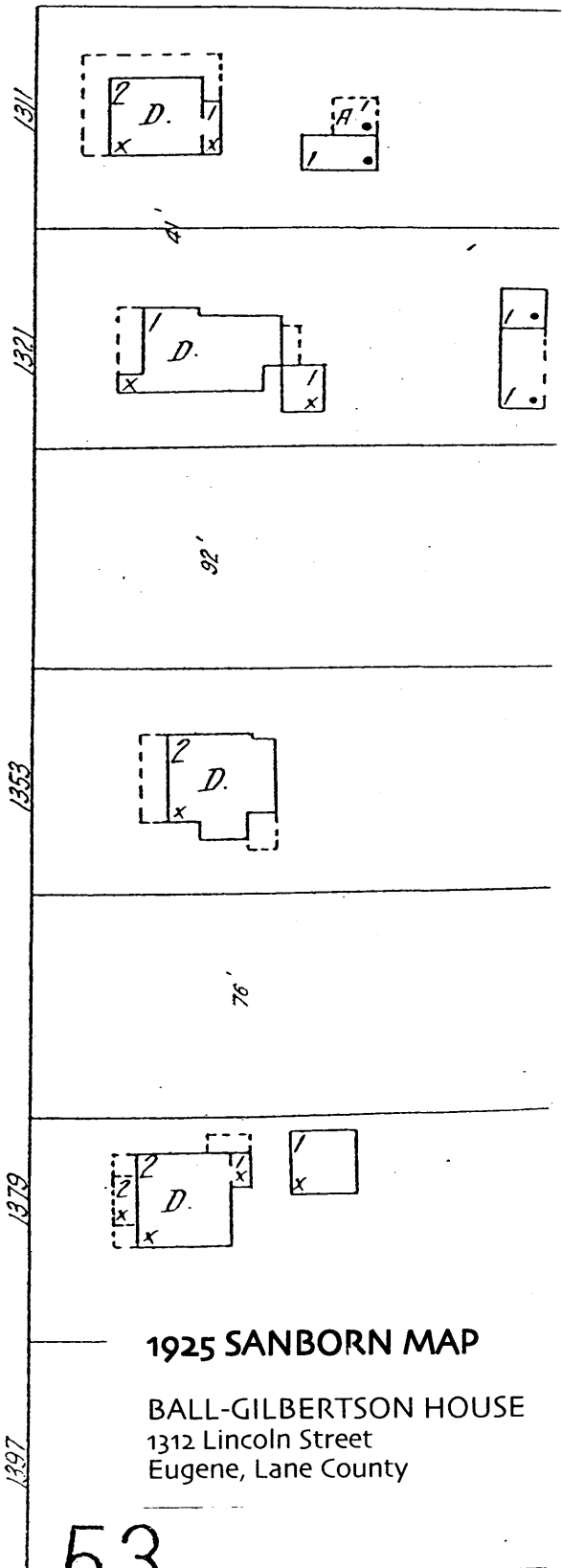
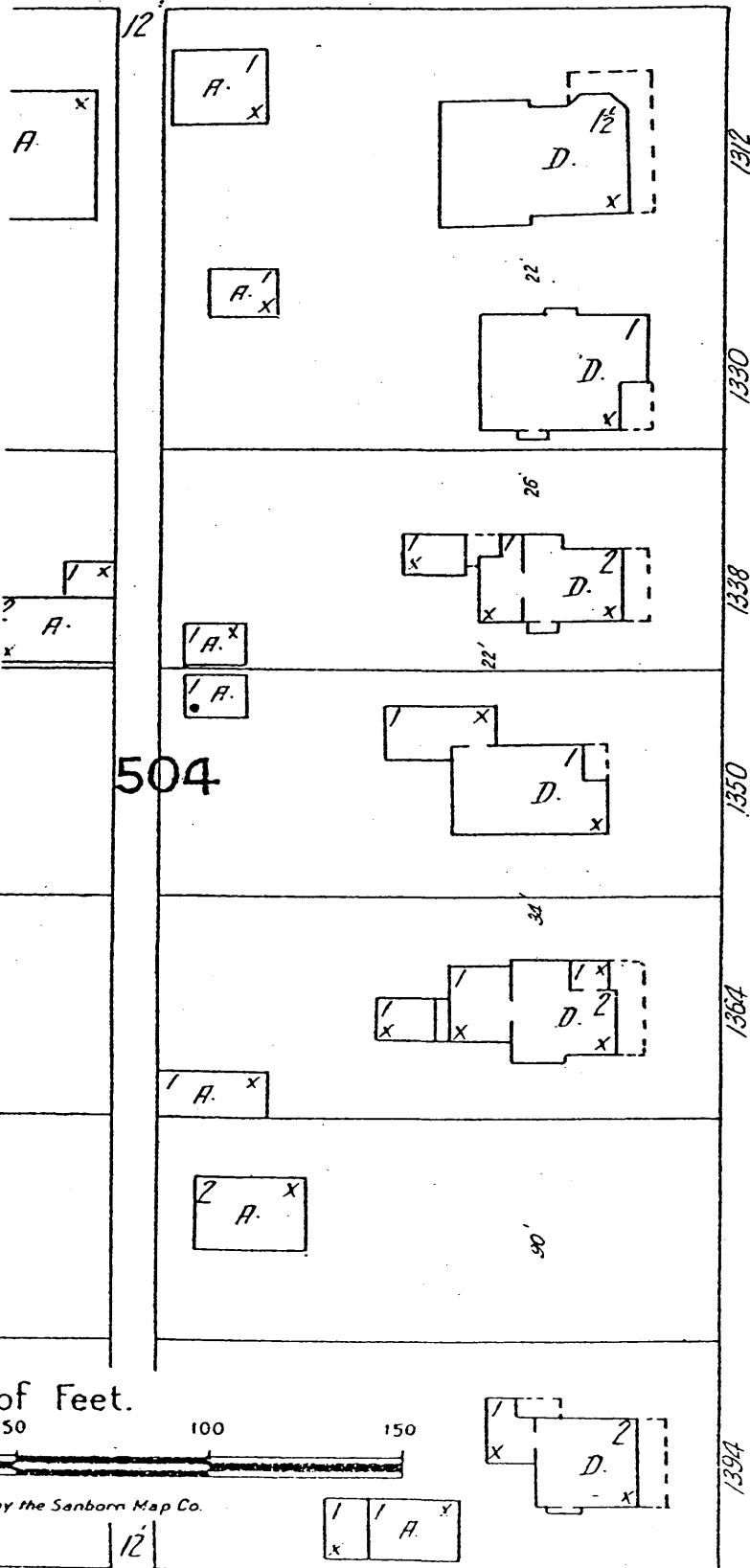
60'

4" W. PIPE

LINCOLN

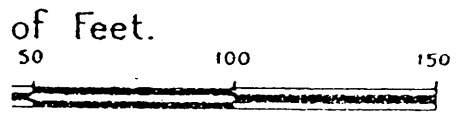
4" W. PIPE

60'

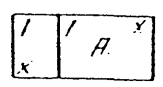


1925 SANBORN MAP

BALL-GILBERTSON HOUSE
1312 Lincoln Street
Eugene, Lane County

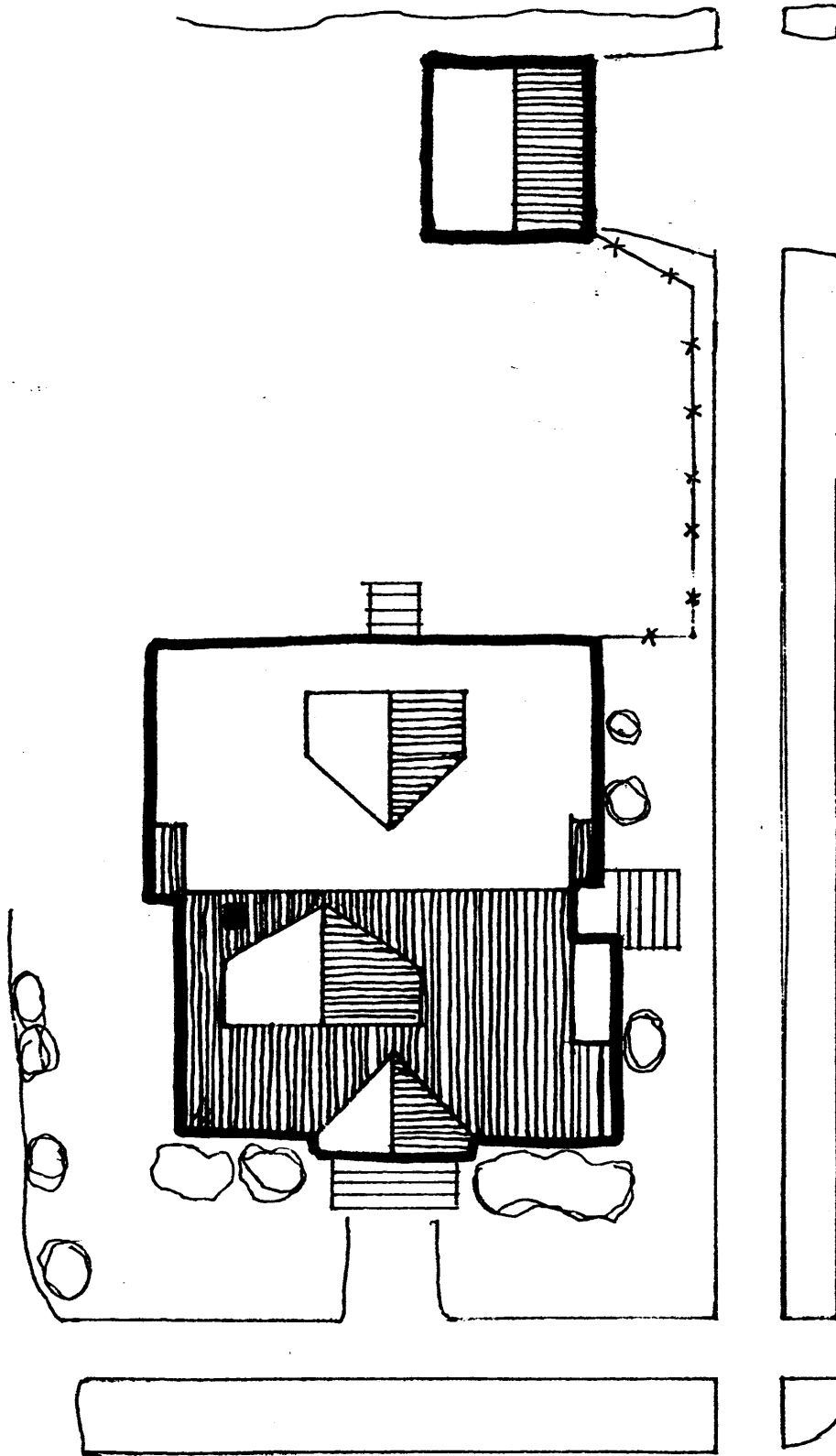


by the Sanborn Map Co.



53

Alley



Lincoln Street

SITE PLAN

BALL-GILBERTSON HOUSE
1312 Lincoln Street
Eugene, Lane County