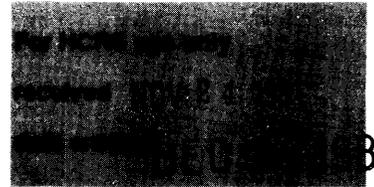


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Calkins, Windsor W., House

and/or common

**2. Location**

street & number 588 East 11th Avenue not for publication

city, town Eugene vicinity of congressional district Fourth

state Oregon code 41 county Lane code 039

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Thomas and Nelly Link, and Anne Kimball

street & number 3995 Baily Hill Road

city, town Eugene vicinity of state Oregon 97405

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Lane County Courthouse

street & number 125 East 8th Avenue

city, town Eugene state Oregon 97401

**6. Representation in Existing Surveys**

title City of Eugene Historic Landmark has this property been determined eligible?  yes  no

date September 20, 1976  federal  state  county  local

depository for survey records Eugene City Hall, 777 Pearl Street

city, town Eugene state Oregon 97401

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Queen Anne Style house at 588 East 11th Avenue in Eugene, Oregon was built in 1902 for Windsor W. Calkins, a prominent Eugene attorney and banker. The house occupies its original site and embodies the distinctive characteristics of its style, including a multiplicity of gables, bays, a corner tower, flare top chimneys, and variegated wood siding. It is a two and a half story balloon frame structure, rectangular in plan (33 x 66') with four two-story projecting bays. The entry stairhall, parlor, living room, dining room and kitchen wing make up the first floor. Bedrooms and the bathroom are located on the second floor. Stairs from upper floor lead to the attic. The house is in good condition and virtually unaltered. Since the present owners purchased the property in 1975, restoration work has been accomplished on the exterior, including minor repairs to the foundation and siding, a new roof, new exterior paint, and the removal of a later sleeping porch addition. The owners plan to operate the house as a "bed and breakfast" hostelry which will call for restoration of the interior wall, ceiling and floor finishes and some minor structural changes in the kitchen wing and the second floor bedrooms. Bedroom closets for example, will be plumbed as half bathrooms.

The house has a foundation of coursed rubble with a rock-faced ashlar veneer. Classical elements are used in the design of the one story veranda which wraps around the north and east sides of the house. Nine wooden Tuscan columns support the veranda roof and pedimented portico. The main volume of the house is covered by a hipped roof. Cross axial pedimented gables are clad with shingles. At the northeast corner is a polygonal turret with conical roof with bell cast eaves. Two corbell-topped brick chimneys break the roof line. Most of the windows in the house are double-hung sash with one over one lights. Colored glass, stained glass, and leaded glass windows are located in the east, north and west facades. A variety of wood siding materials is used, including a high belt course of shingles, shiplap, and vertical milled boards for the base course. Wooden latticework screens the area between the piers of the porch foundation.

The house is located on a corner lot at 11th Avenue and Patterson Street, set back 52 feet from 11th Avenue and 41 feet from Patterson Street. Sidewalks border the property, and large Douglas fir trees and some deciduous trees shade the house and lawn. The property is zoned C-2, commercial. To the north of the house, across 11th Avenue is a high-rise apartment building; to the south, in a Bungalow Style house, is a Medical Clinic; to the west is a two story house more or less contemporary with the Calkins House; and to the east, across Patterson Street, is a two-story concrete apartment building.

The main entrance on the north facade opens into the stairhall. The staircase leading to the second story is to the right, and to the left is a column screen marking the entrance to the parlor. The staircase has large square newel posts and turned balusters of Eastlake design.

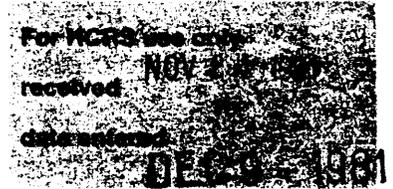
The dining room is located in the west bay and the living room to the east. Pocket sliding doors separating the dining and living rooms are intact. A new, large stained glass window has replaced the missing original window in the dining room. A fireplace with an ornate mantel and overmantel is located in the southwest corner of the livingroom.

The kitchen is located behind these main rooms in a two-story gable-roofed service wing with side porches, one of which was later enclosed to gain kitchen floorspace, and a sleeping porch was added atop it. This addition was of inferior construction and caused the kitchen roof to sag. Consequently the sleeping porch has been removed. The service wing is now one large room, which will be divided into four areas; a small entrance area from the south porch, a kitchen, bathroom, and small bedroom. The stairs from this wing which lead to the second story are intact.

Bedrooms make up the second floor. A bathroom is situated in the southeast corner. Each

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Continuation sheet Calkins, Windsor W., House

Item number 7

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bedroom opens onto a central hall which widens at the south portion of the house where the stairs to the attic are located. The attic is a finished space that is open the full length of the house. The entry to the third floor turret is through the attic only.

The majority of exterior restoration work which was started in 1975 has been completed. Preservation of the interior has recently begun on the basis of careful analysis.

Foundation stones were discovered missing under the front porch, which caused it to sag. These stones were replaced with similar ones, and the porch was brought to its original level. The foundation under the south kitchen porch at the rear was found to be structurally unsound, as some of the framing members suffered from dry rot. This porch foundation was repaired, and the faulty wooden members replaced.

A few holes were found in the siding which were caused by the pipes and vents added to the house as the heating system was changed from a wood burning furnace to gas heaters, which were later removed. These open spaces were covered with siding that matched the original.

The roof, originally covered with wood shingles, was later covered with asphalt composition shingles which overlapped and damaged the original gutters. The entire roof was resingled with material similar to the original, and new gutters were made to match the original ones and placed in the same location. Stainless steel flashing was used to replace the original corroded flashing. A careful paint analysis was done on the exterior of the house, and it has since been painted with colors which match the original treatment in spirit.

Minor structural alterations are planned for the second story in order for the house to be used as a "bed and breakfast" hostelry. The present closet spaces will be used for the addition of bathrooms to three of the bedrooms. The central hall will be left unaltered, and the main bath at the end of this hall will still be used. A heat pump will be placed in the attic, which will be left open.

Most of the original finishes on the interior of the house are in fair condition and will be restored. All original hardware found in the house will be reused, and items similar to these will be purchased to replace missing pieces.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input checked="" type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1902                      **Builder/Architect** Unknown

**Statement of Significance (in one paragraph)**

The Queen Anne Style house built for attorney and state legislator Windsor W. Calkins in Eugene, Oregon in 1902 is pre-eminent among later examples of Queen Anne architecture in the community because of its conspicuous site at the corner of Patterson Street and the main thoroughfare of 11th Avenue, its generous size, and its well-preserved state. According to family tradition, the house design was based on Calkins's previous house in Minnesota, and was very likely a pattern book derivative. With its asymmetrical massing, conical-roofed corner tower, wrap-around veranda, supported by round columns of the Tuscan order, beveled window bays, flare-top chimneys and variegated wood siding, it embodies the distinctive characteristics of its style. It possess integrity of location, design, setting, materials, workmanship, feeling, and association with a prominent Eugene family. Calkins occupied the house until his death in 1945, at which time the property passed to his daughter, Jeannette Calkins. With his brother, S. M. Calkins, in 1910 he founded the law firm of Calkin and Calkins which has been maintained to the present day by Calkins's nephew and grand nephew. Calkins also was a city councilman and a successful banker who led the merger of the Merchants Bank with Eugene Savings and Loan to become the U. S. National Bank of Eugene. His stately house was declared a City of Eugene Historical Landmark in 1976.

The Queen Anne Style of architecture was launched in England in 1868 by Richard Norman Shaw with the completion of Leyswood in Sussex. Drawings of Shaw's houses in this style were published in the United States. The style was considered picturesque, well suited for country and suburban homes, and was popular in England and the United States until the beginning of the 20th century. The Calkins House is one of the outstanding examples of the Queen Anne Style in Eugene. It typifies the stately homes that were built along 11th Avenue between Mill and Kincaid Streets in the early 1900s. Eleventh Avenue at that time was the main route from town to the University of Oregon. The area was fashionable. The houses were generously back from the street and had spacious yards. Other stately houses built on 11th Avenue around the turn of the century were the Toby House at 675 East 11th Avenue, the Patterson House at 751 East 11th Avenue, and the Straub House on the south side of 11th Avenue, between Hilyard and Patterson Streets. The Calkins House is one of the few to have survived to the present day.

The Calkins House site was part of Shaw's First Addition to Eugene platted in 1860s. The property was acquired by Mary Scott from Robert Scott in 1886. On April 17, 1902, W. W. Calkins purchased the property from Mary Scott. He had a house built on the site that was said to have been similar to his previous home in northern Minnesota. W. W. Calkins and his wife, Anna, occupied the house until 1945, at which time title was transferred to their daughter, Jeannette Calkins.

W. W. Calkins was a prominent community leader and became an officer in the Merchants Bank of Eugene soon after his arrival in Eugene in 1902. When this bank merged with Eugene Savings and Loan to become the U. S. National Bank of Eugene in November of 1916, Calkins became the president of the new bank, which claimed assets of \$862,189. By December 14, 1916, the total assets had increased to \$1,495,940, which is said to have reflected the

# 9. Major Bibliographical References

See continuation sheet.

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Eugene East, Oregon

City Not Located

As Part of a Larger Area

Quadrangle scale 1:24000

### UMT References

A 10 4913131715 41871691510  
 Zone Easting Northing

B                    
 Zone Easting Northing

C                        

D                        

E                        

F                        

G                        

H                        

### Verbal boundary description and justification

The property is located in NW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 32, Township 17 South, Range 3 West, W. M. and is more particularly described as the East 67' of Lot 1 and the East 67' of the North 2/3 of Lot 4, Block 4, Shaw's Addition to the Plat of Eugene City, Lane County, Oregon.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code

# 11. Form Prepared By

name/title Kimberly Demuth Goddard

organization Graduate Student, University of Oregon date January 10, 1981  
School of Architecture and Allied Arts

street & number 2024 Emerald Street, No. 6 telephone (503) 342-3745

city or town Eugene state Oregon 97403

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature [Signature]

title Deputy State Historic Preservation Officer date August 10, 1981

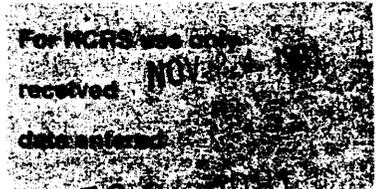
**For HCRS use only**  
 I hereby certify that this property is included in the National Register  
 Entered in the National Register date 12/19/81

[Signature]  
 Director of the National Register

Attest:    date     
 Chief of Registration

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Continuation sheet Calkins, Windsor W., House Item number 8

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guidance of Mr. Calkins.<sup>1</sup> In 1928 the bank was acquired by the Pacific Bancorporation, which was headquartered in Portland, and Calkins was made chairman of the board. "A man of sound judgement and well defined opinions in practical affairs," he was regarded by his business associates as "particulary well qualified for leadership of large enterprises."<sup>2</sup> Calkins was also secretary of the Eugene Real Estate and Investment company, organized in 1902 for the purpose of "promoting better methods of advancing financial interests and general welfare". In the 1922 Oregon State Farmers Directory, Calkins was listed as owning 231 acres assessed at \$3,110.

W. W. Calkins was a lawyer by profession and was considered one of the leading members of the Oregon bar. He was born in 1859 in New York, the son of R. D. and Sarah Calkins; his mother was Swiss and his father English and French. The family moved to Wisconsin in the early 1860s, and later the parents moved to Oregon. Calkins studied law, and in 1881 was admitted to the bar in Minnesota, where he practiced law for 20 years before moving to Eugene, Oregon. In 1910, W. W. Calkins and his brother, S. M. Calkins, founded Calkins and Calkins, which became a leading legal firm in the city and which has continued to the present day under the direction of Calkins's nephew, Windsor, and his nephew's son, Windsor D. Calkins.

In addition to Calkins' business and professional accomplishments, he was a public figure. He served on the city council, and, as a Republican, he served in the Oregon House of Representatives, and two terms in the State Senate. It was said that "no movement for the material, civic, or moral betterment of Eugene ever lacked his wholehearted support, and he long stood among those whose influence and efforts have been devoted to the upbuilding of the community."<sup>3</sup> W. W. Calkins was married to Anna Rasmussen in 1883. They had two daughters: Jessie (Mrs. Frank Morgan) and Jeannette Calkins; and a son, Russell Calkins.

The 1912 Sanborn Insurance Map of Eugene shows the plan of the house has not changed. The interior has also remained intact except for the kitchen wing, which was altered but is to be restored to its original condition.

The current owners of the house purchased the property in 1975. By this action they saved the house from demolition planned by the former owner. The current owners have undertaken restoration, and the project has attracted much interest and support from the community, having been the subject of local newspaper coverage. In 1976 the house was designated a Eugene Historical Landmark following approval by the Historic Review Board and the Eugene City Council. The West University Neighbors Association actively supported efforts to save the house from demolition. In its January 9, 1975 newsletter, a proposal was made that the Calkins house be acquired with public funds and preserved as a community center for the neighborhood. Though this proposal never came to fruition, subsequent newsletters showed the neighborhood's continuing concern for one of its best-known landmarks. The present owners plan to open the house as "bed and breakfast" hostelry once the restoration is completed. In this way, the house can be used by the public with a minimum of alterations required by the adaptive use.

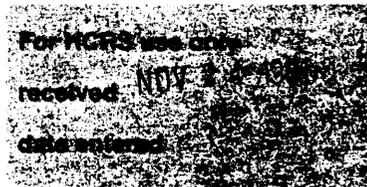
<sup>1</sup> Harold L. Edmunds, "Banks of Lane County", Lane County Historian, Vol. 5, No. 1, March 1960, page 23.

<sup>2</sup> Robert Carlton Clark, History of the Willamette Valley, Oregon, Vol. II, (Chicago: S. J. Clarke Publishing Co., 1927), page 42.

<sup>3</sup> Robert Carlton Clark, History of the Willamette Valley, Oregon, Vol. II, (Chicago: S. J. Clarke Publishing Co., 1927), page 42.

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Clark, Robert Carlton. History of the Willamette Valley, Oregon. Volume II. Chicago: S. J. Clarke Publishing Company, 1927. pp. 42-43. Information on Calkins's life and business affairs.

Corse, David. Historical Research Report on the W. W. Calkins House. Fall 1974, Department of Architecture, University of Oregon. Copy is located at the Lane County Museum, Eugene, Oregon.

Edmunds, Harold L. "Banks of Lane County." Lane County Historian. Volume V, No. 1, March 1960. pp. 23-24. Describes Calkins's importance as bank president.

Eugene Historic Review Board, Staff Notes, Judith Rees, January 22, 1976, pp. II-1-6. Request for Consideration as an Historic Landmark.

Eugene Morning Register. Eugene, Oregon. 1846-1904 Anniversary Edition. See p. 36 for Calkins-Councilman, p. 37 for a portrait of Calkins, and p. 45 on Calkins-Real Estate.

Eugene Register Guard. Eugene, Oregon. January 17, 1980. See p. 3-F for reference to Calkins House.

Lane County Museum. Eugene, Oregon. Index to photo collection. Folders marked 11th Avenue contain photos of the area in 1909.

Moore, Linda, McCreedy, Gladys, and McCornack, Nina W. The Story of Eugene. New York: Stratford House, 1949. p. 245.

Oregon State Farmers Directory. Lane Country, Oregon. Portland: Farmers Directory Co., 1922. Calkins listed land holdings.

Polk's Eugene and Lane County Directory. Portland: R. L. Polk and Co., 1910-1912, 1914, 1918. Calkins residence.

West University Neighbors Association, Newsletters. January 9, 1975; June 5, 1975; February 6, 1975. Newsletters obtained from Mrs. Charlotte Lemon, 1280 Mill Street, Eugene, Oregon 97401.

Who's Who in Oregon. Volume 1, 1929-30. Oregon City: Oregon City Enterprise, 1929. p. 49. Information on S. W. Calkins.

Maps: Sanborn and Perris Map Company Insurance Map of Eugene, Oregon 1912, Section 27b. Shows plot plan of Calkins House at the corner of 11th Avenue and Patterson Street.