

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

061

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 Boyer, Clarence and Ethel, House

Other names/site number _____

2. Location

street & number 1138 E. 22nd Avenue

not for publication

city of town Eugene

vicinity

State Oregon

code OR

county Lane

code 039

zip code 97403

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

1.6.09
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

2.25.09

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	
1		buildings
		sites
		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)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS:
Colonial Revival: Georgian Revival

Materials
(Enter categories from instructions)

foundation: CONCRETE
walls: BRICK
roof: ASPHALT
other:

Narrative Description

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

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DESCRIPTION

SUMMARY

The Clarence and Ethel Boyer House at 1138 E. 22nd Avenue in Eugene, Oregon, is being nominated to the National Register of Historic Places for its significance under Criterion C, for its architecture. Built in 1927, the Boyer House is an excellent example of the Georgian Colonial Revival style in Eugene and maintains a high level of integrity in location, design, setting and materials, in addition to workmanship, feeling and association. An incredibly popular style said to be first awakened by the Philadelphia Centennial of 1876, the Colonial Revival style remained in fashion through the 1950s.¹ The Boyer House embodies the Georgian Colonial Revival style with its accentuated front door, a symmetrical facade, and paired double-hung sash windows. This house, believed to be designed by George York and built by contractor Arnt Ree, is in excellent condition and maintains its integrity, preserving much of its historic fabric.

SETTING

The Boyer House is situated on the south side of E. 22nd Avenue, on the west side of an alley sloping south towards E. 23rd Avenue, Lot 11 in Block 32 of Gross Addition. The front facade of the house faces north in the South University Neighborhood of Eugene. A primarily residential area near the University of Oregon, the neighborhood also includes a nearby elementary school, Edison Elementary, and some commercial use. The slightly hilly neighborhood is well-developed with large and well-landscaped lots. The .29-acre lot on which the Boyer House is situated includes a large front yard and an even larger back yard with terraced landscaping to accommodate the lot's downward slope to the south. The main house and the attached single-car garage, a later addition, are the only buildings on the property.²

The property is landscaped along all sides of the house. The north (street) side of the property is the front yard and has several trees, including four mature birch trees on the north side of the public sidewalk. There is a large deciduous tree in the northeast corner of this north (front) yard. A brick walkway runs from the sidewalk to the front door and other brick walkways traverse the yard. The large expanse of lawn is accented by flowerbeds, deciduous trees and shrubbery.

A wooden fence separates the Boyer House from its neighbor on its western property line. The walkway and flower beds continue along the western side of the house to the south (back) yard. Along the western side of the lot, the property line is distinguished by a public alley as well as a small wall constructed of large rocks. As the property gently slopes toward the south, there are stone steps cutting through the rock wall up to the brick walkway as it curves around the northeast corner of the house.

1. Virginia & Lee McAlester, *A Field Guide to American Houses*, p. 326.

2. The single-car garage does not appear to be original to the house as it does not appear on a 1962 Sanborn map. Additionally, the foundation of the garage does not continue seamlessly with the foundation of the main house, further supporting the conclusion that it is a later addition. The garage is not visible from the street and its addition does not adversely impact the look or integrity of the main house.

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The south side of the property includes a driveway from the alley to the garage, more brick walkways and a series of terraces. The sloping backyard is terraced with lawns and flowerbeds separated by timbers and a brick retaining wall.

EXTERIOR DESCRIPTION

The 2 ½ story Georgian Colonial Revival Boyer House has an L-shaped plan, on a continuous foundation of poured concrete. The wood-framed house is faced with red brick laid in a running bond. The mortar joints are tooled to be concave, creating a more refined finish. The majority of the first and second floor windows are 6-over-1 double-hung sash with wood frames and sashes. The entire house is covered by a steeply pitched 14/12 intersecting hip roof with a simple cornice.

North "Front" Facade

The front facade of the house faces north and clearly embodies the characteristics of the Georgian Colonial Revival architectural style with its bilateral symmetry and accentuated front entryway. The 6-paneled black front door is accentuated by sidelight windows, an elliptical fanlight window, and a projecting front-gabled covered portico with a curved underside on a brick stoop. The portico is supported by paired columns at each outer corner and paired pilasters on the inner side. Both the columns and the pilasters are capped by Tuscan Doric capitals supporting a full entablature. The pediment of the portico is accented by cornice returns. Flanking the front entryway on each side are two 6-over-1 double-hung sash windows framed by black wooden shutters. This window configuration is repeated on the second floor, with the addition of a pair of 2-over-1 sash windows located directly above the front door. Projecting from the steeply pitched hipped roof are three gabled dormers, showcasing 6-over-6 double-hung sash windows. The dormers are encased in unpainted coursed wood shingles. The dormers also have a simple cornice with cornice returns. The main roof, porches and dormers are all covered by composition shingles.

South "Rear" Facade

The rear facade of the house faces south with an ell projecting from the eastern third of the elevation. The exterior entrance to the basement is located on this elevation, on the ell portion of this facade. The basement is reached by a few concrete steps and a wooden door with 9-paned windows in the top portion. Two 3-over-3 sash windows flank this entrance. This facade is accented by a brick patio adjoined by a small covered porch in the inner corner of the ell. The porch is held up by two engaged pilasters and one free-standing pillar. All three support a full entablature. The porch is covered by a half-hipped roof, covered in asphalt roof shingles. There are four 6-over-1 double-hung sash windows framed by black wooden shutters on the western third of the facade, two on the first floor and two on the second. There are two 15-paned wooden doors, protected by the covered porch, one on the south facade, leading to a mudroom, and another on the west facade of the ell, leading to the kitchen. Above the porch on the south facade is a small 6-over-1 double-hung sash window, without shutters, placed slightly below the line of the other windows on that facade due to its placement within the house's stairwell. On the second floor of the west facade of the ell are two more windows, another 6-over-1 double-hung sash framed by wooden shutters and a small 1-over-1 casement window. The south facade of the ell has three more windows, a 1-over-1 double-hung sash on the first floor and paired 1-over-1 double-hung sash windows on the second. The single window and the pairing are flanked by wooden shutters.

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East "Side" Facade

The eastern side facade of the house borders an alley running north and south. This facade is longer than the west due to the ell at the southeast corner of the house. One of the house's two brick chimneys, the shorter one, is located on the ell portion of this facade. A brick patio extends about three quarters of this elevation of the house. The patio is enclosed by a wrought-iron railing. The brick patio rests on top of a single-car garage that is not visible from the street due to the slope of the lot. The walls of the garage are of poured concrete and are clad in unpainted coursed wood shingles, similar to those on the dormers. There is one 3-over-3 sash basement window to the north of the patio. There are four 6-over-1 double-hung sash windows on the first floor of this facade, but one window is larger and is flanked by the same wooden shutters found on the north facade. Two of these windows are paired and with the third window flank the chimney. A 15-paned wooden side door leads to the patio and is protected by a flared hip roof cover supported by curved brackets. There are three 6-over-1 double-hung sash windows on the second floor, two of which are paired and are located above the paired sashes on the first floor. The third sash window on this level is paired with shutters and matches the window below it on the first floor. There is another gabled dormer with a 6-over-6 double-hung sash window projecting from the roof on this facade and maintains the unpainted wood shingles and cornice returns of the other dormers.

West "Side" Facade

The western elevation of the house maintains the symmetry of the north facade. At the center of this facade is the house's second and tallest chimney. There are two 3-over-3 sash basement windows and four 6-over-1 double-hung sash windows on this facade. Two of the double-hung sashes are located on the first floor and two on the second. The chimney is flanked by these windows, with one on either side of it on each floor.

INTERIOR DESCRIPTION

The Boyer House has a central hall plan, which is highly characteristic of the Georgian Colonial Revival period, with a large foyer and a half-turn staircase leading to the second floor (see Fig. 1).

First Floor

There are three large rooms on the first floor: a living room, dining room and kitchen, in addition to a small bathroom, a butler's pantry and a small mudroom in the rear of the house. The half-turn staircase, located in the foyer, has a balustrade running along the left side ending in a classically detailed newel post resting on the curved bottom stair. There are three balusters per stair tread. The banister ends with a curtail and a decorative newel post and newel cap. Natural finished wood baseboards are common throughout most of the first floor. Detailed crown molding can be found in the living room and dining room, in the same clear finished wood as the baseboards and trim. There are 9-foot ceilings throughout the house.

Living Room

The living room, located to the right of the entryway, spans the entire depth of the house and is about half the width of the house. It has a wood-burning fireplace with a brick surround, tile hearth, and a wooden mantel and moldings. Although wood floors run throughout the first floor, the living room is carpeted. There are six windows in the living room and all have folding shutters on the lower sash in a similar finish to the rest of the woodwork on this floor.

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Dining Room

The dining room, located to the left of the entryway, is smaller than the living room, spanning about a third of the depth of the eastern portion of the house. This room has wood floors in addition to wood wainscoting and a chair rail running throughout the entire room. There are three windows in the dining room and they, like those in the living room, have folding shutters on their lower sashes. The dining room leads into the butler's pantry.

All the woodwork in the butler's pantry, mudroom and kitchen has been painted white. Additionally, the wood flooring in the kitchen has a finer grain and darker stain than the flooring in the dining room and foyer. While some detail features appear to have been replaced on the first floor, such as the hardware on cabinetry in the kitchen and butler's pantry, other features such as light fixtures in the foyer and on the second floor landing are original to the house.

Second Floor

The second floor of the Boyer House has a similar layout to that of the first floor, with a central hall flanked by rooms on either side (see Fig. 2). There are five rooms on the second floor: two bedrooms, two bathrooms and a library. One of the bathrooms maintains its original fixtures, plumbing and tile floor. A closet was renovated to create the other bathroom, maintaining the historic floor plan of the second floor. The second floor and the stairs, other than the larger bedroom and bathrooms, are carpeted like the living room on the first floor. Similar white painted trim and baseboards are common to the second floor. The light fixtures on the second floor landing appear to be original and all the doors appear to have their original doorknobs and hardware.

Library

The library is the large room on the west side of the second floor over the first floor living room of the same dimensions. A second fireplace with painted white trim and a newer hearth and tile surround is located on this floor in the library. The overall detailing on the fireplace is similar to the one found in the living room on the first floor.

Third Floor

The third floor of the Boyer House is comprised of two bedrooms and a bathroom (see Fig. 3). The bathroom was a later addition to this floor. There are six dormers with 6-over-6 double-hung sash windows. Painted trim and baseboards are common to the third floor.

Bedrooms

The bedrooms are irregularly shaped with low ceilings in certain areas because of the steeply pitched roof, dormer windows, and attic space in the southern projection of the house. There are built-in wardrobes in the two bedrooms in addition to closets.

Basement

The basement has two large rooms, a bathroom and sauna. The largest room, underneath the living room of the same dimensions, is a storage room where the furnace and water heater are located. The current property owner

Boyer, Clarence and Ethel, House
Name of Property

Lane Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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added a sauna and a studio apartment in the basement, which includes a bathroom and kitchenette. There are five 3-over-3 sash windows in the basement. The basement also leads to the below-grade, single-car garage.

ALTERATIONS AND ADDITIONS

Few alterations have been made to the house since its initial construction, none of which significantly alter the basic form or image of the house. According to the 1987 South University Neighborhood Survey conducted by the City of Eugene, the Boyer House received unspecified repairs in 1940 and 1949 and a carport was added in 1962. Additionally, the current owner believes the covered porch on the south facade of the house was altered, but this work was done before their ownership and no specific dates are known. However, the brick foundation from the original porch remains a part of the south patio, utilized as planters. Currently, the carport added in 1962 no longer stands; instead there is a basement-level, single-car garage which leads out onto a through alley to the east of the lot, not visible from the main facade. The garage is not mentioned or drawn in the neighborhood survey completed by the City of Eugene in 1987. The most dramatic alteration to the house has been the renovation of the basement to create a studio apartment. However, the Boyer House retains a significant amount of historic fabric, including wood flooring, trim and moldings, and an original bathroom. Despite these changes, the Boyer House still retains a high level of integrity and the alterations do not detract from the overall architectural distinctiveness of this house. The careful care and preservation of this house has made it eligible for listing in the National Register of Historic Places under Criterion C for its architecture.

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1927

Significant Dates

1927

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

George York, architect

Arnt Ree, Builder

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: University of Oregon Libraries

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STATEMENT OF SIGNIFICANCE

Located on the south side of East 22nd Avenue between Potter and University Streets in the South University Neighborhood, the 1927 Clarence and Ethel Boyer House is a striking example of the Georgian Colonial Revival style in the city of Eugene. Identified as having "Primary" significance in the 1987 South University Neighborhood Cultural Resources Survey, the Boyer House is in excellent condition and maintains a high level of integrity in location, design, setting and materials, in addition to workmanship, feeling and association. Few alterations have been made to the house and are not visible from either the street or alley facades.

The Boyer House is being nominated for the National Register and is eligible under Criterion C for its outstanding embodiment of the characteristics of the Georgian Colonial Revival architectural style. In a neighborhood of many other Colonial Revival houses, the Boyer House stands out with its brick facade, steeply pitched hip roof and tall chimneys, supposedly reminiscent of the Governor's Palace at Colonial Williamsburg in Virginia.

A BRIEF HISTORY OF EUGENE, OREGON

With the promise of rich farmland and economic opportunity, the Oregon territory grew in population after the "Great Migration" in 1843. One of the first in the wave of Euro-American settlers to the upper Willamette Valley was Eugene Skinner, who staked claim in 1846 to 640 acres "on and around present day Skinner Butte" in present day Eugene, Oregon.¹ At the time of this settlement, the area was already inhabited by the Kalapuya, who practiced annual burnings of the vegetation in the valley to encourage new growth. This practice that cleared the land made the valley ideal for immediate settlement and farming.² More Euro-American settlers followed Skinner, and between 1847 and 1848 the area saw the arrival of such people as Charnel Mulligan, Prior Blair, James Huddleston and Daniel Christian. Oregon was declared a United States Territory in March 1848 and Lane County was organized in 1851.

Skinner and Judge Risdon established a meridian lineform in April 1851 to survey and plat a town site, located just east of Skinner's Butte. The town site was named Eugene City by Mary Skinner in honor of her husband, Eugene Skinner. Eugene City became the county seat of Lane County in 1853 and was incorporated as a town in 1862 and as a city in 1864. Meanwhile, Oregon was admitted as the thirty-third state in the Union in 1859.

From 1846 to 1870 Eugene was the site of rapid commercial and residential growth. The University of Oregon was established in Eugene in October 1872 and the doors of the university's first building, Deady Hall, opened its doors in October 1876. Twenty-six additions and subdivisions were platted between 1884 and 1898, with twenty-four more between 1902 and 1911. The city's experience of steady growth and the addition of a state university led to Eugene's distinction as an ideal place to live by the 1890s. The greatest building record in Eugene, at the time, was set in 1909 with the construction of 266 new residential buildings and the remodeling of 40 buildings. Another building boom occurred in the 1920s following the end of World War I, creating more new neighborhoods, including the South University neighborhood.

¹ Elizabeth Carter and Michelle Dennis, "City of Eugene Historic Context Statement" (City of Eugene Planning Department, April 1996), 13.

² Jonathan M. Pincus, "Eugene Downtown Core Area Historic Context Statement" (City of Eugene Planning Department, November 1991), 2-3.

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The implementation of an electric streetcar line near the University of Oregon in 1906 led to the development of the South University neighborhood, which was still largely agricultural at the time. In 1907 the land was platted as Gross's Addition into 420 lots, an addition running from 18th to 23rd Avenue and from Alder to Agate Street. The addition, designed on a grid system, contained 420 lots, which were typically 55 feet wide and 160 feet deep.³

Slow to grow initially, the neighborhood thrived after the end of World War I, with at least 40 percent of the houses built during the 1920s. Factors that may have led to this increased neighborhood development include the construction of schools, like Edison Elementary on W. 22nd Avenue in 1926, and installation of sewer lines and sidewalks, in 1922 and 1924 respectively. The location of the streetcar, known as the Eugene Street Railway, was conducive to University faculty and staff living in the South University neighborhood as one line of the streetcar ran on University Street, going through campus. The streetcar went out of business in 1927, but the track running down University Street was merely paved over and can still be seen.⁴

There is a slight knoll in the center of the neighborhood and the most desirable and expensive lots are located in this area. The relatively uniform look of the neighborhood was defined during the period following World War I, in part by the president of the County Investment Company, Robert Prescott. These guidelines for the neighborhood included setback requirements of 15 feet on Potter Street and 30 feet on University Street and a minimum cost of \$2,000 for houses built.⁵ Although this one portion of the neighborhood, where the Boyer House is located, has the most expensive and high style houses, the neighborhood "has been home to a cross section of Eugene society."⁶ In addition to high-style residences, such as the Boyer House, there are more modest and vernacular houses and even rental properties, catering to University students.

THE CLARENCE AND ETHEL BOYER HOUSE

Clarence Valentine Boyer (b.1881 / d.1954) arrived in Eugene from the University of Illinois in Champaign with his wife Ethel Parkhurst (b.1882 / d.1947) in 1925 as the new head of the English Department at the University of Oregon.⁷ Clarence would later become president of the University of Oregon from 1934 to 1938. During his tenure as president, Boyer attained funding for construction of the library, the men's physical education building, and the infirmary. However, he resigned for health reasons in 1938, but stayed on as a professor, chair of the English Department, and Dean of Arts and Letters until his retirement in 1947.⁸ The Boyers purchased Lot 11 in Block 32 of Gross Addition, at the address of 1138 E. 22nd Avenue from E.B. and Mary R. Miles in 1926 for \$9,000. In the 1926 warranty deed several conditions were laid out regarding future use of the property:

That the said property shall be used for residential purposes only; that no house, or any part thereof, shall be constructed or maintained upon said property which shall cost less than Three Thousand, Five hundred &

³ Leslie Heald and Sally Wright, "South University Historic District Nomination," (National Register of Historic Places Nomination, Oregon, 2000), Section 7, page 2.

⁴ Heald and Wright, "South University District Nomination," Section 8, page 8.

⁵ *Ibid.*, Section 7, page 7.

⁶ *Ibid.*, Section 8, page 10.

⁷ Clarence Boyer's birth information was located through his WWI draft card through the National Archives and Records Administration, *U.S. Selective Service System*, "World War I Selective Service System Draft Regulation Cards, 1917-1918" in The Generation Network, Inc., "World War I Draft," <http://www.ancestry.com> [accessed February 9, 2008].

⁸ University of Oregon Office of the President, "University of Oregon Presidential Biographies," <http://president.uoregon.edu/history/history.shtml>; [accessed 20 October 2008].

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no/100 Dollars (\$3500.00); that not more than one house shall be constructed upon the property hereby conveyed that no house or any part thereof shall be constructed upon said lot which shall be closer to the line of Twenty-second Avenue East than the house line already established in said block; and that the said property shall at no time be conveyed to, or occupied by owners or tenants of any other than the Caucasian (sic) race.⁹

Keeping in line with these covenant conditions, the 1927 Boyer House was designed by George York, who worked with the premiere architect and later head of the University of Oregon architecture program, W.R.B. Wilcox, and was built for the projected cost of \$9,000 by local contractor Arnt Ree.¹⁰

The Boyer House maintains much of its original historic fabric and has a striking street facade on East 22nd Avenue. Faced in brick, with a steeply pitched hip roof and projecting doorway the Boyer House stands out not only for its excellence in construction but its uniqueness in style. Although in line with the Georgian Revival style of the Colonial Revival with a bilaterally symmetrical facade, window shutters and a pronounced entryway, the Boyer House is quite different from the rest of the houses of similar style in the neighborhood. The neighborhood boasts few brick houses, none of which equal the representation of high style and detail evident in the Boyer House. Additionally, brick was less common in residential construction than wood siding, also marking the Boyer House as distinct.

Ownership History¹¹

1926/27-1951 Clarence V. and Ethel P. Boyer
1951-1958/9 Gene P. and Patricia Pitchford – Owners of Pitchford Motor Company in Eugene
1959-82 Bower and Lucille Aly – Professors at the University of Oregon
1982-1990 Roger and Maralee Houmes – President of International King's Table
1990-present:..... George (deceased) and Nancy Hughes

THE COLONIAL AND GEORGIAN REVIVAL STYLE

The Colonial Revival is often considered the most “popular and characteristic expression” in United States’ architecture.¹² However, “Colonial Revival” is a broad term and includes many styles, including more specific revivals such as Georgian, Spanish, and Mediterranean:

Colonial in American history usually means the period of initial European settlement to the achievement of independence (1607 in Jamestown, Virginia; or 1620 in Plymouth, Massachusetts) to 1783 and the Treaty of Paris. Also considered part of the legacy of the colonial era are Spanish- and French-style buildings that date into the nineteenth century.¹³

⁹ Registered Title # 26830 and Warranty Deed, Eugene, OR: Lane County Deeds and Records Office, *Warranty Deed*, microfilm, p. 92, reel 12.

¹⁰ Eugene, City of, Planning Department and Land and Community Associates, *South University Neighborhood Cultural Resources Survey* (Eugene, OR: The Planning Department, 1987); University of Oregon Architecture, “School’s History,” University of Oregon, <http://architecture.uoregon.edu/index.cfm?mode=about&page=history> [accessed February 16, 2008].

¹¹ Ownership information was compiled from deed records in the Lane County Deeds and Records office and supplemented with occupation information from Polk’s Eugene (Oregon) City Directory for the years 1928 through 1990.

¹² Richard Guy Wilson, *The Colonial Revival House* (New York: Harry N. Abrams, Inc., 2004), 6.

¹³ Wilson, *The Colonial Revival House*, 6.

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Traditionally the Colonial Revival period is considered to begin after the end of the Civil War. However, following the Revolutionary War, Americans, particularly those in leadership positions, sought to highlight the unique and exceptional experiences of the people of the new nation. Although most of these projects were restorative in nature, reproductions evocative of an earlier period were beginning to emerge. An early example of the preservation of a colonial structure of national significance was the restoration of the steeple at Independence Hall in Philadelphia, Pennsylvania in 1828. Designed by preeminent Philadelphia architect William Strickland, the new steeple was over 40 feet taller than the original, but drew upon earlier classically-inspired models for inspiration.

Another important and highly publicized restoration was that of George Washington's home at Mount Vernon. Ann Pamela Cunningham raised awareness of the project in 1853 and organized the Mount Vernon Ladies Association to help preserve and restore the nationally important building. The Mount Vernon preservation was not only a model for other subsequent preservation and restoration projects, but also the construction of new American houses. The architecture of the colonial era increasingly became identified by Americans as a national image between the Civil War and the first decade of the twentieth century.¹⁴

However, other scholars have cited the Philadelphia Centennial Exhibition of 1876 as the impetus for the Colonial Revival and the H.A.C. Taylor House (1886) in Newport, Rhode Island, designed by the firm of McKim, Mead and White, as the first house constructed in the Colonial Revival style.¹⁵ The H.A.C. Taylor House is dismissed by Wayne Andrews' 1964 article, "Random Reflections on the Colonial Revival," when Andrews states the house is not a copy of an original colonial, but rather an "invention" demonstrating the knowledge of the architectural firm.¹⁶

The Colonial Revival continued to embody the United States' national image of architecture and the Georgian Revival style of 1910-1935 appeared on the West coast in a similar to manner to houses being constructed in the East. Two Boston-trained architects, William H. Whidden and Ion Lewis, arrived in Portland, Oregon in the late nineteenth century, establishing their own architectural firm in 1890, and are credited with further incorporating more refined and fashionable architectural styles in Oregon, producing "many of Portland's finest Colonial Revival houses."¹⁷ The popularity of these architectural styles spread throughout the region of the Northwest, from more metropolitan cities to rural farm-life. Philip Dole cites the 1911 remodeling of the Joel Palmer house in Dayton, Yamhill County as an early example of the Colonial Revival style in more rural Oregon in the section titled "Farmhouses and Barns of the Willamette Valley" in Thomas Vaughan's *Space, Style, and Structure*.¹⁸ Following these first examples, the number of Colonial Revival houses and buildings continued to spread throughout the region, growing in popularity and number.

Rosalind Clark, recognizing the lack of historic accuracy in detail in many early revival houses, differentiates between the Colonial Revival of 1895-1915 and the Colonial and Georgian Styles of 1910-1935 in Oregon. Clark states, "The Colonial and Georgian styles are based on seventeenth- and eighteenth-century colonial architecture, and differ from the Colonial Revival style of 1895-1915 in their stress on more 'correct' historic detailing and their

¹⁴ Wilson, 35.

¹⁵ Rosalind Clark, *Oregon Style: Architecture from 1840 to the 1950s* (Portland, OR: Professional Book Center, Inc., 1983), 113.

¹⁶ Wayne Andrews, "Random Reflections on the Colonial Revival," *Archives of American Art Journal*, vol. 4, no. 2 (April 1964): 3, <http://links.jstor.org/sici?sici=0003-9853%28196404%294%3A2%3C1%3ARROTTCR%3E2.0.CO%3B2-V> [accessed February 16, 2008].

¹⁷ Clark, *Oregon Style*, 113.

¹⁸ Thomas Vaughan, ed., *Space, Style, and Structure: Building in Northwest America* (Portland, OR: Oregon Historical Society, 1974), 239.

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Section number 8 Page 5

lack of Queen Anne elements such as bay windows and leaded glass.¹⁹ Georgian Colonial Revival, as a more accurate Colonial Revival style, produced houses that were typically two-stories and rectangular in shape with bilateral symmetry. Window shutters and pedimented doorways with classical detailing were also characteristic of the Georgian Colonial Revival, in addition to predominately weatherboard siding for private residences and brick construction for public buildings.

The differences within the Colonial Revival style in Portland, Oregon are discussed by William J. Hawkins, III and William F. Willingham. They divide the Colonial Revival style into two overlapping phases, the early period spanning the 1880s through the 1920s and the second phase beginning in the 1900s and lasting through the 1930s. According to Hawkins and Willingham, "The early houses were designed with axial, central-hall plans, their facade reflecting their formal arrangements. They had hipped roofs, sometimes a widow's walk, symmetrically placed brick chimneys, and a profusion of shuttered windows."²⁰ The second phase of the Colonial Revival was more "authentic in detail," utilizing historically accurate details rather than melding classical detailing with Queen Anne styling.²¹ Although the Boyer House has accurate details, such as the classic 6-over-6 double-hung sash windows, its roof type, chimneys, and shutters lend itself to the early Georgian Colonial Revival period.

The brick facade, steeply pitched hip roof and flanking tall chimneys are evocative of the Governor's Palace in Colonial Williamsburg in Virginia and these details have led many to believe it is a replica of this iconic Williamsburg building. Despite these similarities, the Boyer house is distinct and not an exact copy. Built in 1927, the Boyer House was completed before the 1928 public announcement of the restoration and reconstruction project at Colonial Williamsburg. The house has similar detailing to the Governor's Palace, such as the steep pitch of the roof and the tall chimneys flanking the main facade, but is missing several essential characteristics. The Boyer House does not have the tall cupola or balustrade along the ridgeline of the roof that are such dominant elements on the Governor's Palace. Additionally, the Boyer House has gabled dormers whereas the dormers on the Governor's Palace are hipped. Although the Boyer House lacks some of the specific characteristics of the Governor's Palace, it is generally reminiscent of this grand house in Williamsburg and is in line with the general commemorative aspect of the Colonial Revival style.

COMPARATIVE ANALYSIS

Period Revival styles, including Colonial, Tudor and English Cottage, were popular architectural styles in Eugene between 1890 and 1945. Many homes remain from this period, particularly in the South University Neighborhood, but none have the presence or distinct Georgian details of the Boyer House.

Architectural survey data for the city of Eugene includes 82 properties classified as "Colonial Revival." Of these 82, 10 buildings are considered to be vernacular versions of a Colonial Revival style and 9 other properties have additional styles associated with their architectural classification, including Bungalow, English Cottage, and Minimal Traditional.²² Others included in this survey are located in greatly different neighborhoods that are more commercial

¹⁹ Clark, *Oregon Style*, 158.

²⁰ William J. Hawkins, III and William F. Willingham, *Classic Houses of Portland, Oregon, 1850-1950* (Portland, OR: Timber Press, 1999), 216.

²¹ Hawkins and Willingham, *Classic Houses*, 247.

²² Information for the comparative analysis portion was obtained from the Oregon State Historic Preservation Office's Architectural Survey Data for the city of Eugene in addition to neighborhood surveys conducted by the city of Eugene in the South University, West University and Fairmount neighborhoods.

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in nature or that have lost the general feeling and setting still intact in much of the South University neighborhood. The Georgian Colonial Revival details, seen in the moldings, columns, and symmetry of the Boyer House, that distinguish this style from other Period Revival homes are missing from many of the properties included in the inventory. Eugene neighborhood surveys for the South University, West University, and Fairmount neighborhoods were also consulted to narrow the list down to a manageable number to thoroughly compare to the Boyer House. The following properties were selected as comparisons due to their architectural classification, facade, size, and/or age:

Eugene Women's City Club, Eugene, Lane County, Oregon (not listed in the NRHP)

The Eugene Women's City Club is located at 450 E. 14th Avenue, northwest of the Boyer House in the West University neighborhood. This 2 ½-story, Colonial Revival, wood-frame house with a gable roof and bevel wood siding was built c. 1890. Built as a single-family residence, the house is now used as club/lodge. The property is not listed in the National Register.

The earlier construction date of the Eugene Women's City Club places it in a different period of Colonial Revival architecture than the Boyer House. In addition to its age and slight differences in style, the house appears to have been modified several times, including a rear first-story addition and a single-car garage. It has a central hall plan, characteristic of the Colonial Revival style, but many of its historic details have deteriorated or been replaced or altered. Although its integrity was considered virtually intact in Eugene's 1987 survey of the neighborhood, a portion has been lost due to renovations. Since the survey, the transom and sidelight windows have been filled in and the original windows have been replaced with vinyl and aluminum windows. Overall, both the integrity and condition of this house are well below those of the Boyer House.

Oregon Electric Railway Passenger Station, Eugene, Lane County, Oregon (listed in the NRHP 03/13/1979)

Located at 27 E. 5th Avenue in Eugene, the Oregon Electric Railway Passenger Station is northwest of the Boyer House in the downtown district. The train station, built in 1914, was created to serve the Great Northern and Northern Pacific Willamette Valley train systems. An impressive building, the train station has Colonial Revival detailing in its brick and cast stone facade. The Oregon Electric Railway Passenger Station is individually listed in the National Register

Although changes have been made to the building over the years, it has been carefully restored. Despite its high level of integrity and excellent condition, the public use of the Oregon Electric Railway Passenger Station separates it from the solely residential Boyer House. While the Oregon Electric Railway Passenger Station has more ornate details, seen in the Palladian windows with medallions and detailed moldings, its commercial use and association with transportation is quite different than the residential Boyer House.

2018 Garden Avenue, Eugene, Lane County, Oregon (not listed in the NRHP)

Built c. 1920, this house is located at 2018 Garden Avenue, northwest of the Boyer House. This 2-story, wood-frame house with a gable roof has simple Colonial Revival elements, including a covered entryway and what appears to be a central hall plan. It is not listed in the National Register.

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Although similar in age, this house lacks the Georgian details of columns, window shutters, and a pedimented doorway that are present on the Boyer House. Furthermore, modifications to the house in 1980, such as a rear addition and new windows, have greatly diminished its integrity. The setting of the house is also diminished, as commercial use buildings border the property to the south. The setting of the Boyer House in a predominately single-family residential neighborhood, in contrast, has been retained throughout the years.

University of Oregon Women's Memorial Union (Gerlinger Hall), Eugene, Lane County, Oregon (listed in NRHP 10/02/92)

Gerlinger Hall is located at 1468 University Street on the University of Oregon campus, north of the Boyer House. Constructed between 1919 and 1921 as an institutional building, Gerlinger Hall is a 3-story brick Georgian Colonial Revival building with a low-pitched hip roof and a central pediment. It is listed as part of the Women's Memorial Quadrangle Ensemble in the National Register.

Overall, Gerlinger Hall is much larger in size than the Boyer House and has a distinctly institutional use. It has more elaborate ornamentation than the Boyer House, including cast stone columns and garland in its central pediment, but these decorations were more common on public buildings than on private residences. The similarities between the two buildings, including a brick exterior, bilateral symmetry and end chimneys, demonstrate the common characteristics of Georgian Colonial Revival architecture. Although a private residence, the Boyer House stands out as a prime example of the Georgian Colonial Revival style in the South University neighborhood as Gerlinger Hall does on the University of Oregon campus.

Veteran's Memorial Building, Eugene, Lane County, Oregon (not listed in the NRHP)

This building, located at 1626 Willamette Street, is northwest of the Boyer House. Built c. 1947, the Veteran's Memorial Building is a 2-story Colonial Revival with a steeply-pitched gable roof and stucco and vinyl siding. It is not listed in the National Register.

This building has Colonial Revival detailing such as a steeply-pitched gable roof and columns, and has a covered porch extending the entire length of the front facade giving it Georgian detailing that is reminiscent of George Washington's home at Mount Vernon. However, extensive modifications, including multiple additions and replaced windows and siding have greatly diminished its integrity. While the Veteran's Memorial Building shares similar stylistic elements with the Boyer House, its lack of integrity makes it a much less striking example.

Delta Gamma Sorority House, Eugene, Lane County, Oregon (not listed in the NRHP)

Located at 1584 Alder Street, this building is northwest of the Boyer House. Built c. 1913, the Delta Gamma Sorority House is a 2-story Colonial Revival with a moderately pitched hip roof and brick facade. It is not listed in the National Register.

This building has Colonial Revival detailing such as a symmetrical facade and ionic columns, and has a dominant 2-story entrance portico with a full entablature and balustrade. This house is much larger with several differing details than the Boyer House. While the Boyer House has gabled dormers, the Delta Gamma house has segmental dormers along the main facade. Three of these five dormers are larger and showcase two sash windows in each dormer. While the Delta Gamma Sorority House appears to be relatively intact and shares some stylistic elements

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with the Boyer House, it lacks the Georgian details that make the Boyer House distinct in Eugene, such as the steeply pitched roof and chimneys.

Jewett, Wilson H., House, Eugene, Lane County, Oregon (not listed in the NRHP)

This Colonial Revival house is located at 2465 Fairmount, east of the Boyer House in the Fairmount neighborhood. Constructed in 1921, the Jewett house has a wood-frame with wood bevel siding and an overall "L"-shaped plan with a cross-gable roof. Its windows are primarily wood 1-over-1 double-hung sash. It is not listed in the National Register.

The Jewett House shares basic Colonial Revival decorative elements with the Boyer House, such as an elaborate front entryway, classical columns, and shuttered windows. It also has a relatively symmetrical front facade and appears to have a high level of integrity. Although an impressive house on its own, the Jewett House lacks a few key characteristics that make the Boyer House so distinct: a steeply pitched hip roof, brick facade, and tall end chimneys. It is these elements that make the Boyer House stand out from the rest.

While all of these buildings share elements of the Georgian Colonial Revival with the Boyer House, three have been heavily modified and others are public buildings. The level of detailing on the Oregon Electric Railway Station and the Women's Memorial Union is more common for public or institutional buildings and the Boyer House, understandably, does not have the same ornamentation as these two buildings. When comparing it to other, equally impressive single-family or multi-family residences such as the Jewett House and the Delta Gamma Sorority House, the Boyer House is consistently different. None of the houses have the steeply-pitched hip roof that is striking on the Boyer House, particularly with two chimneys rising up on either side of the building. Without this roofline, the Boyer House would be quite similar to any house in the general Colonial Revival style. In a neighborhood of relatively similar-sized houses with uniform setbacks, the Boyer House stands apart because of its careful Georgian Colonial Revival detailing in the accentuated front entryway and cornice returns on the dormers and its dramatic roofline. The Boyer House embodies the architectural style of Georgian Colonial Revival and the general commemorative element of all period revivals.

CONCLUSION

As an intact example of the Georgian Colonial Revival style, the Boyer House is an important architectural representation of the history of residential growth and construction in the city of Eugene. The Boyer House is eligible under Criterion C for its strong architectural qualities, immediately recognizable as an expression of the Georgian Colonial Revival style that, although relatively unique in Eugene, dominated national residential construction during the early twentieth century.

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Section number 9 Page 1

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Boyer, Clarence and Ethel, House
Name of Property

Lane Co., OR
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

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National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 2

Registered Title # 26830 and Warranty Deed. Eugene, OR: Lane County Deeds and Records Office. Microfilm, p. 92, reel 12.

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45 SOUTH WORTH

COLLECTION

25% Cotton Fiber

Boyer, Clarence and Ethel, House
Name of Property

Lane Co., OR
County and State

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 494033 4875604
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 Katie Chase

organization _____

date August 2008; rev. December 2008

street & number 844 Mill Street, Apt. K

telephone (208) 305-3588

city or town Springfield

state Oregon zip code 97477

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 Nancy Hughes

street & number 1138 E. 22nd Avenue

telephone (541) 344-8888

city or town Eugene

state Oregon zip code 97403

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.

Boyer, Clarence and Ethel, House
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 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The Clarence and Ethel Boyer House consists of all of tax lot #7000, beginning at the Northeast corner of Lot 12, Block 32, Plat in Gross's Addition to Eugene, Lane County, Oregon on map number 18030513. The lot measures 160 feet by 80 feet.

BOUNDARY JUSTIFICATION

The property includes the entire tax lot that is historically associated with the Clarence and Ethel Boyer House.



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National Park Service

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Section number Photographs Page 1

PHOTOGRAPHS

Address: Boyer, Clarence and Ethel, House
1138 E. 22nd Avenue
Eugene, Lane Co., Oregon 97403

Photographer: Katie Chase, nomination preparer
Date: March 7, May 24, and July 28, 2008
Ink and Paper: Epson UltraChrome inks and Epson UltraSmooth Fine Art Paper
Location of Negatives: Digital, images held by preparer

- 1 of 14 Exterior View: Looking southeast at northwest corner of north facade of house
- 2 of 14: Exterior View: Looking south at north facade of house
- 3 of 14: Exterior View: Looking southwest at northeast corner of north facade of house
- 4 of 14: Exterior View: Looking northwest at southeast corner of south facade of house
- 5 of 14: Exterior View: Looking north at south facade of house
- 6 of 14: Interior View: Looking south at first floor interior, entryway and staircase
- 7 of 14: Interior View: Looking west at first floor interior, fireplace detail
- 8 of 14: Interior View: Looking northwest at first floor interior, staircase detail
- 9 of 14: Interior View: Looking northwest at first floor interior, dining room
- 10 of 14: Interior View: Looking northeast at first floor interior, staircase and landing detail
- 11 of 14: Interior View: Looking northwest at second floor interior, master bedroom
- 12 of 14: Interior View: Looking northeast at second floor interior, bedroom
- 13 of 14: Interior View: Looking east at third floor interior, bedroom
- 14 of 14: Interior View: Looking southwest at basement interior, hallway

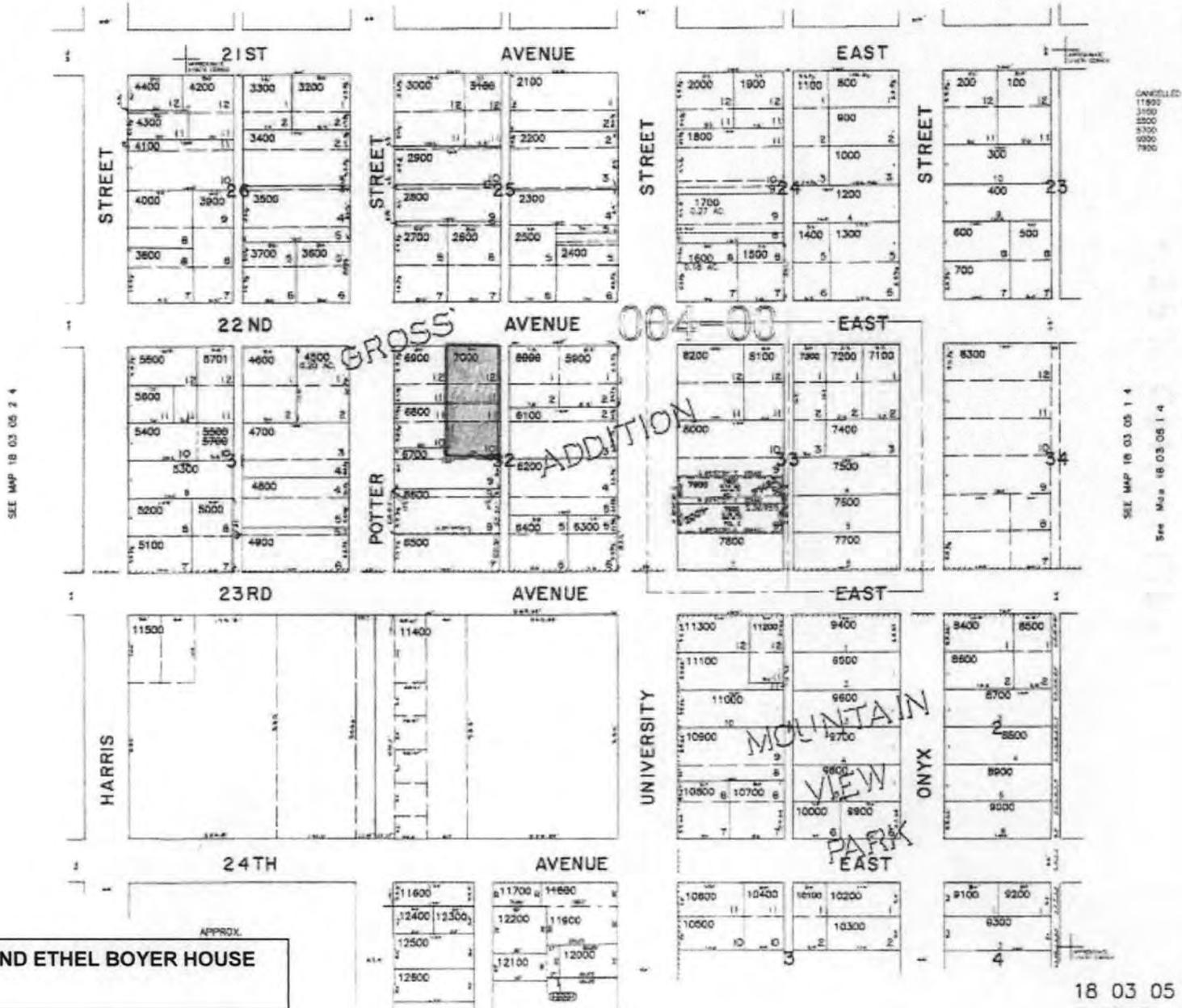
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AND TAXATION
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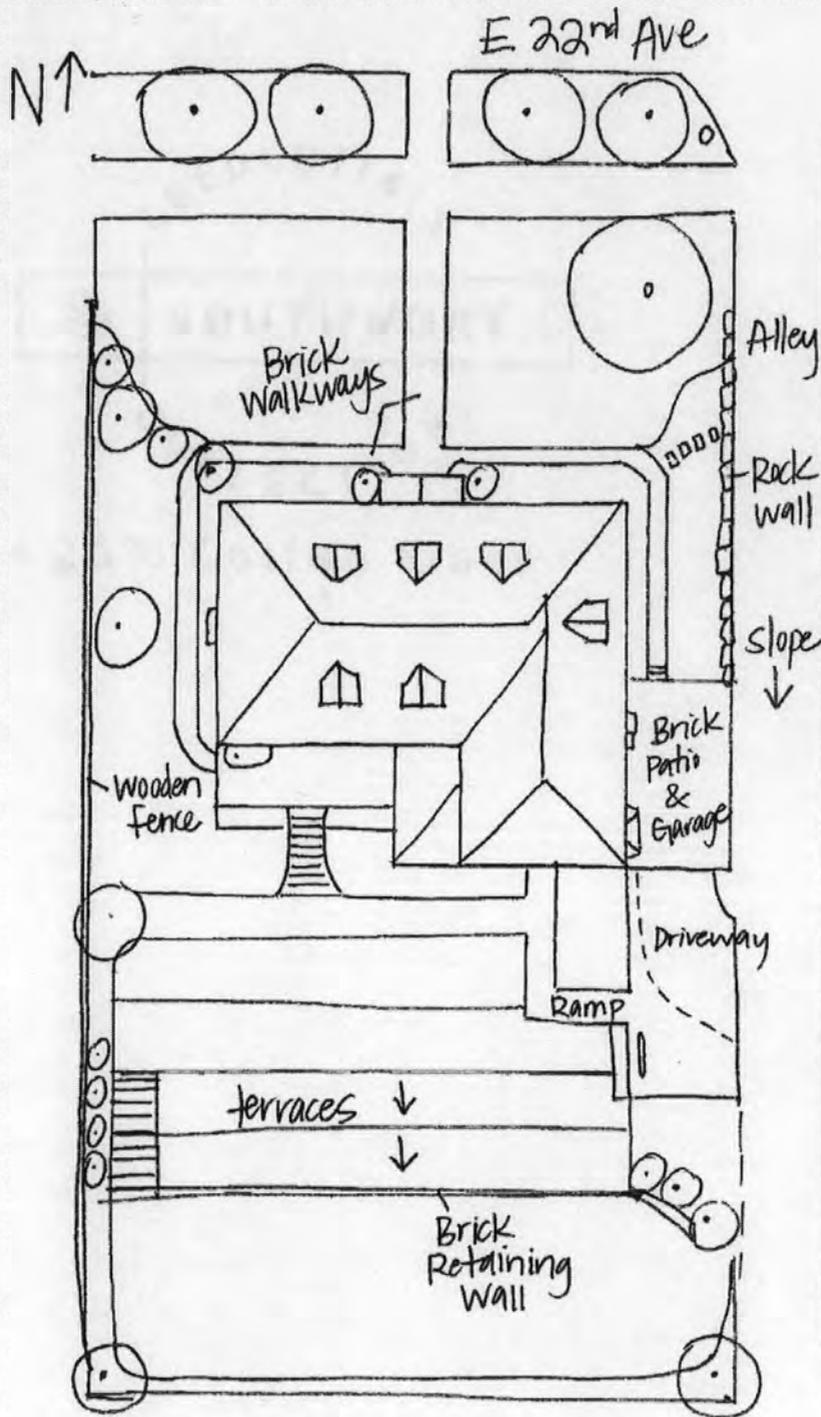
SW 1/4 NE 1/4 SECTION 5 T.18S. R.3W. W.M.
LANE COUNTY
SCALE 1" = 100'

NO.	AREA	ACRES
1	CLARENCE AND ETHEL BOYER HOUSE	0.0000
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3	CLARENCE AND ETHEL BOYER HOUSE	0.0000
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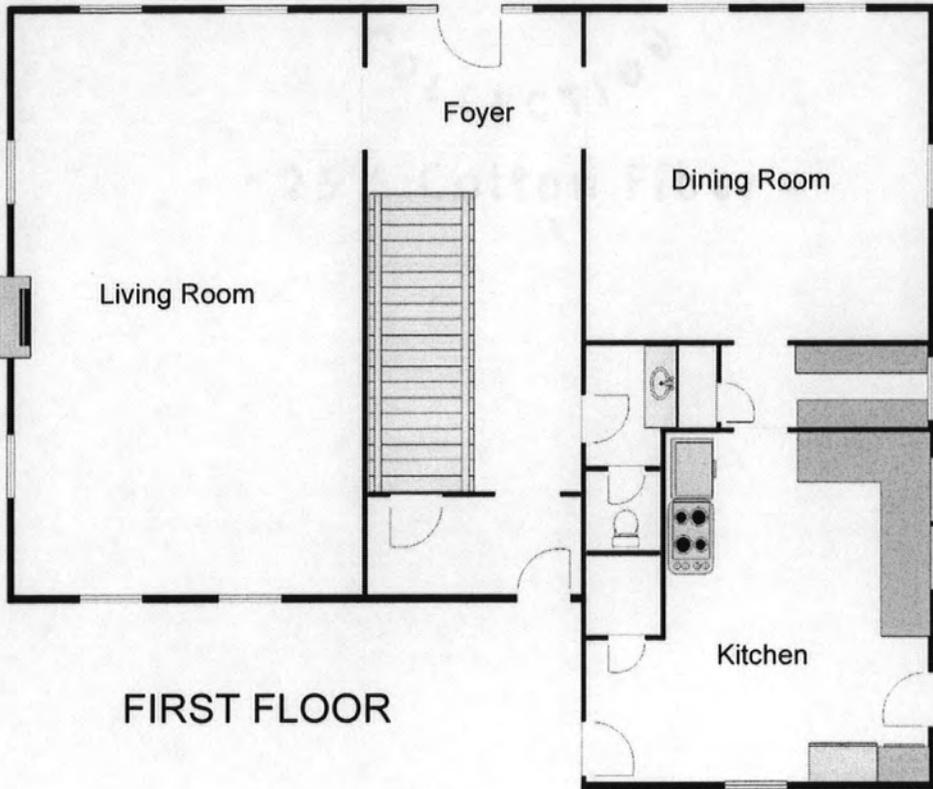
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EUGENE
NAD 83/91

SEE MAP 18 03 05 1 2





CLARENCE AND ETHEL BOYER HOUSE
 Site Plan
 (Not to Scale)

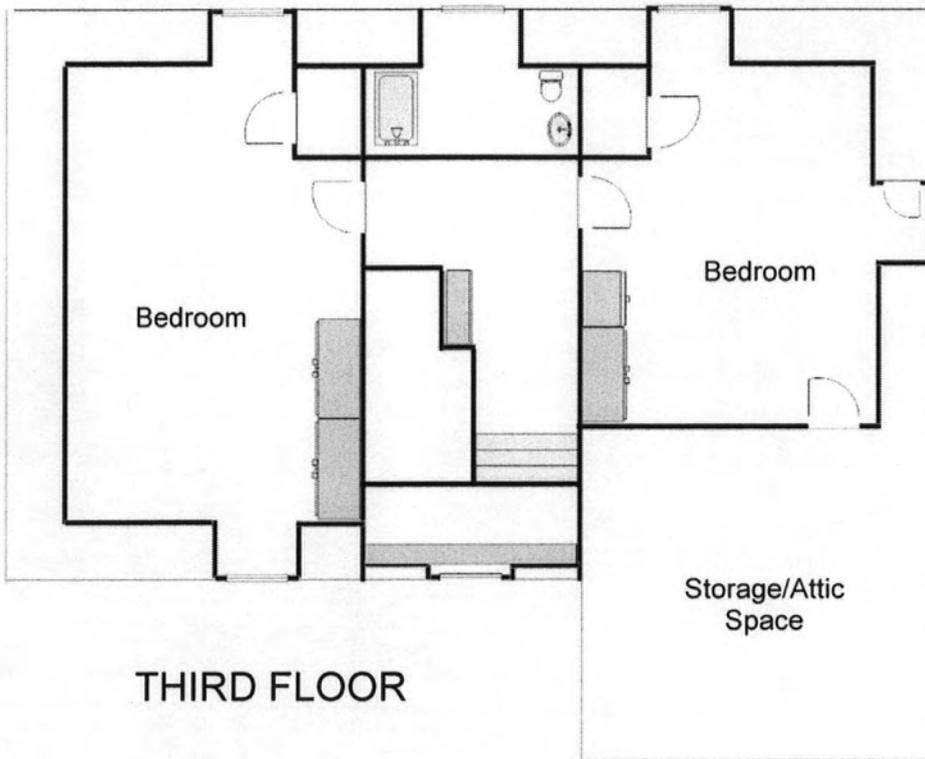


FIRST FLOOR



SECOND FLOOR

CLARENCE AND ETHEL BOYER HOUSE
Floor Plans
(Not to Scale)





Governor's Palace at Colonial Williamsburg, constructed in 1722.



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2



3



4



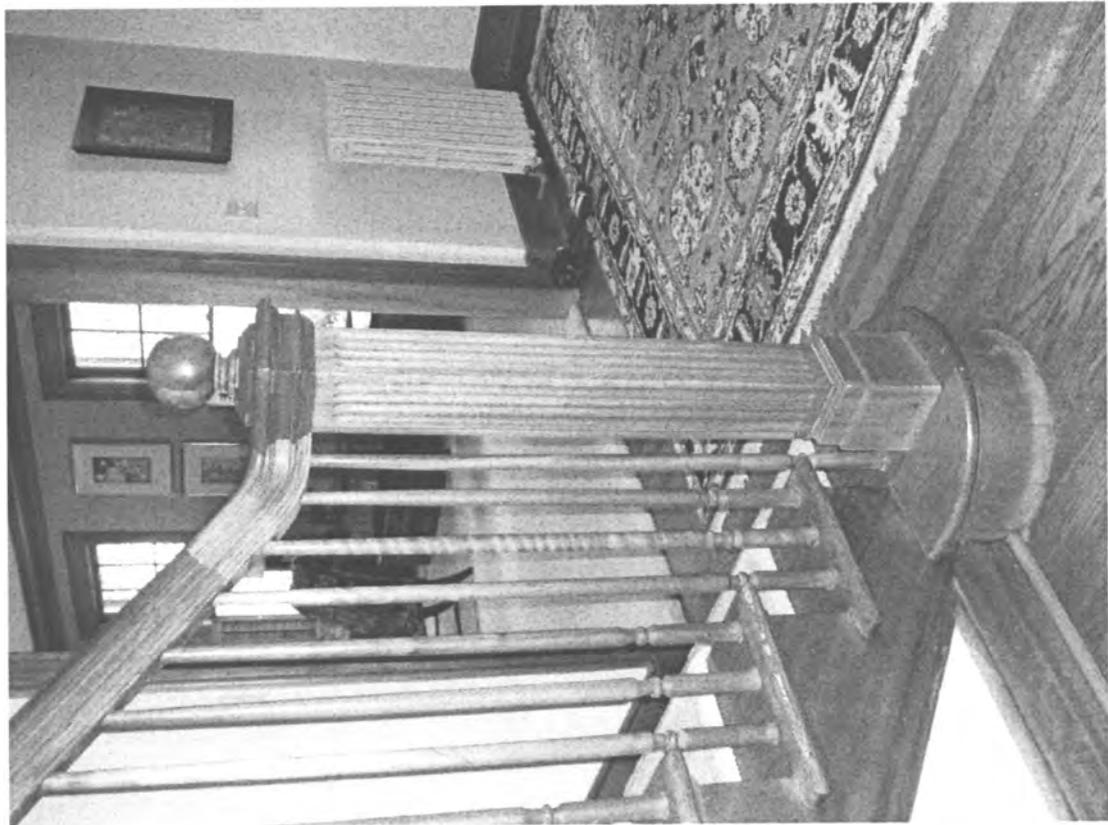
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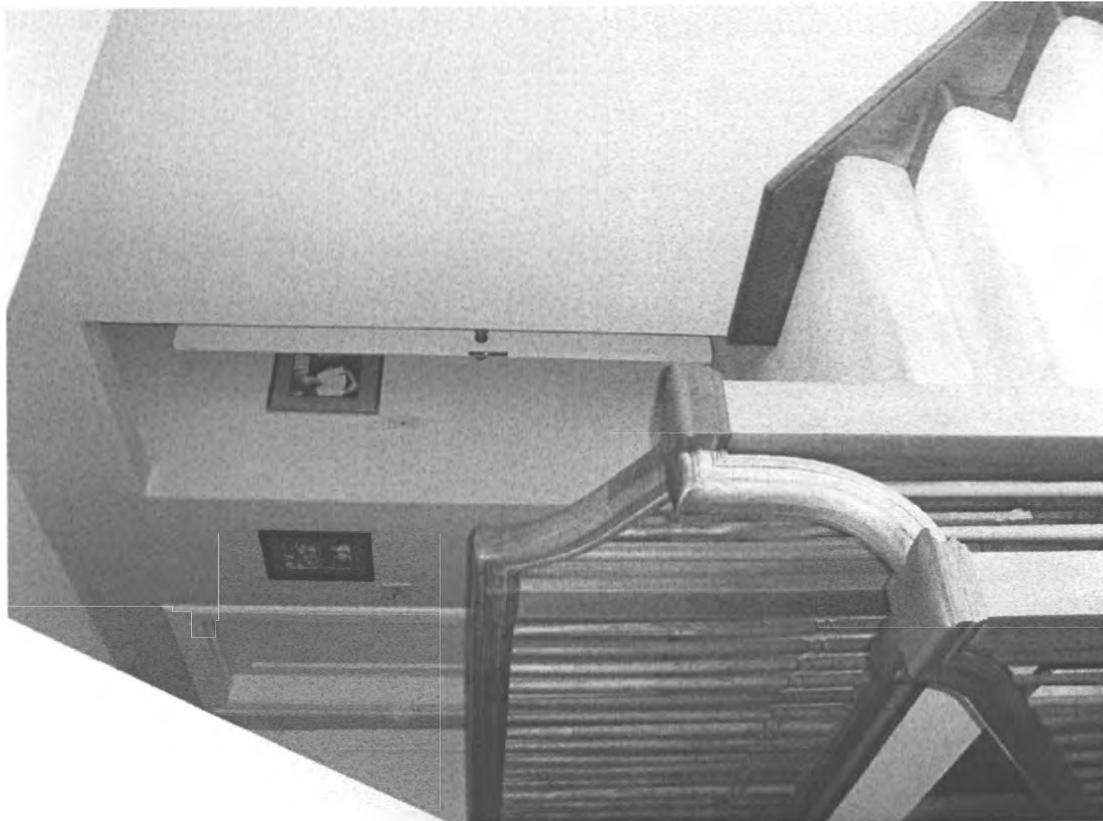
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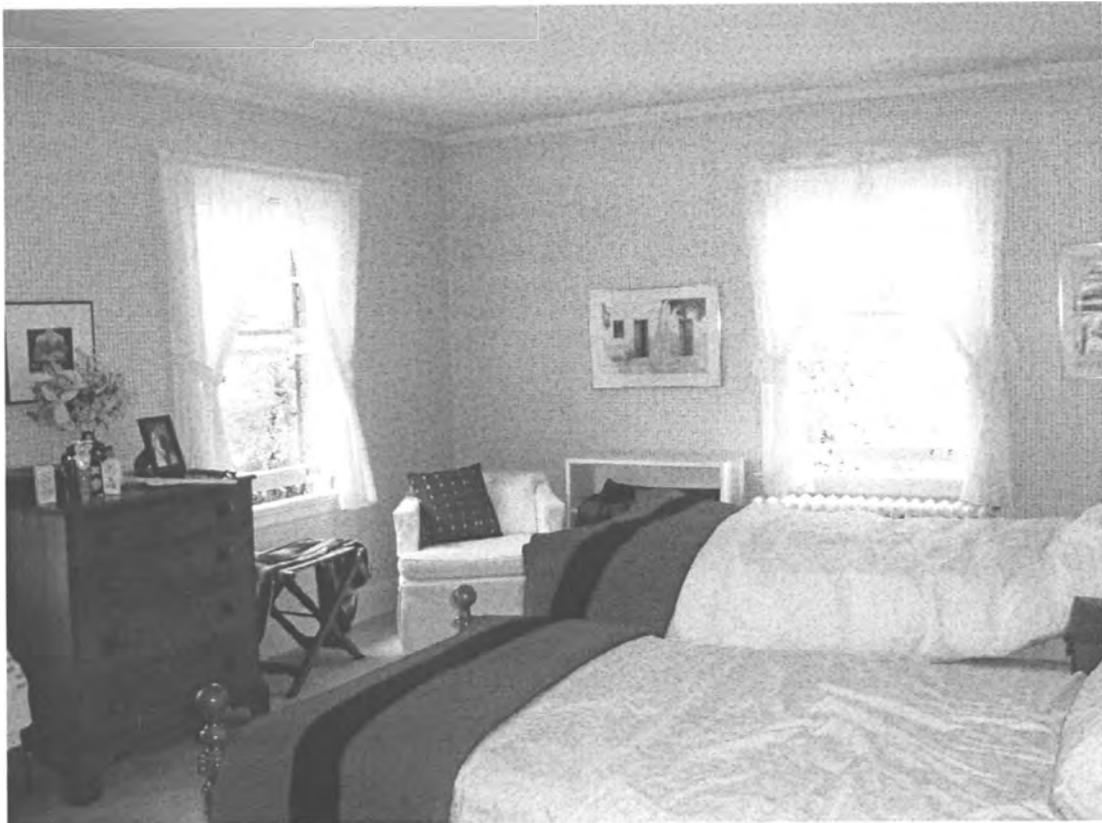
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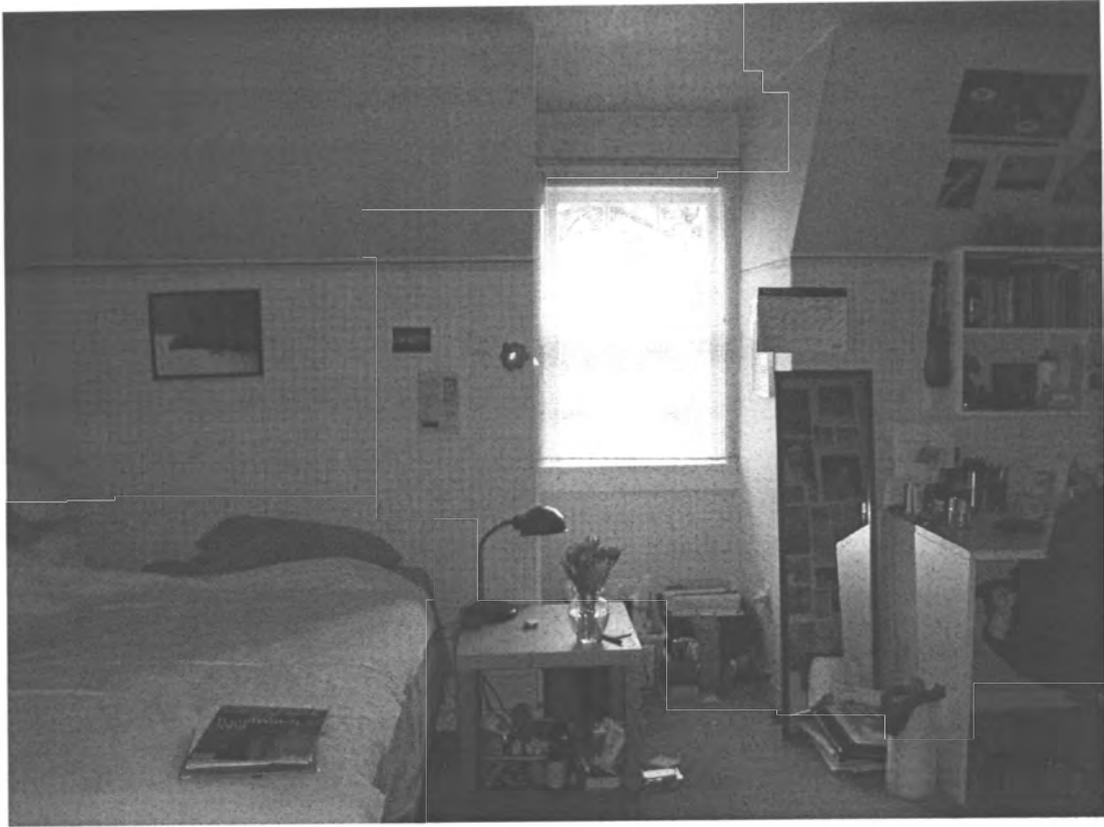
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11



12



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14

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Boyer, Clarence and Ethel, House

MULTIPLE NAME:

STATE & COUNTY: OREGON, Lane

DATE RECEIVED: 1/16/09 DATE OF PENDING LIST: 2/02/09
DATE OF 16TH DAY: 2/17/09 DATE OF 45TH DAY: 3/01/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000061

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 2-25-09 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.

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 10/10/2008.

PROPERTY NAME: **BOYER, CLARENCE AND ETHEL, HOUSE**
ADDRESS: **1138 E 22ND AVE**
EUGENE, LANE COUNTY

OK Concerns **INTEGRITY:** Major alterations or additions? New materials? Altered setting? Moved? etc.
The garage appears to have been constructed after 1927, and possibly after 1946, according to the Sanborn Insurance Maps.

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

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?

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

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

 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.

Christine Thompson 9/30/2008
Signature of Commission Chairman (or Designee) 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



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 1



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 2



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 3



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 4



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 5



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 6



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 7



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 8



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 9



Clarence Valentine & Ethel Boyer House
Eugene, Oregon
Photograph 10



Boyer, Clarence & Ethel, House
Eugene, Oregon
Photograph 11



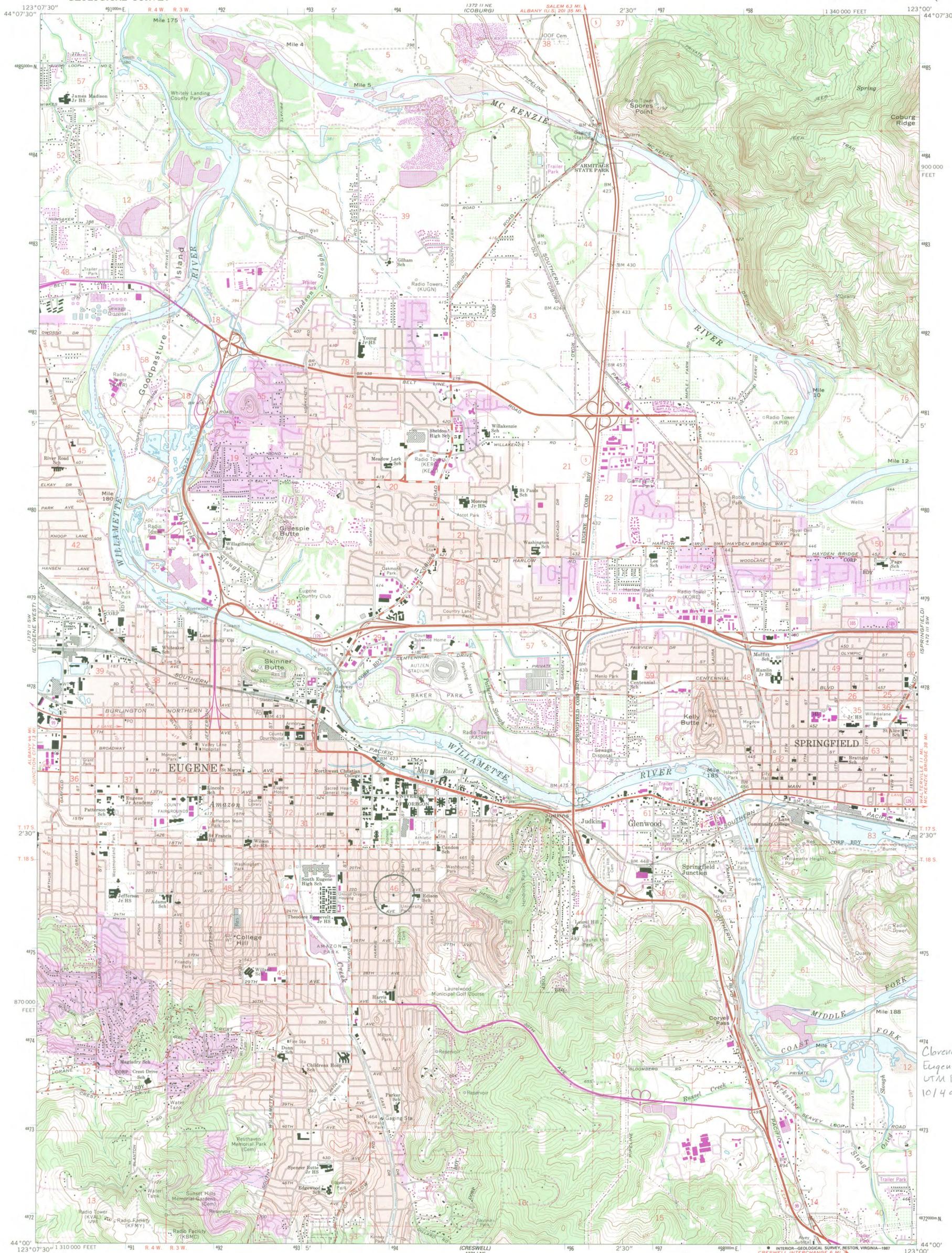
Boyer, Clarence & Ethel, House
Eugene, Oregon
Photograph 12



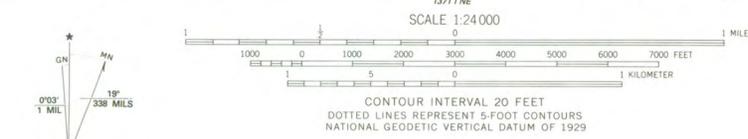
Boyer, Clarence & Ethel, House.
Eugene, Oregon
Photograph 13



Boyer, Clarence & Ethel, House.
Eugene, Oregon
Photograph 14



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



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route



EUGENE EAST, OREG.
44123-A1-TF-024
1967
PHOTOREVISED 1986
DMA 1372 II SE-SERIES V892

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Clovene & Ethel Boyer House
Eugene, Lane Co., OR
UTM Reference:
10149403314875604



Oregon

Theodore R. Kulongoski, Governor

Parks and Recreation Department

State Historic Preservation Office

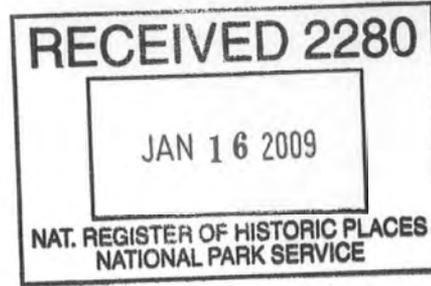
725 Summer St NE, Ste C

Salem, OR 97301-1266

(503) 986-0671

Fax (503) 986-0793

www.oregonheritage.org



January 7, 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 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:

BOYER, CLARENCE & ETHEL, HOUSE
1138 E 22ND AVE
EUGENE, LANE COUNTY

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

Sincerely,

Roger Roper
Deputy State Historic Preservation Officer

Encl.

