

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: REMOVAL

PROPERTY Eugene Civic Stadium  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: OREGON, Lane

DATE RECEIVED: 1/28/08 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/14/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000183

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 3-8-16 DATE

ABSTRACT/SUMMARY COMMENTS:

REMOVED  
from  
National Register

RECOM./CRITERIA Remove  
REVIEWER Edouard Beall DISCIPLINE History  
TELEPHONE \_\_\_\_\_ DATE 3-8-16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Eugene, OR  
(Lane Co.)  
Eugene Register Guard  
(Circ. D. 51,890)

JUL 1 2015

Allen's P.C.B. Est. 1888

✓ 766/5015

CIVIC STADIUM FIRE

# 5015 Probe of stadium blaze underway

*Fire officials want to talk with youngsters seen inside the structure just before the blaze began*

**BY CHELSEA GORROW**  
*The Register-Guard*

Waiting until the charred ruins of the Civic Stadium grandstands had cooled, arson investigators and fire marshals late Tuesday began sifting through the rubble to determine the cause and origin of the fire that destroyed the historic structure in a matter of minutes on Monday evening.

Authorities said Tuesday that they also hope to speak with three or four young people who were spotted in the stadium's press box just before the fire started. The young people may also have been seen crossing the Amazon Parkway pedestrian bridge with their bicycles after the blaze began, Eugene Police Chief Pete Kerns and Eugene Springfield Fire Deputy Chief Joe Zaludek said.

"Nobody is considered a suspect," Kerns said, "and we don't consider this to be a crime yet. There's no evidence yet that it's a crime. The investigation will determine that. Typically, in cases like this that have so much community interest, we learn who the people are who were seen leaving a scene like this, so we don't want anyone to be afraid to come to the police. There's nothing to be afraid of. If there were three or four young people who were here, they might be able to help us understand how the fire started."

Anyone with information is asked to call Eugene police at 541-682-8888 or email cri-

Turn to **FIRE**, Page A4

## INSIDE

- ◆ Former Emeralds GM Bob Beban, players remember Civic/C1
- ◆ New stadium owners had no full-time caretaker on the site/A5

Complete coverage online at [registerguard.com](http://registerguard.com)

View multimedia, including photo galleries and videos, at [registerguard.com](http://registerguard.com)



CHRIS PIETSCH/The Register-Guar

Eugene Springfield Fire arson investigators begin the process of finding a cause of the Civic blaze

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JAN 12 2016  
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# Fire: Historic grandstands never had a sprinkler system

Continued from Page A1

metips@ci.eugene.or.us.

Once the rubble is cool, Kerns said police would first use a 3D scanner to preserve images of the scene, and then investigators would walk through the remains. Kerns said a fire-trained "arson dog" may also be brought in.

The fire — which eventually escalated from a two-alarm to general alarm fire — was reported just before 5:30 p.m. A huge plume of smoke could be seen from miles away.

More than 70 firefighters rotated in shifts to battle the fire, which was deemed under control at 7:02 p.m.

Tuesday morning, smoke was still visible from some parts of the structure, including the top of the men's restrooms.

Derek Johnson, with the Eugene Civic Alliance, said the grandstands had never had a sprinkler system and that was something that the nonprofit organization, which recently acquired the stadium property, had hoped to install in the near future.

The alliance had a \$3 million insurance policy on the structure, Johnson said.

Eugene Springfield Fire Chief Randy Groves previously said that the stadium's dry, seasoned lumber contributed to how quickly the fire spread.

"The fire was advanced upon our arrival, significantly advanced, and a collapse (occurred) shortly thereafter, so the fire definitely had a head start on us," Zaludek said Tuesday.

In the midst of the blaze, some embers spread to the roof of the nearby Lane Blood Center building at 2211 Wilamette St., Zaludek said. The roof sustained some damage, but firefighters were able to put out the embers before fire could spread to the building's attic.

The blood center was evacuated as a precaution when the stadium caught fire. Donors were escorted safely from the main building and staff members quickly moved blood center vehicles from potential harm, blood center officials said. No blood inventory was damaged or lost as a result of the evacuation.

Some nearby trees were scorched, and some spot fires were reported in bark mulch at a nearby multi-family residen-



MARY JANE SCHULTE/The Register-Guard

**Firefighters watch** the small outbreak of flames in the rubble of Civic Stadium on Tuesday, after Monday's fire.

tial complex, Zaludek said. But no other structures were damaged and no injuries were reported. Police officers were given fire extinguishers and buckets to put out small fires around them as debris and ashes carried through the wind.

The Lane Regional Air Protection Agency on Tuesday cautioned that fire debris may contain small amounts of asbestos. Debris samples taken by the agency came back negative for asbestos fibers. However, the agency urged the public to exercise caution when handling and disposing of any burned material.

Previous surveys done by the property's former owner, the Eugene School District, indicated non-friable asbestos existed in some of the stadium's roofing material. No other asbestos-containing material was identified in those reports. Roofing material debris is identifiable by its thin, flat shape, and is often white to grayish black in color.

It's safest for people to assume that any fire debris they may handle or dispose contains asbestos, the agency said.

People can clean up safely by wearing gloves and using sealable plastic bags, the agency advised. Residents can first mist

down the material with a spray bottle. It is not advised to use a hose, since it could break down the material.

It is difficult for the asbestos fibers to be airborne when the material is wet and reduces the risk of exposure, the agency said. Residents can place the misted debris into a sealable plastic bag, then double-bag the debris and throw it in the trash.

Follow Chelsea on Twitter @chelseagorrows. Email [chelsea.gorrows@register-guard.com](mailto:chelsea.gorrows@register-guard.com).

# Fire: Cause of sudden burst of flames under investigation

Continued from Page A1

Eugene police had to keep citizens back from powerlines earlier in the evening as firefighters continued to fight the flames. At least one transformer exploded, as hundreds of people gathered to get a closer look. At least three people were quickly turned away by officers as they tried to sneak under police tape that outlined a two-block perimeter around the stadium at 20th Avenue and Willamette Street.

### "We're really heartbroken"

Among those in shock at the unfolding scene were Eugene Civic Alliance leaders, who worked for years to secure the stadium from the city of Eugene and Eugene School District. The alliance had plans to convert the stadium so it could be used for soccer and other sports.

"We're really heartbroken," said Derek Johnson, the alliance's co-founder, at the scene. "It's a hard day."

Johnson said several people called and told him what had happened. He said he arrived about 30 minutes after the fire was reported.

"When I first heard, I was desperately hoping that something could be saved of the stadium," he said. "It's a magnificent structure but it was wood, and that was one of the parts of it that was really beautiful. But that wood ... that's an impermanent structure."

Kidsports Executive Director Bev Smith, also a member of the alliance, thanked firefighters for their efforts to save the structure.

"All we can really say is, it's sad," she said at the scene.

Later in the evening, the alliance issued a statement indicating that the stadium was insured for up to \$3 million, and that renovation was to have begun next month.

"It is too early for us to know where we go from here," the statement said. "We ask for a bit of grace and patience as we come to grips with this loss to our community and to our effort. ... Civic is an important touchstone for our community, and today we mourn its loss."

Eugene School Board member Anne Marie Levis called the fire "profoundly sad. We worked so hard to save it for future gen-



ANDY NELSON/The Register-Guard

Firefighters battle the Civic Stadium fire Monday in south Eugene. They continued to put out hot spots well into the evening.



And then, "We watched an early Fourth of July fireworks show, I guess," he said.

Sales said he saw four boys on bikes riding in the stadium's parking lot, then carrying their bikes over the pedestrian bridge that spans Amazon Parkway between the stadium and the high school, as the fire spread.

"I'm not jumping to conclusions," he said of the four boys, whom he described as being of middle school age. "But we did see them over there."

A mother of one of the ball-players said her son also said that he and others saw four young people walk across the overpass.

Police said they are seeking the public's help as they continue to investigate the cause of the fire. Anyone with potentially relevant information, or who took photos or videos at the scene, is asked to call the police department's tipline at 541-682-8888.

# Fire: Raging flames spread swiftly through structure

By CHELSEA GORROW  
The Register-Guard

A spectacular, two-alarm fire gutted Eugene's beloved Civic Stadium — and the dreams that went with it — on Monday.

Nearly 40 emergency personnel responded to the blaze, which was called in at 5:26 p.m. Upon arrival, firefighters found flames that were twice the height of the stadium. A huge plume of black smoke could be seen from across much of the city.

The cause and origin of the fire was not immediately known, but the wooden structure's dry, seasoned lumber caused the fire to spread quickly, Eugene Springfield Fire Chief Randy Groves said at the scene.

He said the stadium is a total loss.

The fire was declared contained just after 7 p.m. and was no longer deemed in danger of spreading to neighboring fields or other property as initially feared.

Firefighters were putting out spot fires in nearby bushes as late as 8 p.m., however, and some planned to remain at the scene throughout the night, working any hot spots.

Groves said there were no injuries related to the fire, but as a precaution, residents within two blocks of the stadium were ordered evacuated.

The evacuation was lifted at 9 p.m., but traffic surrounding the stadium remained blocked.

Fire officials advised residents whose homes are downwind or near the fire to check for smoldering embers in any bark areas, in dry vegetation around the house, or gutters and roofs.

Turn to FIRE, Page A5



## Civic: Prospects for survival at times seemed doubtful

Continued from Page A1

"Today, we regrettably face an all-new prospect. We thank all those who have tried so hard to keep Civic for Eugene. It mattered."

Eugene School Board Chairman Jim Torrey said Monday night that he and other board members are "very sorry that this happened. Having the opportunity to hear hours of testimony, during public hearings relating to saving Civic Stadium, I know how strongly the community felt about Civic and the tradition it represented in the Eugene-Springfield area."

### Long history

The stadium's story began in 1938, during the Great Depression.

Eugene voters approved a city charter amendment and property tax levy to pay off debt on what was then a proposed 17-acre recreation site. The city then gave the land to the school district for \$1.

Designed as a football and baseball stadium, Civic was built later that year, after the school district and the Chamber of Commerce led a campaign that raised \$6,000. The federal Works Progress Administration provided labor. Local lumbermen donated old-growth timber for the grandstand.

For years, the wooden grandstand and athletic field provided a venue for a variety of sports and activities, including high school football, semi-professional and minor league baseball, high school graduations and rodeos.

During 40 years at the ballpark, more than 1 million people watched the Eugene Emeralds minor league baseball team play there.

### Attempts to save Civic

Yet for the past dozen years, the future of the stadium was uncertain.

The Eugene School Board declared the property surplus in 2002. In 2009, the stadium's tenant, the Emeralds, played its last season at Civic before moving over to the University of Ore-



ANDY NELSON/The Register-Guard

Passers-by watch from a distance as fire burns through the Civic Stadium in south Eugene on Monday.

gon's new PK Park.

Twice in the past five years, the school district received lucrative offers from developers who wanted to raze the stadium to put up a Fred Meyer-anchored shopping center, or a Eugene Family YMCA with apartments or houses on the site.

The prospects for the stadium's survival seemed doubtful until Johnson and his father, Art, and others who eventually formed the alliance began raising money to acquire the property.

In April, the alliance acquired the stadium in a \$4.5 million, multi-party deal involving the school district, the city and Market of Choice owner Rick Wright, who is on the al-

liance board.

The alliance paid \$4.088 million, with the city contributing about \$412,000 to buy land for a small park on the site, plus a bike path easement.

The alliance financed a portion of the purchase by immediately selling a little more than a half-acre of the property to Wright and two other investors for \$400,000.

Since the purchase, the alliance had been working on organizing and fundraising plans to renovate the wooden grandstand and install an artificial turf athletic field for soccer and other sports.

Ausland, an engineer with expertise in historic wooden structures, had estimated that

renovating the wooden grandstand would cost about \$2.8 million, with the installation of an artificial turf field costing another \$1 million or so.

That estimate did not include the cost of constructing new locker rooms and other accessory buildings at the stadium.

The alliance also planned to give a portion of the site to Kidsports. The youth sports organization had plans to build a 44,000-square-foot fieldhouse for volleyball, basketball and other activities on the land, next to Amazon Parkway.

Kidsports estimated the building could cost \$4 million to \$8 million, depending on features.

Deed restrictions on the

property are meant to ensure that the land can only be used as a sports and recreation complex. The fire and destruction of the grandstand doesn't change that.

Unless the restrictions are lifted by the school district, the property can't be used for a housing development, shopping center or some other purpose.

Since the purchase, the alliance's first renovation priority had been to install a new roof over the grandstand, and to replace three massive structural wooden columns damaged by dry rot.

Follow Ed on Twitter @edwardrusso. Email ed.russo@registerguard.com.

## Aftermath: Group plans to continue youth sports effort

By EDWARD RUSSO  
The Register-Guard

In the end, Civic Stadium couldn't be saved. The massive fire on Monday that destroyed the 77-year-old wooden grandstand ruined the plan of its new, nonprofit owner to convert the mothballed historic ballpark into a lively soccer and youth sports complex.

Yet, even with the destruction of the grandstand, the Eugene Civic Alliance said it will continue its efforts to create a community-based sports venue on much of the 10-acre property near South Eugene High School.

"The vision to serve children remains the same," said Jenny Ulum, an alliance board member. "We will work even harder to fulfill that vision now."

The alliance acquired the property just two months ago in a transaction involving its long-time owner, the Eugene School District, and the city of Eugene.

Other alliance members include Derek Johnson, an attorney; Bev Smith, director of Kidsports; Dave Galas, managing director of Lane United Football Club; and engineer Greg Ausland.

The group had spent the past year raising more than \$4 million from 120 private donors, including its own members.

Mayor Kitty Piercy on Monday, after speaking by phone to Eugene Springfield Fire Chief Randy Groves, said she was still in a "bit of shock."

"Like the alliance, we had dreams to hold onto our past while building our future," she said.

Turn to CIVIC, Page A8



Eugene, OR  
(Lane Co.)  
Eugene Weekly  
(Circ. 2xM. 39,850)

JUN 11 2015

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### ✓ PRESERVING HISTORY

An open letter to the Eugene City Council: On behalf of the city of Eugene's Historic Review Board, we would like to extend our sincere gratitude for your support through this year's purchase of Civic Stadium by the Eugene Civic Alliance. We truly appreciate the efforts of you, Mayor Piercy and the individuals and groups involved with the alliance on the successful purchase of the stadium property from 4J School District! 5015 For over 40 years the seven-member Historic Review Board has been involved in setting preservation goals for the city of

Eugene. Many of us on the current board feel the council took great strides forward in helping the city meet the preservation goals advanced by the board with the advocacy of Eugene Civic Alliance purchasing Civic Stadium. Civic Stadium is a positive example of a local, historic resource that will continue to provide a positive and meaningful service within our community. It is for this reason that we are so grateful for your partnership and financial support in preserving Civic Stadium for use by the Eugene Civic Alliance.

Thank you for your continued commitment to the historic preservation of our community.

Heather Kliever, Chair, Historic Review Board  
Eugene

5015

Portland, OR  
(Multnomah Co.)  
The Oregonian  
(Circ. D. 247,833)

JUL 1 2015

Allen's P.C.B. Est. 1888

## Fire at Eugene's stadium leaves fans 'stunned and saddened'

By Jim Ryan 5015  
The Oregonian/OregonLive

EUGENE — Maria Gutoski had just returned from an evening shopping trip Monday when her husband told her what had happened: Civic Stadium in Eugene, where he had proposed to her in August 1997, burned that night.

"You could say I was stunned by the news," she said. "Stunned and saddened."

Many who patronized the historic ballpark over the years share her feelings. A steady stream of people stopped by the stadium to watch its remains smolder Tuesday, either skirting the perimeter of the property or glancing out vehicle windows while passing by.

Traffic slowed along Wilamette Street, which runs parallel to the first-base side of the park, and passers-by pointed phones and cameras toward what was left of the Eugene institution.

"There was just so much history and ambiance in that stadium," said Gutoski, a Corvallis resident who attended games there after graduating from the University of Oregon. "It was just such an Oregon icon."

A nonprofit called the Eugene Civic Alliance, formed by Derek Johnson, bought the property in April for almost \$4.1 million, Johnson said. The nonprofit purchased the property in coordination with the city, which had bought it from the Eugene School District that same day for \$4.5 million, he said.

The city retained a portion of the property for a small park and bike path, Johnson said.

The stadium was built in 1938 and listed on the National Register of Historic Places. It was last home to the minor league Eugene Emeralds in 2009 and had hosted myriad events over the years.

Johnson said his heart sank when he heard about the fire.

"It's hard to understand how much a part of the fabric of this community that stadium was," he said. "I mean, it's not just that baseball games were played there. Kids played there and they recreated — it was made from what this town was built on: Douglas fir from the old-growth forest. It was an incredible structure."

That structure is no longer. Joe Zaludek, deputy chief of the Eugene Springfield Fire

Department, said authorities are not yet aware of the fire's point of origin or cause.

"The configuration of the stadium, with the heat and the winds at the time, was very conducive to fast fire spread," he said.

Eugene Chief of Police Pete Kerns said the department heard three or four young people were seen around the stadium's press box before the fire. Three or four young people were also seen walking their bikes across a pedestrian bridge near the stadium, he said.

The department hopes to identify and speak with them, he said, but no suspects have been identified. The case remains under investigation.

A sizable contingent of spectators watched firefighters attempt to quell the fire Monday night.

Dennis Hebert, president of the nonprofit Friends of Civic Stadium, said he watched the blaze in awe and disbelief.

"It's like a parent," he said of the stadium, "you always imagine it to be there. You never think that someday it's not going to be here."

jryan@oregonian.com  
503-221-8005

Eugene, OR  
(Lane Co.)  
Eugene Weekly  
(Circ. 2xM. 39,850)

AUG 13 2015

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### ✓ ARTISTIC LOSS 5015

Many lament recently losing the old city hall (tear down), Civic Stadium (fire) and Southtowne Lanes (fire), yet those losses were more sentimental than aesthetic. We might soon suffer a more artistic loss.

The former downtown Eugene Public

has been leased (with an option to buy) by the huge medical firm Kaiser Permanente. As the ground floor and basement are being revamped for its clinic (the second floor remains on short lease to other tenants), let us hope Kaiser maintains one of the few gems of Eugene classic-modernist architecture. Our aesthetic environment is, after all, a factor in our personal and social health.

The 1959 building combines elements of Frank Lloyd Wright in its warm colors and use of brick and wood, with the stark lines of the "international style" (Wright himself created the greatest such hybrid with the Kaufmann house "Fallingwater" in Pennsylvania). The lobby, stairwell, streamlined reception desk, lighting details and pillars of green metal in the main room (in debt to Wright's "lotus pad" columns in the Johnson Wax complex in Racine, Wisconsin) deserve preservation. So do the cleaned-line, handsome facades facing 13th and Olive, without adding gaudy signage.

Let us encourage Kaiser and the city to safeguard this excellent thread in our urban fabric. After all, some things should be "permanente." And the structure is even more appealing since a massively dull pile, basically a storage stack for apartment housing, was built across the street.

5015 D.C. Elliott  
Eugene



Google Maps 2044 Willamette St



Image capture: Aug 2015 © 2015 Google

Eugene, Oregon

Street View - Aug 2015





  
THUMBNAILS

  
MORE GALLERIES

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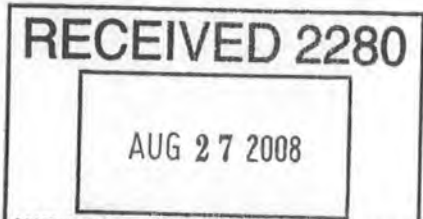
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United States Department of the Interior  
National Park Service



977

# 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 any 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 Eugene Civic Stadium

Other names/site number \_\_\_\_\_

### 2. Location

street & number 2077 Willamette Street  not for publication

city of town Eugene  vicinity

State Oregon code OR county Lane code 039 zip code 97402

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets    does not meet the National Register Criteria. I recommend that this property be considered significant    nationally    statewide X locally. (    See continuation sheet for additional comments.)

Signature of certifying official/Deputy SHPO

8-22-08

Date

Oregon State Historic Preservation Office  
State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria. (    See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

### 4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register    See continuation sheet
- determined eligible for the National Register    See continuation sheet
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action 10/6/2008

**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	
		buildings
		sites
1		structures
		objects
1		Total

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

RECREATION AND CULTURE: sports facility

**Current Functions**  
(Enter categories from instructions)

RECREATION AND CULTURE: sports facility

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

NO STYLE

**Materials**  
(Enter categories from instructions)

foundation: CONCRETE

walls: WOOD: weatherboard

WOOD: plywood

roof: ASPHALT; WOOD

other:

**Narrative Description**

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

### DESCRIPTION

Eugene Civic Stadium, popularly known as "Civic," is located at 2077 Willamette Street, in Eugene, Lane County, Oregon. Civic was dedicated on October 21, 1938, and hosted its first event on October 28, 1938, when the annual Eugene-Corvallis High School football skirmish was played on the original clay and sawdust field. Designed predominantly for football and baseball, the site has traditionally served as a multipurpose facility. Hosting everything from soccer to rodeo, the Eugene Civic Stadium continues to serve the community as home to the Eugene Emeralds, a minor-league baseball team, as well as the current home for local soccer league practices.

The nominated area is comprised of approximately 3.75 acres located on the east side of Willamette Street between 20th and 22nd Avenues and consists of the grandstand and field. The nominated area is a portion of tax lot #1803061108505, which is historically associated with Eugene Civic Stadium and has been continuously owned and operated by the 4J Public School District since 1938. Eugene Civic Stadium is nominated under Criterion A for its association with Works Progress Administration (WPA) activities and community development in Eugene. It is also nominated under Criterion C for its architectural style, which is indicative of depression-era ballparks constructed in the Pacific Northwest.

### SETTING

To the west of the stadium, across Willamette Street, lies the College Hill residential district.<sup>1</sup> The district is named for Columbia College, established in 1855 by the Cumberland Presbyterian Church, when the town of Eugene was two years old. Unfortunately, Columbia College survived only four years, a victim of administrative conflicts over the issues of slavery and the imminent Civil War. Those four years, however, saw the construction of two buildings, both of which were later destroyed by fire with arson as the suspected cause. Reversing its ill-fated beginnings, College Hill has been and continues to be one of the most desirable neighborhoods in Eugene. The gradual east slope of College Hill terminates at the back of the stadium seats, which roughly mimic the grade of the hill and culminate in the flat surface of the field.

The area adjacent to the grandstand to the west (east of Willamette Street), but outside of the nominated area currently houses six non-historic, temporary concession stands and a ticket booth. Similarly, the area immediately adjacent to the grandstand to the north, but outside of the nominated area, contains two non-historic ticket booths.

North of the stadium is made up primarily of a large parking lot and areas of vacant land. This area is the remnants of the 4J School District Bus Barn complex, which was relocated to a larger facility elsewhere in Eugene. There are also five other buildings north of the stadium that were constructed outside of the period of significance. To the east, across Amazon Parkway (also Pearl Street), is South Eugene High School and its accompanying athletic fields. A small commercial office complex abuts the property line to the south.

<sup>1</sup> College Hill is not related to the University of Oregon, which it predated by many years.

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### GRANDSTAND

The wooden grandstand is an L-shaped structure designed by local Eugene architect Graham Braden Smith. Smith attended the University of Oregon from 1915 until 1919, later working for John Hunzicker in 1925. He became a partner in the firm in 1927, as did Truman E. Phillips in 1929, forming the firm of Hunzicker, Smith & Phillips. This partnership was dissolved in 1931, and Smith practiced alone for the remainder of his career. Smith was a member of the American Institute of Architects and is also known for Nyssa School at Nyssa, Oregon (built 1950), and the Guard Publishing Company building in Eugene (built 1952).<sup>2</sup>

The asymmetrical shape of the grandstand is indicative of the stadium's original intention as a multi-use facility, specifically featuring football. The main entrance is centered on the east elevation, and was designed to place a visitor directly on the 50-yard line for a football game. The design bears a marked resemblance to "Typical Design No. 109: Grandstand" as published by the Timber Engineering Company in the book *Typical Designs of Timber Structures: A Reference for Use by Architects and Engineers*.

The west elevation has a concrete foundation wall with "2 pipe weep holes spaced 12'0" on center" to accommodate for drainage from College Hill.<sup>3</sup> The foundation construction method of the grandstand is post-on-pier, with concrete footings laid on graded earth. The solid 8- by 8-inch Douglas fir posts are of varying height, and are consistently crossed braced with 2- by 6-inch board and horizontally braced with 2- by 10-inch board, also of Douglas fir. The bracings are held in place by at least three nails at each cross bracing, at least four nails at each horizontal bracing, and reinforcing steel.

The grandstand seating was constructed of 1- by 4-inch flooring topped by 2- by 12-inch boards where the seating is covered by the roof, and 1/4-inch spaced 2- by 3-inch boards topped by 2- by 12 inch boards where the seating is not covered. The seating-side of the structure was originally clad with channel rustic horizontal wood siding, which remains fully intact and in good condition beneath the seating on the south and east elevations. The walls just beneath the roofline (above and behind the seating) appear to have been initially clad in vertical wood beadboard siding, and is still intact at the roofline in the seating sections. The slope of the stadium seating is determined by the manner of construction, which consists of 2-foot 4-inch horizontal seats and 1-foot 3-inch vertical drops, for a slope of 28:15 inches, approximately 1.87.

Originally built without covering, the roof of the grandstand was completed by the beginning of the 1939 football season. Designed by the West Coast Lumberman's Association of Seattle, Washington, in August and September 1938, the wooden "transverse hip truss" roof and all of its timber connectors were manufactured by the Timber Engineering Company and installed according to their recommendations. The design for the transverse hip truss system is also featured in *Typical Designs of Timber Structures* as "Design 109A: Grandstand Roof." Split rings, pressed steel shear plates, and standard machine bolts marked "7/8 Malleable" were used in the construction of the Grandstand roof, which is finished with asphalt shingles.<sup>4</sup> A tongue-in-

<sup>2</sup> Richard Ellison Ritz, *Architects of Oregon*, Portland: Lair Hill Publishing, 2002. pg. 363.

<sup>3</sup> Blueprints on file with the 4J School District, dated 1937, as designed by architect Graham B. Smith of Eugene, Oregon for "Grandstand."

<sup>4</sup> Blueprints on file with the 4J School District, dated 8-38 and 9-38, as designed by "T.K.M" of the West Coast Lumberman's Association of Seattle, Washington for "Covered Grandstand for Athletic Field."

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groove wooden beadboard siding was installed to the upper portion of the stands just beneath the roof, interspersed with horizontal louvered openings for ventilation.

The basic structure of the stadium remained unchanged until 1969, when the school district leased the facility to the Eugene Emeralds, a minor league baseball team. Modifications were made to make the stadium suitable for professional baseball, including installing new turf, adding sound-deadening materials, and doubling the stadium's lighting system, but which do not compromise the overall integrity of the original structure. It was in 1969 that two large light standards and 800 wooden, theatre-style box seats were purchased from River Island Stadium (now demolished), which had been home to the San Diego Padres. The light standards were added to the roof of the Grandstand on the east elevation.

The box seats were also added at this time, placed on risers in front of the original stands. These were not under the roof of the stadium, and as such had to be replaced in 1986 by the current "blue-box" riser seats, so called because they are made of blue plastic. This additional seating does not compromise the grandstand construction, as it is sensitively attached to the original structure and fully reversible. Public bathrooms and team locker rooms were placed in a cinderblock shed-roof addition to the north side of the grandstand in 1969, and a small, one-story, shed roof addition was also constructed on the west side of the grandstand, and is situated between the grandstand and a detached heating plant. Although these one-story shed roof additions are non-compatible additions, they are inconspicuous and do not compromise the integrity of the grandstand.

Today, the west and south elevations are clad in 8- by 4-foot plywood boards, which are believed to be the original cladding though the date of its installation is unknown. The outfield fence is comprised of the same 8- by 4-foot plywood boards. The field is often lovingly groomed for Emerald's games by the groundskeepers, mowed in elaborate checkerboard patterns. A metal, hand-turned scoreboard is still used today and is considered an icon of the stadium. As of opening day 2006, Eugene Civic Stadium was the 11th oldest minor league ballpark in the United States, and was within the top ten by opening day 2007.

### ALTERATIONS

In 1969, the Eugene Emeralds, a minor league ball team, became the primary lessees of Eugene Civic Stadium. At this time, minor modifications were made to the grandstand to make the stadium more appropriate for its new use as an AAA minor league ballpark. Upgrades to the irrigation system and field were completed, and the concession area paved. Other improvements ranged from adding public restrooms and locker rooms, to new paint and fencing. A metal, hand-turned score board, which adds to the character of the park, was also installed.

It is believed that the rooftop press box was removed at this time. A new press box clad in board-and-batten siding was installed in the curve of the L-shaped grandstand seating beneath the roof covering. Two large light standards and 800 wooden, theatre-style box seats purchased from the soon-to-be-demolished River Island Stadium, which had been home to the San Diego Padres minor league team since 1936, were also installed. The light standards were added to the roof of the grandstand, and the box seats were placed on risers in front of the original stands to allow for additional seating. This seating, placed in front of the original grandstand seating on the ground, was not beneath the roof covering and suffered significant damage through the years.

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These wooden seats were replaced in 1986 with blue plastic riser seating in the same location, which are minimally attached and non-damaging to the original fabric of the grandstand siding. Wooden platforms and ramps were added in the early 1990s on the northeast and south sides of the grandstand.

Other buildings outside of the nominated area were added to the site over the years. These include a detached heating plant constructed in 1941 to the west of the grandstand, a garage and living quarters built in 1946, and a maintenance office constructed in the early 1950s, both located northeast of the grandstand. Six concession shacks were constructed (dates unknown) on the western side of the grandstand along Willamette Street, and two additional at both the northeast and southern ends of the grandstand "L." These are non-historic, temporary structures outside of the nominated area, as are the three ticket booths, one located at the west entrance along Willamette Street, the other two directly in front of the bathroom addition on the north side. Even with the continued improvements, Eugene Civic Stadium retains integrity of location, setting, materials, design, workmanship, feeling and association.

### FUTURE REHABILITATION PLANS

Since 1991, the 4J Public School District has commissioned several studies of Eugene Civic Stadium, ranging from structural evaluations to ADA compliance. The scopes of the studies vary, but the general consensus is that the grandstand is in good condition, though it is in immediate need of a new roof. Seismic retrofitting of the structure has been suggested, specifically attaching the large timber framing members and roof supports to their concrete footings. At this time, the footings and timbers are not connected, which could cause the timbers to slip in the event of an earthquake.

In addition, the current function of the facility as a professional minor league ballpark comes with certain minimum standards that require compliance, ranging from the "candles" of light on the field during a night game to the quality of the locker rooms. The current lights and locker room facilities are dated and unsuitable to a professional minor league team. In addition, umpire changing areas, offices, and storage areas have been enclosed under the grandstand over the years.

Though these enclosures do not affect the integrity of the grandstand itself, the result is hardly suitable to accommodate the necessary functions. The grandstand was built as just that, an outdoor recreational facility that was only limitedly meant to house offices or living spaces. If the Eugene Emeralds are to continue to play at Eugene Civic Stadium, major upgrades to the site will be required to fully bring the facility up to current codes and standards.



**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)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Narrative Statement of Significance**

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

**9. Major Bibliographical 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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: Eugene Public Schools, District 4J

**Areas of Significance**

(Enter categories from instructions)

ENTERTAINMENT AND RECREATION

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

**Period of Significance**

1938-1939

**Significant Dates**

1938, stadium constructed

1939, roof completed

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

\_\_\_\_\_

**Architect/Builder**

Smith, Graham B., architect

West Coast Lumberman's Association, builder

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### STATEMENT OF SIGNIFICANCE

#### SUMMARY

Located in Lane County, Eugene Civic Stadium is the only known example of a Depression Era ballpark left in the state of Oregon. Eugene Civic Stadium was built in 1938 on the east side of Willamette Street in Eugene, between 20th and 22nd Avenues. Built as a cooperative between the Eugene Chamber of Commerce, Eugene Public School District No. 4, and the Works Progress Administration (WPA), Civic Stadium is significant to the development of the nation's favorite pastime, and is one of the oldest extant ballparks in the United States.

Continuously used as a municipal athletic facility since its inception, Eugene Civic Stadium meets National Register Criterion A for its initial and continued contribution to the entertainment and recreational needs of Eugene and the surrounding communities in the Pacific Northwest. The stadium also meets Criterion A for its distinctive characteristics of community planning and development, which brought the government and community together during the Depression Era. Eugene Civic Stadium is also eligible for listing in the National Register under Criterion C for its architecture, being typical of Depression Era stadiums constructed throughout the Pacific Northwest. Civic Stadium bears a marked resemblance to the Grandstand design illustrated by the Timber Engineering Company in the book *Typical Designs of Timber Structures: A Reference for Use by Architects and Engineers* under the heading of "Typical Design No. 109: Grandstand." Eugene Civic Stadium retains excellent integrity of design, setting, materials, workmanship, location, feeling and association. The period of significance begins with its initial construction date of 1938 and ends in 1939 when the roof was constructed.

#### THE WPA AND EUGENE CIVIC STADIUM

The 4J Public School District has been the sole proprietor of Eugene Civic Stadium since its construction in 1938. The land where Civic Stadium is located, known as the Amazon tract, was deeded to the school district in 1938 with the understanding that the property was "to be used as a recreation area for School District and for the municipality."<sup>1</sup> Area businesses provided many of the necessary materials, and a regional campaign spearheaded by the Eugene City School District and the local community raised additional money for the stadium, enabling the project to break ground in 1938. The labor for the construction of the stadium was donated by the Works Project Administration (WPA).

The Great Depression of the 1930s resulted in massive unemployment throughout the country. Initiated by President F.D. Roosevelt as a relief measure to combat the effects of the Depression, the WPA provided jobs to accomplished laborers yielding public projects that utilized the skills of the nation by 1935. The program was designed to provide work for the unemployed and to aid in subsidizing costs associated with new construction or repairs of public works projects. Essentially, the federal program enabled large scale projects on small scale budgets, donating time and labor to communities across the country for nearly a decade. By the time the

<sup>1</sup> Historical Data Relative To Civic Stadium: Minutes from District Meeting 1937-1970. Eugene Public Schools, School District 4J, Lane County, Eugene, Oregon. Prepared by Lawrence Perkins, December 16, 1970.

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program was disbanded in June 1943, it had employed over 8.5 million people and completed well over one million projects.

In Lane County, Oregon, the WPA completed numerous public improvement projects, including distributing hot lunches to needy children, improving roads and sanitation systems, and rebinding books. In 1935, the WPA made major repairs to Eugene City Hall. In 1936, the WPA was involved in landscaping portions of the University of Oregon campus and making improvements to Skinner Butte and Hendricks Parks.

Nearly all of the WPA building projects in Lane County were done in coordination with the schools, including high school gymnasiums for School Districts #12 and #133 in 1938, an addition to the Architecture and Allied Arts Building at the University of Oregon in 1939, and a music building for School District 4J in 1940. By far the largest civic improvement project completed by the WPA in Lane County, however, was Civic Stadium, with a total of over \$37,000 appropriated for the project in 1938.<sup>2</sup>

By 1937 there was a growing need for an athletic field in Eugene, both for the community and schools. On December 3, 1937, the *Eugene Register-Guard* printed the first article referencing the "Big Amazon Park Project." By December 8, 1937, a committee had been formed by the Eugene Chamber of Commerce and plans were being formulated for a new athletic field to be built through the cooperation of the Chamber Committee, the Eugene Public School Board, and the Eugene City Council. By December 24, 1937, the WPA was reported to be interested in the development and building of the recreation center.

On January 11, 1938, the *Register-Guard* presented the facts regarding the financial plans for the new athletic field. The city council was asked to turn over the land known as the Amazon tract, which was held for \$6,000 in back taxes. The school board was asked to contribute \$6,000, and the committee guaranteed to raise another \$6,000 so the first year work could be completed. The WPA was set to contribute the labor. The \$12,000 contributed by the school board and the committee would be enough to grade the field and build the covered grandstand, which would seat 4,000 people.

On January 26, 1938, the *Register-Guard* reported the "Park Project is Threatened by Deadlock." The concern of who would pay the \$6,000 in back tax assessments, the city or the school board, seemed to spell the end of the project. Without the deed from the city, the school board was concerned that they would not be able to secure the WPA for the project. The controversy lasted months, until it was decided to put the vote to the community.

On Friday, May 20, 1938, Eugene citizens went to the polls to vote on the issue to levy a one-half mill tax to repay the debt of \$6,000 in outstanding liens to the property. Voters approved the project by an almost 2-1 margin, enabling the proposed athletic field to move forward. The title to the Amazon tract was deeded over to

<sup>2</sup> Index to Reference Cards for Work Projects Administration Files, 1938. Library of Congress, Microform T935, Roll #11, Lane County Project File.

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Eugene Public School District 4J on June 13, 1938 to "be used as a recreation area for the School District and for the municipality."<sup>3</sup>

Eugene Civic Stadium would never have been constructed without the display of outstanding public support it received and the cooperation of the numerous civic agencies involved. This unique cohesion of community development and city planning illustrates the camaraderie apparent in WPA projects built throughout the country during the Depression Era. Essentially, the stadium helped bring both the government and community together during these difficult times.

On May 15, 1938, just prior to the special election, the *Eugene Register-Guard* presented a plan to the public for the proposed development of the Amazon tract area. The proposed site would include a football and baseball field and grandstand, track field, swimming pool, tennis courts, shuffle board and Ping-Pong courts.<sup>4</sup> The plan was to begin on the football and baseball field first, with the other areas being developed later.

Work began on June 21, 1938, with Jay F. Oldham contracted to grade the land.<sup>5</sup> Graham Smith, a local of Eugene, was named architect for the grandstand, the plans of which were approved in July. Smith, along with the manpower of the WPA, utilized local old growth Douglas fir exclusively in the construction of the grandstand. The work was completed in mid-September, and a dedication ceremony featuring the Eugene High School marching band was held on October 22, 1938.<sup>6</sup>

The first event at Civic Stadium, the annual rivalry football match between Eugene High and Corvallis High, was held on October 28, 1938. The grandstand still did not have a roof, and both players and fans were rain-soaked by the end of the game. The match, played on the clay and sawdust field, ended in a 0-0 tie.<sup>7</sup>

By the 1939 football season, floodlights and the grandstand roof had been erected at Civic Stadium. The roof was designed by the West Coast Lumberman's Association of Seattle, Washington, and utilizes the same local, old growth Douglas fir that can be found in the grandstand construction. Plans for the other parts of the athletic complex never materialized and the land was developed into South Eugene High School.

Eugene Civic Stadium was primarily home to high school football, baseball and soccer games between 1938 and 1969. The stadium was designed as a multi-use facility, and converted easily for various types of sporting events. Eugene Civic Stadium has been home to numerous high school ball games, graduations, 4th of July celebrations and even rodeos throughout the years, and continues to serve as a multi-purpose facility hosting baseball and soccer events.

<sup>3</sup> Historical Data Relative To Civic Stadium: Minutes from District Meeting 1937-1970. Eugene Public Schools, School District 4J, Lane County, Eugene, Oregon. Prepared by Lawrence Perkins, December 16, 1970

<sup>4</sup> Eugene Register Guard, Sunday, May 15, 1938, p. 14.

<sup>5</sup> Historical Data Relative To Civic Stadium: Minutes from District Meeting 1937-1970. Eugene Public Schools, School District 4J, Lane County, Eugene, Oregon. Prepared by Lawrence Perkins, December 16, 1970

<sup>6</sup> Eugene Register-Guard, 23 October, 1938, p. 1.

<sup>7</sup> Eugene Register-Guard, 29 October, 1938.

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In 1941 a heating plant, a small ancillary building with an 880 gallon water tank, was added to the site, which initially acted as the sole source for hot water at the stadium, and serviced the locker and bath rooms by utilizing sawdust to run the boiler.<sup>8</sup> Another building followed in 1946 that served as a repair garage for the school district's bus depot and living quarters. With the stadium operating both Saturday night and Sunday afternoon for hardball games and at least twice a week for softball, the groundskeeper was on duty 24 hours. Recognizing that this was a full time job, the school district built two apartments above the garage, one for the groundskeeper and his family and the other likely for bus drivers or the manager for the bus barn.<sup>9</sup> Other permanent and temporary buildings, including ticket booths and concessions stands, have also been added to the site since the 1960s and 1970s.

In 1969, Civic Stadium became home to Eugene's own minor league baseball team, the Emeralds. Upgraded to the Class AAA Pacific Coast League, the Eugene Emeralds required a larger facility than they currently had, and sought the assistance of the Eugene School District when plans to build a new stadium were unsuccessful. Baseball had not been played at Civic Stadium in over twenty years, but the team was granted a three-year lease to use and improve the stadium. Currently, the Eugene Emeralds are ranked as one of the most popular teams of the Northwest League, having drawn no less than 100,000 fans per year since 1985. As of opening day 2006, Eugene Civic Stadium was the 11th Oldest Minor League Ballpark in the United States, and was within the top ten by opening day 2007.<sup>10</sup> It is the third oldest minor league stadium in use west of the Rocky Mountains.<sup>11</sup> Civic Stadium is a place where a community enjoys America's favorite pastime every summer, and is a part of Eugene's living history.

### SIGNIFICANCE AND INTEGRITY

Civic Stadium is nominated under National Register Criterion A for its initial and continued contribution to the entertainment and recreational needs of Eugene and for its distinctive characteristics of community planning, which brought the government and community together during the Depression Era. Since its original design plan was released to the public in 1938, Eugene Civic Stadium has been regarded as a signature athletic facility for municipal use. Owned continuously by the Eugene Public School District 4J, the initial function of the stadium as a municipal recreation facility is still observed today as host to the Eugene Emeralds, as well as various local and high school baseball and soccer teams.

The site was developed in conjunction with the WPA, the Chamber of Commerce, Eugene School District No. 4, and the public at large. This illustration of community camaraderie is representative of Depression Era

<sup>8</sup> The building, through structurally unaltered, has not served its initial function since the water tank was removed, and today is utilized as a storage facility for the site.

<sup>9</sup> The initial groundskeeper was William "Grady" Lewis, a WPA foreman for the Eugene Civic Stadium project. When the stadium was completed Lewis stayed on and ran the facility. Lewis' son, Graydon Lewis remembers life as a boy at Civic. Living in a nearby house prior to the construction of the living quarters, Graydon helped his mother clean the stadium on Sunday mornings while his father drug and marked the sand field. Graydon also remembers the stadium as a playground for him and his friends, and knew everything under the grandstand including places to find change dropped during the games. Though Graydon never lived in the living quarters (he joined the Navy at this time), he remembers it as "a fine apartment" for his family.

<sup>10</sup> Minor League Baseball, Oldest Minor League Ballparks List, provided by the Eugene Emeralds.

<sup>11</sup> Civic Stadium Assessment, as produced for the class Introduction to Historic Preservation, University of Oregon AAAP 411/511, December 11, 1997, p. 10.

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projects built by the WPA in the United States in the late 1930s. This durable, useful structure constructed of local materials by local craftsmen with local funds illustrates the ability of multiple institutions to work together on a local level. The involvement of the WPA demonstrates how federal programs can work with individual communities to establish a public facility that has remained a continuous piece of America's living history.

In addition, Eugene Civic Stadium is eligible for the National Register under Criterion C as being typical of stadiums built during the Depression Era in the Pacific Northwest. In 1930, the Timber Engineering Company published the book *Typical Designs of Timber Structures: A Reference for Use by Architects and Engineers*. Under the heading of "Typical Design No. 109: Grandstand" is illustrated a prototype for a municipal grandstand and its accompanying transverse hip truss roof. Both the roof and the grandstand are nearly identical in form and structure to Eugene Civic Stadium.

Stadiums like Eugene Civic Stadium were built in conjunction with local organizations, such as the West Coast Lumberman's Association, throughout the Pacific Northwest. Unfortunately, these beautiful wooden grandstands have fallen victim to progress and neglect, and many have been demolished to make room for more modern facilities. Eugene Civic Stadium is the only wooden grandstand of this type remaining in Oregon, and one of only two known remaining in the Pacific Northwest (the other is Olympic Stadium, located in Hoquiam, Washington).

Overall, Eugene Civic Stadium retains excellent integrity of design, setting, materials, workmanship, location, feeling and association. While the neighborhood has undergone massive development over the last eighty years, the site once known as the Amazon tract is still surrounded by neighborhoods and is used as a municipal recreation facility. South Eugene High School, with its own athletic fields, has been constructed due west of Eugene Civic Stadium on a portion of the land initially laid out for the athletic facility. The rest of the land has been developed into Amazon Park, a city park featuring soccer and football fields, as well as jogging and biking trails and a dog park.

Eugene Civic Stadium also retains integrity of materials, workmanship, design, feeling, and association. Little has been done to alter the timber frame construction that exists under the grandstand. The old growth Douglas fir has needed little maintenance over the years and remains in excellent condition. The quality of construction is also tested every summer, when thousands of fans fill the seats, stomping and roaring to cheer on the Eugene Emeralds. Integrity of workmanship is also retained, specifically in regards to its unique method of construction utilizing local, old growth Douglas fir, local designers and architects, and local labor during construction. Additionally, the stadium has retained its designed use as a multi-purpose recreational facility, and is still utilized in its intended fashion as an athletic park hosting baseball, both local teams as well as the Eugene Emeralds, and soccer.

### COMPARATIVE ANALYSIS

Eugene Civic Stadium can be compared with three different categories of properties: 1) other stadiums in the Pacific Northwest; 2) other WPA-built stadiums in the United States; and 3) all other minor league ballparks in the United States.

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Overall, Eugene Civic Stadium bears a marked resemblance to Olympic Stadium of Hoquiam, Washington, built in 1938. Olympic Stadium is roughly U-shaped and larger in size, with a seating capacity of around 10,000 people (Civic seats approximately 6,000 people in the grandstand). Olympic Stadium was listed in the National Register in 2006, features the same wooden post-on-pier construction, and was also constructed in conjunction with the WPA. Both parks are likely drawn from the same plates of the book *Typical Designs for Timber Structures*. Olympic Stadium retains its historic integrity, although the facility is not currently in use.

Another comparable property is National Register-listed Jay Littleton Park, located in Ontario, California. This facility is listed as the only known comparable property for Olympic Stadium in that stadium's National Register nomination. Built between 1935 and 1937, the wooden grandstand is also roughly U-shaped and seats 3,500 fans. The facility was constructed for baseball only, and was the location for filming parts of the movie *The Babe*. Like Eugene Civic Stadium, Jay Littleton Park features an all-wooden grandstand.

PGE Park, located in Portland, Oregon, is another multi-purpose facility located in the Pacific Northwest. A recent \$38.5 million renovation in 2000-2001 helped make PGE Park one of the finest stadiums in both the Pacific Coast Minor League Baseball League and the United Soccer League. PGE Park is home to the Portland Beavers AAA baseball team and the Portland Timbers, a member of the United Soccer Leagues First Division. PGE Park was originally built in 1926, but has undergone extensive alterations over the years, including the recent renovation which debuted to the public on April 30, 2001.<sup>12</sup> Though the park advertises "Old Time Feel, State of the Art Features," the past and recent renovations have severely compromised the historical integrity of the structure.

The second basis for comparison is on a national scale, with other ballparks constructed in conjunction with the WPA. While dozens of stadiums were built in partnership with local organizations by the WPA during the Depression Era, analyzing them for the scope of this nomination is not feasible. A few notable examples include Ray Winder Field, constructed in Little Rock, Arkansas in 1932; Recreation Park, constructed in Montpelier, Vermont in 1940; and Phil Welch Stadium, constructed in St. Joseph, Missouri also in 1940. Historic integrity on these three parks has not been determined. In addition, none of them appear to be constructed in the same manner, with large scale timbers, as Eugene Civic Stadium.

The third basis for comparison is to look at other minor league ballparks in the United States, since Eugene Civic Stadium is currently hosting the Eugene Emeralds baseball team. As of opening day 2006, Eugene Civic Stadium was the 11th oldest minor league ballpark in the United States. However, with the Arkansas Travelers relocating to a new field, Civic Stadium was within the top ten oldest stadiums by opening day 2007.<sup>13</sup>

### CONCLUSION

Eugene Civic Stadium is significant on a local level as a continuously functioning municipal athletic facility built in conjunction with the WPA. Civic Stadium meets National Register Criterion A for its initial and continued

<sup>12</sup> "Old Time Feel, State of the Art Features," PGE Park Website, available from <http://www.pgepark.com/stadium/about/>; Internet, accessed November 17, 2007.

<sup>13</sup> Minor League Teams, Statistics and Websites, Courtesy of the Eugene Emeralds, Minor League Baseball, January 2007.

Eugene Civic Stadium  
Name of Property

Lane Co., OR  
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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contribution to the entertainment and recreational needs of Eugene and the surrounding communities. The stadium also meets Criterion A for its distinctive characteristics of community planning and development. In addition, Eugene Civic Stadium meets National Register Criterion C for its architecture, which was typical of the designs of ballparks built in association with the Timber Engineering Company throughout the Pacific Northwest. The design known as "Typical Design No. 109: Grandstand" is now exceedingly rare. Eugene Civic Stadium is nearly perfectly intact and is one of only two known remaining stadiums of this type.

Eugene Civic Stadium has been continuously owned and operated by the Eugene Public School District 4J since the land was deeded from the city in 1938. It has continuously served as a multi-purpose athletic facility for the municipality, and is a part of the living history of both Eugene and the nation. The sight of the hand turned score board, the feel of the old wooden grandstand, and the smell of the grass of the field transport people back to a time when war and financial woes could be escaped from, if only for a moment, at the ballpark.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number   9   Page   1  

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Eugene Civic Stadium  
Name of Property

Lane Co., OR  
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 2

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Eugene Civic Stadium  
Name of Property

Lane Co., OR  
County and State

### 10. Geographical Data

Acreeage of Property approx. 3.75 acres

#### UTM References

(Place additional UTM references on a continuation sheet)

1 10 492823 4875723  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

#### 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 Natalie Perrin

organization University of Oregon date Aug. 2007; rev. July 2008

street & number 460 Monroe Street Apt. A telephone (404) 934-9710

city or town Eugene state Oregon zip code 97402

#### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

**Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs:** Representative **black and white photographs** of the property.

**Additional items:** (Check with the SHPO or FPO for any additional items)

#### Property Owner

name Eugene School District 4J

street & number 200 North Monroe Street telephone (541) 687-3123

city or town Eugene state Oregon zip code 97402

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 1

### VERBAL BOUNDARY DESCRIPTION

The boundaries incorporate the footprint of the stadium and field. From the southwest corner of the intersection of 20<sup>th</sup> Avenue and Oak Street, travel approximately 250 feet due south to a point, then approximately 65 feet due east to the northeastern most corner of the original grandstand, which is the Point of Beginning (POB) for the area being nominated. From the POB, the boundary line runs approximately 70 feet to the east and then turns south for approximately 75 feet to the field. The boundary line then runs approximately 300 feet in an easterly direction along the field to the northeastern most corner of the field. From the northeast corner of the field, the boundary runs approximately 335 feet in a southwardly direction to the southeastern most corner of the field, then runs in a westerly direction approximately 340 feet to the southwestern most corner of the field. Turning north, the boundary line runs approximately 80 feet north to the southeastern most corner of the grandstand, then 60 feet west to the southwestern most corner of the grandstand. Turning north, the boundary runs along the grandstand approximately 300 feet, then approximately 75 feet at an angle to the northeast to follow the bend in the grandstand. Turning north, the boundary line runs approximately 20 feet, then east for approximately 88 feet, and then south for approximately 20 feet. Turning due east, the boundary line runs approximately 12 feet back to the POB.

### BOUNDARY JUSTIFICATION

Comprised of a portion of tax lot #1803061108505, the boundaries make up the 3.75 acres that include the structure that has historically been part of Eugene Civic Stadium during the period of significance and that maintains historic integrity.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Photographs Page 1

### PHOTOGRAPHS

**Address:** Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

**Photographer:** Natalie Perrin, nomination preparer, 1320 B St., Springfield, OR 97477

**Date:** May 2007

**Ink and Paper:** Photographs reproduced from film negatives

**Location of Negatives:** Film negatives held by nomination preparer

- 1 of 16: Exterior View: Grandstand, southeast facade, view looking northwest.
- 2 of 16: Exterior View: Grandstand, southeast facade, view looking northwest.
- 3 of 16: Exterior View: Grandstand siding, south facade, looking north.
- 4 of 16: Interior View: Beneath the Grandstand, facing west.
- 5 of 16: Exterior View: Grandstand, east southeast facade, facing west.
- 6 of 16: Exterior View: Grandstand, view of north facade, looking south. The north facade features the original vertical board siding.
- 7 of 16: Exterior View: Grandstand, view of roof and seating facing northeast. The solid Douglas fir post rising from the ground supports the wooden transverse hip truss roof.
- 8 of 16: Exterior View: Grandstand, view of upper seating facing south. The walls are punctuated by louvered openings for ventilation.
- 9 of 16: Exterior View: Grandstand, detail of the bead board siding on the east facade.
- 10 of 16: Exterior View: Grandstand, west facade, looking east.
- 11 of 16: Exterior View: Grandstand, south facade, looking north.
- 12 of 16: Exterior View: Field, facing south.
- 13 of 16: Exterior View: Eugene Civic Stadium, view facing southeast.
- 14 of 16: Exterior View: Eugene Civic Stadium, southern-most entrance on the west facade, looking east.

Eugene Civic Stadium  
Name of Property

Lane Co., OR  
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number Photographs Page 2

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- 15 of 16: Exterior View: Grandstand, east facade. The southern-most entrance as viewed from the field.
- 16 of 16: Exterior View: Grandstand, view facing west. This view looking up from beneath the seating of the Grandstand illustrates the vast quantity of Douglas fir that went into the construction of the stadium. Note the solid Douglas fir post rising over 40 feet high, visible on the left.



Figure 1: Lane County Assessor's Map. Eugene Civic Stadium, owned by Eugene School District 4J, is the parcel labeled 004-00. Courtesy of Lane County Deeds and Records.

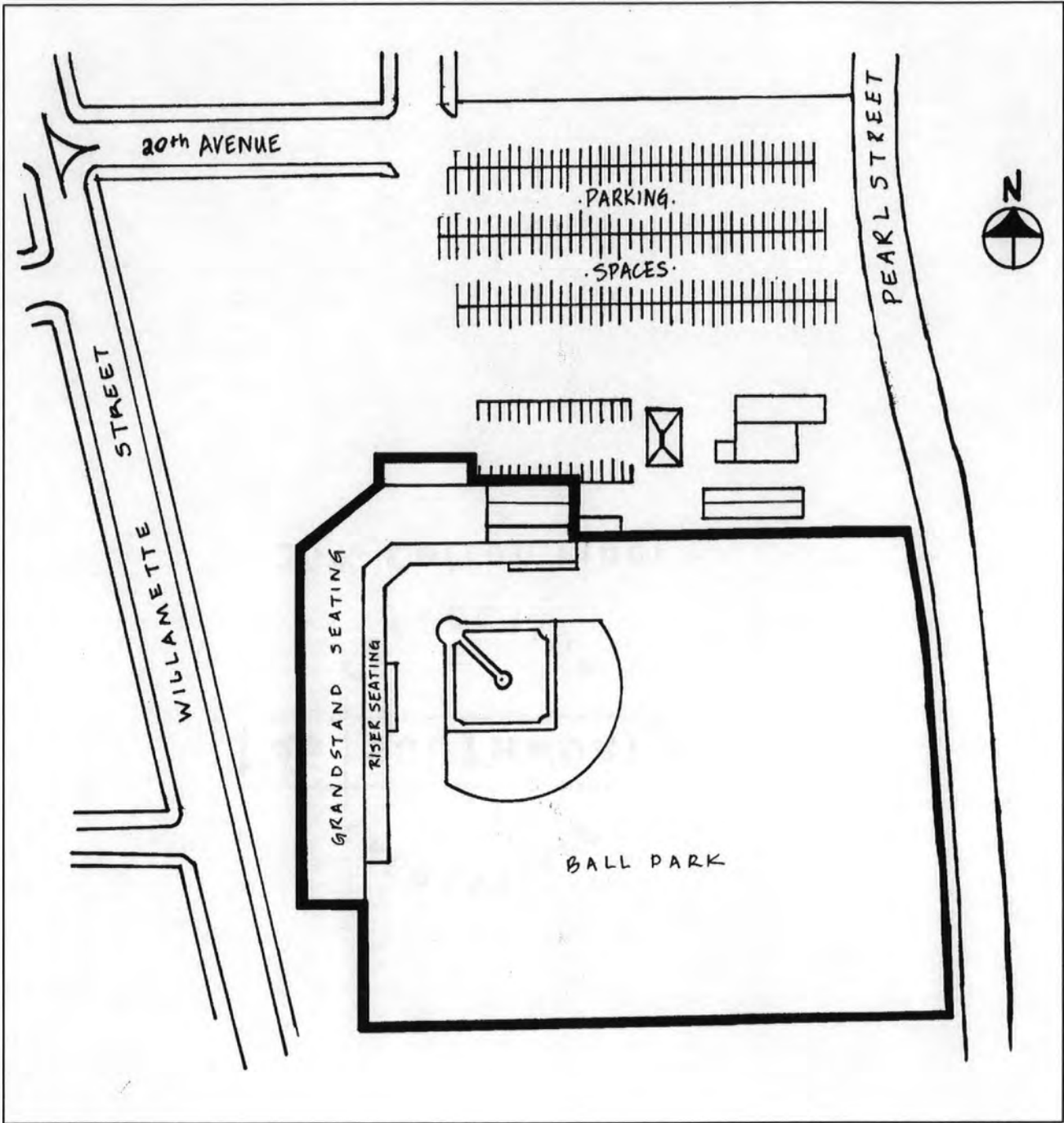


Figure 2: Current site map of Eugene Civic Stadium, Eugene, Lane County, Oregon. Prepared by Natalie Perrin, January, 2007. Not to scale. Note thick, black line correspondences to the Verbal Boundary Description.



-DP-

64067

D E E D

Filed for Record Sep 1, 1938; 1:10 o'clock P. M.  
W. B. Dillard, County Clerk  
By Eva L. Duckworth, Deputy (No Stamps)

The City of Eugene, a  
municipal Corporation  
to  
School District No. 4)

WHEREAS, heretofore the Common Council of the City of Eugene passed a Resolution submitting to the electors of the City a proposal that the Council be permitted, authorized and directed to levy a tax not exceeding one-half of one mill upon all the property in the City for the purpose of raising sufficient money to pay off the liens on the South Willamette Street property, and that the property then be deeded to School District No. 4 of Lane County, to be used as a recreation area for the School District and for the municipality, and

WHEREAS, such proceedings were had under the initiative and referendum act that an election was held and the electors declared by a large majority their approval of the proposal, and

WHEREAS, the Mayor of the City proclaimed the result of the election and thereafter there was passed by the Common Council and approved by the Mayor Ordinance No. 8639, directing the City Engineer to prepare a description of the property and authorizing the Mayor and Recorder of the City to make, execute and deliver to School District No. 4 of Lane County, Oregon, a deed of conveyance to said School District No. 4 of Lane County, Oregon.

Now, Therefore

KNOW ALL MEN BY THESE PRESENTS, That the CITY OF EUGENE, a municipal corporation, organized under the laws of the State of Oregon in consideration of the sum of One Dollar to it paid by the purchaser, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the purchaser, School District No. 4 of Lane County, Oregon, its successors and assigns, all the following bounded and described real property, situated in the County of Lane, State of Oregon, to-wit:

Beginning at the East line of Claim No. 47, Township 18 South Range 3 West of the Willamette Meridian, 15.34 chains South of the Southeast corner of Section 31, Township 17 South Range 3 West, Willamette Meridian, run thence South along the East line of said claim, 10.04 chains; thence West, 17.29 chains to the East line of Willamette Street, in Eugene, Lane County, Oregon; thence Northwesterly along said East line of Willamette Street to a point 1277 feet South 82° 54' West of the beginning, thence North 82° 54' East 1277 feet to the beginning, all in Eugene, Lane County, Oregon.

TO HAVE AND TO HOLD, the above described and granted premises unto the said School District No. 4 of Lane County, Oregon, its successors and assigns forever.

IN WITNESS WHEREOF, the City of Eugene, pursuant to an Ordinance passed by the Common Council, has caused these presents to be signed by its Mayor and Recorder and its Corporate Seal to be hereunto affixed this 13th day of June, A.D., 1938.

THE CITY OF EUGENE, a municipal Corporation  
By Elisha Large

SEAL OF CITY OF EUGENE  
LANE CO., OREGON

Mayor  
By C. M. Bryan  
Recorder

Figure 3: Copy of the original deed, on file with Lane County Deeds and Records. Recorded September 1, 1938. Courtesy of Lane County Deeds and Records.

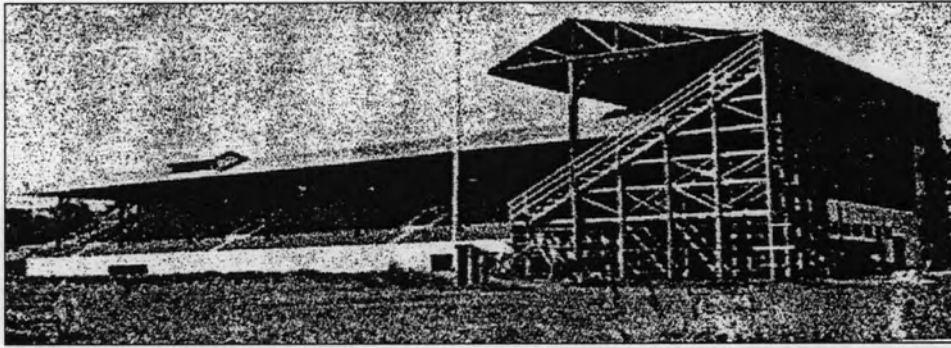


Figure 4: "Typical Design No. 109: Grandstand." *Typical Designs of Timber Structures: A Reference for Use by Architects and Engineers.* Seattle: Timber Engineering Company, 1930.

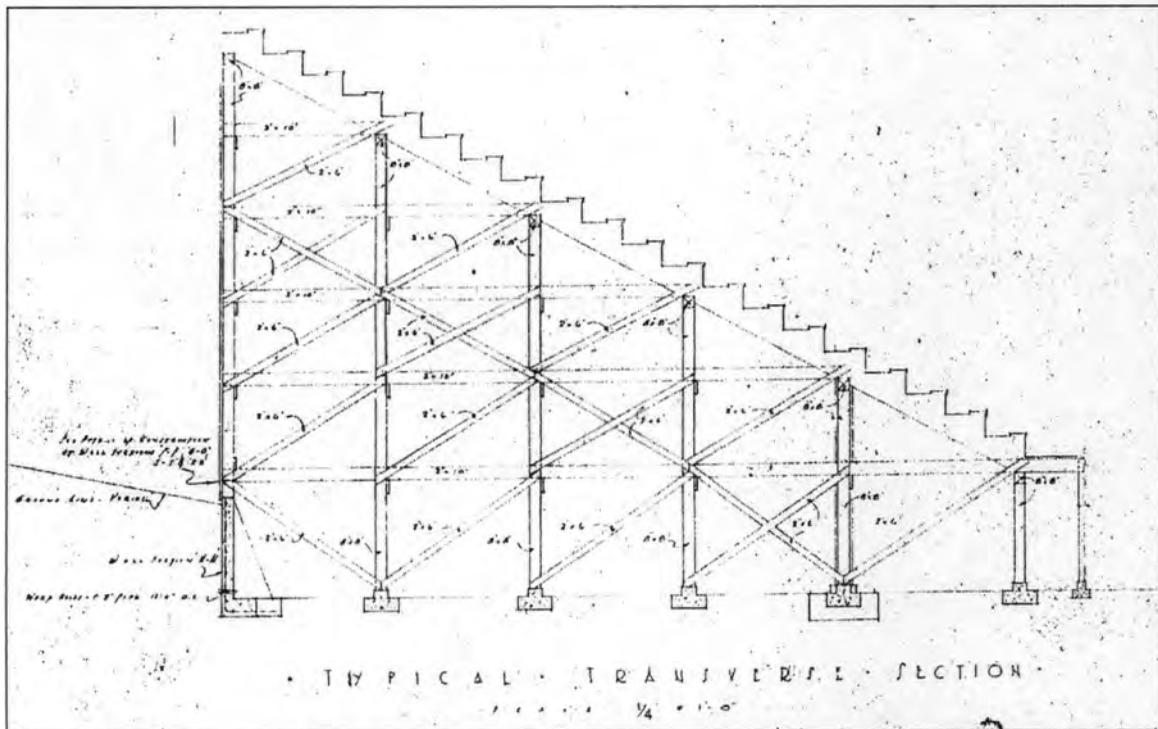


Figure 5: Blueprint of Eugene Civic Stadium. This "Typical Transverse Section" illustrates the construction method of the Grandstand. Courtesy of the Eugene School District 4J.

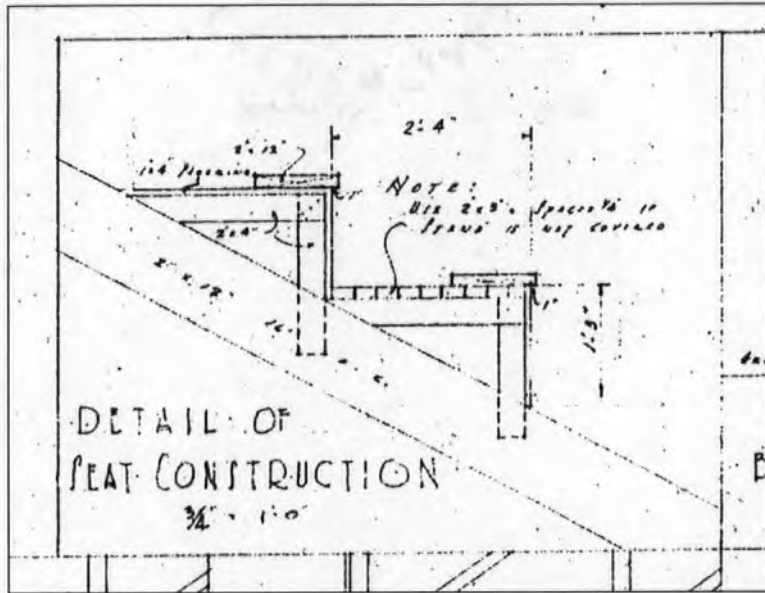


Figure 6: Blueprint of Eugene Civic Stadium. This "Detail of Seat Construction" illustrates the construction method of the Grandstand. Courtesy of the Eugene School District 4J.

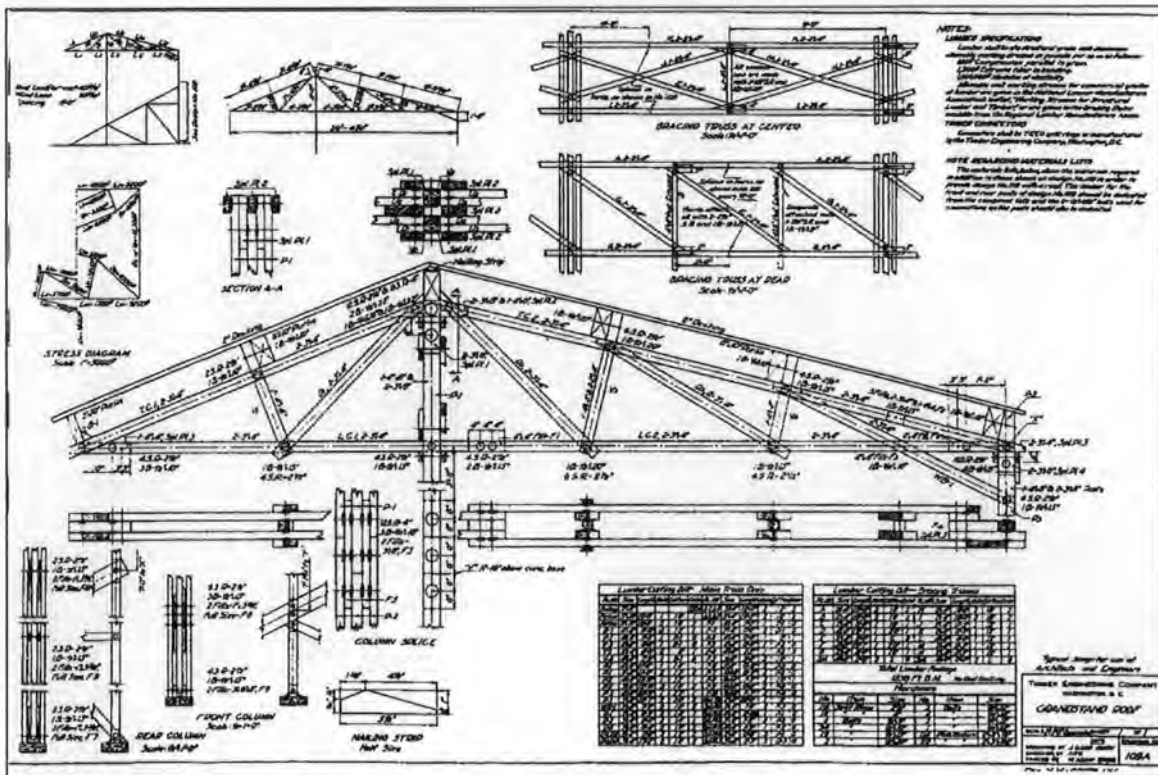


Figure 7: "Typical Design No. 109A: Grandstand Roof." Typical Designs of Timber Structures: A Reference for Use by Architects and Engineers. Seattle: Timber Engineering Company, 1930.

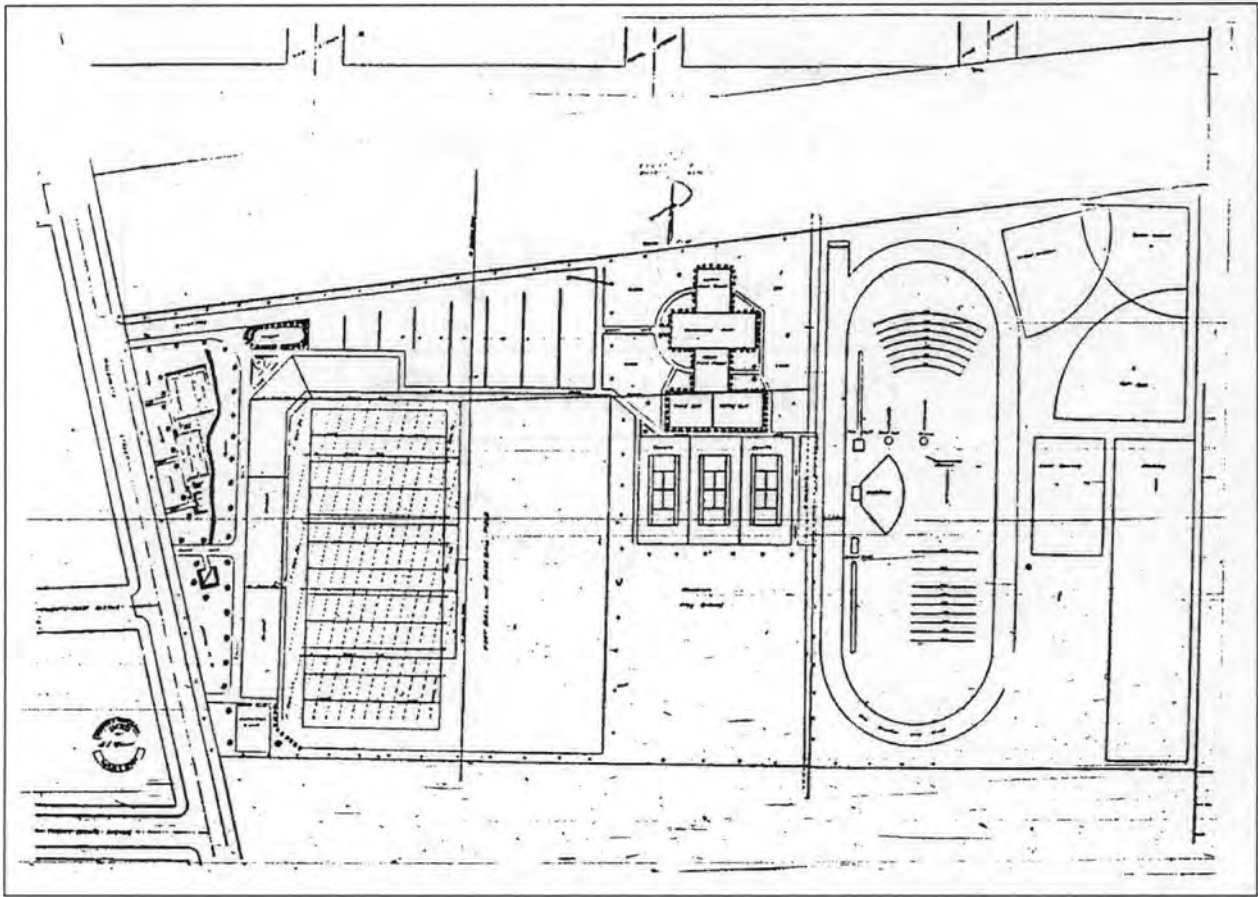


Figure 8: Proposed athletic facility as printed in the *Eugene Register-Guard* on May 15, 1938.

<b>Eugene Athletic Center</b>		
<b>FIELD FUND</b>		
<b>Voluntary Contribution</b>		
Name	_____	
Address	_____	Amount _____
Make out all checks to C. R. Manerud, treasurer Eugene Athletic Field Fund. Mail to Register-Guard, Eugene, Ore.		

Figure 9: Coupon as printed in the *Eugene Register-Guard*, first appearing on June 9, 1938, as part of a fundraiser for the Eugene Athletic Center.

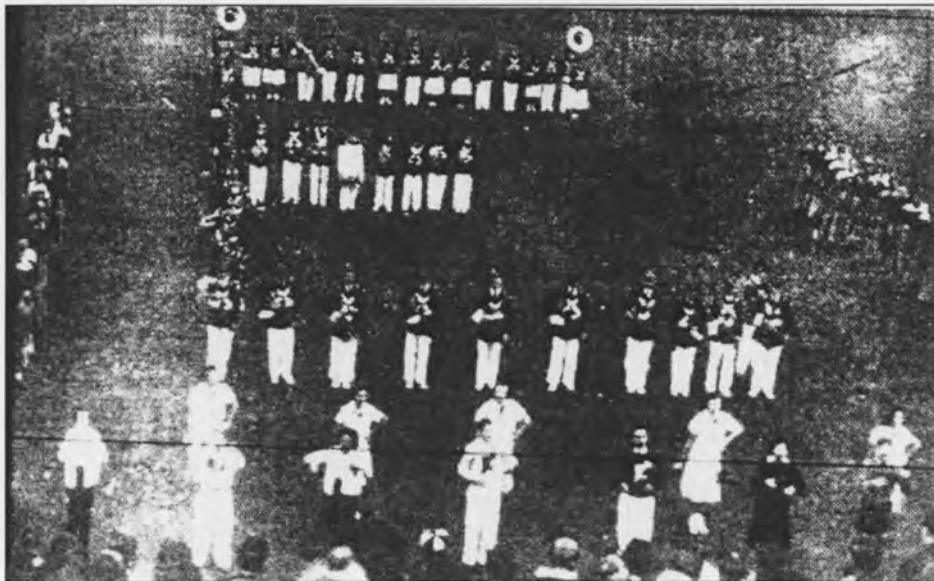


Figure 10: Picture of October 22, 1938 Athletic Field dedication as printed on the front page of the *Eugene Register-Guard* on October 23, 1938. The Marching Band is making a letter "E" for Eugene High School.

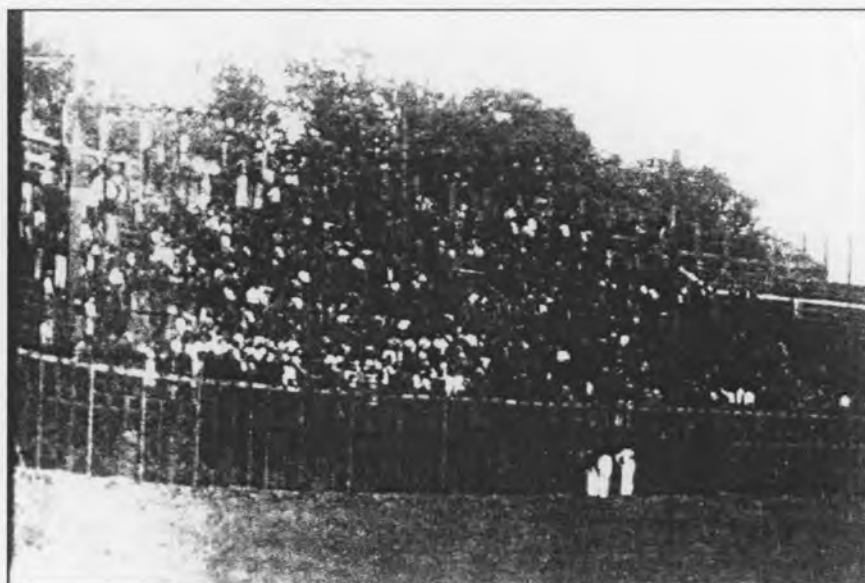


Figure 11: Picture of October 22, 1938 Athletic Field dedication as printed on the front page of the *Eugene Register-Guard* on October 23, 1938. The grandstand was still without a roof at this time.



Figure 12: Eugene Civic Stadium, circa 1950. This photo shows a full house at the stadium, while a marching band takes the field. Courtesy of the Lane County Historical Museum.



Figure 13: Eugene Civic Stadium, circa 1950. Note the lines on the field (for football) and the central entrance on the 50-yard line. This photo also shows a press box on the roof of the Grandstand, which is believed to have been removed during the 1969 conversion of the stadium to a baseball facility for the Eugene Emeralds. Courtesy of the Lane County Historical Museum.

### Oldest Minor League Ballparks in the United States

Rank	Club	Location	League	Park Name	Year Open	WPA?
1.	Vermont Lake Monsters	Winooski, VT	New York-Penn	Centennial Field	1922	
2.	Williamsport Crosscutters	Williamsport, PA	New York-Penn	Bowman Field	1923	
3.	Portland Beavers	Portland, OR	Pacific Coast	PGE Park	1926	
T4.	Daytona Cubs	Daytona, FL	Florida State	Jackie Robinson Ballpark	1930	
T4.	Hagerstown Suns	Hagerstown, MD	South Atlantic	Municipal Stadium	1930	
6.	Swing of the Quad Cities	Davenport, IA	Midwest	John O'Donnell Stadium	1931	
7.	Arkansas Travelers	Little Rock, AK	Texas	Ray Winder Field	1932	
8.	Wichita Wranglers	Wichita, TX	Texas	Lawrence-Dumont Stadium	1934	
9.	Pulaski Blue Jays	Pulaski, VA	Appalachian	Calfee Park	1935	
10.	Clinton Lumberkings	Clinton, IA	Midwest	Alliant Energy Field	1937	✓
11.	Eugene Emeralds	Eugene, OR	Northwest	Civic Stadium	1938	✓

Figure 14: As of Opening Day 2006, Eugene Civic Stadium was the 11th oldest minor league ballpark in the United States. However, with the Arkansas Travelers relocating to a new field in 2007, Civic Stadium is now in the top ten. Table compiled by Natalie Perrin, based on information courtesy of Minor League Baseball provided by the Eugene Emeralds.





Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Original Negatives held at  
1320 B Street  
Springfield, OR 97477

QNo. 25)NCP 13 -01 NNNNN- 4330



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at

1320 B Street

Springfield, OR 97477

QNo. 212NCP 13 -02 NNNNN-- 4330



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie P. Perrin

Date: May, 2007

Negatives held at:

1320 B Street  
Springfield, OR 97177

<No. #NCP 13 +02 NHPHN-- 4331



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at  
1320 B Street  
Springfield, OR

(No. 5) NCP 13 +04 NNNH-- 4351

97477





Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Peckin  
Date: May, 2007  
Negatives held at  
1320 B Street  
Springfield, OR 97477

ONE.21NCP 13 -02 NNNNN-- 4331



MEN'S  
RESTROOM

Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at

1320 B Street  
Springfield, OR 97477

(No. 11)NCP 13 -02 NNNNN-- 4331



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at  
1320 B Street  
Springfield, OR 97477

<No. 6>NCP-13 +02 NNNNN 4331



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Percin  
Date: May, 2007  
Negatives held at  
1320 B Street  
Springfield, OR 97477

ONE.80NCP 13 +02 NNNNN-- 4331





Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie Perrin

Date: May, 2007

Negatives held at

1320 B Street

Springfield, OR 97477

ONE 92NCP 13 +00 NNNNN-- 4331



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at  
1320 B Street  
Springfield, OR 97477

Doc. 163NCP 13 +00 NNNNN-- 4331



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at  
1320 B Street  
Springfield, OR 97477

<No. 22>NCP 13 +01 NNNNN--- 4330



The Registry Court

ENTER  
LADIES  
TENNIS

Washing  
Dish Soap

Wash your car  
with this 2-in-1 Wash & Wax!

Living Care

Living Care

JERIN'S

BI-MART  
Grocery Store, Hardware, Paint & More

DIEC

SUNOCO

SUNOCO

SUNOCO

SUNOCO

Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at  
1320 B Street  
Springfield, OR 97477

QNo. 27)NCP 13 -02 NNNNN-- 4330





Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at  
1320 B Street  
Springfield, OR 97477

DN0.7YNCP 13 +05 NNNNN-- 4331



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at  
1320 B Street  
Springfield, OR 97477

CHS.160NCP 13-01 NNNNN-4331



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

Photographer: Natalie K. Perrin

Date: May, 2007

Negatives held at

1320 B Street  
Springfield, OR 97477

ONE 13X11CP 13 +01 MNNNN-- 4331



Eugene Civic Stadium  
2077 Willamette Street  
Eugene, Lane County, Oregon

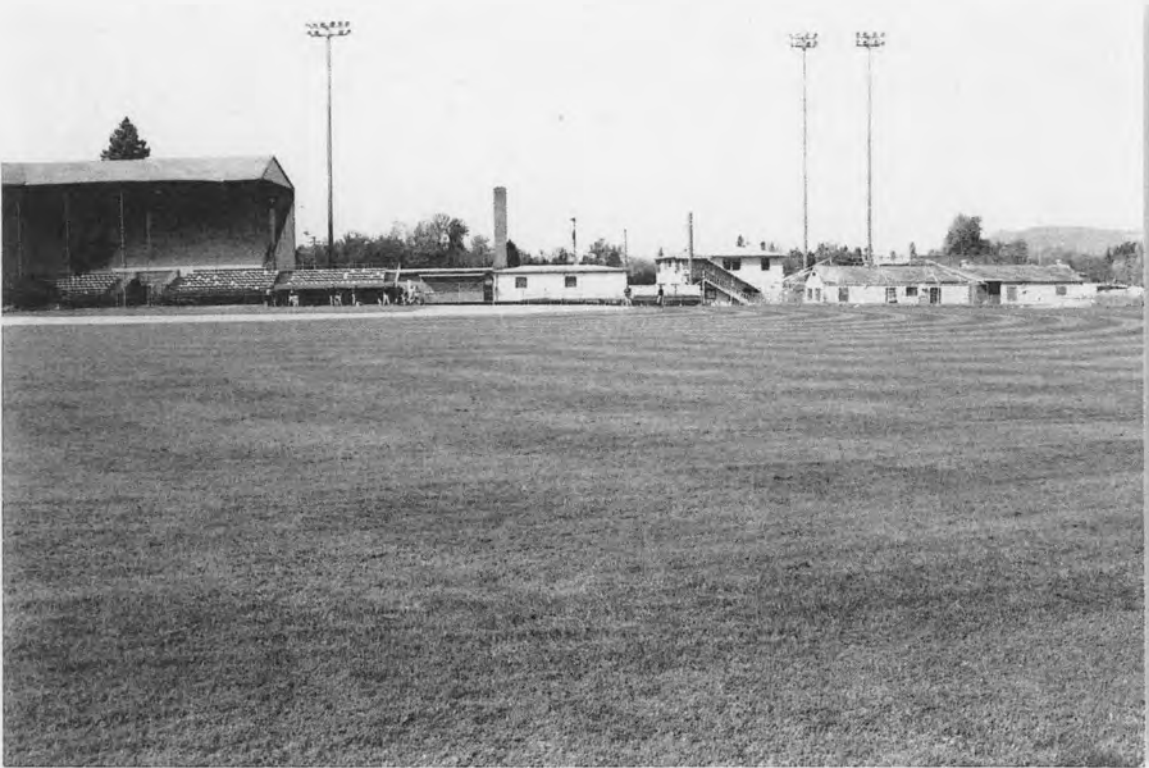
Photographer: Natalie K. Perrin

Date: May, 2007

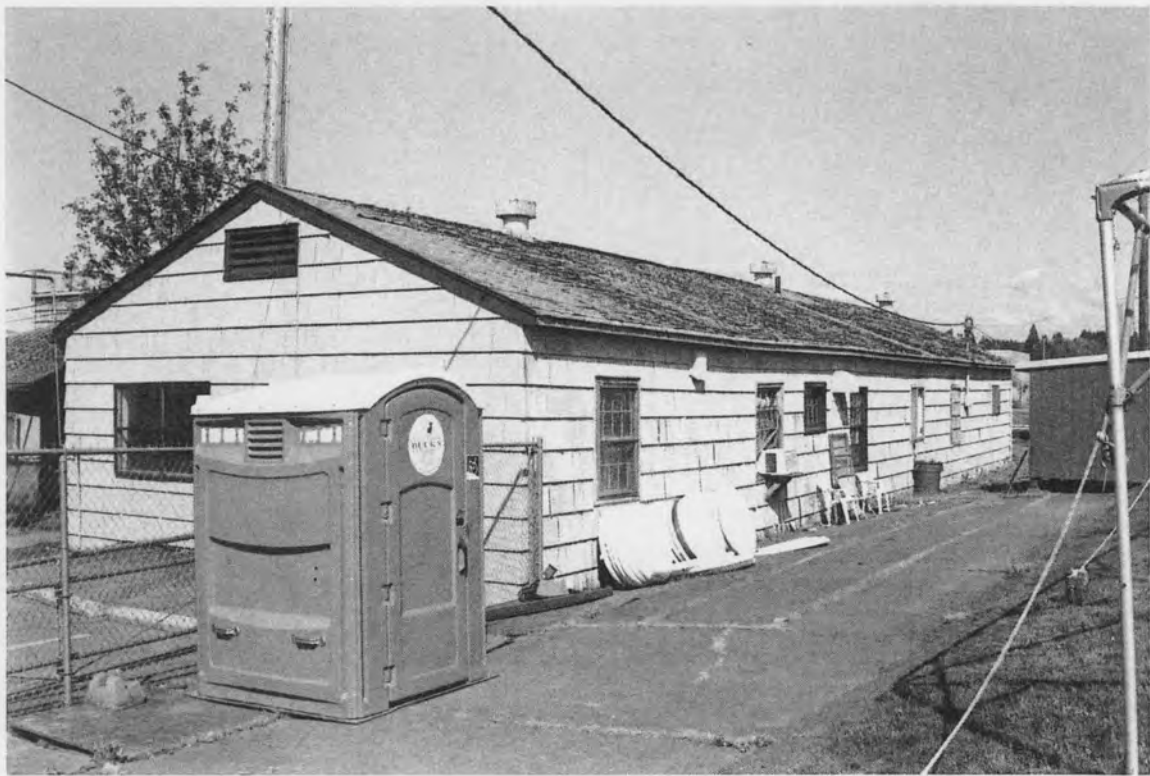
Negatives held at

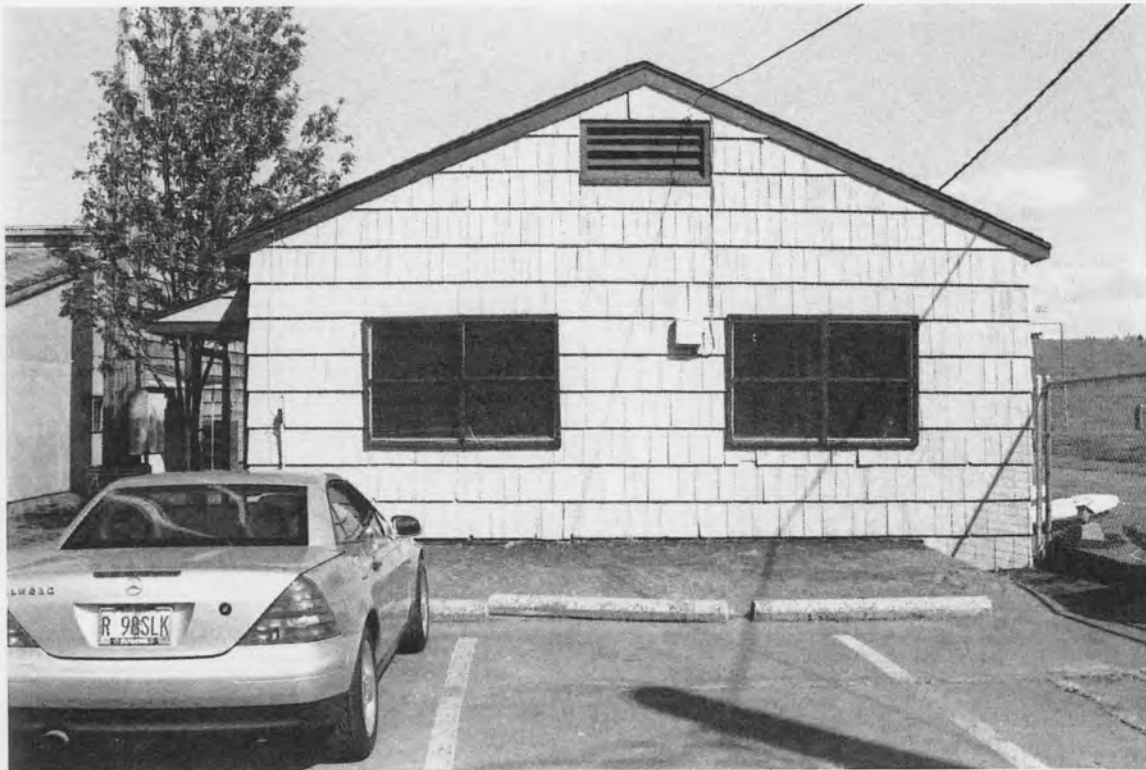
1320 B Street  
Springfield, OR 97477

<No. 14>NCP 13 +02 NNNNN--4331

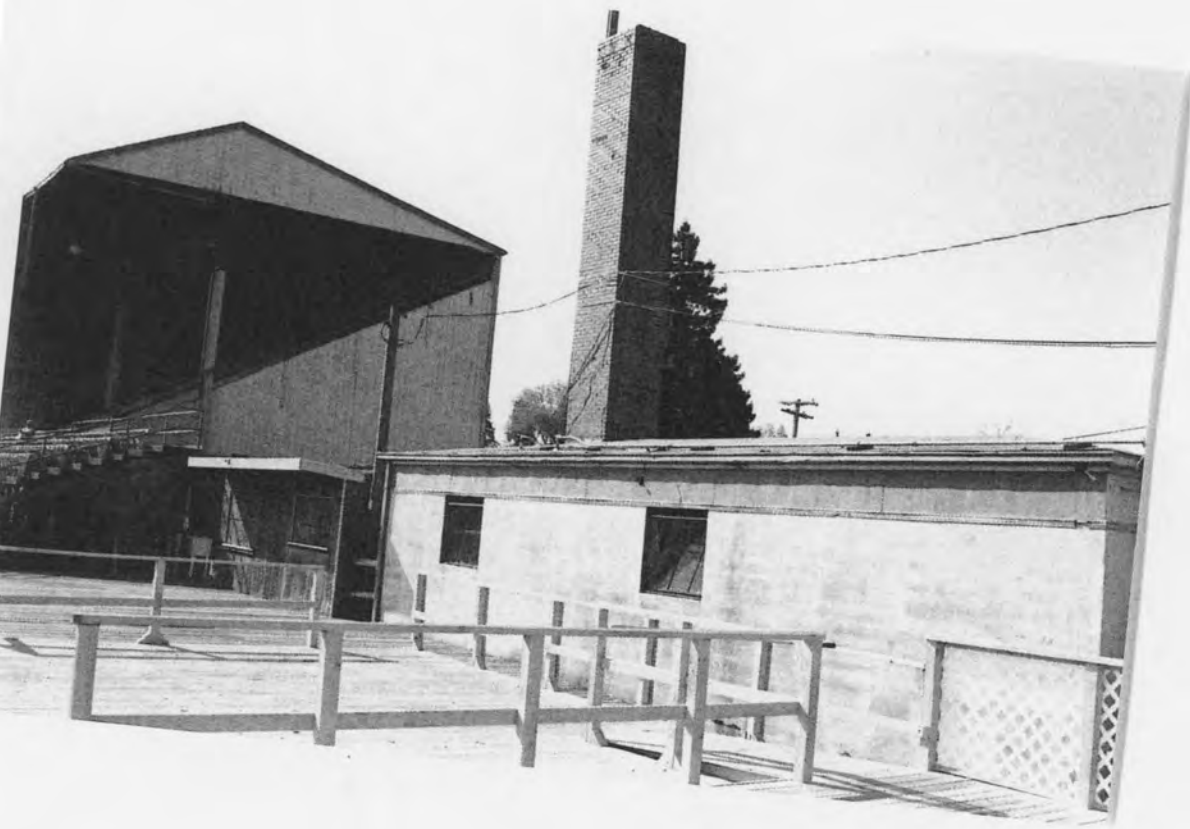
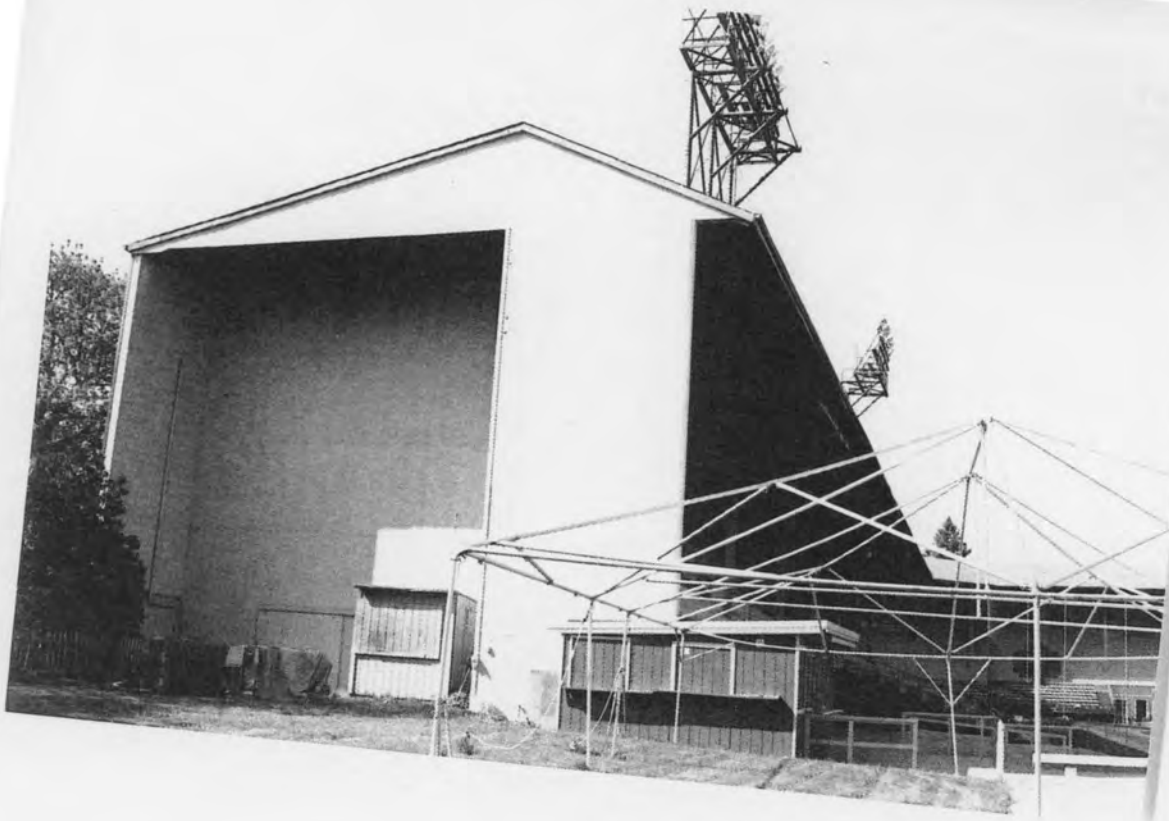












## Missing Core Documentation

**Property Name**

Eugene Civic Stadium

**County, State**

Lane County, OR

**Reference Number**

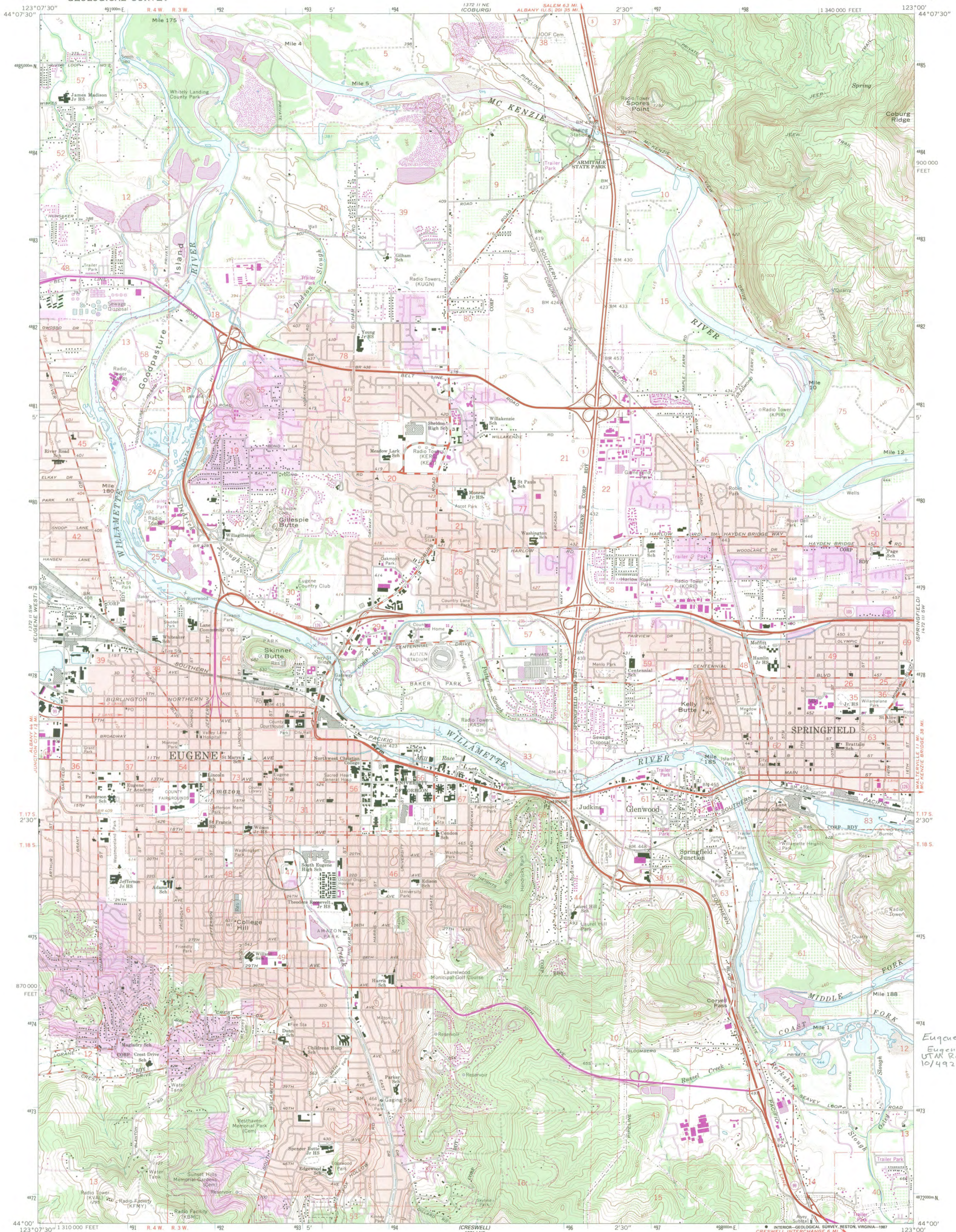
08000183

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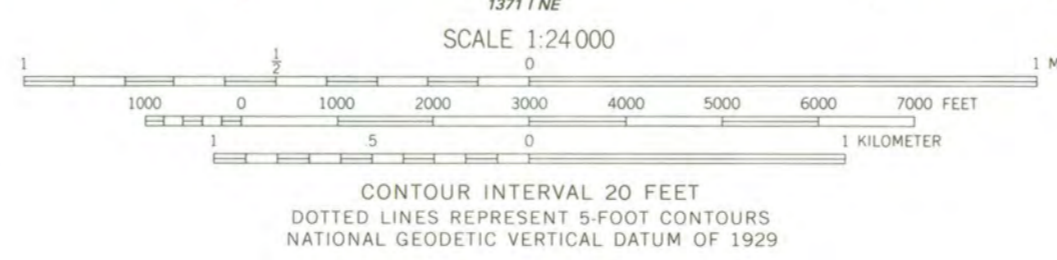
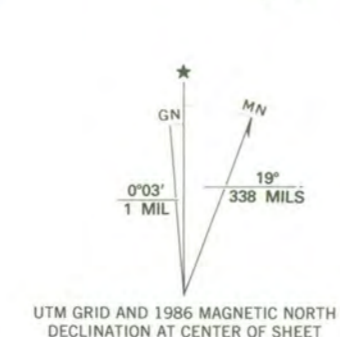
Nomination Form

Photographs (#s: 17-28)

USGS Map



Mapped, edited, and published by the Geological Survey  
Control by USGS, NOS/NOAA, and State of Oregon  
Topography by photogrammetric methods from aerial  
photographs taken 1965. Field checked 1967  
Polyconic projection. 1927 North American datum,  
10,000-foot grid based on Oregon coordinate system,  
south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 10, shown in blue  
To place on the predicted North American Datum 1983,  
move the projection lines 22 meters north and  
95 meters east as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
Purple tint indicates extension of urban areas



CONTOUR INTERVAL 20 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt

○ Interstate Route   □ U.S. Route   ○ State Route

OREGON

QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial  
photographs taken 1962 and other sources  
This information not field checked. Map edited 1986

EUGENE EAST, OREG.  
44123-A1-TF-024

1967  
PHOTOREVISED 1986  
DMA 1372 II SE-SERIES V892

Eugene Civic Stadium  
Eugene, Lane Co., OR  
UTM Reference:  
10/492923/4875723



Facilities Management  
Eugene School District 4J  
715 West Fourth Avenue  
Eugene, OR 97402-5024

September 12, 2007

**RECEIVED**

SEP 13 2007

STATE HISTORIC  
PRESERVATION OFFICE

Mr. Roger Roper  
Deputy State Historic Preservation Officer  
Parks and Recreation Department  
State Historic Preservation Office  
725 Summer St. NE – Suite C  
Salem, Oregon 97301-1266

Subject: Eugene Civic Stadium, Request for Delay of Nomination to the National Register of Historic Places

Dear Mr. Roper:

This letter is in response to your notification dated August 14, 2007 of the review for nomination of Eugene Civic Stadium on October 16, 2007. On behalf of Eugene School District 4J, I am requesting a postponement in the nomination to provide adequate time for our Board to review, understand the potential impacts and define our position of the nomination and potential listing within the National Registry. Please note that, while we have known there was interest in listing the stadium, the application for nomination was submitted without our knowledge. With the beginning of the school year upon us, school district staff have had limited time and resources to develop a complete understanding of all the potential benefits and/or limitations a listing of the property could produce. We believe the potential consequences and development restrictions to the property, if listed as Historic, are significant. This property has been classified by the School Board as surplus and therefore may be sold or transferred to another property owner at some point in the future.

We are requesting a 90 to 120 day postponement in the nomination which is in the best interest of 4J and its public constituents.

Thank you for your consideration. I am available to discuss this with you at your convenience. If the request to delay is to be denied, we would appreciate an early response by phone so that we can schedule time with our Superintendent and Board leadership to formulate a response prior to the October 16 hearing. I can be reached at (541) 687-4007. Alternately, you may contact Larry Massey, District Architect, at (541) 687-4033 as we are working together on district property issues.

Sincerely,

  
Jon Lauch  
Facilities Director

Copy: Ken Guzowski, City of Eugene, Planning and Development



Facilities Management  
Eugene School District 4J  
715 West Fourth Avenue  
Eugene, OR 97402-5024

September 27, 2007

Eugene Historic Review Board  
City of Eugene  
99 West 10<sup>th</sup> Avenue  
Eugene, OR 97401

**RECEIVED**

SEP 28 2007

STATE HISTORIC  
PRESERVATION OFFICE

Subject: Civic Stadium Nomination for the Historic Registry

Dear Review Board:

On behalf of Eugene School District 4J, I'd like to address your current review of the nomination of the Civic Stadium property for listing in the National Register of Historic Places. We do not dispute the historic significance of the original stadium structure but we do believe that if the nomination is to move forward, a more thorough review is required to insure that the application submittal is as accurate and complete as possible and includes all of the available information.

While district staff assisted in providing some of the dates and records for the application, we were not given the courtesy of review prior to the submittal for nomination. Recognizing that you, as a review board, must have rationale to not forward a recommendation for nomination to the State Advisory Committee for further processing, we are providing a cursory review of the application in outline format organized according to your review criteria. In our opinion this review raises serious questions with regard to the completeness, in some cases the accuracy, and the historic merit of some of the components of the application. A more thorough review is needed, and more research particularly needs to occur to determine the merit of historical significance as presented for the outbuildings. We do not believe these to have been constructed as part of the stadium but rather to support the district's transportation operation in years past.

There is a larger issue of perhaps greater community consequence which requires consideration. Conversations are beginning which may change the look of baseball in the community. The University of Oregon Athletic Department has decided to recreate a baseball program. A partnership between the University and the Eugene Emeralds on the Civic Stadium site is certainly a strong possibility. It is too early to know what changes might be needed for the stadium or the site to serve as an appropriate facility for a prestigious university program. A historic designation could make it more difficult for stadium to be used by the university and, therefore, could be a factor in whether the stadium or the site continues to be used for baseball in the future. In effect, the historic designation could be a catalyst for the demise of baseball on the Civic Stadium property. In that event, what would be the community benefit for a historic designation?

We strongly believe that it is in the public's best interest to allow time for these conversations among the university, school district, Eugene Emeralds and others to take place. Perhaps a broader community process would be in order, in advance of the nomination process moving forward. We would ask that the Historic Review Board take this into consideration in deciding when and how to act on this application.



Further, a process by which historic preservation efforts can move forward without engaging the property owner in the process is inherently flawed. School District 4J desires to be included in the process of determining or influencing the future of this public property. In fact, it is our obligation to our supporting taxpayers to do so.

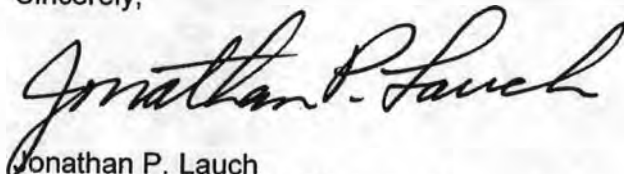
As you know, School District 4J is the owner of the property and the property has been classified by the School Board as surplus. The term surplus is defined in Board policy as follows:

*"Surplus: Property as may not in the judgment of the school board be required for school purposes may be sold or leased (ORS 332.155). This may include property currently in use for some district function (other than a school) but that function could be moved without significant disruption to the service provided. Surplus property shall be managed to maximize the financial return to the district while taking potential community benefit into consideration." (emphasis added)*

The District realizes what a significant issue the stadium, the property, and more importantly, the use (baseball) represents for this community. Any process undertaken with regard to change of ownership or use will need to broadly engage the community and public agencies within the community. Those in the community concerned that the stadium structure is on the verge of demolition by the District are simply misinformed. Therefore, there should be no urgency to rapidly move the nomination forward.

In closing, Eugene School District 4J requests your consideration to delay forwarding the nomination until the application materials can be more thoroughly evaluated, updated to reflect all current available information, and to assess the accuracy of information regarding the integrity of the stadium and the historic merit of all adjacent structures.

Sincerely,



Jonathan P. Lauch  
Director of Facilities Management

Copy: George Russell – Superintendent, SD 4J  
Barb Bellamy – Director of Communications, SD 4J  
Larry Massey – District Architect, SD 4J  
Kenneth Guzowski – Senior Planner, City of Eugene  
Roger Roper – Deputy SHOPO, State of Oregon

**Nomination of Civic Stadium for the Historic Registry  
School District 4J Review of Application and Input to Eugene Historic Review Board  
9/27/2007**

**Introduction**

4J offers no objection nor support for the nomination including the selection criteria. Our concerns are with the content completeness and for the accuracy of information provided in the application for nomination as well as the merit of the historic significance of some of the components listed.

The following is a cursory review of the Application for Nomination. Our review comes with a request for a more thorough review by all participants of the nomination and the decision making bodies involved.

**Specific Criteria Reviewed in the Application for Nomination**

**Integrity - Design:**

**The Application describes the facility as "retaining integrity of materials, unaltered wood frame under the grandstands. "**

- Significant design elements were removed, added or altered which aren't historically correct. For example, elimination of press box, addition of box seating with blue plastic seats, and concrete block construction restrooms at the main stadium entrance.
- No mention or recommendations as to the historic importance of these alterations.
- These and other modifications raise the question of Integrity of Grandstands, which may diminish the significance of the overall facility.
- Structural Integrity – will be discussed below

**Facility Description:**

**Period of significance stated as 1938-1955**

- However the stadium was converted from a full time football stadium to primarily baseball usage in 1969.

**The application states that the facility is a regional multiuse stadium which has continuous use.**

- Frequency of use, specific activities, and regional activities are not fully identified.
- Functional shortcomings exist in the facility which don't support various activities.
  - AAA Baseball- deficiencies exist for compliance with league standards (report available)
  - Football-deficient soil drainage in outfield area creates poor playing conditions.
  - Addition of box seats along the 3<sup>rd</sup> base line has precluded football use due to inadequate field clearances and skewed field location with respect to the stands.
  - Soccer – field location is fixed, diagonally in the outfield and leaves the audience too far from field for viewing.
- Overall repairs and alterations to the facility range from \$3-4.5 million dollars. Nothing included in the application identifies these deficiencies and adequately describes the overall condition of the facility.

### **Significance and Context:**

- It is not clear to us, is it Site Significance or just the Grandstand and Ball Park Significance being presented.
- 3 additional buildings are submitted along with the grandstand and ball field for consideration in the nomination. We question the significance of this inclusion. The 3 support buildings identified as part of application were used for supporting the School District's transportation department, not the stadium. The bus storage garages no longer exist.
  - Heating plant – although the chimney remains, the heating plant was decommissioned long ago. The chimney is not considered seismically stable - 4J has removed or shortened all other similar chimneys, and it is believed that this chimney was overlooked in the process – this is not a historically significant structure.
  - Garage and living quarters – converted to office space - this is not a historically significant structure.
  - Maintenance Shop – this is not a historically significant structure and has never been utilized integral to the stadium use.

### **Facts and Sources:**

#### **The accuracy of the application content has not been completely reviewed.**

- State Historic Preservation Office did not do a staff report on the accuracy or completeness of information submitted on application. The only review was a request for additional or clarifying information.
- On the application the SHPO has not certified if the property meets the National Registration Criteria and what the property significance designation is (local, regional, national).
- The Application Bibliography lists only "local government" as a source of data for facts.

School District 4J provided the building construction dates. No information or data was requested on the condition of the facility, and no request for supporting materials was made.

#### **Application states the Facility has been upgraded to ADA accessibility standards**

- 4J records indicate about \$250-300k in additional ADA upgrades needed (September 1994 ADA study). The lease requires the tenant to notify and coordinate with the owner for any and all improvements made to the facility. We are not aware of any accessibility remediation to the facility, other than the additional provision of platforms adjacent to 3<sup>rd</sup> base for spectators in wheelchairs.

### **Supporting Materials:**

#### **Complete facility condition is not accurately or completely described within application.**

- Visual inspection by the applicant describes the appearance of the structure and its elements. No references are made to actual engineering evaluations completed for 4J.
- 4J has had 3 major structural evaluations completed over the last 13 years, some findings:
- The useful life of the structure has been identified as "limited".
- Deficiencies include: decay and deterioration within the roof, walking surfaces and substructure.
- Safety concerns for the roof structure during extreme climate events of wind or snow.
- Corrosion to the steel seating beams have experienced a 75% reduction in top flange of the steel beams.
- Seismic stability is in question and needs to be addressed.
- Evaluations and reviews were done prior to the 2007 OSSC code requirements, and may include more code issues to consider.

**The application states "The quality of construction is reviewed every year"**

4J is unaware of annual inspection for quality of construction, or for structural integrity. The above statement needs clarification as we do not believe this involves qualified professionals.

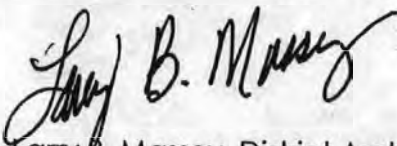
- Further review of the specific structural integrity should be included in the condition of the facility. The review should be based on the current 2007 OSSC code requirements.

**Conclusions:**

- School District 4J believes that additional application information is required to present a complete the "condition of the facility" description.
- 4J has some information available, but it was not requested or included in nomination application to accurately represent the complete the condition of the facility.
- 3<sup>rd</sup> party structural review should occur and assessment against current building codes, particularly with respect to occupant safety.
- 3<sup>rd</sup> party ADA assessment should be included and/or statements be removed that indicate ADA accessibility compliance.
- City Building Official has expressed safety concerns. Review of facility by building department staff is recommended.
- Estimated Costs of Repairs and Alterations – previous estimates should be re-evaluated and updated for current construction costs.
- We encourage a complete review of these issues by Local Historic Board with issues evaluated before forwarding the nomination to the State Advisory Committee. Our hope is that your comments will be included in your findings, not just a single vote of recommendation.

School District 4J offers to share what support material we have on record and some personnel resources to coordinate with Applicant towards creating a complete condition description of the facility.

Thank you for time and Consideration.



Larry B. Massey, District Architect - Eugene School District 4J



Facilities Management  
Eugene School District 4J  
715 West Fourth Avenue  
Eugene, OR 97402-5024

**RECEIVED**

October 9, 2007

OCT 11 2007

**STATE HISTORIC  
PRESERVATION OFFICE**

William F. Willingham, Chairman  
State Advisory Committee on Historic Preservation  
State Historic Preservation Office  
725 Summer St. NE. Suite C  
Salem, OR 97301-1266

Subject: Civic Stadium Nomination for the Historic Registry

Dear Mr. Willingham & Advisory Committee:

On behalf of Eugene School District 4J, I'd like to address your current review of the nomination of the Civic Stadium property for listing in the National Register of Historic Places. We do not dispute the historic significance of the original stadium structure but we do believe that if the nomination is to move forward, a more thorough review is required to insure that the application submittal is as accurate and complete as possible and includes all of the available information.

While district staff assisted in providing some of the dates and records for the application, we were not given the opportunity for review of the application prior to the submittal for nomination. Recognizing that you, as a review board, must have rationale to not forward a recommendation for nomination to the State Advisory Committee for further processing, we are providing a cursory review of the application in outline format organized according to your review criteria. In our opinion this review raises serious questions with regard to the completeness, in some cases the accuracy, and the historic merit of some of the components of the application. A more thorough review is needed, and more research particularly needs to occur to determine the merit of historical significance as presented for the adjacent structures. We do not believe these to have been constructed as part of the stadium but rather to support the district's transportation operation.

Eugene School District 4J requests your consideration to delay forwarding the nomination until the application materials can be more thoroughly evaluated, updated to reflect all current available information, and to assess the accuracy of information regarding the integrity of the stadium and the historic merit of all adjacent structures. If you determine that current statements regarding the physical condition of the stadium, or accuracy of those statements, are not material to the historic integrity of the nomination, we respectfully request that you consider having them removed altogether so that they are not part of the permanent record.

Sincerely,

Jonathan P. Lauch  
Director of Facilities Management

Copy: George Russell – Superintendent, SD 4J  
Barb Bellamy – Director of Communications, SD 4J  
Larry Massey – District Architect, SD 4J  
Roger Roper – Deputy SHOPO, State of Oregon

**Nomination of Civic Stadium for the Historic Registry  
School District 4J Review of Application for Nomination  
Input to the State Advisory Committee on Historic Preservation  
10/9/2007**

**Introduction**

Eugene School District 4J offers neither objection nor support for the nomination including the selection criteria. Our concerns are with the content *clarity, completeness and accuracy* of information provided in the Application for Nomination as well as the merit of the historic significance of some of the components listed.

The following is a cursory review of the Application for Nomination. Our review comes with a request for a more thorough review and revision by all participants involved in the application for nomination including the applicant and the decision making bodies involved.

**Specific Criteria Reviewed in the Application for Nomination**

**Boundaries of the Nomination**

The Civic complex was originally one parcel planned to support a larger sports complex which was later divided. The Stadium was only one component of many planned for the site. The current application is for one tax lot, but is not specific in what boundaries are included in the nomination: the limits of site, and/ or site amenities. Significance of these items should be described.

**Significance and Context**

3 adjacent buildings are submitted along with the grandstand and ball field for consideration in the nomination. We question the significance of this inclusion. The 3 support buildings identified as part of application were used for supporting the School District's transportation department, not the stadium. The bus storage garages no longer exist.

- Heating plant – although the chimney remains, the heating plant was decommissioned long ago. The chimney is not considered seismically stable - 4J has removed or shortened all other similar chimneys, and it is believed that this chimney was overlooked in the process – this is not a historically significant structure.
- Garage and living quarters – converted to office space - this is not a historically significant structure.
- Maintenance Shop – this is not a historically significant structure and has never been utilized integral to the stadium use.

**Integrity of the Facility**

**Integrity - Design**

**The Application describes the facility as “retaining integrity of materials, unaltered wood frame under the grandstands. “**

Significant design elements were removed, added or altered which aren't historically correct. For example, elimination of press box, addition of box seating with blue plastic seats, and concrete block construction restrooms at the main stadium entrance. No mention or recommendations as to the historic importance of these alterations. Existing Building Materials are not clearly defined as part of original building or subsequent upgrades.

**Integrity- Structural**

School District 4J has had 3 major structural evaluations of the Grandstands completed over the last 13 years, with findings of:

- The useful life of the structure has been identified as “limited”.
- Deficiencies include: decay and deterioration within the roof, walking surfaces and substructure.
- Safety concerns for the roof structure during extreme climate events of wind or snow.
- Corrosion to the steel seating beams has resulted in a 75% reduction in top flange of the steel beams. Evaluations and reviews were done prior to the 2007 OSSC code requirements, and may include more code issues to consider.
- Seismic stability in question and needs to be addressed.

### Integrity – General Facility Condition

Overall repairs and alterations to the site, site improvements and structures range from \$3-4.5 million dollars. Nothing included in the application identifies these deficiencies and adequately describes the overall condition of the facility.

### Questionable Accuracy in the Application for Nomination

**The application states that the facility is a “regional multiuse stadium which has continuous use.”**

Frequency of use, specific activities, and regional activities are not fully identified.

Functional shortcomings exist in the facility which doesn't support various sports activities.

AAA Baseball- deficiencies exist for compliance with league standards (report available)

Football- deficient soil drainage in outfield area creates poor playing conditions and the Addition of box seats along the 3rd base line has precluded football use due to inadequate field clearances.

Soccer- field location is fixed, diagonally in the outfield and leaves the audience too far from field for good viewing.

**Application states “the Facility has been upgraded to ADA accessibility standards”**

4J records indicate about \$250-300k in additional ADA upgrades needed (September 1994 ADA study). The lease requires the tenant to notify and coordinate with the owner for any and all improvements made to the facility. We are not aware of any accessibility remediation to the facility, other than the minor additional provision of platforms adjacent to 3rd base for spectators in wheelchairs.

**The application states “The quality of construction is reviewed every year”**

4J is unaware of annual inspection for quality of construction, or for structural integrity. The above statement needs clarification as we do not believe this involves qualified professionals.

### **Incomplete Supporting Materials**

Complete facility condition is not accurately or completely described within application.

Visual inspection by the applicant describes the appearance of the structure and its elements. No references are made to actual professional engineering evaluations completed for 4J.

School District 4J provided only the building construction dates. No information or data was requested on the condition of the facility, and no request for supporting materials was made.

Further review of the specific structural integrity should be included in the condition of the facility. The review should be based on the current 2007 OSSC code requirements.

### **Conclusions**

- School District 4J believes that additional application information is required to present a complete the “condition of the facility” description.
- 4J has some information available, but it was not requested or included in nomination application to accurately represent the complete the condition of the facility.
- 3rd party structural review should occur and assessment against current building codes, particularly with respect to occupant safety.
- 3rd party ADA assessment should be included and/or statements be removed that indicate ADA accessibility compliance.
- City Building Official has expressed safety concerns. Review of facility by building department staff is recommended.

Respectfully Submitted,

Larry B. Massey,  
District Architect  
Eugene School District 4J

**NATIONAL REGISTER NOMINATION EVALUATION SHEET**  
**Certified Local Governments / Historic Landmark Commissions**

The following property is being nominated to the National Register of Historic Places and will be reviewed by the State Advisory Committee on Historic Preservation (SACHP) at its meeting on 10/15/2007.

PROPERTY NAME: **EUGENE CIVIC STADIUM**  
ADDRESS: **2077 WILLAMETTE ST**  
**EUGENE, LANE COUNTY**

---

OK       Concerns      **INTEGRITY:** Major alterations or additions? New materials? Altered setting? Moved? etc.

**The integrity section is well documented but some attention needs to be focused on the siding of the grandstand as particle board is referenced and it is plywood.**

OK       Concerns      **DESCRIPTION:** Is the property adequately described? Have contributing and non-contributing features been clearly identified?

**The 9.33 acre site needs more description in relationship to the contributing and non-contributing features. Elements like the scoreboard and lighting are not historic features.**

OK       Concerns      **SIGNIFICANCE and CONTEXT:** Has the appropriate criterion been used? Has it been justified? Is the context sufficient in breadth and depth to support the claims of significance?

**Eugene Civic Stadium appears to meet Criteria A (Events) and C (Architecture). Some clarity needs to be done to adequately describe the uses related to the apartment building, which might have also been used as a bus barn.**

OK       Concerns      **FACTS AND SOURCES:** Are the appropriate and best sources used? Are key dates and facts accurate?

**School District 4J might be able to clarify other sources of information from their records.**

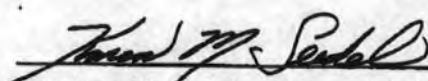
OK       Concerns      **SUPPORTING MATERIALS:** Adequate photos, maps, drawings, etc.?

**The preparer has done a good job of providing adequate and interesting supporting materials for this nomination.**

---

X      The Commission recommends that the property or properties appear to meet the National Register criteria and should be listed in the National Register.

            The Commission recommends that the property or properties do not appear to meet the National Register criteria and should not be listed in the National Register.

  
Signature of Commission Chairman (or Designee)      10/10/07      Date

Return to: Oregon State Historic Preservation Office  
ATTN: National Register Coordinator  
725 Summer Street, N.E., Suite C  
Salem, OR 97301

**Eugene Historic Review Board**

\_\_\_\_\_  
Name of Local Historic Preservation Commission



Metzler Engineering Group  
210 E 11<sup>th</sup> Avenue, Suite 3  
Eugene, Oregon 97401  
541 344-2040

RECEIVED

November 7, 2007

School District 4j  
Facilities Management Center  
415 West 4<sup>th</sup> Avenue  
Eugene, Oregon 97401

Attention: Kirk Gebb

Subject: Civic Center Chimney Review

Mr. Gebb:

At your request, I have reviewed the condition of the existing masonry chimney at the civic stadium located on South Willamette Street in Eugene, Oregon. The stack appears to be of unreinforced masonry construction and is approximately 6 feet square at the base and extends through the containment building roof to a maximum height of approximately 40 feet. A quick review of the chimney construction indicates that the stack has little chance of surviving a moderate seismic event. While the buildings surrounding the stack appear to be unoccupied and/or used for storage, the proximity of the stack to an exit from the Civic Stadium grandstands makes it a hazard that should be mitigated.

There are three options to mitigate the stack collapse: removal, bracing or a combination of the two. The first and best option from a structural perspective would be the complete removal of the stack inside and outside of the building with an infill of the resulting hole in the containment building.

The second option would be to remove the stack to just slightly above the existing building roof. The stack would need to be braced off to the existing roof structure to transfer seismic loads from the stack to the roof where the loads can be transferred to the walls and down to the ground. Problems with this option include the condition of the existing building is such that the walls may require some upgrades to the building roof and walls to fully resist the seismic loads. I have done no calculations to determine if the walls are capable of resisting seismic loads from the stack.

The third option is to leave the stack in place and brace it off to the walls of the buildings surrounding the stack. This option is the most expensive as well as unsightly as I anticipate a steel angle running vertically at each corner of the stack with horizontal straps every 6 feet. Perpendicular tube braces would project from two levels of the stack and run at an angle to the top of walls of the adjacent buildings (four braces total). Problems with this option include the condition of the existing building is such that the walls may require some upgrades to the building roof and walls to fully resist the seismic loads. I have done no calculations to determine if the walls are capable of resisting seismic loads from the stack.

Estimated costs are as follows:

- |  |  |
|--|--|
| Option one: Complete removal of stack:   | \$7,000 (Includes repair to existing building roof but no structural upgrades to the building or relocation of utilities)                        |
| Option two: Partial removal of stack:    | \$6,000 (Includes bracing of remaining stack to the building roof but no further structural upgrades to the building or relocation of utilities) |
| Option three: Bracing of existing stack: | \$12,500 (Does not include structural upgrades to the building or relocation of utilities)   |

It should be noted that these construction cost estimates are order of magnitude estimates intended for budgeting only and do not include engineering design or construction services. While some upgrades to the existing containment building are anticipated in these estimates, no calculations were performed to determine if the building is capable of resisting the anticipated loads. Calculations of this sort are beyond the scope of this report.

Let me know if you have any questions or comments.

Sincerely,  
Metzler Engineering Group  
  
Scott A. Metzler, PE





Facilities Management  
Eugene School District 4J  
715 West Fourth Avenue  
Eugene, OR 97402-5024

December 13, 2007

**RECEIVED**

DEC 17 2007

STATE HISTORIC  
PRESERVATION OFFICE

Kenneth Guzowski  
Senior Planner, Historic Preservation Program  
City of Eugene  
99 West 10<sup>th</sup> Avenue  
Eugene, OR 97401

Subject: Civic Stadium, Chimney Removal

Dear Ken:

The chimney at Civic Stadium has been identified as a potential hazard with respect to instability during moderate seismic events. This letter is to inform you of the School District's intent to remove the chimney in order to abate this potential hazard. This is not a movement toward demolition of any other structure on the site or any portion of the Civic Stadium grandstands, but, rather, simply an isolated and prudent step to reduce the District's exposure to risk of personal injury and/or property damage.

Following some major seismic events in the State in the mid-1990's, School District 4J commissioned a comprehensive structural evaluation of the district's facilities in order to identify structural issues that needed to be addressed for public safety and building stabilization. One of the primary, high priority, issues identified in the study was a number of un-reinforced masonry chimneys. Following this study, all such chimney's in the district were either removed, replaced, shortened, or reinforced and braced, with the lone exception of the chimney at Civic Stadium. For some reason, a comprehensive seismic evaluation of the stadium was not conducted at that time, and therefore, the subject chimney was not specifically identified in the seismic evaluations. This is most likely due to the fact that an earlier (1991) structural evaluation which focused on the stadium grandstands had been conducted.

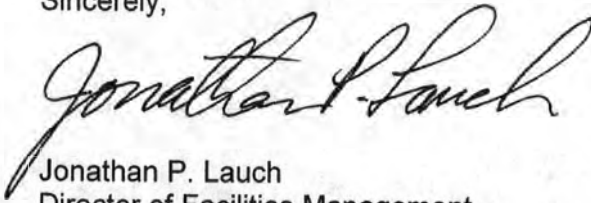
In any case, addressing the chimney at Civic Stadium simply fell through the cracks and wasn't on our radar until we noted the reference during our recent review of the historic preservation application submitted to the State Historic Preservation Office. It is noteworthy that the heating system that previously utilized the chimney was decommissioned over ten years ago and since that time the chimney has served no related functional purpose.

I have enclosed a copy of an evaluation conducted by a structural engineer earlier this month. Please note that the report concludes that "the stack has little chance of surviving a moderate seismic event" and "the proximity of the stack to an exit from the Civic Stadium grandstands makes it a hazard that should be mitigated".

Concurrent with this notification, we are submitting application for a demolition permit to remove the chimney. We anticipate execution of the work within the next 30 days as it is important for us to complete the work prior the commencement of spring season baseball practice.

Please contact me or Larry Massey (District Architect) as soon as possible if you have questions or concerns regarding the above.

Sincerely,



Jonathan P. Lauch  
Director of Facilities Management

Copy: George Russell – Superintendent, SD 4J  
Barb Bellamy – Director of Communications, SD 4J  
Larry Massey – District Architect, SD 4J  
✓ Roger Roper – Deputy SHOPO, State of Oregon  
Kitty Piercy - Mayor, City of Eugene  
Angel Jones – City Manager Pro Tem  
Natalie Perrin, Historic Preservation Applicant  
Bob Beban, Eugene Emeralds



December 19, 2007

Mr. Roger Roper,  
Deputy SHOPO -State of Oregon  
State Historic Preservation Office  
725 Summer St. NE. Suite C  
Salem, OR 97301-1266

RECEIVED

DEC 20 2007

STATE HISTORIC  
PRESERVATION OFFICE

Subject: School District 4J Review of  
Revised Nomination Form for Civic Stadium

We received a copy of the revised registration form from Natalie Perrin on November 28, 2007. No request for our review was made prior to the resubmital to your office. After contacting your office, we offer the following review for your consideration in your evaluation.

Our original concern for completeness and accuracy of the submittal remains as our current intent. Our review of the revised registration form addresses the following significant issues:

1. Boundaries of the Nomination: The current application does not specify boundaries for the nomination only the overall site area. The limits of the site and all site amenities and their relative significance are not fully described. The nomination should appropriately be limited to the stadium seating structure, attachments, and field.
2. Multiuse Stadium: Several references to the facility being a continuous multiuse facility are made throughout the nomination. We pointed out in earlier communications that the stadium in its current configuration will not readily accommodate multiple uses. Of particular note is that the stadium was originally constructed and used primarily as a football stadium. The addition of the box seating for baseball has made facility unusable for football.
3. Garage & Living Quarters and Maintenance Office: Our records show that the garage and living quarters facility was built when the School District Transportation Department was supported at the site. The site plan on the original drawings for the "Garage and Living Quarters" indicates the building as the "Bus Garage". The probability of living quarters for the bus drivers is the most likely intent, though the personnel may have had multiple assignments and the facility may have served multiple uses.

We continue to question the significance of this building's connection and nomination to the stadium. Similarly, the other adjacent facilities, according to our archives, were constructed between 1951 and 1956 to support the district's transportation operation, not stadium functions. The building referred to in the registration form as the "maintenance office" is, according to our archives originally a cabinet shop and subsequently an upholstery shop or just plain maintenance shop. The nomination should appropriately be limited to the stadium seating structure, attachments, and field. Although, the use of some structures have been converted in recent years to support the current minor league baseball program, the overall contribution to the historical significance of the stadium from the predominantly transportation-related building structures is not substantiated.

4. Accessibility Upgrades: The narrative under Section 7, The Maintenance Office, suggests that the site has been upgraded to current ADA standards. A study conducted in 1994 identified accessibility deficiencies on the order of \$250-\$300,000 (in 1994 dollars). To our knowledge, very few of these deficiencies have been addressed.

The above statements are submitted for your consideration and evaluation of the revised nomination.

Sincerely,



Jonathan P. Lauch  
Director of Facilities Management

Copy: George Russell – Superintendent, SD 4J  
Barb Bellamy – Director of Communications, SD 4J  
Larry Massey – District Architect, SD 4J



# Oregon

Theodore R. Kulongoski, Governor

## Parks and Recreation Department

State Historic Preservation Office

725 Summer St. NE, Suite C

Salem, OR 97301-1266

(503) 986-0707

FAX (503) 986-0793

[www.hcd.state.or.us](http://www.hcd.state.or.us)



Nature  
HISTORY  
Discovery

January 22, 2008

Dr. Janet Matthews  
National Register of Historic Places  
USDOI National Park Service - Cultural Resources  
1201 "Eye" Street NW, 8th Floor  
Washington, D.C. 20005

Re: National Register Nominations

Dear Dr. Matthews:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic properties to the National Register of Historic Places.

**EUGENE CIVIC STADIUM**

2077 WILLAMETTE ST  
EUGENE, LANE COUNTY

**CHURCHILL SCHOOL**

3451 BROADWAY  
BAKER CITY, BAKER COUNTY

We appreciate your consideration of these nominations. If questions arise, please contact National Register and Survey Coordinators Ian Johnson at (503) 986-0678, or Cara Kaser at (503) 986-0784.

Sincerely,

Roger Roper  
Deputy State Historic Preservation Officer

Encl.





RECEIVED

MAY 19 2008

STATE HISTORIC  
PRESERVATION OFFICE

Facilities Management  
Eugene School District 4J  
715 West Fourth Avenue  
Eugene, OR 97402-5024

May 16, 2008

Mr. Roger Roper,  
Deputy SHOPO -State of Oregon  
State Historic Preservation Office  
725 Summer St. NE. Suite C  
Salem, OR 97301-1266

Subject: Review of Revised Registration Form for Nomination of Civic Stadium to the National Register of Historic Places.

Mr. Roper:

We received an e-copy from your office on May 6 of the revised nomination application for Civic Stadium. We appreciate this opportunity to comment as there was no opportunity provided for our review prior to the applicant's resubmittal to your office.

Many of our original concerns remain unaddressed by the revised submittal, primarily regarding the accuracy of information in the text of the Registration Form. Our current review of the revised nomination addresses the following significant issues:

1. The report is misleading with regard to accessibility issues, standards, and relative compliance. Reference is made on pages 3 and 4 in section 7 that imply that the facility meets current accessibility standards. In 1994, an accessibility study was conducted that identified deficiencies well in excess of \$200,000 (1994 construction costs – not total project costs). To my knowledge, only minor improvements have been made and most of the deficiencies identified in 1994 remain unaddressed. All applicable studies, reports, and cost estimates available to the school district have been providing to the applicant.
2. This revised application continues to represent the stadium as being "in good condition" but only certain elements are in good condition. The structural, life safety, condition, accessibility, and other miscellaneous facility deficiencies identified in the studies and reports provided to the applicant represent several million dollars in costs to address. We believe the facility should be noted as "questionable condition". All significant elements should be identified as to their actual condition which would give a more objective description of the condition.
3. Reference is made to "other contributing structures" (page 5, section 8) yet there are none listed on the form (section 5). Since most references to other structures have been removed from the original submittal, we suspect that this reference was intended to be removed and that it was simply an oversight that it was not. Nevertheless this should be corrected for consistency and accuracy.
4. Multiuse Stadium – several references to the facility being a multiuse facility are made within the nomination. We pointed out earlier that the stadium in its current configuration will not readily accommodate multiple uses. Additionally, many statements are made regarding the use of the stadium for municipal recreation. The stadium has been used predominantly for high school athletics (baseball and soccer, with football in the early years) and for professional baseball.

5. The report suggests that South Eugene High School has been constructed on a portion of the original stadium property. A more accurate statement would be that a small portion of the original civic stadium property has been developed in support of the South Eugene High School facility, including the varsity baseball field. This represents probably less than 10 percent of the overall SEHS property. Also, the original property was bisected by the construction of a major city street (Amazon Parkway) and channelization the Amazon Creek. This is likely the most significant issue with regard to historical impacts to the original site.

Our hope is that your office reviews the above issues and insures that the relevant items are updated and corrected prior to the final submittal to the National Keeper. Please forward us a final copy of the application prior to the June 6<sup>th</sup> State Advisory Committee meeting in Portland, if changes are made. Conversely, please let us know if no changes are made prior to the committee meeting.

Sincerely,



Jonathan P. Lauch  
Director of Facilities Management

Copy: George Russell – Superintendent, SD 4J  
Barb Bellamy – Director of Communications, SD 4J  
Larry Massey – District Architect, SD 4J





# Oregon

Theodore R. Kulongoski, Governor

## Parks and Recreation Department

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Nature  
HISTORY  
Discovery

August 22, 2008



Dr. Janet Matthews  
National Register of Historic Places  
USDO National Park Service - Cultural Resources  
1201 "Eye" Street NW, 8th Floor  
Washington, D.C. 20005

Re: National Register Nomination

Dear Dr. Matthews:

At the recommendation of the Oregon State Advisory Committee on Historic Preservation, I hereby nominate the following historic property to the National Register of Historic Places:

**EUGENE CIVIC STADIUM**  
2077 WILLAMETTE ST  
EUGENE, LANE COUNTY

We appreciate your consideration of this nomination. If questions arise, please contact Cara Kaser, National Register and Survey Coordinator, at (503) 986-0784.

Sincerely,

Roger Roper  
Deputy State Historic Preservation Officer

Encl.





1412 W 7TH AVE • EUGENE, OR 97402 • (541)686-2183 • FAX (541)686-8293

To Whom It May Concern;

Re: Black and White printing at McKenzie Photoworks in Springfield, Oregon.

Dear Sir or Madam;

At our Springfield McKenzie Photoworks store one of our primary products is offering the finest archival Black and White processing and printing possible. To that end, our film processing is handled in a darkroom environment using conventional chemicals and archival washing. Our main printing is accomplished on our optical printer, not digital, and printed and processed conventionally using the most archival material, Oriental Hyper-Seagull true Black and White paper. This is absolutely not either a digital or a color process material.

We hope that this document will serve to testify as to the quality and archival-keeping abilities of our process.

Sincerely,

Robert Winkelman  
President  
McKenzie Photoworks, Inc  
525 Main St.  
Springfield, OR 97477

Evergreen Film Service  
1412 W. 7<sup>th</sup> Ave.  
Eugene, OR 97402

Recommendation: SLR Return

Action: SLR Return None

Documentation Issues-Discussion Sheet

State Name: OR County Name Lane

Resource Name Eugene Civic Stadium

Reference No. 977

Multiple Name \_\_\_\_\_

Solution:

BASIC HISTORIC STRUCTURE RETAINS SUFFICIENT  
STRUCTURAL VISUAL INTG TO CONVE SIGNIFICANT  
THOUGHTS RANG of EUGENE ALSO COMES  
INTO PLAY

PHC 10/4/04

PB

Problem: ~ a few integrity issues?

Resolution:

SLR: Yes No

Database Change:

# EUGENE CIVIC STADIUM

Lane County, OR

## National Register of Historic Places - Return Comments:

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The current documentation is being returned for technical revisions. The basic documentation meets the requirements for National Register listing and approval will be completed upon correction of the items noted below and resubmission of the nomination to the National Register.

### Description

The current narrative provides only a brief outline of the non-historic changes to the major grandstand facility. Additional discussion regarding several issues would strengthen the nomination documentation. When do the non-historic (?) restroom facilities on the northern exterior elevation date to? Are the concession area resources immediately outside the grandstand discussed? Are they not of substantial scale? Are they temporary? Movable? Historic? What is the nature of the enclosure on the south end of the grandstands and how does it differ from the historic elevation? When was the particle board siding added to the exterior areas? Is it now considered historic because it was done during the period of significance or is it more recent, and what is the preparer's opinion on the visual effect of the material on the integrity of the nominated property (the photographs are not clear about the visual impact).

### Significance

The nomination needs to better document the historic associations of the outbuildings to the significant themes identified for the property. The basis for the nomination as written appears to rest on the property as an excellent example of WPA-era civic development and architectural construction. How do resources built in 1946 (Garage/Apartment) and 1950-55 (Maintenance) reflect those themes? This issue is also directly tied to the question of the actual link between these properties and the recreational use of the site. The owners pose serious questions regarding the historic use and function of these buildings, inferring that they were actually built and used as part of the adjacent transportation yard facilities rather than the playing field. The nomination needs to provide stronger evidence that the properties were directly associated with the important ongoing recreational functions of the site rather than predominantly other uses, and that these associations occurred during the historic period and not just in recent years after the termination of the transportation functions.

### Geographical Data

It is not clear from the current documentation exactly where the formal boundaries of the nominated property are located. The *Verbal Boundary Description* provides a lot and block description, but the accompanying maps appear to show a large area encompassing extensive open space and parking to the north. Does this area have any historic association with the stadium property? Is it in fact included in the boundaries? (The maps are unclear in their specific relationship to the VBD, if any.) Isn't this northern section the area formerly housing the school transportation facilities? Recent aerial maps appear to show a complex of buildings directly adjacent to the garage and maintenance buildings? Are these recent demolitions? This would seem to provide evidence that the northern areas have little "historic" association to the stadium site. The nomination needs to clearly focus on property historically associated with the stadium and not more recent associations.

### Photographic Documentation

Can you confirm that the black and white prints submitted with the nomination meet our archival standards. The date stamp on the back may be a sign that color processing systems were used in the production of these prints.

If you have questions regarding these comments, please contact me directly at the number listed below.

---

Paul R. Lusignan, Historian  
(for) Keeper of the National Register  
(202) 354-2229

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Date

A:\eugenestadium.rtn

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION/*Resubmission*

PROPERTY Eugene Civic Stadium  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: OREGON, Lane

DATE RECEIVED: 8/27/08 DATE OF PENDING LIST: 9/15/08  
DATE OF 16TH DAY: 9/30/08 DATE OF 45TH DAY: 10/10/08  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000~~977~~  
183

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

     ACCEPT      RETURN      REJECT                      DATE

ABSTRACT/SUMMARY COMMENTS:

The Eugene Civic Stadium is significant under National Register Criteria A and C in the areas of Architecture, Community Planning & Development, and Recreation/Entertainment. Completed in 1938, the wooden stadium reflects the significant contributions of the WPA and other Federal public works programs established during the Depression to help alleviate the economic and social problems of massive unemployment and to assist in important community building projects. Designed as a unique multi-purpose facility, the Eugene Civic Stadium served as an important venue for local recreation and social entertainment in the region. Despite alterations to some cladding materials and modern additions, the all-wood grandstand still retains sufficient integrity of design, materials and workmanship to represent an excellent example of Depression-era wooden grandstand construction technology and is one of the few such extant facilities remaining in the region.

RECOM./CRITERIA Accept Criteria A+C

REVIEWER PAUL R. LUSIGNAN DISCIPLINE HISTORIAN

TELEPHONE \_\_\_\_\_ DATE 10/6/2008

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



# Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



December 30, 2015

Ms. Stephanie Toothman  
Keeper of the National Register of Historic Places  
National Park Service  
1201 Eye Street NW, 8th Floor  
Washington D.C. 20005

RE: Removal of the Eugene Civic Stadium, Lane County, OR from the National Register of Historic Places

Dear Ms. Toothman:

The Oregon State Historic Preservation Office requests the removal of the following property from the National Register of Historic Places.

**EUGENE CIVIC STADIUM, NRIS# 08000183**  
2077 WILLAMETTE STREET  
EUGENE, LANE COUNTY

The building was listed in the National Register on October 6, 2008 under Criterion A and C.

Due to extensive damage caused by a fire in June of 2015, the Oregon SHPO concludes that the property no longer meets the criteria for listing as shown in the photographs taken by the Eugene Register Guard, the Eugene Weekly, and Google Maps, and requests the removal of the Eugene Civic Stadium from the National Register.

If questions regarding this request arise, please contact Diana Painter, Architectural Historian at (503) 986-0668.

Sincerely,

Christine Curran  
Deputy State Historic Preservation Officer

Enclosure

cc: Carole Knapel, Eugene Civic Alliance  
City of Eugene Mayor Kitty Piercy  
Eugene Historic Review Board

