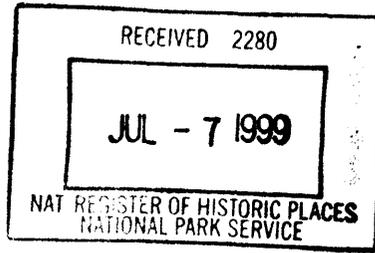


United States Department of the Interior  
National Park Service



943

# National Register Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

### 1. Name of Property

historic name CHASE GARDENS RESIDENTIAL GROUPING

other names/site number \_\_\_\_\_

### 2. Location

street & number 274 South Garden Way (Frank Chase House)  not for publication

city or town Eugene  vicinity

state Oregon code OR county Lane code 039 zip code 97401

### 3. State/Federal Agency Certification

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

James Hamrick Deputy SHPO June 25, 1999  
Signature of certifying official/Title Date

\_\_\_\_\_  
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): \_\_\_\_\_

Edson H. Beall Signature of the Keeper Date of Action 8/5/99

**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

4

2

3

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7

2

buildings  
sites  
structures  
objects  
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**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling  
LANDSCAPE Garden  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling  
LANDSCAPE Garden  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

GOTHIC REVIVAL: Vernacular Gothic  
QUEEN ANNE  
BUNGALOW/CRAFTSMAN  
MODERN MOVEMENT: Northwest Regional

**Materials**

(Enter categories from instructions)

foundation CONCRETE  
 walls WOOD: board and batten  
WOOD: shingle  
WOOD: Shiplap  
 roof ASPHALT  
 other \_\_\_\_\_

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

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

**Criteria Considerations**

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

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

**Areas of Significance**

(Enter categories from instructions)

- ARCHITECTURE
- LANDSCAPE ARCHITECTURE
- AGRICULTURE
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Period of Significance**

1889 - 1945

**Significant Dates**

1889, 1909, 1914, 1936

**Significant Person**

(Complete if Criterion B is marked above)

Frank Berry Chase  
John (Jack) Washington Chase

**Cultural Affiliation**

N/A

**Architect/Builder**

Hayden, Wallace

**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:

Lane County Planning Department

Chase Gardens Residential Ensemble  
Name of Property

Lane County, Oregon  
County and State

**10. Geographical Data**

Acreage of Property Approx. 6 acres

**UTM References**

(Place additional UTM references on a continuation sheet)

|   | Zone      | Easting       | Northing       |
|---|-----------|---------------|----------------|
| 1 | <u>10</u> | <u>495840</u> | <u>4878360</u> |
| 2 | <u>10</u> | <u>495900</u> | <u>4878360</u> |

|   | Zone      | Easting       | Northing                      |
|---|-----------|---------------|-------------------------------|
| 3 | <u>10</u> | <u>495900</u> | <u>487060</u> <sup>8060</sup> |
| 4 | <u>10</u> | <u>495840</u> | <u>487060</u> <sup>8060</sup> |

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Joy Sears and Rebecca Snyder  
organization N/A date June 13, 1996 (Revised September 10, 1998)  
street & number 170 E. 12<sup>th</sup> Avenue telephone 541-431-0173  
city or town Eugene state OR zip code 97401

**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 Owners (see continuation sheet)**

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

name/title Jane Robinson and Joan Given  
street & number 274 South Garden Way telephone 541-344-1277  
city or town Eugene state OR zip code 97401

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

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

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## National Register of Historic Places Continuation Sheet

Section No. 3 Page 1

Chase Gardens, Eugene, Lane County, Oregon

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### **CHASE GARDENS RESIDENTIAL GROUPING (1889-1945)**

274, 242, 158, 132, and 110 SOUTH GARDEN WAY  
EUGENE, LANE COUNTY, OR

### **COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE:**

The Chase Gardens Residential Grouping is a collection of five houses built during 1889-1945. These buildings and associated plantings are united by their geographic proximity and their association with the Chase family. This grouping of buildings and landscape features shows a progression of styles, reflecting the family's growth and changes through successive generations. This family established Chase Gardens, a significant horticulture enterprise that supplied vegetables, fruits, and flowers to markets throughout the region and as far away as Los Angeles. The Chase family played a pivotal role in the development and agriculture and floriculture in Eugene and Oregon. This grouping of buildings and associated landscapes epitomize the growth of the Chase family and their business.

### **HISTORY:**

The Chase family made considerable advancements in the horticultural and floricultural greenhouse industry in Eugene and the Willamette Valley. Frank Chase was born in 1858 in Michigan, moving to Oregon in 1889, buying 120 acres of land from a Donation Land Claim owner. His brother, Jack, moved here shortly afterwards and acquired the north 60 acres. They decided against cattle raising and planted an orchard. While the fruit trees were maturing, the brothers grew vegetables. The vegetable sales proved profitable and they began to focus on produce. They began focusing on truck gardening, and by the turn of the century, were transporting hothouse vegetables and celery, asparagus, and rhubarb throughout the region. They provided produce door-to-door, to markets in Eugene and Springfield, and to nearby logging camps, eventually going as far as Klamath Falls, San Diego and Los Angeles. Jack also had success marketing hops and strawberries. They erected a greenhouse in 1895 with imported hot bed sash from New York to provide the proper environment for the growth of tender vegetables. This greenhouse was destroyed by hailstorms, and a second greenhouse was washed away in a Willamette River flood. In order to water a large plot of land reliably, Frank became one of the first farmers in the Willamette Valley to use commercial irrigation. In 1912, several steel greenhouses covering half an acre were erected. One of the first one-piece riveted greenhouse trusses west of the Mississippi were used on Chase property. The emphasis of the business began to shift in 1921 from agricultural production to flower culture. The Chase family established a retail cut flower outlet, managed by two of Jack's children, Gladys and Elmo. Chase Flowers and Gifts was located on Broadway Avenue and the family produced carnations, snapdragons, roses, gardenias, and daffodils. During WWII, a temporary return to food crop took precedence.

By the 1940s the business had grown to become one of the largest orchid and rose suppliers in the northwest. Chase Gardens is credited with the development of several rose hybrids and for developing a method for using carbon dioxide to produce more abundant rose blooms. They are also considered a leader in the flower industry for the proper handling of cut blooms to extend their life. At the time of Frank's death in 1945, Chase Gardens employed approximately 175 individuals, covered 20 acres of greenhouses, and produced 2.5 million roses, one million gardenias, 500,000 carnations, and 250,000 orchids annually.

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## National Register of Historic Places Continuation Sheet

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Chase Gardens, Eugene, Lane County, Oregon

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Frank married three times, two of the marriages which beget a total of 6 children. After Emily's death (who was the sister of his first wife, Mary Kingsley), Frank married Minnie. Jack married another Kingsley sister and they had nine children. The close familial ties are reflected in the fact that Chase children and grandchildren built their houses in close proximity to the original Chase residences. Some of the houses continue to be occupied by descendants. Also, many of the children worked in the Chase Gardens business, contributing to its success. The family owned and operated business was significant to Eugene's growth, the agricultural industry of the Willamette Valley, and the grouping of homes and gardens helps to describe an important period of growth in this region. Although the greenhouses have been removed, the remaining landscape features and gardens, in conjunction with the houses, help associate the former horticulture business with this section of the Eugene vicinity.

On the site consisting of five tax lots, there are four contributing residences, three contributing garden sites, one non-contributing residence, and two non-contributing outbuildings. (The original greenhouses were removed by the developer who owns the property to the west.)

The Frank Chase house is the southernmost and oldest house in the grouping and is located on the west side of South Garden Way. Initially constructed in 1889 as a four room house by Frank Chase, and his father, David, the house evolved into its larger size through a series of additions. This wood frame house is of balloon frame construction and is covered with shiplap siding of varying dimensions, reflecting the numerous additions. The house is finished with cornerboards and a medium-width frieze board. There is a prominent east-facing gable with paired windows on both the first and second levels, and a side porch. Paired gable dormers are on the south side, as well as a wrap-around veranda with Classical columns on top of a boxed railing clad with shiplap siding. The entrance to the house is located in the middle of this veranda and consists of a wood door accented by a red "rippled" glass window. The garage is on the west end. The additions were constructed during 1889-1906 and included a large gable dormer, a cross gable on the north elevation (which increased the total to five bedrooms), the front and side porches were removed and the current veranda was added, the front door to the parlor was enclosed and the bay on the east facade was removed. The building's original Vernacular Gothic design is still evident through its simply detailed gable ends and dormers and window surrounds. On the interior, dark stained woodwork was installed in the den, living room, and entrance hall. A decorative staircase was added, and raised panel pocket doors installed between the living room and the entrance hall. In 1928, Gladys ordered the construction of the brick fireplace in the living room and converted one of the upstairs bedrooms into a bathroom.

There were few modifications during 1906-1930s. Frank and his daughter, Gladys, were the only two family members living in this house in 1935, when they built a small house on the adjacent lot to the north. Elmo Chase, Frank's son, moved into this house with his family in 1938 and constructed the one-and-one-half story garage which is situated perpendicular to the north elevation and set back about 3' from the main facade. Few changes were made after that period. In 1993, Elmo's oldest daughter, Jean Robinson, moved in, made some repairs, and is currently (1998) updating the house for the needs of the family. They have added a gazebo and pergolas in the south and east gardens. The landscape that surrounds the house was designed to create a feeling of privacy for the occupants and to screen the view from the daily operations of the Chase Gardens located directly to the west. The oldest trees were planted during 1890-1903 and include Port Orford cedars, Scotch pine, Colorado blue spruce, Irish yew, California redwood, and others.

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## National Register of Historic Places Continuation Sheet

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Chase Gardens, Eugene, Lane County, Oregon

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The Gladys Chase House at 242 South Garden Way was built in 1936. It was designed by Wallace Hayden and appears to have incorporated Period Cottage design with the rectangular, simple design and open form of the Ranch style house. The house is one-and-one-half story rectangular volume flanked by one-story wings. It is sheathed with board-and-batten siding and incorporates large windows to integrate the interior with the outside environment. Hayden was a professor and Dean of the School of Architecture and Allied Arts at the University of Oregon. With the input of Gladys and Frank, the design of the house necessitated wide hallways and lower than standard height built-in cupboards. These modifications to the standard building measurements were to accommodate Gladys, who used a wheelchair because she had contracted polio at the age of six which left here with a limp and limited use of one of her arms. The integration of the house with the landscape was usual for Hayden's projects.

The front door, main garage, and service areas are oriented to the east along South Garden Way, with the main living areas oriented to the west, facing the garden in the back yard. There are three porches, a recessed entry on the east, a small-cut away on the southeast corner, and a large, recessed terrace porch with flagstone and concrete floor on the west that steps down to the lawn.

Windows are varied and included double hung, casement, and fixed windows, all of which are original. There is a shed dormer with a tripartite grouping of casement windows on the west and a similar shed dormer on the east. Most of the doors in the house are original.

The living room retains its crown molding and segmental arched openings. The original fireplace remains a dominant feature in the living room. The original baseboards and floorboards also remain.

The garden was designed by Gladys Chase and an unidentified University of Oregon landscape student. The garden was laid out to create the illusion of space, while providing privacy. Mature trees dating from 1936 and include hawthorn, pin oaks, evergreen privet, dogwoods, azaleas, vinca major, and oxalis oregonensis. Brick paths are carefully laid out around the perimeter and create an axis from the living room of the house to the western edge of the property. There is a concrete lily pond in the southwest corner of the yard. Gladys Chase played a major role in the development of Chase Flowers and Gifts, a longtime retail outlet which still operates in Eugene. The garden typifies the changing tastes in landscape design of the 1930s and illustrates the strong association between the Chase family and their land.

The Harry and Etta Chase House was constructed in 1914 by Harry Chase, the eldest son of Jack Chase. It is a one-and-on-half story bungalow. This wood frame house is L-shaped and has a double gable porch and pedimented gable over the entrance steps. There are wide overhanging eaves with exposed rafter tails. The alterations include the placement of cedar shingles over the original beveled shiplap siding in the 1950s, however, the house is still recognizable as the Harry and Etta Chase House. The porch retains much of its original fabric such as the posts and configuration. The hand railing is believed to have been installed in the 1950s.

The windows are primarily one-over-one, wood windows. There are also large fixed single light windows, and a band of three pairs of small one over one wood framed windows. The front door is a six paneled wood door. The interior of the house retains its original floor plan, original wood paneled doors, hardware, lath and plaster wall, woodwork,

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Chase Gardens, Eugene, Lane County, Oregon

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built-in cabinets in the dining room, and breakfast nook wood benches. During the 1930s, some alterations were made to the building, including enclosed the sleeping porch in the northwest corner of the house with two large single pane fixed corner windows. The shutters were added after 1992.

The gardens are located primarily to the west of the house on a flat site and are distinctly vernacular and domestic in character. Some trees remain from the 1920 ten-acre orchard, located north of the house. Other historic plants include lilac, evergreen magnolia, laburnum vossi and holly. Overgrown blackberry bushes occupy the westernmost side of the lot, screening the house from the outside activity of the Chase Gardens high-density housing development. A c.1930s metal pipe merry-go-round was moved from the Pruneville/South Garden Way School (date unknown) and is now located in the old orchard to the northwest of the house.

The Harry and Etta Chase Rental Unit, at 160 S. Garden Way, built in 1925 as a tractor garage, was converted in 1957 to a rental unit by their children. It is considered non-contributing to the grouping.

The Frances Chase (granddaughter of Jack Chase, daughter of Harry Chase) Brenaman and Jessie Brenaman House, constructed in 1945, is a ranch style house, one-and-one-half stories high. It is built between Jack's and Harry's houses. They chose the design of the house from a 1942 *Twin Oaks Building Supply Catalog*. However, because of the T-1-11 siding which replaced the horizontal shiplap siding in 1986, a lean-to extension on the south, and a large addition on the west, as well as replacement metal windows, it is considered non-contributing to the grouping.

The Jack and Ida Chase House, at 110 South Garden was built in the Queen Anne style in 1909. The turned spindle bargeboards in decorative shingles in the gable ends exhibit the Victorian characteristics. It was built as a 12-room "up-to-date structure properly wired with electric light, at a cost of \$3500." The original crosswing house type has been altered with the addition of a hipped roof and enclosed north on the front elevation. This occurred in 1957. The original siding and windows remain on the interior of the porch. The windows are primarily wood double hung one-over-one with original simply detailed architraves. Some of the windows have been changed throughout the house to aluminum.

The interior spatial organization on the first floor is original. The lath and plaster wall and window and door moldings were replaced in the 1950s. Wood floors remain throughout. Original doors are present on the second floor. picture rails are also retained in most upstairs rooms. The second floor plan is mostly original, with the exception of the removal of one bedroom wall in the 1960s to create a larger room. The lath and plaster and woodwork have been retained in most second floor rooms.

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**Continuation Sheet**

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Chase Gardens Residential Ensemble  
Lane County, OR

**2. Location (con't)**

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street & number 242 South Garden Way (Gladys Chase House)  
city or town Eugene X vicinity  
state Oregon code OR county Lane code 039 zip code 97401

street & number 158 - 160 South Garden Way (Harry and Etta Chase House)  
city or town Eugene X vicinity  
state Oregon code OR county Lane code 039 zip code 97401

street & number 132 South Garden Way (Frances and Jessie Ralph Brenaman House)  
city or town Eugene X vicinity  
state Oregon code OR county Lane code 039 zip code 97401

street & number 110 South Garden Way (Jack and Ida Chase House)  
city or town Eugene X vicinity  
state Oregon code OR county Lane code 039 zip code 97401

**7. Description (con't)**

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**Narrative Description**

**Summary**

The Chase Family Residential Ensemble is a collection of five houses including a Vernacular Gothic, Queen Anne, Bungalow, and two Ranch style residences as well as associated plantings. All of these resources are tied together by their geographic proximity and their association with the Chase family. This family established Chase Gardens, a significant horticulture enterprise that supplied vegetables, fruits, and flowers to markets as far away as Los Angeles. The Chase family played a pivotal role in the development of agriculture and floriculture in Eugene and the state of Oregon.

Ranging in date of construction from 1889 to 1945, the four contributing residences with their surrounding landscapes epitomize the growth of the Chase family and the horticultural business founded by the Chase patriarchs. The Chase Family Residential Ensemble retains its historic integrity in terms of location, feeling and historic association.

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Chase Gardens Residential Ensemble  
Lane County, OR

**Individual Resources of the Chase Family Residential Ensemble**

**Site (Contributing)**

The Chase Family Residential Ensemble comprises five tax lots occupying a portion of the west side of South Garden Way in Eugene, Oregon. These lots include four contributing residences, one non-contributing residence, three non-contributing outbuildings, three non-contributing landscape structures (a gazebo and two pergolas), and one contributing object, which is a small, historic metal pipe merry-go-round. The streetscape maintains a rural character. Acreage to the west of these properties was purchased by a developer in the last few years. The greenhouses on this land that comprised the Chase Gardens business were subsequently removed by the developer, who is finalizing plans for construction of high density housing on the site.

The four contributing and one non-contributing residences of the Chase Family Residential Ensemble face east on the tree-lined north-south bound South Garden Way. Individual residences are referred to (from south to north) as follows: the Frank Chase House, the Gladys Chase House, the Harry and Etta Chase House, the Frances and Ralph Brenaman House, and the Jack and Ida Chase House. The houses are located at various setback distances from South Garden Way. An access road called Kins Row Avenue<sup>1</sup> connects South Garden Way to the land that was the former site of Chase Gardens. The Q Street Channel, a shallow drainage ditch, lies between the Brenaman House and the Jack and Ida Chase House. Each house in the ensemble has a variety of old and new trees, shrubs and flowers which have been added to by the various Chase family members throughout the years. The lush vegetation and landscaping play an important role in establishing the unique character of this site. The established foundation plantings and various shrubs complement the numerous large trees, the vital elements of the landscape's character. The oldest trees were planted by Frank Chase between 1890 and 1903. These species include Scotch Pine, California redwood, chestnut, English walnut, and oak.

**The Frank Chase House (Contributing)**  
274 South Garden Way (Tax ID 1900)

The Frank Chase House is the southernmost and oldest house in the Ensemble on the west side of South Garden Way. This wood frame house has evolved to its present one and a half story 3,499 square foot configuration. Sitting on an acre of land, the house is surrounded by historic and non-historic trees and plantings. Initially constructed in 1889 as a four room house by Frank and

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<sup>1</sup>Kins Row avenue was named for the Chase kin that resided on the adjoining land west of this residential ensemble. Kins Row was the dividing line between the Frank and Jack Chase properties.

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**Continuation Sheet**

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Chase Gardens Residential Ensemble  
Lane County, OR

his father, David Chase, the house has experienced numerous evolutionary modifications, most of which occurred during the period of significance.

The Frank Chase House is a wood frame house, irregular in plan, which rests on a concrete perimeter foundation. The house is of balloon frame construction and is covered with shiplap siding of varying dimensions, reflecting the numerous additions. The exterior is finished with cornerboards and a medium-width frieze.

The form of the house, which consists of a prominent gable-front volume, paired gable dormers, and a rear one story gable volume results in an elegant yet varied composition. The eaves and verges overhang and are boxed with a steeply pitched soffit. A gable is located on the north elevation. All gables are punctuated with louvered vents. The roof is clad with composition shingles. A brick chimney bisects the ridge of the main ell.

The verandah on the south elevation is articulated by wood Tuscan columns. These columns rest on a boxed railing clad with shiplap siding. Currently, access to the porch is limited to the south elevation where wood steps approach the front entry door. A second covered porch, located on the west elevation, is decorated with lattice work and flows onto a large deck. In total, the porches cover 928 square feet.

The fenestration of the house is composed of wood frame one over one double hung sash windows of varied sizes, many of which are paired. Several of the window hoods are articulated with crown moldings. Located on the first story of the east facade is a twenty over one single hung sash window. A similar configuration is used as the central window in the remaining bay on the south elevation. A bay with a tripartite window and gable roof is also located on the south elevation.

The substantial entrance door is made of wood and is accented by a red "rippled" glass window. Located in the middle of the south facade, it opens onto the verandah. Two multi-pane wood doors open onto the verandah to the west of the main entry door. There is a set of French doors, added in 1993, that open onto the back porch and deck. The garage has a second entry door articulated with multiple panes of glass, capped with crown molding that contains a dentil course. The west facade of the garage has a simple wood door with four panes of glass, opening to the side and back yards.

The Frank Chase House started as a simple box with four rooms and a small "extra room" out back. The house had two central front doors with a covered porch, which served as an outside hallway, and a small porch along the side elevation to the south of the house. As Frank's family

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Chase Gardens Residential Ensemble  
Lane County, OR

expanded so did the house. Between 1889 and 1906, he added a large gable roof dormer identical to and directly west of the original dormer. A cross gable was added on the north facade which created a total of five bedrooms with closets on the second floor. At about the same time, the front and side porches were removed and the current verandah was added. The front door leading into the parlor was enclosed and the bay on the east facade was removed. This can be observed in the 1895, 1899 and pre-1930 photographs of the house.

The present appearance of the Frank Chase House is the outcome of several remodeling episodes, and as such reflects the owner's solution to a growing family. Each remodeling reflects the stylistic conventions of the period. Today the house cannot be described as illustrating a distinct style, but rather as a synthesis of late 19th and early 20th century design in which stylistic elements were both added and subtracted.

The house's original Vernacular Gothic design is still evident in its form. The influence of the Queen Anne style can be seen in the wraparound verandah with Tuscan columns. The early 20th century Craftsman style is manifest in the large, single hung windows with the upper sash composed of many small lights and the design of the primary interior spaces.

Few if any exterior modifications were made between 1906 and the early 1930s. Between 1933 and 1935, Frank and his daughter Gladys were the only two left living in the house. Since such a large house was no longer necessary, a small modern house (the Gladys Chase House) was built in 1936 on the adjacent lot to the north.

Soon after Frank and Gladys moved into this new house, Elmo Chase (one of Frank's children) and his family moved into the large house. In 1938, Elmo constructed the one and a half story, 26' x 26' garage addition. The garage is situated perpendicular to the north elevation of the house, and is set back about 36' from the main facade. Alterations made to the main house include the addition of a pair of wood frame one over one double hung windows under the roof eave on the east facade.

Between 1939 and 1993, few exterior modifications were made to the house. Various Chase family members lived in the house during this period. In 1993, Elmo's oldest daughter, Jean Robinson, moved in and began to make minor alterations. The yard was cleaned up and new sidewalks were added. The rear porch was repaired and a large deck was constructed over the old patio and around the huge elm planted by Frank in the 1890s. The barbecue/fireplace was retained but moved back about ten feet from its former position. In 1995, Jean's daughter Joan moved into the house with her husband and family. They are currently updating the house by adapting it for the needs of the family, much as Frank did in his day. They have since added a gazebo and pergolas in the south and east gardens, as well as a small 8' x 10' playhouse with a

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gambrel roof located southwest of the house. These are all non-contributing structures for this nomination.

Interior modifications began when Frank enlarged the house from four rooms to include more room for his growing family. The interior configuration was more than likely divided into four rooms in a double pile plan with no interior hall, a common configuration in Oregon. Around 1906, an interior remodeling in the Craftsman idiom took place. To this day, the house retains the dark stained woodwork throughout the den, living room and entrance hall area. The quarter turned, closed string staircase has a square wood newel post with a neck ornamentation of egg and dart molding. A pair of raised panel pocket doors between the living room and the entrance hall also date from this era.

In 1928, Gladys ordered the construction of the brick fireplace in the living room as well as a strategically located chute to the right of the fireplace that carried wood up from the basement. Gladys converted one of the upstairs bedrooms into a bathroom with a shower and no tub, which was considered quite modern at the time. When Elmo and his family moved into the house in 1936, the interior was moderately reconfigured. These alterations include opening the kitchen to include the laundry room area, enlarging the living area upstairs, and removing the rear sleeping porch to "open up" the back porch.

The kitchen wing of the house historically served a number of functions ranging from a bedroom, sewing room, family room, and an apartment area. In 1995, the areas to the rear of the house that once contained the sewing room, bathroom, and a kitchen/laundry room were consolidated into one large open room. This room contains the family room and kitchen with two sets of French doors opening onto the rear porch.

The landscape that surrounds the Frank Chase House was designed to create a feeling of privacy for the occupants and to screen the view from the daily operations of the Chase Gardens, directly to the west.

The oldest trees were planted by Frank Chase between 1890 and 1903. These species include Port Orford cedars, Scotch pine, Colorado blue spruce, Irish yew, California redwood, weeping Norway spruce, weeping birch, the magnificent elm, and an oversized English walnut. All of these trees have reached a mature size, forming a perimeter around the property with an oval expanse of lawn at the center of the yard. The trees on the southern edge of the tax lot were planted to screen the entrance road to Chase Gardens from view. There is also a large azalea to the east of the house. The underplantings of perennials, ground covers, rhododendrons and azaleas, together with the trees, provide a sense of privacy and shield the residents from the traffic of South Garden Way and activities to the west of the tax lot.

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There is a distinct sense of planting arrangement associated with the garden as spacing was considered to accommodate the ultimate mature size of the trees. The cluster of Port Orford cedars at the southeast corner of the house have grown to create an outdoor "cathedral" under their canopy. A few unusual tree species were destroyed during the Columbus Day storm of 1962.

This landscape is significant because of the age of the trees, which have become perfect specimens of their type. Additional significance is gained because of the landscape's association with Frank Berry Chase, who built the residence and was the founder of Chase Gardens. A concrete walk that connected the house to the business office remains on the property. The Frank Chase garden represents the oldest designed landscape along South Garden Way.

The foundation of a barn that was once located near this residence remains on the adjoining property to the west. Family members hope to acquire this property sometime in the future and rehabilitate the alpine garden that the family planted there after the destruction of the barn.

**The Gladys Chase House (Contributing)**  
242 South Garden Way (Tax ID 2000)

The Gladys Chase House, built in 1936, is an innovative Ranch style residence designed by Wallace Hayden. Elements of this one and one-half story residence include a gable roof and large windows integrating the interior with the outside environment. Other defining characteristics include simplicity in design and form, contemporary spatial arrangement, use of board and batten siding, and informal landscaping with carefully chosen plants. The house sits on a half acre of land and was completed in 1936, while refinements to the landscape continued into subsequent decades.

Frank Chase and his daughter Gladys provided Eugene architect Wallace S. Hayden with concepts for the house, which were integrated into the design created by Hayden. Hayden was a professor and Dean of the School of Architecture and Allied Arts at the University of Oregon. In addition to teaching, he also designed houses and other types of buildings in his private architectural practice. Because of polio, Gladys required that the house be wheelchair accessible, with wide hallways and lower than standard height built-in cupboards.

Many projects in Eugene and the Pacific Northwest attest to Hayden's integration of buildings with their landscape. On the Gladys Chase House, the front door, main garage, and the service areas are orientated to the east along South Garden Way, with the main living areas oriented to the west, facing the garden in the back yard. The western portion of the house, with its focus on

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the environment, was considered the “front of the house” in the time that Gladys lived here.

The wood platform framed house was designed as a one and one-half story rectangular volume flanked by one story subordinate wings. The north wing contains two bedrooms while the south incorporates the dining room, breakfast room, kitchen, and living room, totaling 2,099 square feet of living area. The exterior siding is board and batten with the profile of the battens beveled, suggestive of the vernacular traditions of Oregon. The steep gable roof has narrow overhanging eaves and is clad with composition shingles. There is a simple brick chimney on the roof slope located just above the dormer on the west elevation.

The house retains three porches: a recessed entry porch on the east elevation, a small cut-away porch with a built-in board and batten storage box on the southeast corner, and a large, recessed terrace porch on the west elevation. The terrace porch has a flagstone and cement floor that steps down onto a brick patio which extends into the lawn. A wood frame, glass paneled wind-break is hinged onto the corner of the house. It is constructed in a four part configuration so as to fold back when not in use. All the porches have beaded tongue and groove wood board ceilings and square solid wood porch posts.

The window types are varied and include two over two double hung sash, three pane casement, and eight pane fixed windows, all of which are original. A shed dormer with a tripartite grouping of casement windows punctuates the west roof and a similar shed dormer with a pair of casement windows is visible on the east facade. Most of the doors in the house are original, with the exception of the front door. The interior doors are of solid wood construction and retain their original hardware. The three exterior doors correspond to the location of the porches. The back door is solid wood with five panes of glass and has multi-pane sidelights. The service door off the kitchen has three lights in the upper half.

The orientation of the house is unique and emphasizes the owners’ interest in landscape design. The living areas, with magnificent garden views, face west, while the front entrance, garage, circular drive and service areas face east, set back from South Garden Way. The interior room configuration on the main floor has not been modified.

The living room, located to the west of the front door, retains its crown molding and segmental arch openings. A pair of large single pane windows is flanked on each side by two over two double hung sash windows. This window wall provides a direct view of the main axis of the garden and serves to integrate the beauty of the landscape with the interior of the house. The original fireplace is still a dominant feature in the living room. Other original details include the wood baseboards and floorboards.

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The dining room is located adjacent to and south of the living room and maintains its original eight inch wide wood plank wall covering. The paired two over two double hung sash windows in the dining room have wide shelves of glass installed in them to display the objects d'art that Gladys Chase collected, including china, jewelry and antiques. From the dining room one can access the kitchen from the wide hallway.

The kitchen retains its original pink lacquered plaster ceiling, wood cabinetry and built-ins (between the kitchen and breakfast room), stove, refrigerator, and Formica countertops. The only alteration has been the addition of a dishwasher by the present owner. The utility room, north of the kitchen, has beaded tongue and groove boards on the walls and ceiling.

To the right of the front door is a small hallway leading to the two bedrooms, specifically designed for Gladys and Frank. Frank's bedroom retains the original built-in closet and drawers. Gladys's bedroom is unusual in that there is no closet; however, directly outside her bedroom door is a small built-in cabinet for her fold-up wheelchair. The bathroom, located between the bedrooms, retains all original cabinetry, shower and fixtures. The interior of the first floor is significant for its remarkable integrity; the lath and plaster on the walls, wood and linoleum flooring, and light painted woodwork throughout are virtually intact.

The upper floor of the house was partially finished at the time the house was built. There were two guest rooms and a bathroom. The remainder of the floor was left as unfinished attic/storage space. The upstairs bathroom retains its original concrete shower. The upper floor is now being finished by the present owner. Alterations to the house include the addition of aluminum storm windows on all windows. The front door has been replaced, at an unknown time, with a contemporary wood door with an oval window.

The attached main garage can be accessed through large doors on the east elevation south of the front door and through the utility room. It is an original feature that once had the same beaded tongue and groove siding on the walls and ceiling, which was removed by the present owner to accommodate insulation.

It is presently utilized as a storage area. The two side-by-side heavy wood garage doors were originally mechanically operated by a Maytag washing machine motor and a series of belts and pulleys. This system has been disabled because of the change of use. A contributing brick and stone two car garage at the northwest corner of the lot was built in 1947 and is only accessible by Kins Row Avenue.

The garden was designed by Gladys Chase and an unidentified University of Oregon landscape student. The design was added to and perfected by Gladys and her husband Joseph Holaday after

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their marriage in 1950. The garden is carefully laid out to create the illusion of space, while providing privacy. Mature trees dating from the period of construction (1936) include LaVelle's hawthorn, pin oaks, evergreen privet, dogwood, azaleas, rhododendrons, European white birch, red gravenstein apple, variegated leaf acuba, and an outstanding specimen of the unusual Japanese umbrella pine. Extensive groundcover plantings of waldsteinia, vinca major, and oxalis oregonensis unify the landscaped plan with the large expanse of lawn. Brick paths are carefully laid around the perimeter and create an axis from the living room of the house to the western edge of the property. A concrete lily pond occupies the southwest corner of the yard. A hedge of pyramidal arborvitae screens the yard from South Garden Way.

A significant design feature of the garden is its orientation to the main living areas of the house. The main view is towards the west. A central red brick walk divides the large expanse of lawn west of the house, leading to the stone and brick garage that is accessed from Kins Row Avenue. There is evidence of another enclosed garden south of this garage, although it is overgrown with blackberries. The western edge of the property is screened from the former Chase Gardens by fifty year old conifer trees.

Directly south of the house a formal planting arrangement exists that is defined by red brick walks laid in a rectangle with dogwood and underplantings of spring bulbs. To the east a perennial border is laid out with many unusual rhododendron and azalea species included for contrast in the arrangement. The garden is significant because Gladys Chase played a major role in the development of Chase Flowers and Gifts, a longtime retail outlet which still operates in Eugene. It typifies the changing tastes in landscape design of the 1930s and illustrates the strong association between the Chase family and their land.

**The Harry and Etta Chase House (Contributing)**  
158 South Garden Way (Tax ID 2103)

The Harry and Etta Chase House, constructed in 1914 by Harry Chase, the eldest son of Jack Chase, is a one and one-half story bungalow style residence. This wood frame 1,785 square foot house is orientated to the east and is situated on 2.45 acres of land. The house is L-shaped in plan with a gently pitched roof, a double gable porch and a pedimented gable over the entrance steps. Architectural details include wide overhanging eaves, a wide vergeboard with sima reversa profile molding, and exposed rafter tails. The front porch covers 168 square feet and retains its original square posts and closed porch rail. Although there have been alterations, most notably the cedar shingles which were applied over the original beveled shiplap siding, the house is still recognizable as the residence built for Harry and Etta Chase in 1914.

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The house rests on a poured concrete foundation, the roof is clad in composition shingles, and a single brick chimney bisects the ridge of the roof along the north-south axis. Wide overhanging eaves and exposed rafter tails help define this residence as a bungalow. Likewise do the bold vergeboards and double gable front elevation with an obliquely placed gable above the porch. The lower portions of the walls are flared.

The porch on the main facade is L-shaped with a corner entry. The porch is accessed by wood steps with a hand railing of recent manufacture. Square porch posts support the porch roof which is crowned by a pedimented gable. A closed porch railing, clad with the same cedar shingles as the house, surrounds the porch.

The primary window type is a wide one over one double hung, with fixed upper sash. Other window types include paired double hung one over one wood framed, large fixed single pane, and a band of three pairs of small one over one wood framed windows in the west facade dormer;

The front door on the main facade is a six paneled wood door. A second front door on the main facade was removed soon after the house was built. The back door, located on the south corner of the west elevation, is wood framed and has a screen. There is also a second story wood framed multi-light door on the south facade that is no longer used. Stairs once accessing this door have been removed. At ground level on the south facade, an exterior wood bulkhead door leads to an unfinished basement.

The interior of the house retains its original floor plan, with original wood paneled doors, lock sets, and lath and plaster walls in virtually all rooms. The woodwork was originally dark but has since been painted off-white. Doors and windows are cased with back band molding and cap trim. Original built-in cabinets are still used with only minor changes of cabinet doors in the dining room; the pass-through from the kitchen to the living room has been blocked. The kitchen cabinets have been altered. But the breakfast nook with original wood benches remains. All doors and windows retain their original hardware.

Evolutionary modifications, which occurred during the period of significance, include the removal of the second front entry door. A louvered opening in the main gable was changed to a window in the 1930s. At the same time, the sleeping porch in the northwest corner of the house was enclosed with two large single pane fixed corner windows.

More recent alterations include the change in siding from beveled shiplap to cedar shingles in the 1950s. At this time the back door on the southwest corner of the house was given concrete steps and a wrought iron rail. Front porch modifications include the railing for the front entry stair and the addition of ceiling acoustic tile. The front entry door was replaced at an unknown date.

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Around the same time, an aluminum framed window was added in the bathroom on the north elevation. Sometime after 1992, the shutters were added.

The concrete walk that previously led from South Garden Way to the front porch has been removed and a flower bed has taken its place. Small Douglas fir trees have been planted as a visual barrier, and a wood plank fence was built in April 1997 between South Garden Way and the house.

The Harry and Etta Chase gardens are located primarily to the west of the house on a flat site north of Kins Row Avenue. The view is open to the north and is shaded by mature trees. The landscape is distinctly vernacular and domestic in character. Several walnut, apple, pear and filbert trees remain from the 1920 orchard, which was once located north of the house and was originally ten acres in size. South of these trees, a grapevine and wisteria vine have integrated themselves into a seventy year old Douglas fir tree. Another Douglas fir, a Port Orford cedar, and spruce trees of the same age stand to the west of the rental unit (described below), located to the south of the house.

Other historic plant material includes lilac, evergreen magnolia, laburnum vossi and holly. Around the perimeter of the house, plantings of delphinium, Shasta daisy and other perennials add color to the garden. Southeast of the house, a specimen apple tree grows in the circle formed by the driveway.

Overgrown blackberry bushes occupy the westernmost side of the tax lot, screening the house from the outside activity of the Chase Gardens high density housing development. Blackberries and holly also serve to screen the Harry and Etta Chase House from the neighboring Gladys Chase House.

A circa 1930s metal pipe merry-go-round is located in the old orchard to the northwest of the house, just before one enters the Chase-Brenaman property. This merry-go-round was relocated from the nearby Pruneville/South Garden Way school, where many Chase children received their education.

**Harry and Etta Chase Rental Unit (Non-contributing)**  
160 South Garden Way (Tax ID 2103)

Directly to the south of the Harry and Etta Chase House, oriented to the east along South Garden Way, is the former tractor garage, built in 1925. This structure was converted into a rental unit in 1957 by the children of Harry and Etta Chase. The rental unit was intended to serve as an

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additional source of income for Etta after her husband's death. The building is an unassuming two story wood structure and is still utilized as a rental apartment. A large carport wraps around the south and east facades. It is considered non-contributing property because of its late construction date.

**Frances Chase Brenaman and Jessie Brenaman House (Non-contributing)**  
132 South Garden Way (Tax ID 2200)

The Chase-Brenaman House, constructed in 1945, is a one and one half story rectangular plan dwelling. The building is a Ranch style house with a cross gable, composition shingle roof, T-1-11 siding, and aluminum sliders. The house was built by Jessie Ralph Brenaman, Frances Geraldine Chase's husband, and sits on approximately an acre of land (0.95 acre). The Brenamans chose the design from a picture in the 1942 *Twin Oaks Building Supply Catalog*, where the style was referred to as "Trimble." The house is orientated to the east with a driveway (no longer used) along the north perimeter of the property that borders the Q Street Channel. The present driveway is located about 20 feet from the Harry and Etta Chase House. There is also a non-contributing wood shed to the west, set back about twenty feet from the house.

Alterations include the application of T-1-11 siding, which replaced the horizontal shiplap siding in 1986, a lean-to extension of the south facade, and a large addition on the west elevation. The wood frame windows have been replaced by metal frame windows.

The landscape, composed of trees and other plants immediately surrounding the house, was planted by the Brenamans over the years. There is a large laurel hedge running parallel to the east side of the house, which screens the house from South Garden Way. Two large filbert trees now frame the driveway entrance while other smaller trees grace the property.

**The Jack (John) and Ida Chase House (Contributing)**  
110 South Garden Way (Tax ID 1101)

The Jack and Ida Chase House is a cross gable, wood frame dwelling in the Queen Anne style. The house was constructed in 1909 by Jack Chase, brother of Frank Chase. The family moved in after occupying a small house formerly located just west of the 1909 residence. The new house was a 12-room "up-to-date structure properly wired with electric light, at a cost of \$3500".<sup>2</sup> Oriented to the east, the house is 3,834 square feet, L-shaped, and occupies just under an acre of

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<sup>2</sup> *Anybody's Magazine* vol. 2, no.2 (1910).

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land (0.94 acre). Notable architectural features include ornamentation on all gable ends. This detail is made up of six spindles radiating over a row of four smaller spindles alternated with stick details. The gables are imbricated with plain and octagonal cut shingles behind the gable detail. Additional details include a hipped roof dormer for ventilation of the attic and a wrap-around verandah with second story porch above. Aside from the enclosure of both porches, the house is highly recognizable as the house erected in 1909.

The house has a poured concrete foundation. The parged veneer on the foundation was scored to simulate bead joints in an imitation of a cast stone foundation. This was added shortly after the house was built in 1909. The steeply pitched roof is clad in composition shingles and the overhanging eaves are supported by scrolled rafter tails. Two brick chimneys penetrate the roof line; the first is located on the ridge of the hipped section of the roof, while the second bisects the slope to the west of the first chimney. The exterior wood siding is shiplap with the exception of the attached garage, which has wide horizontal board siding. The exterior is finished with cornerboards.

In 1957 the first story verandah was enclosed with large windows, but the interior porch walls retain the exterior siding and original wide windows on the south and east facades. The verandah extends along half of the east facade and wraps around the south elevation. There is also a rear porch that extends halfway across the west elevation. This porch has also been enclosed with windows.

The primary window types are single and paired wood frame one-over-one, double-hung sash. Simple architraves adorn the windows on the south ell and on the east facade. The east elevation has a tripartite window with a central one-over-one, double hung window flanked by two narrower one-over-one, double-hung windows. The east porch has aluminum frame, fixed, and sliding glass windows, while the west porch had wood framed windows.

The front door of the house is located in the center of the main facade and is wood with a peephole. The back door, located in the center of the west elevation, is constructed of wood with a half light window over recessed panels.

The spatial organization of the primary rooms on the first floor has been retained. However, the interior no longer has the original lath and plaster walls or window and door moldings. In the 1950s, the interior was drywalled and all moldings were removed. At this time, the kitchen was enlarged, an upstairs bedroom was reconfigured, and a bathroom was created out of a small storage room. The original pocket doors located between the entryway and parlor have been retained but have been enclosed. Wood floors throughout the main level of the house are

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original.

Original doors, still present in the second story, have horizontal panels and original hardware. Picture rails are also retained in most upstairs rooms. The interior of the house originally reflected a Craftsman influence. This style is still apparent in the treatment of the staircase and doors of the second story, but the first story has been remodeled to reflect a 1950s sensibility. The staircase contains an oversized square Craftsman newel post and simple square balusters apparent on the second level.

The second floor of the house has essentially maintained its original spatial configuration with the exception of the removal of one bedroom wall in the 1960s to create a larger room. The lath and plaster and wood work have been retained in most of the rooms.

Additional alterations include the following: the first floor porch was enclosed with aluminum windows in 1957; the upper sleeping porch has always been enclosed, but the screens were replaced with aluminum sliding windows in 1965; the back porch on the west elevation had the screens replaced by wood framed windows; and a deck was added on the west elevation of the house. On the west elevation, an original woodshed addition was extended to 18 by 20 feet to become a garage in 1974.

A vertical board fence runs along both the north and west boundaries of the property, visually separating it from a Christmas tree farm that is located to the west. A 24 by 32 foot galvanized metal storage shed, one hundred feet to the northwest, was built in the 1960s and is considered non-contributing because it falls outside of the period of significance.

The house sits on a low knoll and is prominent in the landscape from all directions. Three mature maples grow to the east and west of the house. A Port Orford cedar stands sentinel at the southeast corner of the property and two large oaks are located in the northwest corner. All of the trees are contemporary with the construction date of the house. Although this property does not exhibit the refined landscape of the Frank Chase House, its agricultural setting lends to its overall significance as an integral component to the Chase Gardens landscape. The Christmas tree farm to the west has replaced the vegetable fields of Jack Chase. The openness of the area is reminiscent of the agricultural landscape of the historic period.

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**8. Statement of Significance**

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**Summary**

The Chase Family Residential Ensemble, located in Eugene, Oregon, is a collection of five houses related by proximity and a continuous historic association with the Chase family. The period of significance for the ensemble spans from 1889, the year Frank Chase arrived in Eugene, to 1945, the year of his death. The five Chase homes, located along the west side of South Garden Way, were constructed between 1889 and 1936. Each residence embodies the predominant architectural style of its period of construction and retains a high level of integrity. The styles evident in these houses include Queen Anne, Bungalow, Vernacular Gothic, and Ranch. The Chase Family Residential Ensemble meets National Register Criterion C in the area of architecture for its representation of these major styles in American architecture. The property also meets Criterion B for its association with the Chase family, who made considerable advancements in the horticultural and floricultural greenhouse industry in Eugene and the Willamette Valley. The Chases' innovations, great success, and tremendous familial continuity in their horticultural enterprise, Chase Gardens, contributed significantly to the history of Oregon's agricultural economy.

**Frank and Jack Chase**

[Frank Berry Chase was born near Clarksville, Michigan in 1858. After raising cattle in Kansas, he relocated in 1889 to Oregon's Willamette Valley with his parents Rhoda and David. Together they bought 120 acres of land from Donation Land Claim holder, Mahlon H. Harlow with the intent of raising cattle. Frank's brother John Washington Chase (Jack) and his family visited them in 1893. After a year, Jack returned to Kansas and sold his farm, returning to Oregon to enter into the truck farming business with Frank. The original 120 acres was divided into two equal parcels, with Jack taking the north 60 acres. The brothers' lots were separated by what came to be called Kins Row, where several subsequent Chase family homes were erected.

Frank decided against cattle after seeing the "fertile promise of the Valley" and turned instead to planting an orchard on the property.<sup>3</sup> While the prune, apple, and cherry saplings were

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<sup>3</sup> "60th Anniversary Chase Gardens," 1949.

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developing towards maturity, the brothers grew vegetables between them as an intermediary way of earning a living. The vegetable sales, however, proved profitable, and they began to focus exclusively on produce. Frank was able to extend the growing season in 1893 by utilizing cold frames to produce vegetables such as tomatoes, cucumbers and lettuce out of season. When it became evident that the area could support such endeavors, the Chase brothers focused their energies on truck gardening. By the turn of the century, the brothers were transporting their hothouse vegetables as well as celery, asparagus, and rhubarb throughout the region. They provided produce door-to-door, to markets in the Eugene and Springfield areas, to nearby logging camps, and eventually to points as far away as Klamath Falls, San Diego and Los Angeles. Jack also had success marketing hops, which were dried in an on-site hop barn originally on the southwest of his property, and strawberries, which were sold both fresh and canned.

The records indicate that by 1895, the Chase family sought to further extend the growing season by erecting a greenhouse. Frank also imported hot bed sashes from New York to provide the proper environment for the growth of tender vegetables. Records show that in 1895, the first greenhouse was destroyed by hailstorms soon after it was built. A second greenhouse was washed away in a Willamette River flood.

One of the greatest drawbacks to the expansion of the Chase agricultural enterprise was the difficulty associated with watering a large plot of land reliably. To solve this problem, Frank became the first farmer in the Willamette Valley to use commercial irrigation. The Chase brothers were the region's first growers to trade the laborious bucket method for a Fairbanks-Morse pump and 16 foot well.<sup>4</sup> By connecting the pump to a series of wooden flumes, ditches and furrows, a more efficient method of delivering water to the plants was created. With a sure source of water, the greenhouse business was able to expand rapidly.

In 1912 several all-steel greenhouses covering half an acre of ground per unit were erected. In addition, the first one-piece riveted greenhouse trusses west of the Mississippi were built on Chase property. These greenhouses were initially heated by a small boiler connected to a system of pipes. This heating system was eventually replaced by a smokestack and boiler house, constructed in 1933-34 by Alphons Custodis. The boiler furnaces were kindled by "hog fuel," a

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<sup>4</sup> "Chase Gardens...One of the Largest Flower Producers West of the Mississippi." Promotional flyer, 1962.

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mixture of sawdust and wood chips, and heated the greenhouses via a system of miles of pipe laid both above and below ground.

The emphasis of the business began to shift around 1921 from agricultural production to flower culture. In 1922, the Chase family established a retail cut flower outlet, managed by two of Jack's children, Gladys and Elmo. Chase Flowers and Gifts was located on Broadway Avenue between Willamette and Oak Streets. Prior to World War II, the family produced carnations, snapdragons, roses, gardenias, and daffodils. The war years forced a temporary return to food crop production, but the family resumed its growing interest in flower production when World War II ended.

By the 1940s, the business had grown from the production of produce and ornamental flowers to become one of the largest orchid and rose suppliers in the Northwest.<sup>5</sup> Chase Gardens is credited with the development of the patented Carioca, Royal Rapture and Chase Beauty rose hybrids and with developing a method for using carbon dioxide to produce more abundant rose blooms. Chase Gardens was also considered a leader in the flower industry for the proper handling of cut blooms to extend their life.<sup>6</sup>

A wholesale store was established in Portland in 1941 to assist in the marketing of Chase flowers both nationally and internationally. To handle the demand for Chase flowers, Frank was the first person in the Northwest and one of the first three nationwide to install mechanized conveyor belt assembly lines to accelerate production. At the time of Frank's death in 1945, Chase Gardens employed approximately 175 individuals, covered 20 acres of greenhouses, and produced 2.5 million roses, one million gardenias, 500,000 carnations, and 250,000 orchids annually.

In the 1960s the building that housed the original Chase Flowers and Gifts was demolished as part of an urban renewal program for Eugene's downtown mall. The store was moved to 81 East 28<sup>th</sup> Avenue, where it continues to operate.

While Frank and Jack Chase were instrumental in contributing to the agricultural history of the Willamette Valley, their families also played a dynamic role in Chase Gardens, as many of them participated in the family business. Frank married three times, to Mary Kingsley, Emily Kingsley, her sister, and Minnie May Dodd, respectively. No children came of the first union;

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<sup>5</sup> "Chase Gardens: The Development of a Horticultural Landscape," p. 21.

<sup>6</sup> "60<sup>th</sup> Anniversary Chase Gardens," 1949, p. 2.

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however, Harold and Merle were born to Emily. After Emily's death, Frank married Minnie and had four children: Elmo, Clarence, Gladys and Carol. Jack Chase married Ida Alice Kingsley, another Kingsley sister, and they had nine children: Harry, Truman, Marvin, Homer, Chester, Everett, Eugene, Maude and Dorothy.

The Chase familial ties were so strong that the generations of Chase children built their houses in close proximity to the original residences of the Chase "patriarchs," Frank and Jack, dictating a familial pattern of settlement in the area. Some of the houses continue to be occupied by Chase descendants.

The Chase Gardens greenhouses became a dynasty which grew from two little wood framed structures in the back yard to a multi-million dollar industry. Frank Chase was one of the founders of the Eugene Fruit Growers Association in 1908 (now known as AGRIPAC) and served on its Board of Directors. This organization was formed to help assure top prices and a ready market for produce grown by local farmers. The association first shipped surplus fruits, but eventually purchased an existing cannery and began to can fruits and vegetables.

Although Frank would be the one to take the business to the national level, Jack Chase shared responsibilities with his brother in the early formation of Chase Gardens. Jack continued life as a farmer on South Garden Way for the duration of the historic period, and photo documentation shows sizable harvests of strawberries, hops, asparagus and potatoes, among other produce. Period accounts refer to Jack and Ida's house as "the social center of the community"<sup>7</sup> with children and visiting friends creating a constant whirlwind of activity. In the research for this nomination, numerous people referred to the quiet, kind nature of Jack Chase.

The history of Frank and Jack Chase is recognized as being very nearly the history of modern farming in the Willamette Valley. As the initiators of irrigated crops in the Willamette Valley, they launched a trend that transformed the agriculture of western Oregon and contributed vastly to its prosperity.<sup>8</sup>

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<sup>7</sup> As per Mrs. Brenanan 05/21/96

<sup>8</sup> *The Chase Family, A Father and Two Sons*, p.13

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**The Frank Chase House**

The Frank Chase House, located at 274 South Garden Way, was the building constructed in the Chase Family Residential Ensemble. Completed in 1889 by Frank and his father David, the house possesses significance based on its association with Frank Chase. The house was occupied by Frank Chase from 1889 until 1936, at which time his son Elmo and his family, took possession. Frank relocated to the Gladys Chase house directly to the north. The Frank Chase house continues to be occupied by Chase family descendants today.

The trees surrounding the Frank Chase house deserve special mention, not only because of their age, but because of the grace and beauty they lend the area. At least five or six of the trees still standing in the vicinity of the house were planted by Frank when he built his house.

**Jack Chase**

Frank's brother, Jack, moved to Oregon in 1893. Jack Chase, whose proper name was John Washington Henry Chase, married the sister of Frank's first and second wives. Her name was Ida Alice Kingsley, and together they had nine children. Jack Chase is a significant person in the history of Eugene for his early involvement in the formation of Chase Gardens, although Frank would be the one to take the floral business to national status.

Jack sold vegetables door-to-door for several years, splitting the local territory with his brother, Frank. During this time, he built the large 15 room house on South Garden Way approximately half a mile north of brother Frank's house.

**The Jack and Ida Chase House**

Located at 110 South Garden Way, the Jack Chase House derives its significance from its association with Jack Chase, the Chase family, and its physical location as a part of an ensemble that defines the growth and settlement of the Chase family from 1889 to 1945.

A story is told of the house being "built on potatoes," as a crop of potatoes brought unusually high prices and provided Jack with enough capital to erect his new house in 1909.<sup>9</sup>

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<sup>9</sup> As per conversation with Mrs. Brenaman, 05/21/96

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Several trees on Jack's property were planted around the time the house was constructed, and continue to stand today. These majestic trees include a Port Orford cedar to the southeast of the house, massive maples to the northeast and due west, and two large oaks to the northwest. The property continues to convey a sense of historic time and place, through the openness of the area which is reminiscent of the agricultural landscape of the historic period.

**Gladys Chase**

Gladys Irene Chase Holaday was a significant person for a number of reasons. Born in 1902 at the Frank Chase House, she was the eldest daughter of Frank and his third wife, Minnie May Dodd Chase. Gladys contracted polio at the age of six, which left her with a slight limp and limited use of one of her arms. Despite the polio, she attended Linnfield College, was an active member of the First Baptist Church of Springfield, and ran the Chase Flowers and Gifts store in downtown Eugene. Chase Flowers and Gifts opened in 1922, and was run by Gladys and her brother Elmo. For 40 years Gladys remained active in the store, which provided a retail outlet for Chase Gardens flowers as well as a public venue for the sale of her collection of objects d'art. Gladys' appreciation of fine objects would be a factor in the design of her house.

Gladys is significant as a second generation member of the Chase family, daughter of Frank Chase, whom she cared for in her home until his death in 1945. She also garners significance for her role from 1922 to 1969 in the creation and management of the retail store Chase Flowers and Gifts.

**The Gladys Chase House**

The Gladys Chase house is located just north of the Frank Chase House, at 242 South Garden Way, and was built in 1936. Frank Chase eventually moved into this house with his daughter, at which point Elmo Chase and his family moved into Frank's house. Elmo and Frank apparently assisted in the financing of the Gladys Chase residence. The house was designed in 1936 by Wallace Hayden, Professor and Dean of the School of Architecture and Allied Arts at the University of Oregon. The house was designed with an emphasis on integrating the inhabitants of the home with the exterior environment. The Gladys Chase house is significant for its association with Gladys Chase and its physical location as a part of the Chase family growth patterns during the historic period.

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**Harry Chase**

Harry Leland Chase was the eldest son of Jack Chase. Harry spent most of his youth assisting his father with truck gardening and hop raising. He left the Jack Chase House in 1914, when he built his own home just south of his parents. He was involved with the Springfield Cannery and Eugene Fruit Growers Association (now AGRIPAC) from 1929 to 1937, and continued working in the food distribution business during the 1940s. After 1948, Harry served as the Lane County Clerk for twelve years. Harry was an extremely active participant in the history of Eugene, and belonged to numerous organizations. He was a member of the Eugene Chamber of Commerce, served as President of the Kiwanis Club and Master of the Willakenzie Grange, and was a member of the National Association of County Officials.

Harry Chase died in 1961, and his wife Etta passed away in 1970. At this time the property came under the ownership of their grandson, David Chase and his wife Lynn, who continue to reside there. Although this occupancy is outside the historic period of significance, it is representative of the strong familial association that is characteristic of the study area.

**The Harry and Etta Chase House**

The Harry and Etta Chase house is located just north of the Gladys Chase house at 158 South Garden Way. It was built in 1914 on a parcel of land deeded to Harry by his father, Jack, on the occasion of his marriage to Etta Leota Mitchell. In 1928, Harry also helped build the barn that was located behind the Jack and Ida Chase House.

The massive barn had a gambrel roof and was used to house farm equipment, hay, chickens and pigs for a period of time. The barn, however, burned down in 1989. The landscape at the Harry Chase house is distinctly domestic in design, replete with fruit and nut trees, and an old metal pipe merry-go-round from the Pruneville School in the side yard.

The Harry and Etta Chase house is significant for its association with Harry Chase as well as the first generation of Chases, Frank and Jack, and for its location as a part of an ensemble that defines the growth and settlement of the Chase family during the historic period of significance.

**Frances Geraldine Chase Brenaman and Jessie Ralph Brenaman**

Frances Geraldine Chase Brenaman is the daughter of Harry Chase, and granddaughter of Jack Chase. Her house is located between the houses of her father and grandfather, and has been occupied by the Brenamans since its construction in 1945. Frances and her husband, Jessie, were

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continuing a strong family tradition when they came back to Eugene after Jessie finished his military service in WWII, settling between the houses of Harry and Jack Chase.

When attempts at chicken and hog farming were unsuccessful (because escapees from the barn behind the property menaced the Chase Gardens flowers and neighbors), Brenaman began working in a managerial position at the locally owned and operated Hewitt Market, where he stayed for the next 13 years. After working briefly work at Chase Gardens, he continued his career at the locally owned and operated Reed and Cross store, where he headed their retail nursery for twenty two years. Frances worked at Sacred Heart Hospital in Eugene for 25 years and raised the couple's three children. Although their residence is considered non-contributing, it serves to show the continuing strong settlement patterns of the Chase family and the Chase family's continued active role in the past and present of Eugene.

**Frances Geraldine Chase Brenaman and Jessie Ralph Brenaman House  
(Non-Contributing)**

Located at 132 South Garden Way and constructed in 1945, this Ranch style house was built by a Chase family member in the last year of the historic period of significance. It is considered non-contributing in status because it does not meet the integrity threshold.

Jessie Ralph Brenaman, upon completing his military duties in WWII, came to Eugene with his new wife, Frances Geraldine Chase Brenaman. Frances' father, Harry, deeded a portion of his property to the young couple, and during this time of limited availability of supplies, (such as nails) they built the residence in which they continue to live in to this day.

**Conclusion**

The Chase Family Residential Ensemble retains its integrity of location, setting, feeling and association. All buildings remain in original positions, reflecting the arrangement established by the settlement of the Chase family. The setting of the ensemble maintains a fairly high integrity, and due to its location outside Eugene's city limits, it has, until recently, sustained less development than other areas within the City. This fact is rapidly changing as the area continues to grow at an ever increasing pace. The feeling of the properties, in their appearance and spatial arrangement is relatively intact, and the historic associations of the ensemble are readily conveyed. The familial homes are located along the periphery of the old greenhouse grounds, surrounded by a collection of trees, some quite unusual for the area, planted by the Chase patriarchs in the early 1900s. Many of these stately giants continue to grace the property,

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significantly contributing to the visual appeal of the area.

In the arena of industry, the Chase family horticultural business contributed significantly to the history of “firsts” in the Northwest. Frank was the first commercial irrigator in the Willamette Valley, the first to utilize one piece riveted trusses in his greenhouses, and the first to install a retail flower outlet in Eugene. The wholesale flower house in Portland established the Chase family as a recognized force in the flower industry.

By the time of Frank’s death in 1945, over ten acres of Chase family property was covered in greenhouses, and many of his children, almost all of whom worked at one point or another in the family business, had erected their houses in close proximity to the patriarchs’ residences. The Chase Gardens greenhouses, boiler, and refrigeration units were razed in 1992; the smokestack was demolished in 1996, and the office building will soon follow to make way for high density housing as recommended in the city of Eugene’s *Willakenzie Area Plan*. However, the Chase family homes, their gardens, and many descendants with memories will continue to encompass the legacy of the Chase dynasty.

## **9. Major Bibliographical References**

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Walling, Albert. *Illustrated History of Lane County*. Portland OR, 1884.

**Personal Interviews** (Conducted in April, May and June, 1996.)

Frances Geraldine Chase Brenaman(Owner, Chase-Brenaman House.)  
Harper, Janet (Jack Chase's granddaughter.)  
Robinson, Jean (Frank Chase's granddaughter.)

**Correspondence**

Mr. Earl Drais-Layman,  
PO Box 358  
48950 Summit Rd.,  
Neskowin,OR 97149

**10. Geographical Data**

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**Verbal Boundary Description**

See Map entitled "SE 1/4 Sec.28 T.17S. R.3 W.W.M. / Lane County"  
See Map entitled "Chase Gardens Residential Ensemble /Boundaries Sketch Map/ 1996"

The northernmost boundary line is the northernmost tax lot line of tax lot number 1101, running east to west, north of the Jack Chase House.

The southernmost boundary line is the southernmost tax lot line of tax lot number 1900, running east to west, south of the Frank Chase House.

The westernmost boundary line is that line defined by the westernmost tax lot lines of the individual properties that include tax lot numbers 1101, 2200, 2103, 2000 and 1900.

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The easternmost boundary line is the western edge of South Garden Way, from the northern boundary line to the southern boundary line.

**Boundary Justification**

These boundaries include the homes and associated plantings that were a historical part of the Chase families living along the western border of South Garden Way. The parcel of land to the west of this residential ensemble has not been included, as the greenhouses that once stood there have been razed to make way for a high density residential development.

**11. Additional Documentation**

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**Photographs**

Name of photographers for all photographs - Rebecca Snyder, Joy Sears

Date of Slides - May 1996

Date of Photographs - December 1996

Location of Original Negatives - Rebecca Snyder, 4948 SW Aster St., Corvallis, OR 97333

Description of view indicating direction of camera - Photos numbered 1 through 13, see accompanying map entitled "PHOTOGRAPHIC KEY SKETCH MAP."

**Property Owners (con't)**

Ralph and Geraldine Brenaman  
132 South Garden Way  
Eugene OR, 97401  
(541) 345 - 1033 - The Chase-Brenaman House

David Chase  
158 South Garden Way  
Eugene OR, 97401  
(541) 344 - 4696 - The Harry Chase House

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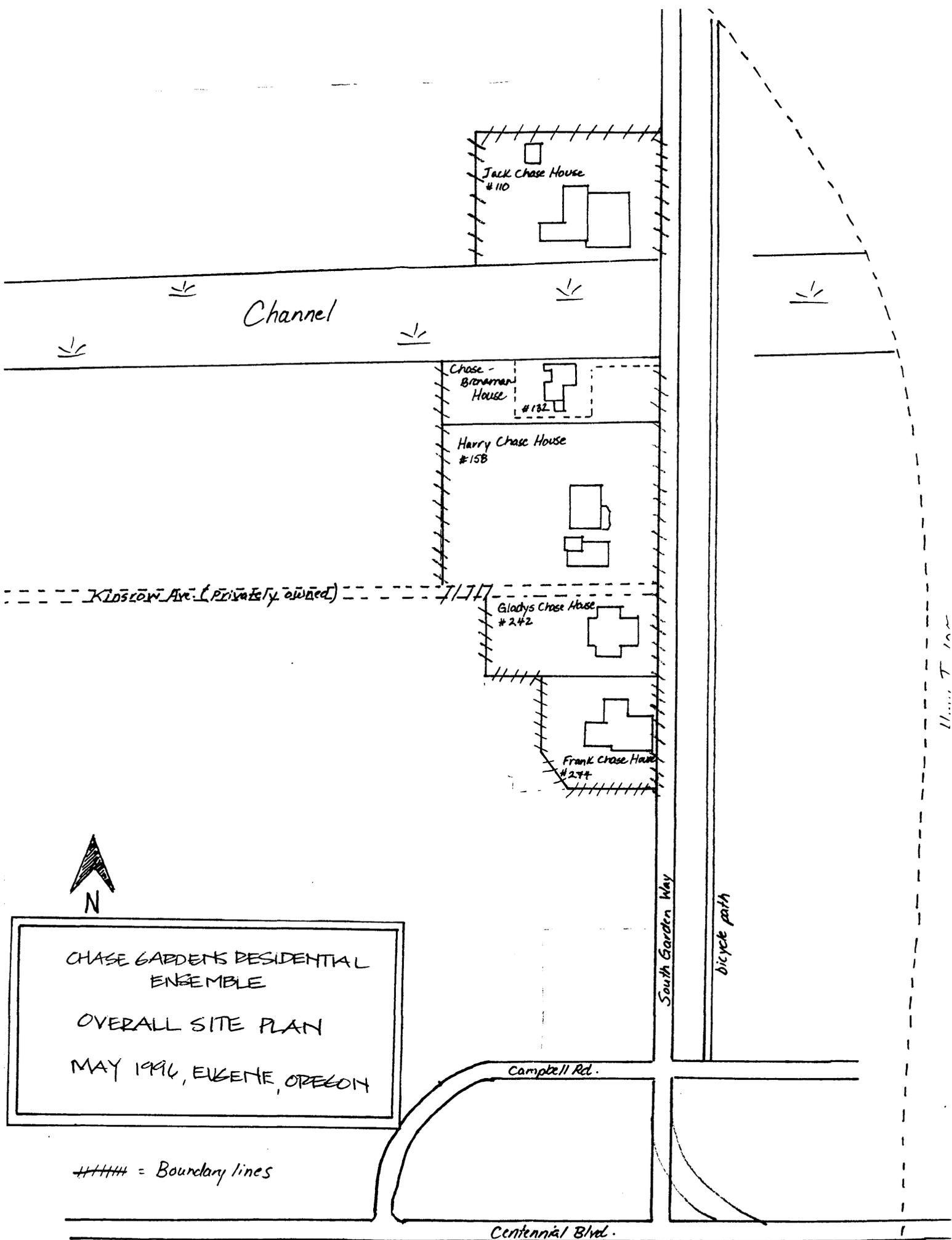
Chase Family Residential Ensemble  
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Sheri Kingsford  
242 South Garden Way  
Eugene OR, 97401  
(541) 345 - 7002 - The Gladys Chase House

Jerry and Vanessa Thompson  
110 South Garden Way  
Eugene OR, 97401  
(541) 343 - 0003 - The Jack Chase House

Lane County Real Estate (Jeff Turk)  
125 E. 8th Ave.,  
Eugene OR , 97401  
(541) 341-6981 - The Q Street Channel

Patrick Mulqueeney  
4380 S.W. Macadam, Suite 180,  
Portland OR, 97201  
(503) 636-1665

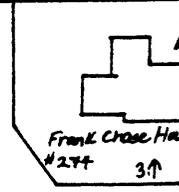
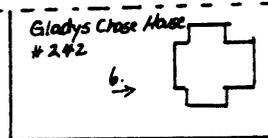
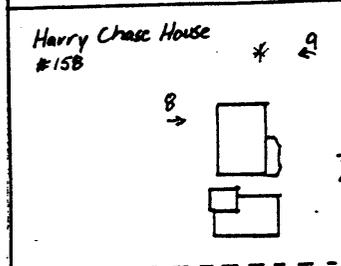
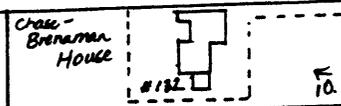
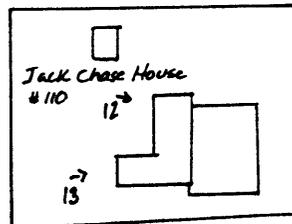
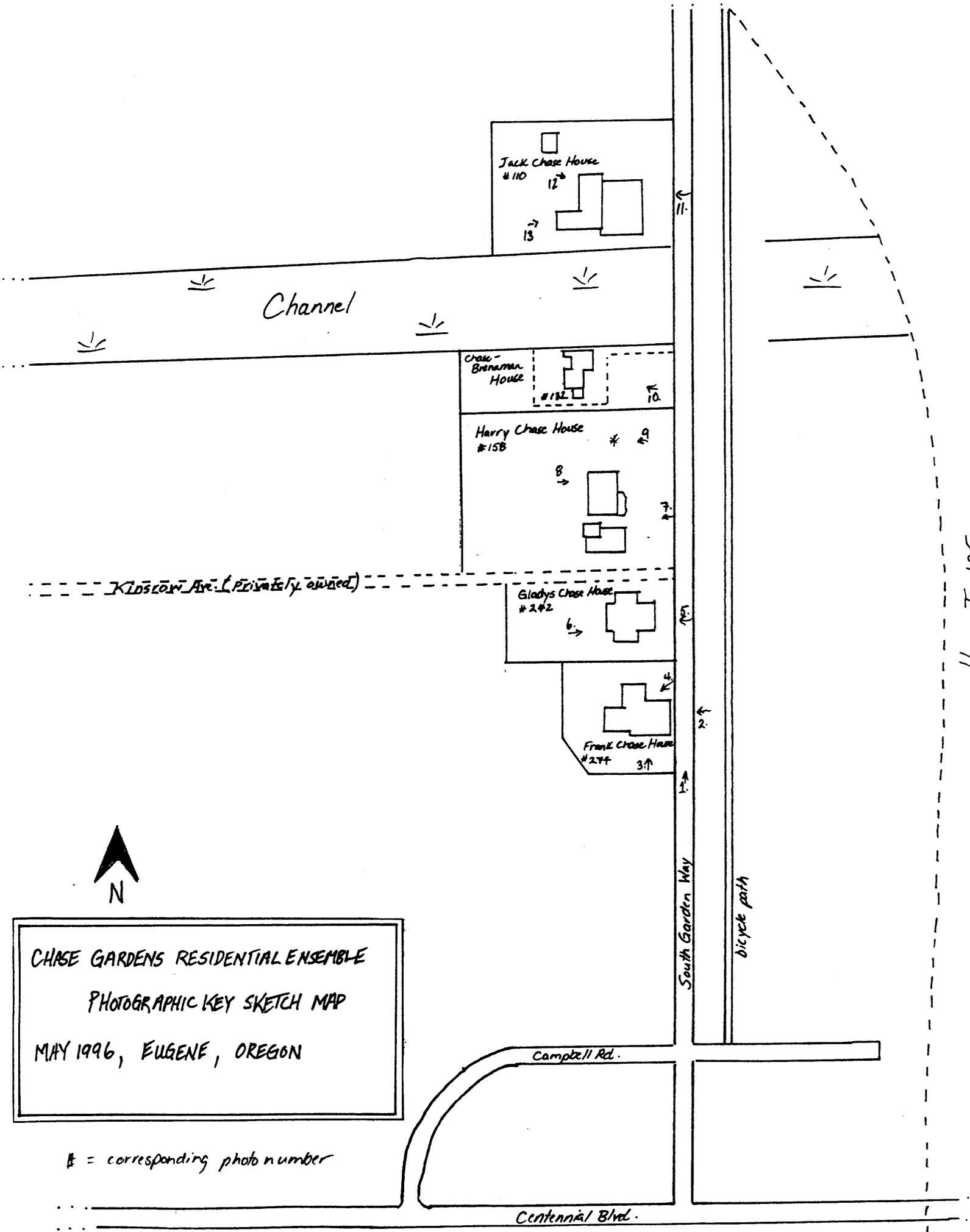


11.11.1946



CHASE GARDENS RESIDENTIAL ENSEMBLE  
 PHOTOGRAPHIC KEY SKETCH MAP  
 MAY 1996, EUGENE, OREGON

# = corresponding photo number



11 ←

5 ←

2 ←

1 ←

South Garden Way

bicycle path

Campbell Rd.

Centennial Blvd.

11 T inc

HISTORIC NAME: THE FRANK CHASE HOUSE

ADDRESS: 274 South Garden Way

Tax Lot: 1900

Scotch Pine 1896

Cypress 1940s

Yew 1900

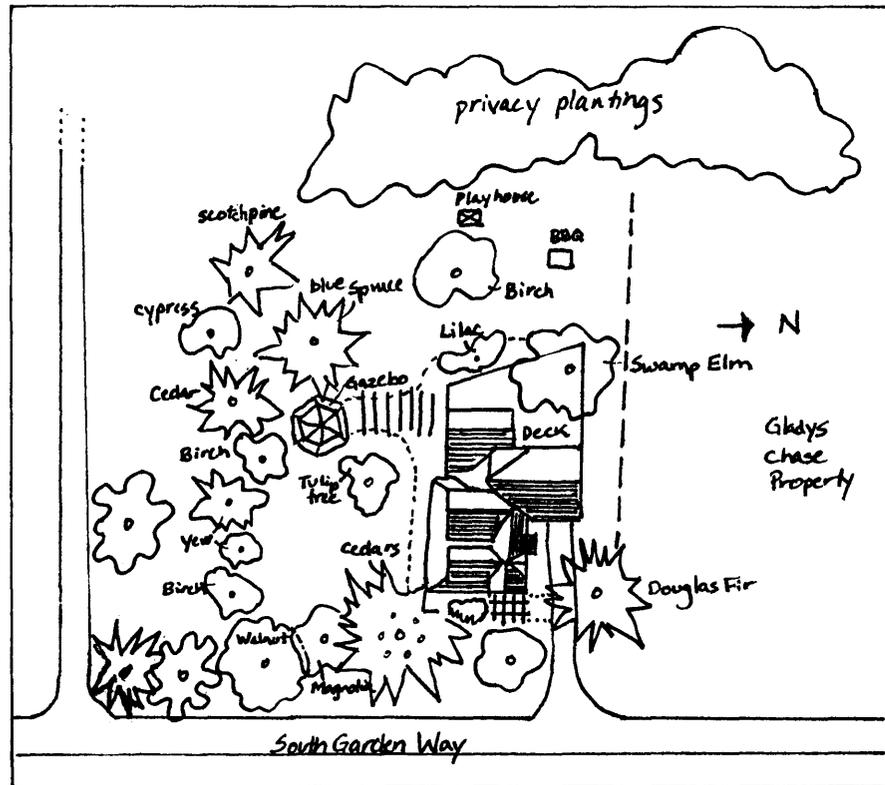
Walnut 1903

Cedars 1890

Swamp Elm 1896

Blue Spruce 1896

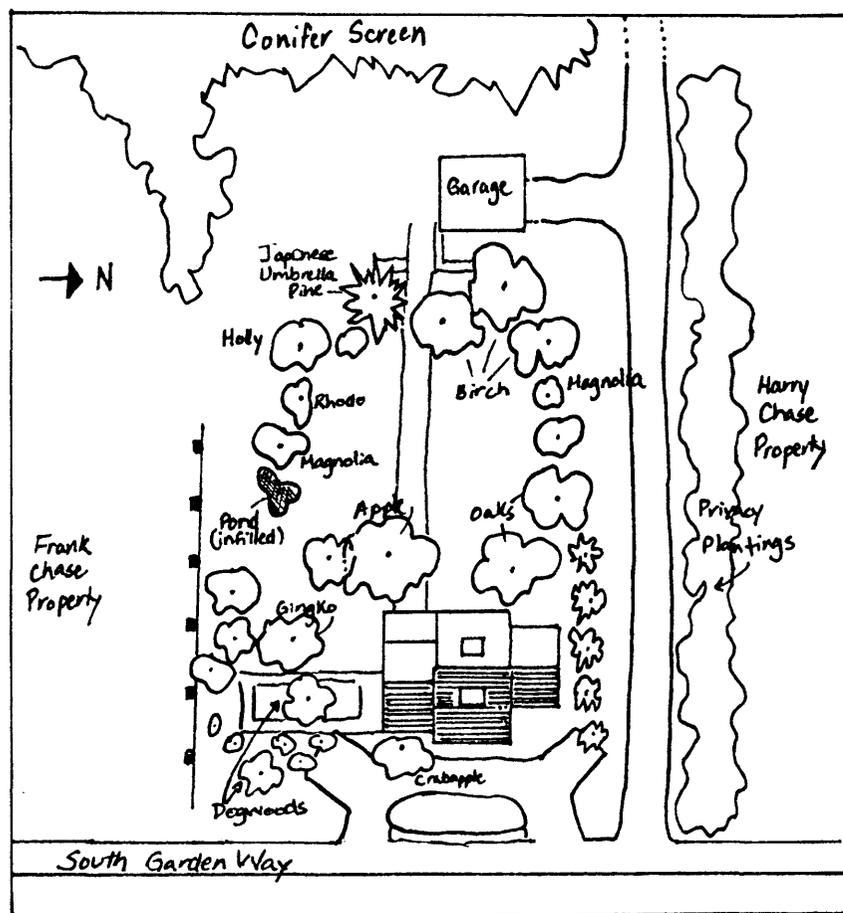
Douglas Fir 1890



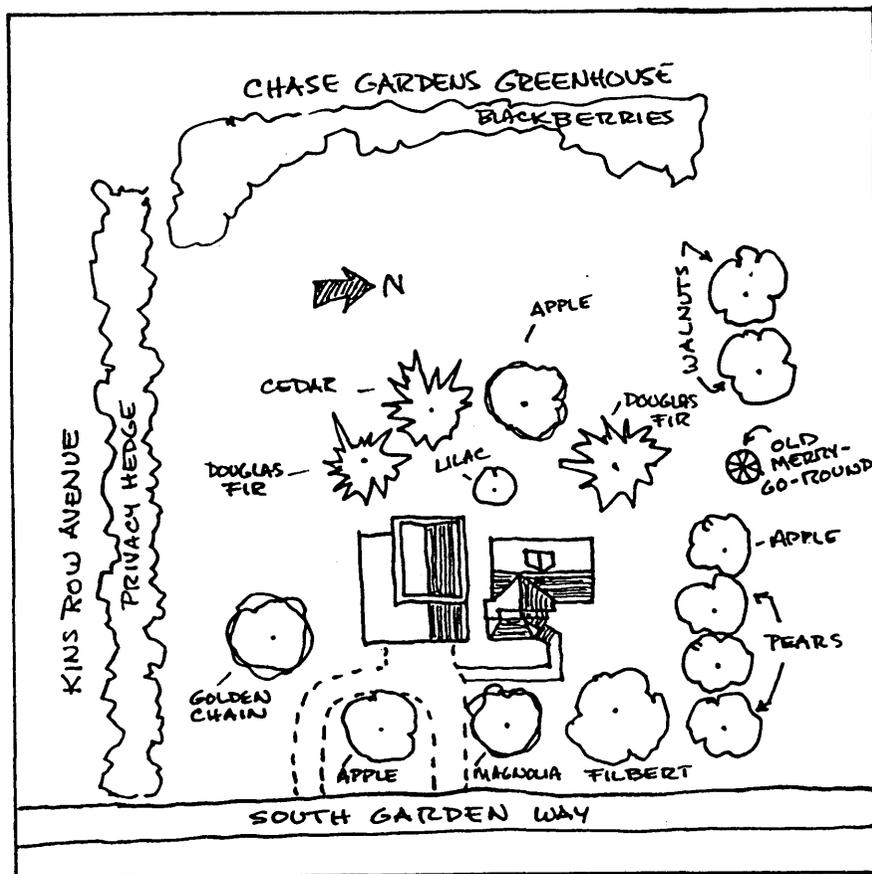
HISTORIC NAME: THE GLADYS CHASE HOUSE

ADDRESS: 242 SOUTH GARDEN WAY

TAX LOT : 2000



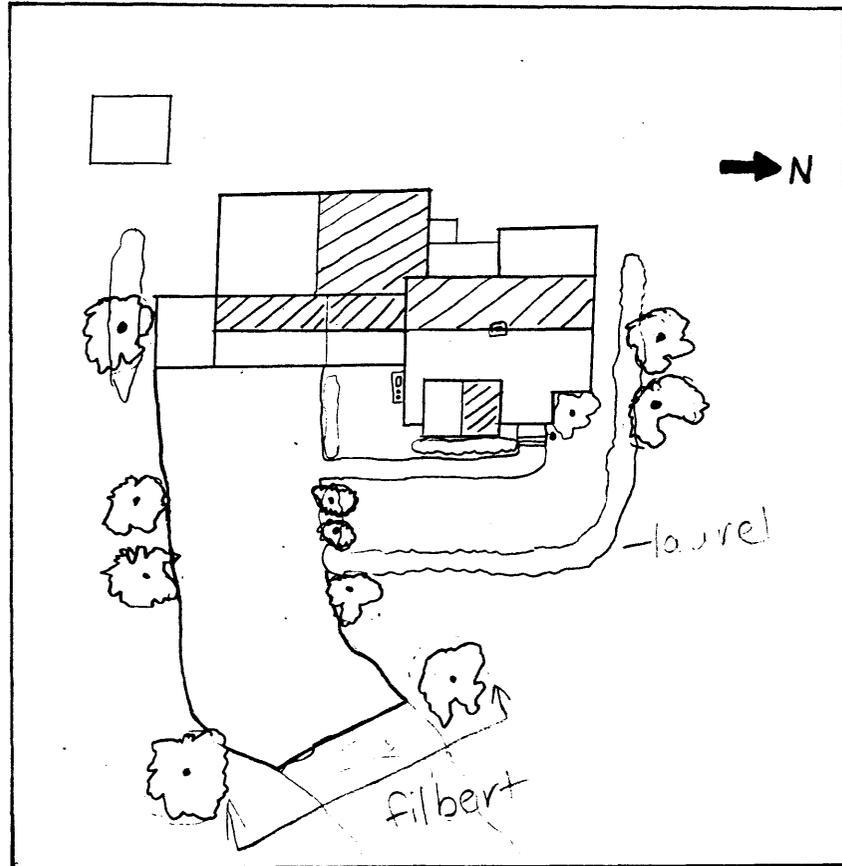
**HISTORIC NAME:** HARRY AND ETTA CHASE HOUSE  
**ADDRESS:** 158-160 SOUTH GARDEN WAY  
**TAX LOT:** 2103



HISTORIC NAME : THE CHASE-BRENAMAN HOUSE

ADDRESS: 132 SOUTH GARDEN WAY

TAX LOT: 2200



SITE PLAN DRAWN BY JOY SEARS

**HISTORIC NAME:** JACK AND IDA CHASE HOUSE  
**ADDRESS:** 110 SOUTH GARDEN WAY  
**TAX LOT:** 1101

