

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

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

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



1. Name

historic N/A
and/or common East Skinner Butte Historic ^{District} ~~Landmark Area~~

2. Location

Pearl and High Sts., and 2nd and 3rd Aves.
~~An irregular, 2-3 block area, east of Skinner Butte in downtown Eugene,~~
street & number fronting on High & Pearl streets and 2nd and 3rd avenues. ^{N/A} ~~not for publication~~
city, town Eugene N/A vicinity of congressional district 4
state Oregon code 41 county Lane code 039

3. Classification

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

4. Owner of Property

name Multiple Ownership, see Item 7
street & number N/A
city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Deeds & Records, Lane County Courthouse
street & number 125 East 8th Avenue
city, town Eugene Oregon state 97401

6. Representation in Existing Surveys

title City of Eugene Historic Landmark has this property been determined eligible? yes no
date April 11, 1979 federal state county local
depository for survey records 72 West Broadway, Suite 200
City of Eugene Housing & Community Conservation Department
city, town Eugene Oregon state 97401

7. Description

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

Describe the present and original (if known) physical appearance

The East Skinner Butte Historic Landmark Area includes 26 buildings of architectural and historic significance, dating from the 1850's to the 1920's. Few of the area's buildings have undergone major alteration. The area is residential in character, except for two commercial structures. Intrusions in the area consist of higher-density residential structures constructed in the 1960's.

The boundaries of the East Skinner Butte Historic Landmark Area are delineated by the change of land use, topography, and vegetation on the west, and by the change of land use and architectural character on the north, east, south, and southwest. The western boundary of the area is defined by the topography and vegetation of the steep tree-covered slopes of Skinner Butte, a City park. The native conifers on the butte's higher slopes act as a backdrop to the distinctive roof shapes of the many Victorians in the area. To the northeast, south, and southwest, the area is bounded by commercial and high-density residential structures built in the 1960's and 70's.

The area is visible when entering Eugene by the Ferry Street Bridge at the site of Skinner's original ferry crossing over the Willamette River. High Street, a major transportation corridor to and from the bridge and the park, affords a close-up view of the area. East Butte's streetscapes are distinctive because of their topography, mature walnut and maple trees, and unpaved alleys. The steep topography at the north end of Pearl Street has resulted in a split elevation for a portion of the street. A concrete retaining wall, iron guardrails, and a flight of stairs have been built to accommodate the change in elevation. From the north end of Pearl Street, downtown Eugene is visible to the south, the University of Oregon and the Willamette River to the east, and the Coburg Hills to the northeast.

Public improvements in the area include concrete and asphalt streets, gravel alleyways, concrete sidewalks and corner curbcuts, pole-mounted street lights, and overhead wiring. At the neighborhood's request, the City has also recently installed five 1890's-style benches and street trees to replace diseased trees and complement the existing street-tree pattern. Existing street trees are predominantly deciduous and include walnuts, big-leaf maples, black locust, and tulip trees. The area also has a number of older gardens associated with significant structures which add to the historic character of the area. Gardens of particular note are associated with the following houses: Wheeler House

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(13), Watts House (18), McAlister House (26), and Pironi House (22). Historically, low fences and stone retaining walls have been a common feature in the area. Most of the fences consisted of pickets along the front property line and post and rails along the side and rear property lines. The fences no longer exist; however, the low stone retaining walls, a typical feature in the steeper areas in the neighborhood, still remain.

In the last 12 years, approximately 15 houses on parcels to the northeast and south have been demolished or moved. Incompatible commercial and residential developments subsequently replaced these structures, thereby limiting the extent of the East Skinner Butte Historic Landmark Area to approximately three blocks. One parcel of vacant property⁽¹⁵⁾ is included in the area. The land is steeply sloped, covered with forest trees, and appears to be part of the parkland which it abuts. The topography makes development of the parcel difficult. Within the area, there are three incompatible residential structures, two on 2nd Avenue^(4 and 6), and one south of 3rd Avenue⁽¹⁹⁾. Generally, these buildings are two-story, box-shaped structures with flat-pitched hipped roofs. There is also one incompatible commercial structure south of 3rd Avenue⁽³⁰⁾, a metal Butler building. The grounds of the incompatible buildings generally are developed as broad, uninterrupted expanses of asphalt paving which is incompatible with the residential character of the surrounding neighborhood.

In April 1979, the Eugene City Council designated East Skinner Butte as a City Historic Landmark Area and established design standards for alteration of existing structures and for new construction and moved-in structures.

Structures within the area were classified as:

Primary Significant: structures which were of significance to the historic merit of the area and would also qualify as individual City historic landmarks;

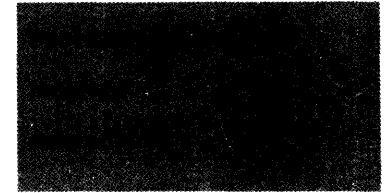
Contributing Significant: structures which would not meet the criteria for designation as individual landmarks, but which were of historic or architectural value and contributed to the historic significance and character of the area;

Compatible: structures which were compatible with the predominant architectural style and historic character of the area by virtue of their design, i.e., style, scale, materials.

Incompatible: structures which were incompatible with the predominant architectural style and historic character of the area by virtue of their design.

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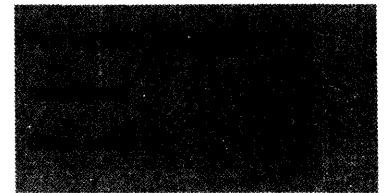
Proposed alterations to structures classified as "significant" and "compatible" must maintain the integrity of the structure and be in character with the architectural style of the structure's original exterior. Alterations to "incompatible" structures must be compatible with adjacent "significant" structures and the architectural character of the area. New construction and moved-in structures in the East Skinner Butte Historic Landmark Area are also subject to review by the Eugene Historic Review Board. The board's guidelines for reviewing new construction and moved-in structures as to their appropriateness and compatibility with the historic character of the area are in Ordinance No. 18371, attached. The vacant lot (15) and structures (29, 30, 34, and 35) are not included in the City's landmark area and, therefore, are not subject to these regulations.

Within the proposed historic district, there are 26 "significant" structures, 16 built during the primary construction period and 10 during the secondary period, 4 "compatible", 4 "incompatible", and 1 vacant lot.

- Primary 1. Victorian Cottage, 188 High Street; Assessor's Map 17-03-30-4 4;
Tax Lot 1100
Owner: Howard Dixon, 188 High Street, Eugene OR 97401
Description: Built about 1900 during the primary construction period; a one-story, wood-frame structure with shiplap siding and hipped roof.
- Primary 2. Victorian Cottage, 212 High Street; Assessor's Map 17-03-30-4 4;
Tax Lot 2800
Owner: Paul Hammer, P.O. Box 2266, Eugene OR 97402
Description: Built about 1900 during the primary construction period; a one-story wood-frame structure with shiplap siding, fancy-cut shingles, bull's eye window, and hipped roof.
- Primary 3. Queen Anne Victorian, 240-2 High Street; Assessor's Map 17-03-30-4 4;
Tax Lot 2900
Owner: Estate of Averill Bennett, 757 Driftwood Drive, Eugene OR 97402
Description: Built about 1900 during the primary construction period; a two-story wood-frame structure with shiplap siding and hipped roof.
- Intrusion 4. Apartment House, 260 East 2nd Avenue; Assessor's Map 17-03-30-4 4;
Tax Lot 2800
Owner: Paul Hammer, P.O. Box 2266, Eugene OR 97401
Eugene OR 97402
Description: Incompatible; apartment house with six units, built in 1962 and moved into the East Skinner Butte area in 1967; two-story wood-frame structure with shiplap siding and flat roof.

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5. Colonial Bungalow, 259 East 2nd Avenue; Assessor's Map 17-03-30-4 4;
Secondary Tax Lot 1100
Owner: Dralyn VanNess, 259 East 2nd Avenue, Eugene OR 97401
Description: Built in 1924 during the second period of construction; a one-and-one-half story wood-frame structure with clapboard siding and gable roof.
6. Apartment House, 235 East 2nd Avenue, Assessor's Map 17-03-30-4 4;
Intrusion Tax Lot 800
Owner: Robert Zink, 221 East 3rd Avenue, Eugene OR 97401
Description: Incompatible; apartment house with four units, built in 1945; two-story wood-frame structure with clapboard siding and flat-pitched hipped roof.
7. Colonial Bungalow, 240 East 2nd Avenue; Assessor's Map 17-03-30-4 4;
Secondary Tax Lot 3700
Owner: James A. Hansen, 201 East 13th Avenue, Eugene OR 97401
Description: Built in 1927 during the second period of construction; a one-and-one-half story wood-frame structure with clapboard siding and gable roof.
8. Colonial Bungalow, 224 East 2nd Avenue; Assessor's Map 17-03-30-4 4;
Secondary Tax Lot 3800
Owner: Brian Ciochetti, 224 East 2nd Avenue, Eugene OR 97401
Description: Built in 1927 during the second period of construction; a one-and-one-half story wood-frame structure with clapboard siding and gable roof.
9. Transitional Box, 215 East 2nd Avenue; Assessor's Map 17-03-30-4 4;
Primary Tax Lot 700
Owners: Loy and Darlene Linaman, 1910 Broadview, Eugene OR 97405
Description: Built about 1905 during the primary construction period; a two-story wood-frame structure with clapboard siding and hipped roof.
10. Colonial Bungalow, 208 East 2nd Avenue; Assessor's Map 17-03-30-4 4;
Secondary Tax Lot 3900
Owner: Brian and June Simonitch, 208 East 2nd Avenue, Eugene OR 97401
Description: Built in 1926 during the second period of construction; a one-and-one-half story wood-frame structure with clapboard siding and gable roof.

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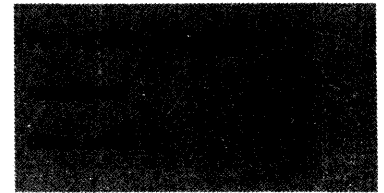
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11. Structure, 205 East 2nd Avenue; Assessor's Map 17-03-30-4 4; Tax Lot 600
Compatible Owner: Morrie Craig, 330 NW 23rd, Corvallis OR 97330
Description: Compatible; built about 1910, but extensively altered in the 1960's; one-story wood-frame structure with vertical board-and-batten siding and gable roof.
12. Ankeny House, 212 Pearl Street; Assessor's Map 17-03-30-4 4; Tax Lot 4000
Primary Owner: Ralph Polimeni, P.O. Box 216, Eugene, OR 97440-0216
Description: The Ankeny House, a two-and-one-half story Queen Anne Victorian, is located at the north end of Pearl Street and overlooks the Willamette River and the city. In 1954, the building was altered into six apartments, the exterior was covered with raked shingles, and the windows altered. An ornamental concrete block garage, which is associated with the Ankeny House, faces the upper elevation of Pearl Street. It was built around 1910 with a mechanical turntable in its floor to reduce the ingress-egress difficulty of the site¹. The structure was built in 1896 by Henry Ankeny, the son of Alexander Ankeny, who, as a "financier, banker, steamboat owner, and mine owner, is credited with having inaugurated many enterprises that pushed Portland at an early date"². Henry, who was educated in Portland, assisted his father in express, real estate, and mining transactions. "In 1868 he came to Portland to look after his father's interests and at that time purchased a ranch of five thousand, five hundred acres ten miles south of Salem. He cleared a large portion of the land, which he cultivated for nineteen years, and engaged in general farming and stock raising on an extensive scale. (Ankeny Bottom in Marion County was named for the farm which was located there.) About 1887 Mr. Ankeny sold the place and came to southern Oregon to supervise the management of a mine (the Sterling mine in the Applegate Valley) in which he and his father were financially interested. It was located near Ashland, and he remained in charge of the property until about 1896, when he moved to Eugene in order to give his children better educational advantages. He retained his holdings in the mine, which proved a profitable investment, and inherited the business acumen and executive force which characterized his father's commercial career."³ Ankeny Street in Portland is named after Henry's father.
13. Wheeler House, 245 Pearl Street; Assessor's Map 17-03-30-4 4; Tax Lot 3600
Secondary Owners: Virginia Rice, 245 Pearl Street, Eugene OR 97401
Description: Built in 1909 during the second period of construction, a one-and-one-half story wood-frame Bungalow with Swiss chalet detailing, shingle siding, and gable roof. The house is surrounded by a beautiful garden filled with perennials and rock garden species and large trees. The structure has been determined to be eligible for listing on the National Register of Historic Places.

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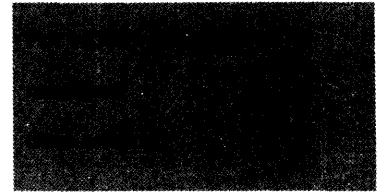
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14. Campbell House, 252 Pearl Street; Assessor's Map 17-03-30-4 4; Tax Lot 4100
Primary Owners: Kathrine Pratt, c/o Jack Pratt, P.O. Box 10456, Eugene OR 97440
Description: The Campbell House is one of the first Queen Anne Victorians to be built in the East Skinner Butte area. In 1892, the structure was built for Idaho Cogswell Frasier, daughter of John Cogswell, a pioneer of 1846, and mother of Dr. Eva Frasier Johnson, who owns and resides in the Shelton-McMurphy House on the south face of Skinner Butte. In 1897, Idaho married Ira Lane Campbell, editor and owner of the Eugene Daily Guard, a predecessor of the Eugene Register-Guard. She subsequently had three children, Jackson, Cogswell, and Celeste, after whom the senior center adjoining the East Butte Area is named. The Campbell House is still owned by descendants of Cogswell Campbell; Cogswell inherited the house in 1932, upon the death of his mother, Idaho. The family also owns two adjacent bungalows (16 and 17) and the vacant parcel (15).
15. Vacant Land, Assessor's Map 17-03-30-4 4; Tax Lots 4300 and 4400
Owners: Katherine Pratt, c/o Jack Pratt, P.O. Box 10456, Eugene OR 97440
16. Bungalow, 284 Pearl Street; Assessor's Map 17-03-30-4 4; Tax Lot 4200
Secondary Owners: Kathrine Pratt, c/o Jack Pratt, P.O. Box 10456, Eugene OR 97440
Description: Built in 1910 during the second period of construction, a one-and-one-half story wood-frame structure with shingle siding and gable roof.
17. Bungalow, 298 Pearl Street; Assessor's Map 17-03-30-4 4; Tax Lot 4600
Secondary Owners: Kathrine Pratt, c/o Jack Pratt, P.O. Box 10456, Eugene OR 97440
Description: Built in 1909 during the second period of construction, a one-and-one-half story wood-frame structure with shingle siding and gable roof.
18. Watts House, 335 Pearl Street; Assessor's Map 17-03-30-4 4; Tax Lot 6300
Primary Owner: Joan Polk, 335 Pearl Street, Eugene OR 97401
Description: The Watts House, built in 1893, is an unusual example of Victorian architecture. Typical Victorian features are the corner tower and bay windows; however, the boxy form and two-story porch with hipped roof portico are reminiscent of Italianate structures. The porch appears to have been built so that one could view the activities at the Southern Pacific Railroad Depot to the west. The house is surrounded by an ornamental flower garden, Victorian in flavor. The house is associated with Watts, the first trained optometrist in Eugene, who resided there in the 1920's. The house appears, from the available information, to have been built by J. N. B. Fuller, a lumberman and president of Eugene Lumber Company, which was located on the north side of Skinner Butte. The Watts House has been determined to be eligible for listing on the National Register of Historic Places.⁴

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19. Apartment House, 210 East 3rd Avenue; Assessor's Map 17-03-30-4 4;
Intrusion Tax Lot 6400
Owner: Don Kimmel, PO Box 5553, Eugene OR 97405
Description: Incompatible; apartment house with four units, built in 1952 and moved into the East Skinner Butte area in 1975, two-story wood-frame structure with raked-shingle siding and hipped roof.
20. Koppe House, 205 East 3rd Avenue; Assessor's Map 17-03-30-4 4; Tax Lot 3500
Primary Owner: Paul and Karen Lansdowne, 10 Donovan Drive, Eugene OR 97401
Description: The Koppe House, built in 1892, along with the Campbell House, is one of the earliest Queen Anne Victorian structures in the area. Although associated with Emil Koppe, president of the Eugene Woolen Mill, a Millrace industry, it was built for Clara Cogswell, daughter of John Cogswell, and her husband E. H. Ingram, owner of the Ax Billy Store. Although this structure has been modified over the years, it retains much of its original detailing. Of particular note is the east-facing veranda, which overlooks the Willamette River. The Koppe barn, constructed of vertical boards and molded battens, is located to the rear of 235 East 3rd Avenue (22) at the intersection of the block's two alleys.⁵
21. Colonial Bungalow, 221 East 3rd Avenue; Assessor's Map 17-03-30-4 4;
Secondary Tax Lot 3300
Owner: Robert Zink, 221 East 3rd Avenue, Eugene OR 97401
Description: Built in 1926 during the second period of construction; a one-and-one-half story wood-frame structure with clapboard siding and jerkinhead roof.
22. Pironi House, 235 East 3rd Avenue; Assessor's Map 17-03-30-4 4; Tax Lot 3200
Secondary Owners: David and Martha Filer, 235 East 3rd Avenue, Eugene OR 97401
Description: Built in 1911 during the second period of construction; a one-and-one-half story wood-frame Bungalow with clapboard and shingle siding and gable roof.
23. Cogswell-Miller House, 246 East 3rd Avenue; Assessor's Map 17-03-30-4 4;
Primary Tax Lot 6600
Owner: Robert Zink, 221 East 3rd Avenue, Eugene OR 97401
Description: The Cogswell-Miller House, built in 1884, is one of two Rural Gothic houses in Eugene. Characteristic features are two-over-two double-hung sash windows, square bay window, decorative brackets, window hoods, and of particular note, a jerkinhead roof. A. J. Downing, in the Architecture of Country Houses, wrote "These truncated gables would be the first thing objected to by an uncultivated builder, or even a pedantic architect, as unmeaning and valueless. In our eyes they are, in a farmhouse, sources

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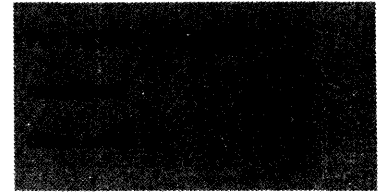
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of beauty and picturesqueness. They give an air of rustic modesty, the very opposite to the highly finished artistic beauty of the regular pediment or the carved gables--an effect which is particularly expressive of the honest, homely, unaffected, country character." The house is usually associated with Lischen Cogswell Miller and George Melvin Miller, who resided there between 1889 and 1895. However, the house was originally constructed for De Etta Cogswell, Lischen's sister. The property reverted to John Cogswell, their father, in 1886, when De Etta died at the age of 25. The property was sold by Cogswell to the Millers in 1889.⁶

"A brother of 'Joaquin' Miller, the famous 'Poet of the Sierras,' George Miller was an idealist and a visionary who advocated good roads when most roads were nothing more than mud trails, who saw a brilliant future for aviation years before the Wright Brothers conquered the force of gravity at Kitty Hawk, N.C., and who is generally credited with founding the City of Florence because he--almost alone--saw that that region of the county was ready for development. Born on a farm near Coburg May 17, 1853, Miller took up the practice of law while in his 20s and was admitted to the bar in 1880. It was about that time that he demonstrated his vision by advocating construction of a Florence-to-New York highway. . . . During the next quarter century, Miller devoted much time and money to promoting construction of a transcontinental highway that would run through Lane County. As a result of his efforts, the Federal government in the early 1930s officially recognized the pioneer's dream by adopting a map showing a Federal highway that led from New York City, passing through Philadelphia, Pittsburgh, Chicago, Omaha, and Ontario, Oregon, where it turned and ran over the McKenzie Pass through Eugene to Florence. Even as a boy, Miller was a thinker years ahead of many of his companions. For ten years, he wrestled with the problem of building a contraption that would permit a man to ride along above the ground It wasn't until 1890, however, that Miller, then 37, was ready to patent his flying machine idea. By that time he had a miniature model of his proposed flying contraption that was capable of rising about 30 feet in the air Miller's 'dream plane' was scorned by many of his friends. Eugene Mayor F. M. Wilkins said human flight was impossible and a local preacher, the Rev. I.D. Driver, used for his illustration of a fool 'Mr. Miller and his flying machine ' Miller actually received a patent on his proposed aircraft in 1892 but by then he said he believed the machine would never be a success until an engine could be invented to replace the arm and leg power he'd earlier thought could be sufficient to fly the aircraft. Miller's pioneering efforts in the field of human flight didn't go unnoticed. The Smithsonian Institution corresponded with him for a number of years. Eventually, other people became interested in aviation and finally Congress appropriated \$50,000 to further experimentation with flying machines. Miller, who

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who subdivided the Fairmount area in 1890 as a 400-acre addition to the city of Eugene, was highly successful in real estate. In an advertisement about the Fairmount area, he wrote: 'You can live here and send your children to the best institutions of learning of late while you may still keep your parental eye upon their welfare. Noting that the centers of Eugene and Springfield were only three miles apart, Miller wrote that the two cities 'must soon form into one large city, of which Fairmount will be the heart.' That was one of the few predictions Miller made that has yet to materialize."⁷

24. **Compatible** Bungalow, 258 East 3rd Avenue; Assessor's Map 17-03-30-4 4; Tax Lot 6700
Owner: Kenneth Bilderback, 258 East 3rd Avenue, Eugene OR 97401
Description: Compatible; built in 1925, but altered; one-story, covered with asphalt shingles, gable roof.
25. **Compatible** Structure, 262 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 3000
Owner: Sally Challis, 260 High Street, Eugene OR 97401
Description: Compatible; built in 1924 as a mechanic's garage, subsequently converted to a duplex; two-story wood-frame structure with clapboard siding and gable roof.
26. **Primary** McAlister House, 286 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 3100
Owners: William and Joy Freske, 286 High Street, Eugene OR 97401
Description: The McAlister House, built in 1904, is the last of the large Victorians to be built in the East Skinner Butte area, and architecturally of interest because of its Colonial detailing, including dentils, eave detailing, and simply turned columns. It is prominently sited at 3rd and High streets and surrounded by original garden plantings, a large redwood tree brought back from a trip to California, and choice rose bushes (Frank McAlister, a banker, was always known for having a rose in his lapel.) The house was built for Fannie Young McAlister and Frank McAlister, descendants of early pioneers. "Grandfather (Charles) Young, Fannie's father, insisted on buying this lot at 3rd and High, because, when he came into town from the Young homestead, he wanted to pass there to see his youngest daughter."⁸ Fannie was the cousin of Idaho Cogswell Campbell, who lived at 252 Pearl Street.
27. **Primary** Henderson House, 260 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 3000
Owner: Sally Challis, 260 High Street, Eugene OR 97401
Description: The Henderson House is representative of the Greek Revival style of architecture, the earliest existing architectural style in the city of Eugene. It is one of only four examples known to exist. As with many older structures, the structure has been altered. In fact, the

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Henderson House appears to be composed of three different parts, with the southwest portion being the oldest. There are a number of features which are characteristic of the 1850's and 1860's; clapboard siding (west elevation), six-over-six windows (west and south elevations), which are hand-made and pegged together, low-pitched gable roof, eave returns, and wide frieze boards, as well as construction methods and materials visible in the structural and interior detailing of the building. It is believed that the Henderson House was moved from the northwest corner of 8th and Pearl to its present site in the spring of 1909 by Fannie McAlister. Numerous accounts indicate that the house (southwest portion) was originally part of the Heatherly and Bailey Tavern, built in 1857, and later known as the Red Top Tavern. It is associated with Reverend Enoch P. Henderson, the first president of Columbia College, who used it as a schoolhouse."⁹ The October 24, 1909, Morning Register states: "From about 1861 until well into the 1870's "Uncle Pinkie" Henderson used the building for his private school and finally bought the building for his own use. He cut the building in two, and moving part to the north end of the lot, fitted both of them up for residences."

"Henderson served as the first president of Columbia College from 1856 until 1859. The school burned down two times during that period. Henderson resigned his post in 1859, and newspaper reports differ in their accounts of the reasons. One report points to economic difficulties resulting from the cost of constructing three buildings. Another report gives the reason being his opposition to slavery while the institution's trustees seemed to be leaning toward a pro-slavery stance. A third report claims salary disputes between Henderson and the board of trustees as the cause."⁹ His obituary, published in the Daily Eugene Guard, October 14, 1893, states "His incumbency covered a period of three years and much of the success of this leading pioneer college is due to the efficient and faithful services rendered by him. At times even in that early day, there were as many as 125 and 150 students in attendance striving to acquire the benefits of a higher education. Many of those students were afterward called to positions of higher trust in various branches of the government of this state and some of them gained national and even world-wide fame in the literary world . . . In 1864, he was elected Chief Clerk of the Oregon State Senate. In 1870 he took the census of Lane County, and afterwards wrote a series of articles on its resources for the Oregonian."

28. Structure, 306 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 6800
Compatible Owner: Hurschel Smith, 306 High Street, Eugene OR 97401

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Description: Compatible; built about 1900, but extensively altered in the 1940's; one-story wood-frame structure covered with asphalt shingles, gable roof.

29. Italianate Cottage, 344 East 3rd Avenue; Assessor's Map 17-03-30-4 4; Tax Lot 7700
Primary
Owners: Angela Philipin, 2291 Ridgeway, Eugene OR 97401
Description: Built about 1885 during the primary construction period; a one-story wood-frame structure with shiplap siding and fancy-cut shingles and hipped roof.
30. A-1 Auto Glass, 315 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 7700
Intrusion
Owners: Angela Philipin, 2291 Ridgeway, Eugene OR 97401
Description: Incompatible; built in 1965, commercial metal building with gable roof.
31. Transitional Box, 320 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 6900
Primary
Owner: Linda Hall, 1757 Lawrence Street, Eugene OR 97401
Description: Built in 1905, during the primary construction period; a two-story wood-frame structure with shiplap siding and hipped roof.
32. Mims House, 330 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 7000
Primary
Owner: Mims Family Trust, 1212 South A Street, Springfield OR 97477
Description: The Mims House is particularly distinguished by a steep gable roof with cross-gable and pointed arch windows, representative of the Gothic Revival style of architecture. "It is the concern for the bit of trim in the elaboration of the porch. . .the occasional pointed windows, that point so clearly to the desire for something for more than rude shelter among the early settlers in Oregon. Pointed arches are not a very convenient form of window for an ordinary house, and they are not easily constructed. The desire to give character to the cottage is there. . ."10 The front porch and wooden-railed balcony at the second-story level, which was reached by means of the Gothic arched door, was lost when the house was moved from 4th and High sometime between 1918 and 1921. The house, built in 1867, appears to be one of the oldest residences constructed in the East Butte area. Although "this house is believed to have been the home of James Huddleston, one of Eugene's early settlers, no documents have been found at this time to substantiate this. Since 1892, residents of this house have been working men and women (carpenter, painter, marble cutter logger, dressmaker, and bus boy). In 1955, C.E. and Annie D. Mims purchased 330 High where they had been living since 1948. Annie Mims still resides here and this is without question the longest term of residency

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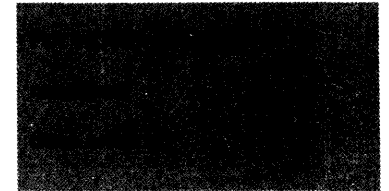
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and/or ownership of this property and warrants changing the name of it from the Huddleston House to the Mims House."11 The Mims House has been determined to be eligible for listing on the National Register of Historic Places.

33. **Primary** Gothic Farmhouse, 340 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 7000
 Owner: Mims Family Trust, 1212 South A Street, Springfield Oregon 97477
 Description: Built in about 1870, the structure is the oldest structure in the area on its original site, and is representative of the early rural settlement of the area prior to industrial development in the 1890's. It is a vernacular structure influenced by the Gothic Revival style and contributes to the variety of Victorian- and early 1900's-style structures. It is a one-and-one-half story, box structure with shiplap siding and steeply pitched gable roof. This structure has been determined to be eligible for listing on the National Register of Historic Places.
34. **Secondary** Transitional Box, 341-3 High Street; Assessor's Map 17-03-30-4 4;
 Tax Lot 7600
 Owners: Annette Gurdjian and Wes Thornton, 347 High Street, No. 6, Eugene OR 97401
 Description: Built in 1924 during the second period of construction; a two-story wood-frame structure with shiplap siding and hipped roof. It is a mixed-use structure; the ground floor was originally occupied by a grocery, People's Market, and the upstairs used as apartments.
35. **Primary** Ham House, 347 1/2 High Street; Assessor's Map 17-03-30-4 4; Tax Lot 7600
 Owners: Annette Gurdjian and Wes Thornton, 347 High Street, No. 6, Eugene OR 97401
 Description: The Ham House, built in 1893-4, is an elaborate early Victorian-style structure. Of particular note is its two-story double-bay face with recessed two-story porch, elaborate turned and cut work, fancy-cut shingles, and a touch of colored glass. The structure was moved from its original location on High Street about 100 feet to the east sometime after 1925. This structure has been determined to be eligible for listing on the National Register of Historic Places.

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Footnotes:

- ¹Mueller-Crispin, Deanna and Wilfred, "Ankeny House," a research paper on file in the Housing & Community Conservation Department, City Hall, Eugene, Oregon.
- ²Corning, Howard McKinley, Editor. Dictionary of Oregon History, Binford & Mort, Portland, Oregon, 1956.
- ³Clark, Robert C. History of Willamette Valley, Oregon, S. J. Clark, Chicago, 1927.
- ⁴Rich, Joan, "Watts House," a research paper on file in the Housing & Community Conservation Department, City Hall, Eugene, Oregon.
- ⁵Filer, Martha, "Koppe House," a research paper on file in the Housing & Community Conservation Department, City Hall, Eugene, Oregon.
- ⁶Spencer, David, "Cogswell-Miller House", a research paper on file in the Housing & Community Conservation Department, City Hall, Eugene, Oregon.
- ⁷Tims, Marvin. "Pioneer To Be Honored", Eugene Register-Guard, June 2, 1978.
- ⁸Interview with Mary Wright (Fannie Young McAlister's niece), conducted by Linda Dawson on April 3, 1978, transcript available at Housing & Community Conservation Department, City Hall, Eugene, Oregon.
- ⁹Boner, Ginny. "Henderson House," a research paper on file in the Housing & Community Conservation Department, City Hall, Eugene, Oregon.
- ¹⁰Downing, Andrew Jackson. Cottage Residences, Rural Architecture, and Landscape Gardening. Watkins, Glen, New York, Library of Victorian Culture, 1967.
- ¹¹McMillan, Gail. "The Mims House," a research paper completed September 11, 1978, and on file in the Housing & Community Conservation Department, City Hall, Eugene, Oregon.

8. Significance

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

Specific dates 1850s to 1920s **Builder/Architect** Largely anonymous

Statement of Significance (in one paragraph)

The architectural, commercial, transportation and industrial origins of Eugene are still visable in the East Skinner Butte Landmark Area. Residential structures within the East Skinner Butte area include a variety of periods and styles of architecture which have existed in Eugene since 1852 when Eugene Skinner platted a city on a portion of the Donation Land Claim he had established six years earlier along the Willamette River. By 1852, he had established his family--the first in what would become Lane County--and had begun his trading post and ferry service across the river. East Skinner Butte's commercial buildings are descendants of those which were built along the route to the ferry, just as the Ferry Street Bridge is the third and most recent bridge built on the site of the original ferry. The Millrace still empties beneath the bridge after passing the remnants and descendants of the industries that first gave stability and then growth and affluence to East Butte and Eugene's City.

In 1846, Eugene F. Skinner established a Donation Land Claim along the Willamette River at the foot of a butte the local Calapooya Indians called Ya-po-ah. "In July 1846 had a cabin built + 20 acres of wheat sown and on the--May 1847 moved my wife and Child Mary then five mo. old, into our new home in the far off west, 45 miles to the first neighbor on the North, 450 miles on the South, China Hong Kong or Pekin on the west Missouri on the East, and for 4 months less 3 days Mary never saw the face of White woman or child excep our own + 5 months before we had a neighbor nyther than Stated above . . ."1 His wife, Mary Cook Skinner, was the first white woman to dwell in Lane County and the second of his five children, Lenore, was the first white child born in Lane County.

Although Skinner farmed his claim, he had other ambitions for his land. He operated a ferry service across the Willamette River and by 1850 had built a trading post on the south bank of the river where "Skinner's" post office was established. In 1852, Eugene Skinner with Judge D. M. Risdon made a survey and plat for a town, locating it in the area now known as East Skinner Butte, between Water and 8th, Pearl and Ferry. By 1853, the first plat was abandoned because of frequent flooding and a second area was platted on higher ground, south and west of the original plat. At this time, Mary Cook Skinner named the town Eugene's City. This plat included four blocks which were to be retained in perpetuity for County buildings, since, by this time, Eugene had been established as the County seat by Eugene Skinner's and Charnel Mulligan's donation of 40 acres.

Thereafter, Skinner practiced law, serving as county clerk and Eugene postmaster for several years. In March 1860, in a letter to his sister, Skinner wrote: "Though the Country is new, we have no aristocracy and no high style of living. Still we enjoy life as well as those who roll in luxuries . . . Our little town has from 900 to 1000 inhabitants, One Episcopal Church, One Old School Presbyterian one . . . and one Methodist Meeting House, 8 stores, 2 drug

9. Major Bibliographical References

Peterson, Pete, "Skinner's Eugene," Lane County Historian, Vol. 21, No. 2 (Winter 1976).
 Beckham, Stephen Dow, Statewide Inventory of Historic Properties data sheets, 1976.
 Clark, Robert C., History of Willamette Valley, Oregon, Chicago, S. J. Clark, 1927.
 Corning, Howard McKinley, ed., Dictionary of Oregon History, Portland, Binford & Mort, 1956.

10. Geographical Data

Acreeage of nominated property ca. 9.87 acres

Quadrangle name Eugene East, Oregon

Quadrangle scale 1:24000

UMT References

A	1 0	4 9 2 8 0 0	4 8 7 8 1 0 0
	Zone	Easting	Northing
C	1 0	4 9 3 1 0 0	4 8 7 7 8 6 0
E			
G			

B	1 0	4 9 3 1 0 0	4 8 7 8 1 0 0
	Zone	Easting	Northing
D	1 0	4 9 2 8 0 0	4 8 7 7 8 6 0
F			
H			

Verbal boundary description and justification

Beginning at the southwest corner of Lot 7, Block 3 of the Original Plat of Eugene City, Book A, Page 2 as recorded in Lane County Deeds and Records, Lane County, Oregon, thence east to the southwest corner of Lot 8, Block 3, thence south to the northwest (cont'd.)

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

state	N/A	code	county	N/A	code
state	N/A	code	county	N/A	code

11. Form Prepared By

name/title Judith Rees, Eugene Historic Preservation Specialist, & Martha Filer, Whiteaker
City of Eugene, Department of Community Council
 organization Housing and Community Conservation date November 14, 1981
 street & number 72 West Broadway, Suite 200 telephone 503/687-5443
 city or town Eugene state Oregon 97401

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:


national state local

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

State Historic Preservation Officer signature 

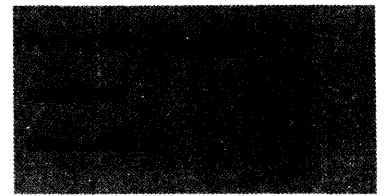
title Deputy State Historic Preservation Officer

date July 26, 1982

For HCRS use only	
I hereby certify that this property is included in the National Register	
	Entered in the date <u>9/23/82</u> National Register
Attest:	date
Chief of Registration	

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stores, two Hotels, two Saloons, two Printing offices, three Black, one tin & sheet Iron factory, one Goldsmith, three Waggon Shops, two Livery Stables, One market, one Shoe Shop, two Saddle & Hemp makers, one Saddle tree maker, One Grist & one Saw mill . . . One door and Sash factory two Cabint Shops, and one Post Office and your humble Servant has been for the past ten years Post Master . . . upon the whole will candidly say that was I offered all---and be Compelled to live there or live oregon on a bare subsistance I would take Oregon as it is nothing more than a bare subsistance that we have in any country, tis not wealth, but Contentment and a Conscience clear of offence that makes the sum total of this life. . ."2

Ya-po-ah was eventually renamed Skinner Butte and the original post office name, changed to Eugene City on September 3, 1853, was finally changed to Eugene on May 29, 1889. The East Skinner Butte Historic Landmark Area is located on the tail of the eastern slope of Skinner Butte and is part of the first survey and original plat of Eugene's City. The original plat format of 400-foot blocks with alleys was repeated in the platting of the rest of the central city.

Over the years, a number of bridges, including the existing Ferry Street Bridge, have been built at the site of Skinner's Ferry. The East Skinner Butte Historic Landmark Area includes the traditional approach to this river crossing: North on High Street to 3rd Avenue, east on 3rd to Ferry Street, and then north to the river. This was the southern valley connection to the eastern Territorial Road and the major transportation route to all points east and north of the Willamette River. The two commercial structures in the East Skinner Butte Historic Landmark area are located at the corner of 3rd and High along this major transportation route and in a manner of speaking, descendants of Skinner's original trading post.

Because of the frequent flooding, the East Skinner Butte area was not extensively developed until the early 1890's. This residential development appears to be associated with the general growth and industrial expansion of Eugene. In the 1890's industrial development along the Millrace north of 8th Avenue had greatly expanded in response to the influx of population which had occurred because of the arrival of the railroad and the establishment of the University of Oregon.

In 1871, the Oregon and California Railroad had first reached Eugene. The railroad was located south of Skinner Butte to avoid adverse flooding conditions and geologic problems on the north side of the butte, and to provide a convenient location for passenger service for Eugene residents. This alignment also made it possible for the railroad to provide convenient shipping service to the industries located on the Millrace.

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Industrial activities by the 1890's had also spread onto nearby properties without access to Millrace power, along the railroad where numerous warehouses were located, and along the Willamette River between Ferry and Pearl streets north of Cheshire, where a waterworks, a shipyard, and various mills were located. In 1898, the "City of Eugene," the city's first and only steamship, was launched from this shipyard.

As a result of the increase in and affluence of the Millrace industries and the city as a whole, the area originally platted as Eugene's City began to be developed with large fashionable Victorian homes and small Victorian cottages. In conjunction with the residential development, street trees were planted, many of which still line the area's streets.

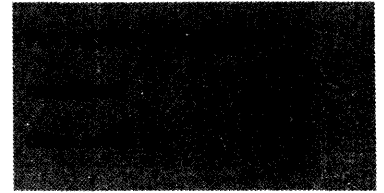
One of the features that distinguishes the East Skinner Butte Historic Landmark area from other older residential areas of the city is the variety of periods and styles of architecture represented in the area. After the first major wave of development in the 1890's, a second major period of construction occurred in the 1910's and 1920's. The second period which contributes to the character of the area is represented by the Bungalow and Colonial Bungalow styles.

Following this period, the area was affected by the general economic depression in the United States and the decline of the Millrace industrial area. In 1928, the waterwheels generating power for Millrace industries were stopped; later, in the process of relocating Franklin Boulevard and the Ferry Street Bridge in the 1940's, the Millrace north of 9th was buried and all the Millrace industrial buildings were demolished, except for the Eugene Mill and Elevator Company, now a City-designated Historic Landmark. Except for one structure, no new construction occurred in the east Skinner Butte area until the middle 1960's.

The first zoning ordinance adopted by the City of Eugene in 1948, greatly affected the character of subsequent development. In the Whiteaker area, north of 7th Avenue, no areas were zoned for single-family residential use even though much of the existing area was developed with single-family houses at that time. The areas were zoned multiple-family residential, higher densities being proposed in those areas which had been developed prior to 1900 because of their more deteriorated condition. In the East Skinner Butte Historic Landmark area, these regulations allowed the construction of apartment houses which are architecturally incompatible with the older single-family structures. In order to reverse this trend, in 1978, the Whiteaker Community Council requested that the City of Eugene consider designating the area as a Historic Landmark. In April, 1979, the City established East Skinner Butte as a City Historic Landmark Area and

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controls were instituted to review exterior alterations, demolition, and new construction in the area (Historic Landmark Ordinance No. 18371, April 11, 1979). Since the area's designation, many of the area's significant structures have been restored and rehabilitated.

Footnotes:

¹Peterson, Pete, "Skinner's Eugene"--Lane County Historian, Vol. XXI, No.2, Winter 1976, pp. 11-20, excerpt from a letter Skinner wrote to his sister on March 18, 19, and 20, 1860.

²Ibid.

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Item number 10

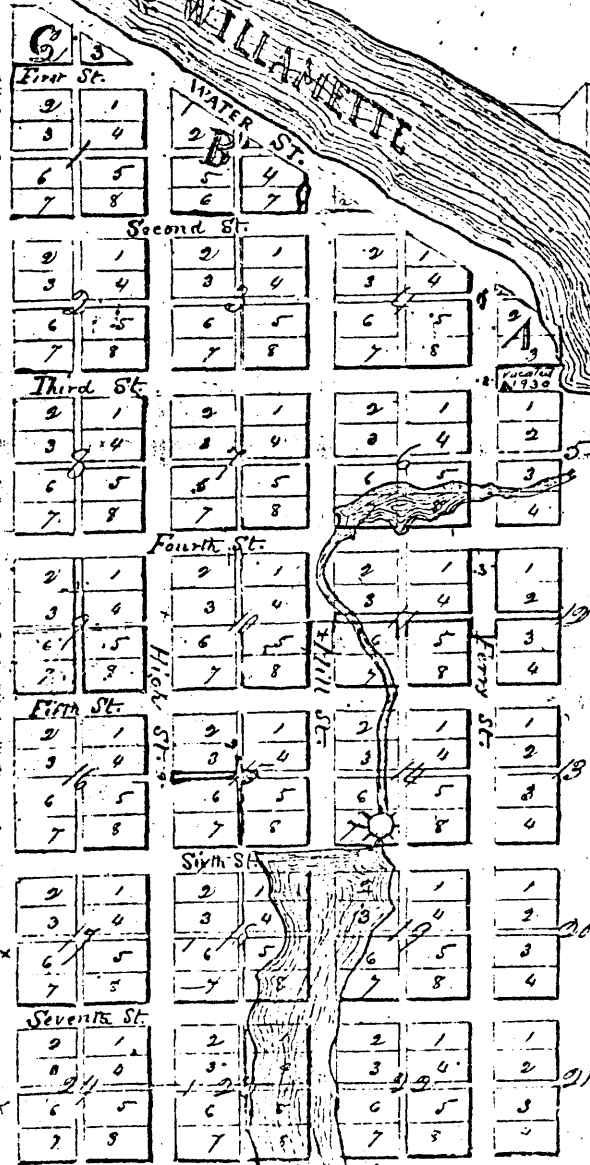
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corner of Lot 5, Block 7, thence west to the west side of Pearl Street, thence north along the west side of Pearl Street to the south side of East 3rd Avenue, thence 150' west along the south side of East 3rd Avenue, thence north 11.87', thence N 73°50'W 196.36', thence N 0°26'E 124', thence N 89°36'W 189', thence N 0°26'E 273', thence 150' to the west side of Pearl Street (vacated), thence north along the west side of Pearl Street (vacated) 160', thence east 66' to the northwest corner of Lot 6, Block 1, thence south to the northwest corner of Lot 7, Block 1, thence East to the northwest corner of Lot 6, Fractional Block B of the Original Plat of Eugene City, thence south along the east side of High Street to the point of beginning in Eugene, Lane County, Oregon, containing in all approximately 9.87 acres, more or less.

20 APRIL 1852

Judgement Docket A- Page 2

Alley in Block 9 vacated October 1845
See Book 145 Page 245
Also includes 1/2 acre C.S.



2- Steepest of Ferry vacated See Vol 119 Papers Lone Co Deed Record

3- Ferry St & Valley vacated Vol 1408 Page 242

4- Hill St vacated Dec 1851

5- Alley in Block 5 vacated Part 19 53P 1852

7- Alley in Block 5 vacated Part 19 53P 1852

KK- Hill St

EUGENE CITY.

Scale, 200 ft to inch

J. C. Skinner Proprietor of the Town of Eugene City in the County of Lane, State of Oregon, do hereby certify that this is a true and correct copy of the original map of the same.

APRIL 20, 1852

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SUPPLEMENTARY LISTING RECORD

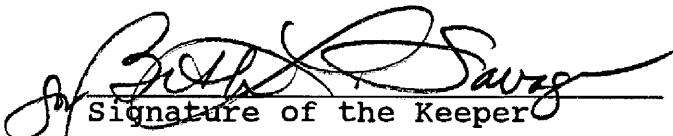
NRIS Reference Number: 82003732 Date Listed: 9/23/82

East Skinner Butte Historic District
Property Name

Lane County OR State
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

4-9-93
Date of Action

=====

Amended Items in Nomination:

Classification: The status of the Campbell House, 252 Pearl Street, is changed to "noncontributing" because its distinctive Queen Anne detailings were removed after the period of significance and the building does not read as a late 19th century Queen Anne building.

This document confirms the recommendation of James Hamrick of the Oregon State historic preservation office that the building does not contribute to the significance of the historic district.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)