

United States Department of the Interior
National Park Service

National Register of Historic Places Multiple Property Documentation Form

This form is used for documenting multiple property groups relating to one or several contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (form 10-900-a). Use a typewriter, word processor, or computer to complete the forms.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Residential Architecture in Eugene, Oregon, 1850 to 1950

B. Associated Historic Contexts

Eugene Area Historic Context Statement, 1845 to 1945

Eugene Downtown Core Area Historic Context Statement, 1846-1941

C. Form Prepared by

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organization _____

date March 2000

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city or town Eugene state Oregon

zip code 97405

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Jane Hamish
Signature and title of certifying official

6 Nov 01
Date

State or Federal agency and bureau _____

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

[Signature]
Signature of the Keeper

12/12/01
Date of Action

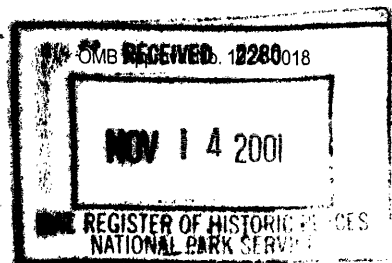


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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in How to Complete the Multiple Property Documentation Form (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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Residential Architecture in
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STATEMENT OF HISTORIC CONTEXTS

The Statement of Historic Contexts section of this Multiple Property Documentation Form provides a historic overview of residential development in the City of Eugene, Oregon from the time of Euro-American settlement through 1950. It provides a context for understanding and evaluating the physical resources that were constructed for housing and associated functions during this period of time and an understanding of residential development in the larger context of community development.

THE SETTING

The City of Eugene, Lane County, Oregon lies within the Southern Willamette Valley physiographic range, which is characterized by a broad alluvial plain accented by isolated buttes rising up from the valley floor. The climate is relatively mild with temperatures ranging from an average of about 30 degrees in the winter to 80 degrees in the summer months. Extreme hot and cold temperatures rarely occur. Annual precipitation averages 42 inches, primarily in the form of rainfall during the winter months from November to March.¹

Eugene is generally flat, at an elevation of approximately 430 feet above sea level, with the exceptions of the South Hills area, Hendrick's Park, Gillespie Butte and Skinner Butte, which at the highest elevation rises to approximately 682 feet above sea level. The Willamette River, a major natural waterway, runs through Eugene in a northwesterly direction. Amazon Creek, which runs through the city in a northwest to west direction, originates in the South Hills area and empties into Fern Ridge Reservoir west of Eugene. There are also smaller seasonal streams that drain the surrounding hills.

OVERVIEW OF EUGENE'S HISTORY

To better understand the context of residential development in Eugene, it is important to understand the history of the community in general. The following, which is organized by the Historic Chronological Periods set forth by the Oregon State Historic Preservation Office and the *Eugene Area Historic Context Statement*, provides a brief overview of Eugene's history in general. Specific information about the history of residential development in Eugene is found in the section following the general overview (beginning on page E-12).

¹ *Atlas of Lane County, Oregon*, 1990, 4-6.

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Native Americans and Early Exploration: To 1845

When the first Euro-Americans arrived to explore the Oregon Country, an aboriginal group called the Kalapuya inhabited the Willamette Valley. The Kalapuya were divided into twelve groups that spoke several dialects of the Kalapuyan language family. Each band occupied a defined territory within the valley that included a winter village site and peripheral resource areas.

The Kalapuya practiced a bi-seasonal settlement-subsistence pattern. During the winter they lived in rectangular subterranean, multi-family dwellings in villages situated in high sheltered areas. From spring through fall, they were mobile, occupying temporary camps while gathering food. On a seasonal basis, they would burn off the vegetation in the area to encourage new growth which in turn attracted a greater supply of game.² This burning had a great impact on the landscape found here by the earliest Euro-American settlers. The valley and rolling hillsides were largely devoid of trees, with the exception of widely scattered stands of oak, thin forests on the upper hillsides, and denser forests along the Willamette River and related streams.

Euro-American exploration of the Willamette Valley began when fur traders began trapping along the Columbia and Willamette Rivers. Led by Donald McKenzie, a partner in the Pacific Fur Company located at Fort Astoria, in 1812, trapping along the lower Willamette River became a regular activity of the North West Fur Company and Hudson's Bay Company by 1814. These two companies merged in 1821 under the Hudson's Bay name and in 1825 built the first permanent Euro-American settlement at the head of the Willamette Valley, calling it Fort Vancouver. Fur trading activities continued in the region through 1830.³

The first of several attempts at settlement by missionary groups in the Willamette Valley occurred in 1834. Led by Jason Lee, the Methodists founded a mission near present-day Salem for the purposes of civilizing and Christianizing the Native Americans. Unsuccessful, the mission disbanded in 1844. Two other missions in the valley, the Congregationalists in 1840 and the Presbyterians in 1841, also failed.⁴ While the missions were not successful as religious enterprises, the missionaries played an important role in encouraging settlement of the Oregon Territory.

² Stephen Dow Beckham, Rick Minor, and Kathryn Anne Toepel, Prehistory and History of BLM Lands in West-Central Oregon: A Cultural Resource Overview. Edited by C. Melvin Aikens (Eugene, OR: University of Oregon Anthropological Papers No. 25) 51-69.

³ William A. Bowen, The Willamette Valley, Migration and Settlement on the Oregon Frontier (Seattle: University of Washington Press, 1978), 7-8.

⁴ Bowen, 9-10.

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Settlement, Statehood and Steampower Era: 1846-1870

By 1840, word of the agricultural and economic potential of the Willamette Valley had spread throughout the country. With word of the riches of the Oregon country, countless Euro-American pioneers began the trek westward across the Plains in search of a better life. Initially, settlement was located in the lower valley near Portland and Oregon City.

By the mid-1840s, settlement was spreading southward through the valley and in 1846, the first settlers staked claims in the upper regions of the Willamette Valley. Elijah Bristow, William Dodson, and Felix Scott staked their claims in the Pleasant Hill area, while Eugene Skinner claimed 640 acres on the Willamette River in the area that would become the City of Eugene. His claim, which included what became known as Skinner Butte and the area surrounding it, offered a potential ferry crossing and a suitable town site.⁵

Skinner built the first house, a one-room log cabin, in the area that would become Eugene, on the west side of Skinner Butte. In 1847, he traveled to Yamhill County to escort his wife, Mary, and daughter, Mary Elizabeth, to their new home. Mary Skinner was the first white woman to make her home within the boundaries of what was later named Lane County, and in 1848, the Skinners' daughter, Leonora, was the first white child born in the new settlement.⁶

In 1847 and 1848 several settlers staked claims adjacent to or near Skinner's claim, including Charnel Mulligan, Prior Blair, James Huddleston, Daniel Christian, John Eakin, Benjamin Davis, Jesse Gilbert, H. Noble, Lester Hulin, and T. G. Hendricks. William Stevens was the first to claim land, in 1847, across the river from Skinner in what became known as the Willakenzie area of Eugene. Of the early houses associated with these settlers, only the Daniel Christian house is extant. It is located on East 12th Avenue between Pearl and Oak Streets, not far from its original site.⁷

By the time Congress designated Oregon a Territory of the United States in 1849, the area that would become Lane County had a population of about 150. In June of 1849, the first government function occurred when an election was held at Skinner's cabin to elect a congressional representative.⁸

⁵ *Eugene Area Historic Context Statement* (Eugene, OR: Planning and Development Department, April 1996), 15.

⁶ Irena Dunn Williams, *Reminiscences of Early Eugene and Lane County, Oregon* (Eugene, OR: Shelton-Turnbull-Fuller Company, 1941), 11.

⁷ *Eugene Area Historic Context Statement*, 15.

⁸ *Eugene Downtown Core Area Historic Context Statement* (Eugene, OR: Planning and Development Department, November 1991), 4.

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The California gold rush in 1849 brought a temporary reversal to the influx of settlers to Lane County. It also created a demand for supplies and the beginnings of an export economy locally. In 1850, James Huddleston began operating a trading post in the shelter of Eugene Skinner's porch.⁹ As the fervor for gold calmed, settlers returned to earlier claims and newcomers joined them.

The passage of the Donation Land Claim Act by Congress in 1850 further enticed settlers to the area. For each white male settler eighteen years of age or older, the law provided for 640 acres of land if the settler was married or 320 acres of land if he was single. For those filing claims after 1850, married men were entitled to 320 acres and single men entitled to 160 acres. Regardless of when they filed their claims, they were required to reside on and farm the land for four years.¹⁰

In 1850, Eugene Skinner was named the first postmaster of the village then known as "Skinner's." In 1851, the Territorial Legislature officially organized Lane County, named for General Joseph Lane, the first governor of the Oregon Territory. A town site located east of Skinner's Butte was platted in 1851 and called Eugene City. Extensive flooding during the winter of 1851-1852 caused the town site to become unbearably muddy and the town was nicknamed "Skinner's Mud Hole." The town was replatted on higher ground in 1853 and was designated as the county seat. Oregon gained statehood in 1859. Eugene City was first incorporated as a town in 1862 and was reincorporated as a city in 1864.¹¹

This was a period of tremendous growth for the city. By 1860, Eugene City had a population of over 200 people with all the underpinnings of its future development established. Industry, which included the construction of a sawmill in 1852 and a gristmill in 1856, centered on the millrace, which was completed in 1851. A public square was created (now known as the Park Blocks, located at the intersection of 8th Avenue and Oak Street) and a County Clerk's Office, a courthouse and a jail were constructed in the 1850s. The public school system in Eugene City was established in 1854 and a public school building was constructed in 1856 (the first school was a private school in a house owned by Fieldin McMurry). Columbia College was founded in 1856 and located on top of what is now called College Hill in Eugene. The first church building in Eugene City, the Cumberland Presbyterian Church, was built in 1857. Other churches soon followed. Commercial development occurred rapidly and centered around the courthouse square area along 8th and 9th Avenues. Residential development, originally associated with the Donation Land Claims and rural in nature, began to concentrate near the town site during this period. Transportation routes became established, newspapers were started, and lodges and political organizations provided opportunities for civic and social activities.¹²

⁹ *Eugene Downtown Core Area Historic Context Statement*, 5.

¹⁰ A.G. Walling, *An Illustrated History of Lane County* (Portland, OR: A.G. Walling Publishers, 1884), 361.

¹¹ *Eugene Downtown Core Area Historic Context Statement*, 5; *Eugene Area Historic Context Statement*, 16-18.

¹² *Eugene Downtown Core Area Historic Context Statement*, 6; *Eugene Area Historic Context Statement*, 18-32.

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By 1870, the population of Eugene City had reached 861. In less than twenty-five years, the town had grown from a single log cabin to an incorporated city with established mercantiles, industry, government, and social facilities and activities. The town was young but well established and on its way to permanence.

The Period of Railroads and Industrial Growth: 1871-1883

The Oregon and California Railroad, which arrived in Eugene City in 1871, brought a new wave of settlers to the area and changed the pattern of development in the community. It also improved the market for the exportation of crops and goods, encouraging the diversification of agricultural crops and the growth of industry.

Industrial development continued along the millrace, the primary source of power, in the 1870s and 1880s. Warehouses related to industrial pursuits, however, sprang up along the railroad tracks from the center of town westward. In addition to the flouring mill, which continued to be the chief manufactory in the city, there was a woolen mill, furniture factory, planing mill, sash and door factory, a cider mill and fruit drier, an iron works, a sawmill, two tanneries, and various blacksmith shops and small foundries.¹³

The focus of commercial ventures shifted from the area around the courthouse square to an area near the railroad depot along Fifth Avenue and Willamette Street, which ran south from the depot. By the mid-1880s, businesses in this area included

...a grocer, print shop, marble works, hardware, cobbler, drugs, general store, jeweler, photo gallery, carpenter, tailor, agricultural implements, barber, two Chinese wash houses, millinery, dressmaker, carriage painter, two breweries... three saloons and an undertaker.¹⁴

The growing population resulted in a demand for additional classroom space in the schools. In 1878, the first public school was torn down and the new Central School was built. Originally a single-story, four-room schoolhouse, the building was enlarged to two stories by the mid-1880s as the student population grew to over 400 students. There were still private schools in the community, although they became more specialized.¹⁵

¹³ *Eugene Area Historic Context Statement*, 42-44.

¹⁴ *Eugene Downtown Core Area Historic Context Statement*, 19.

¹⁵ *Eugene Area Historic Context Statement*, 44.

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Perhaps one of the most significant additions to the city during this period was the establishment of the University of Oregon. Although officially chartered in 1872, Deady Hall (now a National Historic Landmark) did not open its doors for classes until 1876.

Religion continued to be an important aspect of the community and the number of people in the local congregations continued to grow. A Jewish community developed in Eugene City during this time period as well. Despite this growth, there was only one new church constructed during this time period. The First Presbyterian congregation replaced their first church with a new structure in 1883.¹⁶

Fraternal and social organizations continued to gain in popularity. By the 1880s, the Eagles, the Elks, the Knights of Pythias, and the Woodmen of the World joined the Oddfellows, the Masons, and the Independent Order of Good Templars in Eugene City. Women's organizations included the Women's Republican Patriotic League, the Pythian Sisters, the Catholic Daughters, and the Sunshine Club. The Pioneer Society of Lane County was created in 1883 with membership limited to those who had arrived prior to 1854.¹⁷

The Railroad Era further solidified Eugene City's success and prosperity. The population had more than doubled during this time period, permanent brick buildings replaced many early frame structures, streets had been graded, gaslights had been installed downtown, and residential neighborhoods were beginning to develop. Eugene City was proudly stepping into the Progressive Era.

The Progressive Era: 1884-1913

The Progressive Era was another period of tremendous growth and prosperity for the city. The population grew from less than 2,000 in 1884 to just over 9,000 by 1910 as the city became firmly established as the main city in the southern Willamette Valley.

In 1888, the name of the city was officially changed from Eugene City to Eugene.¹⁸ Local government expanded as city and county officials began to develop water systems and supplies, electric systems, fire companies, and public parks. The Eugene Water and Electric Board was organized in 1911 initiating Eugene's publicly owned utilities, which has continued to the present.¹⁹

¹⁶ *Eugene Area Historic Context Statement*, 48.

¹⁷ *Eugene Area Historic Context Statement*, 53.

¹⁸ *Eugene Area Historic Context Statement*, 58.

¹⁹ *Eugene Downtown Core Area Historic Context Statement*, 31.

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Commerce continued to flourish with an ever-increasing variety of businesses. By the early 1890s, business directories included architects, attorneys, dentists, physicians, furniture and hardware stores, insurance agents, notaries, plumber, real estate dealers, restaurants, second-hand and sporting goods store, in addition to the types of business that had been established during earlier periods.²⁰ By the turn of the century, department stores began to appear. Having weathered the financial panics of 1893 and 1907, Eugene experienced a building boom in 1909 when thirty-five new business blocks and stores were constructed and six business blocks were remodeled.²¹

Industry also continued to grow and prosper despite the national economic situation. The millrace continued to be the center of industry during the early years of the Progressive Era, although an increasing number of industry warehouses and freight depots appeared along the railroad. By the turn of the century, a knife factory and an excelsior company had joined the existing manufactories in the city and a new creamery and hop kiln exemplified the further diversification of agriculture in the area. In the early 20th century, the timber industry became firmly established as a major element in Lane County's economy, led by the Booth-Kelly Lumber Company, which was incorporated in 1895. As new sawmills, planing mills, and lumberyards were established, the economy flourished.²²

Several schools were constructed during the Progressive Era to accommodate the growing number of students in Eugene. These included the Geary School (1890), the Eugene High School (1903-1904), Blanton School (1907), Condon and Lincoln Schools (1909), and Patterson School (1910).²³ The University of Oregon also witnessed substantial growth during this period. The curriculum was greatly expanded with the addition of the Art Department, the Schools of Journalism and Commerce, and the School of Education. Graduate work and Master's degrees were introduced, as were summer classes, the first dormitory, a track team, and the first football game. The campus grew with the construction of several buildings including Villard Hall (1885-1886), Friendly Hall (1893), McClure Hall, Mechanics Hall, a gymnasium, and Fenton Hall (1907, 1914). The Eugene Divinity School (later known as the Northwest Christian College) opened in 1895 and the Eugene Business College was established in 1901.²⁴

A number of new churches were added to the city during this time period. The Catholic Church was established in 1886 and they purchased and moved the First Methodist Church for their first building. A new Catholic Church was constructed in 1906-1907. The First Christian Church moved into a new building in

²⁰ *Eugene Area Historic Context Statement*, 50.

²¹ *Eugene Daily Guard*, January 1, 1910, 6.

²² *Eugene Area Historic Context Statement*, 73-74.

²³ *Eugene Area Historic Context Statement*, 65.

²⁴ *Eugene Area Historic Context Statement*, 67.

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1893 and into its present building in 1911. The Fairmount Presbyterian Church was constructed in 1895 and the Central Presbyterian Church as built in 1908. A new Episcopal Church was constructed in 1899.²⁵

Although the automobile was introduced in Eugene in 1904, the railroad continued as the primary mode of transportation in and out of the city during the Progressive Era. The Southern Pacific Railroad, which took ownership of the rail line in 1887, constructed a new depot at the north end of Willamette Street in 1908. In 1912, the Oregon Electric Railroad arrived in Eugene, providing further travel opportunities between Eugene and Portland. The Oregon Electric Passenger Station, located on the northeast corner of Fifth Avenue and Willamette Street, was constructed in 1914.²⁶

Two developments improved local transportation during this time period. In 1891, a mule-drawn trolley began service between the downtown and the university. The line, which grew to include a loop to College Hill, operated until 1903. In 1906, the city granted a franchise for the development of an electric streetcar line, which began operating in 1907.²⁷ The line reached Springfield in 1910 forming an important transportation link between Springfield and Eugene. At its peak, the system included three principal routes. These included the University/Fairmount loop, the College Crest loop, and the Springfield line.

The Progressive Era brought major development and new construction to the city of Eugene. The city continued to prosper, despite an economic downturn in 1907, as it moved into the 20th century.

The Motor Age: 1914-1940

Just as the railroad had helped shape the community during the final years of the 19th century, the introduction of the automobile in the early 20th century forever changed the landscape of Eugene.

The first automobile arrived in Oregon in 1899 and the first in Eugene in 1904. The introduction of the affordable, mass-produced Ford Model T in 1908 revolutionized American life and made car ownership possible for many. The popularity of the auto grew quickly and by 1912, there were 10,000 automobiles in Oregon. By the end of World War I, the number swelled to 100,000 and by 1930, there were more than 250,000 autos in the state.²⁸

²⁵ "Eugene's Early Churches," The Lane County Historian 11, 43-45.

²⁶ *Eugene Area Historic Context Statement*, 75.

²⁷ Gilbert Hulin, "Eugene's Trolley Car Era," The Lane County Historian 18, 4-5.

²⁸ Randall V. Mills, "A History of Transportation in the Pacific Northwest," Oregon Historical Quarterly 47, No. 3 (September 1946), 303.

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In 1910 there were only a couple businesses in Eugene related to the automobile but by the beginning of the Motor Age in 1914, there were six dealerships, three repair shops, two motor supply companies, and five garages.²⁹ The number of related businesses continued to grow as the number of autos continued to increase. Throughout the Motor Age, the city of Eugene worked to improve the city streets and the state of Oregon

built highways to improve travel throughout the state. The Pacific Highway, improved for year-round use by 1921 and fully paved by 1923, passed through Eugene from the northwest to southeast. The highway gave birth to new business opportunities – and expanded development west of the city - as the need grew for roadside services, including gas stations, tourist camps, motor lodges, and various forms of eateries.

Although the automobile clearly had the greatest impact on the development in Eugene during this time period, other transportation changes occurred as well. The first airplane landed in Eugene in 1918 and the Eugene Airpark, south of 18th Avenue and Chambers Street, opened the following year. The street railway system ceased in 1927 and streetcars were replaced with motor buses. In 1933, the Oregon Electric Railway discontinued its service to Portland, leaving the Southern Pacific as the sole source of rail transport. By 1940, air service had outgrown the Eugene Airpark and work began on the Mahlon Sweet Field northwest of Eugene.³⁰

Industry and commerce continued to grow and expand during the Motor Age, but experienced slowing trends during World War I and the Great Depression. The timber industry continued to grow and prosper. By the 1920s, Eugene was called the “lumber headquarters” of the Willamette Valley and there were 69 timber-related manufactories in the area.³¹ Because the railroad continued to be the primary source of transport for industrial goods, many of the new sawmills and factories were located along the railroad tracks in west Eugene. Technological advances rendered water obsolete as a power source and this, coupled with a legal dispute over the millrace, shifted the focus of industry from that area. A new industry developed in response to the growing number of automobiles when Eugene became the oil distribution center for the upper Willamette Valley. Several oil companies built their facilities along the railroad in west Eugene.³²

Commercial enterprises continued to diversify to meet the needs of the growing community and in response to changing technology. New business blocks were constructed as the commercial area spread east and west of Willamette Streets to Oak and Olive Streets, as well as along the new Pacific Highway. While some earlier businesses simply expanded their stores, others were transformed. Livery stables gave way to auto

²⁹ *Eugene Area Historic Context Statement*, 83.

³⁰ *Eugene Area Historic Context Statement*, 82-86.

³¹ Polk's City Directory (1921), 11.

³² *Eugene Area Historic Context Statement*, 86-88.

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garages and opera houses and vaudeville theaters were adapted for motion picture houses. By the 1930s, Eugene's businesses had taken on a modern urban aesthetic.

Agriculture continued to be the mainstay of the Eugene economy until the Great Depression. By the beginning of the Motor Age, the fruit and nut industry was well established and Eugene served the surrounding area as a shipping and distribution point. By the mid-1920s, the area now known as Fifth Street Market had become a trading center for farmers and the Eugene Fruit Growers Association complex had grown to a large conglomeration of buildings. When national agricultural prices fell sharply in 1926, Eugene's area farmers were greatly affected. The Great Depression that followed in the 1930s made agricultural production unfeasible for many and changed the face of local agriculture forever.³³

As the city grew throughout the Motor Age, the need for educational facilities in Eugene continued to increase. In 1914 there was one high school, five grade schools, a Catholic school, and a private school for girls.³⁴ By the 1930s, there were six grade schools, two junior high schools, and two high schools.³⁵ The University of Oregon saw great expansion during this period. Under the direction of Ellis F. Lawrence, an architect hired as the campus planner, at least twelve major buildings were constructed, as were several works of art such as sculptures, fountains, and entrance gates.³⁶

Four new churches were constructed in Eugene during the Motor Age. The First Congregational Church was built in 1925 and in 1927, the First Baptist and St. Mary's Catholic churches were built near the city's downtown core. An Episcopalian church was constructed in 1938. In 1935, the Jewish community remodeled a residence near downtown for use as a synagogue.³⁷

The Motor Age was a period of continued growth and change for Eugene tempered by politics and economics. Development occurred in waves around World War I and the Great Depression. Technology had a profound impact on development, and the arrival of the automobile affected most aspects of the community, from industry to commerce to entertainment to the growth patterns that continue to this day.

³³ *Eugene Area Historic Context Statement*, 88-89.

³⁴ Polk's City Directory (1914), 22.

³⁵ *Eugene Area Historic Context Statement*, 92.

³⁶ *Eugene Area Historic Context Statement*, 94.

³⁷ *Eugene Area Historic Context Statement*, 94-95.

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World War II and the Post-War Era: 1941-1950

By the time the United States entered World War II, the population of Eugene was nearing 21,000.³⁸ Private construction was the highest it had been since the building boom in the 1920s and Eugene seemed to be on a path toward full recovery from the effects of the Great Depression.

The war, however, brought many aspects of growth and development in the community to a near standstill as most of the nation's resources were directed toward the war effort. A national "Stop Order" for building construction, issued in April 1942, limited commercial, industrial and recreational structures to less than \$5,000, farm buildings to less than \$1,000, and residential construction to homes under \$500. Only projects within these ranges or those with special approval were undertaken during this time.

Eugene's proximity to the Pacific coast made it an important location for troops sent to this part of the country. The U.S. Army used the Eugene Airpark during the war years. Continued construction on the new Mahlon Sweet Field was approved and the new airport opened in 1943. Not only did the improvement assist in the war effort, they opened the way for commercial air travel when the first United Airlines DC-3 arrived on May 1, 1943.³⁹

Buoyed by the increased need for lumber for war-related construction, the timber industry in Lane County continued to grow and replaced agriculture as the number one economic enterprise in the county between 1941 and 1950.⁴⁰ In 1940, there were 78 mills in the Eugene-Springfield area. By the end of the war, the number had increased to 124. The number of mills jumped to 204 in 1946 and 225 by 1947, as renewed growth and a building boom followed the war.⁴¹

Agriculture continued to diversify during this period. Legumes had replaced grain crops and grass seed had grown from its infancy to over 5000 acres in production in the area. Flax, well-suited to the Willamette Valley, had become an important crop to the war effort for its linen threads used for parachutes, fire hoses, and leather shoes and boots. Dairying continued to develop as a major industry, as did the greenhouse, nursery and bulb industry. The fruit and nut industry continued as a stronghold.

³⁸ *Eugene Area Historic Context Statement*, 107.

³⁹ *Eugene Area Historic Context Statement*, 105.

⁴⁰ *Eugene Area Historic Context Statement*, 105.

⁴¹ Michelle L. Dennis, *Springfield, Oregon 1848-1955 Historic Context Statement* (Springfield, OR: Develop Services Department, 1999), 36.

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Commercial development changed little in Eugene during World War II. The businesses listed in the business directories in 1944 differed very little from those listed in the 1930s. By the end of the war, there were six department stores, eighty-five grocers, thirty-two dentists, thirty-four physicians, four hospitals, forty-five restaurants, thirteen hotels, and six movie theaters.⁴² After the war, however, several new businesses appeared as the economy boomed and Eugene experienced a new period of growth and prosperity.

World War II was a period of time when the community and the nation pulled together to support the troops in Europe and the Pacific and energies were focused on production for the war effort. The lull in growth and development ended with the conclusion of the war in 1945. Eugene, like most places in America, experienced a boom period during the Post-War Era as development began anew. By 1950, the population of Eugene was nearing 36,000 and the city had recovered fully from the Great Depression, weathered a world war, and marched proudly into the modern era with strong growth and prosperity.

RESIDENTIAL DEVELOPMENT IN EUGENE

General Patterns

Euro-American development in Eugene started with the construction of Eugene Skinner's one-room log cabin on the west side of Skinner Butte. Soon others took up donation land claims, dotting the landscape with settlement cabins and houses. Before long, the landscape took on the appearance of a growing community as more and more houses appeared.

As newcomers arrived, claims were divided into smaller parcels of land. Continued growth resulted in the platting of blocks and lots near the city center for residential construction and the patterns of development became more organized. A street grid system, conforming to that established by the original town plat, stretched outward from the commercial and industrial core of the town first to the south, east and west, then eventually across the river to the north. When platted, blocks often had only one house (and its associated outbuildings), but as the population grew, a process of infilling occurred, first to two houses per block, then four houses and eventually to as many houses as lots per block.

A number of natural and constructed features played roles in Eugene's development patterns. Initially the Willamette River served as the northern boundary (even after bridges made the land north of the river accessible, it remained primarily agricultural for many years) and seasonal flooding of the river prevented expansion on the west side of Skinner Butte. As the community spread southward after the turn of the century, seasonal flooding of the Amazon Creek also initially restricted growth along its drainage. The construction of a railroad berm in 1871 helped to control flooding making development west of Skinner

⁴² *Eugene Area Historic Context Statement*, 107.

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Butte possible and later the channeling of Amazon Creek allowed for growth through the south-central part of town.

Transportation also played a role in development patterns. At first farmsteads and later residences and commercial businesses were located along main transportation routes in and out of the city. Early wagon roads often became county roads and were among the earliest to be improved. Examples of these early roads along which growth occurred include what is now known as Blair Boulevard (to points north), Alder Street (to points southeast), Willamette Street (to points south), and 19th Avenue (to points west). The operation of streetcar lines also opened up areas farther from the city center for development, as transportation to the center of town was improved around the turn of the century. By the 1920s and 1930s, the automobile made living away from the downtown area more feasible for many and distant neighborhoods began to fill in.

From the mid-1850s to about 1945, residential neighborhoods developed in additions and subdivisions platted as individual tax lots by landowners and sold to individuals and their families to build upon. Plats with uniform tax lot sizes resulted in some consistency within neighborhoods, but because most houses constructed during this time were built by individuals for their families - some with the assistance of architects and/or builders - there was a wide variety of house sizes and architectural styles in most neighborhoods. Although the number of additions and subdivisions platted during the Settlement Period (1846-1870) and the Period of Railroads and Industrial Growth (1871-1883) was small, the Progressive Period (1894-1913) was a time of great expansion with over 100 additions and subdivisions platted, almost all of which were for residential development. This growth continued for the first fifteen years of the Motor Age (1914-1940) with the platting of another 25 additions and subdivisions. This rate of development slowed, however, during the Great Depression and through World War II. Only thirteen (13) additions and subdivisions were platted between 1930 and 1940 and only ten (10) between 1941 and 1945.⁴³

The period following the war brought changes in Eugene's residential development patterns. A strong economy led to a building boom and 60 new additions and subdivisions were platted between 1946 and 1950, many by developers who planned to build tracts of standardized, economical houses. These new developments ranged widely in size, from as few as a half-dozen houses to neighborhoods with over 200 or more houses. It was no longer necessary for individuals to build their own homes as they could purchase ready-built houses located in developer-built suburban neighborhoods in Eugene.

Typical of early residential development, a variety of outbuildings complemented many of Eugene's early homes. These included barns or stables and carriage houses to shelter animals and vehicles, various sheds for wood and storage of fruits and vegetables, well and pump houses, outhouses, and possibly in some cases, summer kitchens. During the Progressive Era, the number and variety of outbuildings associated with each house was reduced as the availability of foodstuffs through local grocers, dairies and bakeries increased and technological advances improved home refrigeration eliminated the need for various food storage sheds. The

⁴³ City of Eugene Planning and Development Department date records for city plats.

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introduction of the trolley and streetcar system reduced the need for personal carriages and horses to pull them, diminishing the number of barns and carriage houses. The availability of city water service all but eliminated the need for private wells and the small structures that sheltered them. The number and variety of outbuildings continued to decrease throughout the Motor Age. Auto garages, which replaced carriage houses in the 1920s, were an important trend in residential construction that continues to the present. Sanitary improvements in the 1930s eliminated the need for outhouses, as bathrooms became common in all homes.

Until after the turn of the century, rental housing was limited to hotels, boarding houses, room rentals in private homes, or room rentals located over retail space in commercial buildings. In 1907, brothers James and Charles Working arrived in Eugene from Kansas and recognizing a need for larger, multiple family housing in residential areas close to the commercial district, they began constructing four-plex apartment houses in Eugene in 1908.⁴⁴ Apartment living became popular and a number of multi-family buildings were constructed between about 1910 and the 1930s, including four-plexes and apartment buildings offering between six and twelve apartments per building.

Just after the turn of the century another type of residential building began to appear in neighborhoods south and west of the University of Oregon. The development of fraternity and sorority houses began when Sigma Nu Fraternity was granted the first charter in Eugene. Several fraternities and sororities were established and houses built for the chapters between 1900 and 1915, in part in response to the limited housing available for students on campus. The number of fraternities and sororities continued to grow, reaching its peak by the 1930s when more than 32 charter organizations existed. Their popularity was so strong that over one-third of all university students lived in fraternity or sorority houses.⁴⁵ A number of houses were designed and constructed for individual chapters, some of which continue to house fraternities and sororities today. Other chapters chose to purchase or rent existing houses for a period of time. Many of the houses that once served as homes for fraternity and sorority members have since been converted to apartments.

The Development of Neighborhoods

A number of distinct neighborhoods developed in Eugene over time. Some were intentionally planned developments; others simply evolved. Between 1850 and about 1870, most of the town's residential construction occurred within the original city plat near the commercial core of the town. After that time, however, the number of residential neighborhoods grew as additions and subdivisions were platted. Many

⁴⁴ Liz Carter, James W. Working Flats National Register Nomination, June 1994.

⁴⁵ *Historic and Architectural Resources in the West University Neighborhood, Eugene, Oregon 1855-1941* MPS National Register nomination form.

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of Eugene's historic neighborhoods developed concurrently.⁴⁶

The following neighborhoods have been identified through cultural resource surveys as neighborhoods in which the majority of Eugene's historic residences are located. Some of these properties potentially may be eligible for inclusions in this Multiple Property Submission as individual resources, and some may be eligible as contributing resources in a historic district. The descriptions of the neighborhoods are based on historic boundaries as defined by addition and subdivision plats.

Eugene's historic housing stock is increasingly at risk, as current development pressures continue to take their toll on historic neighborhoods. A number of factors contribute to the demise of the historic fabric of the community, including changes in land use, including mixed use and high density zoning; ever-expanding commercial areas that erode the defining edges of and encroach on residential neighborhoods; new housing construction; and urban renewal.

West University

One of the earliest areas to develop is what is now known as the West University neighborhood. Located adjacent to the original downtown commercial core, residential development in this area began with Hilyard Shaw's First Addition in 1856. The neighborhood is relatively large and quite diverse. It is generally bounded by the University of Oregon on the east, Willamette Street on the west, Franklin Boulevard on the north, and 19th Avenue on the south. The downtown is located to the northwest. The millrace runs through the northern edge of the neighborhood.

Residential buildings date from 1855 to about 1950, range from small working class cottages to stately houses and include several styles of architecture. A number of architect-designed houses are located in this neighborhood. The area was transformed from a single-family neighborhood in the 19th century to a higher density neighborhood of apartment units and fraternity and sorority houses in the 20th century as a result of its proximity to the University of Oregon and the Northwest Christian College after the turn of the century.

Several factors influenced the development of this early neighborhood. Its close proximity to the downtown commercial core and the location of Eugene's early industrial development along the millrace, made the area a desirable place for many early residents. The establishment of the University of Oregon and Northwest Christian College at the east end of the neighborhood ensured continued development of the area. Transportation routes contributed to the definition of the neighborhood. Willamette Street, a main commercial corridor defined the western edge; the trolley and later the streetcar line ran directly through the

⁴⁶ Eugene's historic neighborhoods should not be confused with Eugene's existing geographical alignment of neighborhood associations. A number of the existing neighborhood alignments are based on the historic areas, but current boundaries, in their accommodation of evolutionary changes to neighborhoods, sometimes dissect historic areas.

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neighborhood from the downtown to the university; the railroad and eventually the alignment of Franklin Boulevard on the north defined a change in land use from residential to industrial. A small number of churches were constructed in the neighborhood and a small commercial district was located near the university. Perhaps one of the most significant non-residential developments was the construction and growth of Sacred Heart Hospital and subsequent medical clinics.

A number of historic resources in this neighborhood are listed on the National Register in conjunction with the *Historic and Architectural Resources in the West University Neighborhood, Eugene, Oregon, 1855-1940* Multiple Property Submission. Included are the Gamma Phi Beta Sorority House (1021 Hilyard), the Chi Psi Fraternity House (1018 Hilyard), the Alpha Phi Sorority House (1050 Hilyard), Dorris Apartments (963 Ferry Lane), the Christian-Patterson Rental Property (244 E. 16th), and the Patterson-Stratton House (1605 Pearl). Individually listed properties include the First Congregational Church (492 E. 13th), the Alpha Tau Omega Fraternity (1143 Oak), Beta Theta Pi Fraternity (379-381 E. 12th), and the Windsor W. Calkins House (588 E. 11th).

Local zoning codes established in 1948 resulted in the construction of newer apartment buildings in the neighborhood. Pressure for high-density development and on-going expansion of Sacred Heart Hospital and associated medical complexes continue to put the neighborhood's historic properties at risk. Although the neighborhood's potential for historic district listing is questionable, there are a number of individual resources which may be eligible for listing in association with either this MPS nomination or the MPS listed above.

East Skinner Butte

In contrast to the West University neighborhood, the East Skinner Butte area is a relatively small residential district located to the east of Skinner Butte just north of downtown. The area was part of the first surveyed plat, made by Eugene Skinner and D. M. Risdon in 1851. Characterized primarily by historic homes ranging in date from the 1850s to the 1920s, the neighborhood was listed as a National Register Historic District in 1982.

In addition to the historic district, the neighborhood also includes high-density senior apartments and commercial businesses. Its close proximity to downtown Eugene and the Ferry Street Bridge/Coburg Road commercial area results in some commercial development pressure along the neighborhood's east and south edges. All eligible historic properties in this neighborhood are listed in the existing historic district.

East Skinner Butte is considered part of the currently defined Whiteaker neighborhood.

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Whiteaker/Blair Boulevard

The Whiteaker neighborhood, named for Oregon's first governor, John Whiteaker, is in large part the site of Eugene Skinner's Donation Land Claim of 1846. The area historically was located between the Willamette River on the north and 8th Avenue on the south and is bounded on the west by Chambers Street and on the southeast by the downtown. It includes Skinner Butte and is nearly bisected by the railroad, which runs from the northwest to the southeast. Blair Boulevard, named for Prior Blair who owned land west of Skinner's DLC, cuts across the southwest portion of the neighborhood. Blair Boulevard was part of the first north/south highway through the Willamette Valley and served as principal entrance into the city. A small commercial district, which developed along this road, was listed on the National Register as the Blair Boulevard Historic Commercial Area in 1993.

Several early additions and subdivisions were platted in this neighborhood. In addition to the Original Plat of Eugene in 1851 (in which the East Skinner Butte district is located) and Skinner's Donation to Eugene in 1853 (which includes a portion of the downtown commercial area), included is Skinner's Addition, which was platted in 1858 and promoted residential development expanded west along 3rd, 4th, 5th and 6th Avenues. The arrival of the railroad in 1871 resulted in the construction of a berm (on which the tracks lay) which helped to control flooding and made further development in the neighborhood possible. Packard's Addition, a large area directly west of Skinner's Addition, was platted in 1871, providing several blocks for residential development. Further development between the railroad and Blair Boulevard occurred with the platting of three more additions between 1884 and 1889. Development on the north side of the railroad, between the railroad and the river, began in 1886 with the platting of Shelton's Addition. Several other additions and subdivisions along both sides of the railroad occurred between 1886 and 1926. Most of the area west of Blair Boulevard was developed after 1906.⁴⁷

Whiteaker includes a wide variety of houses, from small vernacular working class housing to large stately high-style houses. Single family houses were the norm until after World War II when apartment houses became common. Although it began as primarily a residential neighborhood, it evolved into a mix of land uses. The Geary School and later the Whiteaker School provided elementary education for neighborhood children. Two churches were historically located within the neighborhood. Industrial development occurred along the railroad and commercial development along Blair Boulevard.

In addition to the Blair Boulevard Historic Commercial area, there are four individually listed National Register properties located in the Whiteaker neighborhood. These are the Shelton-McMurphy House (located on the south side of Skinner Butte), the Hayse Blacksmith Shop (357 Van Buren), the Baldwin Market (765-781 Monroe), and the James W. Working Flats (614 Lawrence).

⁴⁷ Eugene Downtown Core Area Historic Context Statement, map between pages 18 and 19.

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The historic character of the neighborhood has been altered over time and continues to be at risk due to on-going development pressures. Industrial expansion along the railroad and commercial growth along West 6th and 7th Avenues and Blair Boulevard have contributed to the loss of historic resources. The evolution of the 6th and 7th Avenue corridors into major traffic thoroughfares for east-west traffic and the construction of the Washington-Jefferson Street Bridge in the 1980s, which carries traffic from the center of town over the river and connects to the highways, further impacted the historic fabric of the neighborhood. On-going construction of high-density housing also contributes to the loss of historic resources and alters the character of the historic neighborhood.

A number of individual resources in the Whiteaker neighborhood may be eligible for listing on the National Register. There is also a small area west of Blair Boulevard, along West 4th and 5th Avenues, that has been identified as a potential historic district. The area has a significant concentration of 20th Century Period Revival architecture (post-World War I).

Westside/Jefferson

The area directly south of Whiteaker is known as the Westside neighborhood. It extends from the downtown on the east to Chambers Street on the west, and from 8th Avenue on the north to West 13th Avenue on the south. Development began nearest the downtown with the first plat of the area in 1886 and spread westward through the 1940s. The neighborhood was primarily single-family residences, although there were some early four-plexes and apartment houses near downtown.

The area directly south of the Westside neighborhood is called the Jefferson neighborhood. West 13th Avenue serves as the north boundary; historically the neighborhood extended south to an irregular line along West 18th and 19th Avenues. There are historic portions of the neighborhood on both the east and west sides of the fairgrounds. Amazon Creek dissects the Jefferson neighborhood and seasonal flooding of the creek was in part responsible for the neighborhood's later development. Although the first addition was platted in 1888, most of the neighborhood east of the fairgrounds was platted between about 1902 and 1926. The area of the neighborhood located west of the fairgrounds was platted after World War II. Housing stock in Jefferson, like Westside, was primarily single-family residences.

Both neighborhoods are diverse. The proximity to the downtown commercial core and the industry along the railroad led to a mixture of residents and tenants that included working and merchant class families and young professionals. Houses ranged in size and elegance, reflecting the financial circumstances of the residents. Because the neighborhoods developed over a wide span of time, many architecture styles are represented.

Both neighborhoods also had schools. Eugene High School was constructed in the Jefferson neighborhood (on West 17th between Charnelton and Lincoln) in 1915. When the high school was moved to what is now known as South Eugene High School (on East 19th Avenue), Woodrow Wilson Junior High, which was

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located in the Westside neighborhood on West 12th Avenue between Jefferson and Madison, was moved into the old high school building. In turn, Lincoln Elementary School, which was originally located on the site of what is now Monroe Park in the Westside neighborhood, was moved into the old junior high school building. The original Lincoln School and the Eugene High/Wilson Junior High School buildings have been demolished. The Wilson Junior High/Lincoln School building on West 12th Avenue was listed on the National Register in 1990 and was converted to apartments shortly thereafter.

Commercial development in both neighborhoods was generally limited to the streets on the periphery rather than the center of the residential area. There was no industry within the neighborhoods historically. Both had access to the street railway system as the College Crest loop traveled down Willamette Street on the east edge of the Jefferson neighborhood and the along Polk Street and 11th Avenue in the Westside neighborhood. The line that ran between High Street and Blair Boulevard along 8th Avenue provided further access to residents in the Westside neighborhood.

In addition to Lincoln School, National Register properties in the neighborhood include the Frank and Ida Chambers House (1006 Taylor) and the A.V. Peters House (also known as the Peters-Liston-Wintermeier House, 1611 Lincoln). There are additional houses located within these neighborhoods that may be eligible for listing as individual resources or as contributing resources in a district.

Development pressure in these neighborhoods is somewhat less than either West University or Whiteaker. Commercial growth continues along Willamette and Chambers Streets, which affects the edges of the neighborhoods. West 11th and West 13th Avenues and Polk Street have become main thoroughfares and as such, street widening has impacted historic houses along those streets. The proximity to downtown and the push for higher density housing has resulted in the construction of apartment houses in these neighborhoods, mostly located at the edges, but slowly encroaching on the interior portions of the neighborhoods.

College Hill

The College Hill neighborhood is located south of the Jefferson neighborhood. It is situated between Willamette Street on the east and Monroe Street on the west, and between West 18th and 19th Avenues on the north and West 23rd Avenue on the south. College Hill is named for Columbia College, which was established in 1856 and built on this hill. The college was short-lived, however, lasting only about four years, during which time it was burned to the ground twice.⁴⁸

The earliest residential development on College Hill consisted of a few farmhouses, including the Masterson House (2050 Madison Street) which was built in 1857. In 1890, J.F. Atherton purchased a portion of Eben Stewart's farm for residential development. Hoping to attract professionals to the area, he named the

⁴⁸ *A Brief Walking History and Walking Tour of College Hill*. City of Eugene Planning and Development Department, March 1990.

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addition College Hill Park. Hendrick's Addition to College Hill was platted in 1891. These two additions make up most of the neighborhood and were annexed to the City of Eugene in 1903. A number of small additions and subdivisions were later platted along the north and east sides of the area, expanding the neighborhood by several blocks.

The majority of residential development in the neighborhood occurred between about 1900 and 1925. Advertised as the "Nob Hill" of Eugene, the area attracted many professionals and was a fashionable place to live. There are many Bungalows and 20th Century Revival style houses in the neighborhood and almost all were constructed as single-family homes. A number were designed by local architects and builders. The neighborhood was attractive to many because of its access to downtown via the streetcar system. From 1891 to 1900, the mule-drawn trolley line ran along Lincoln Street to West 22nd Avenue, then along Jefferson Street for one block to West 21st Avenue and then west to Friendly Street. The electric street railway's College Crest loop, which began in 1910, traveled along Willamette Street on the east edge of the College Hill neighborhood and along Jefferson Street and West 19th Avenue through the west portion of the neighborhood. In addition to access via the streetcars, the neighborhood was bounded by two major transportation routes: Willamette Street from downtown to points south and 19th Avenue as a county road to points east and west.

Commercial development in the area was limited to a small cluster of businesses along the edge of the neighborhood on Willamette Street. The largest non-residential development was the Eugene General Hospital (built in 1906 and renamed Mercy Hospital after being sold to the Catholic Sisters of Mercy in 1912), located between Willamette and Olive Streets south of West 20th Avenue. The building was razed in 1940.

There are currently no properties in this neighborhood listed on the National Register. There are a number of houses that potentially may be eligible for listing as individual resources. A portion of the neighborhood has also been identified as having district potential, eligible under both Criterion C for its residential architecture and Criterion A for its association with the trolley line.

Development pressures in this neighborhoods are limited to a small amount of development along Willamette Street.

Fairmount

The Fairmount neighborhood in east Eugene had its beginnings as the Town of Fairmount, platted and dedicated by George Melvin Miller and Professor John Straub in 1890. Fairmount was officially incorporated in 1892. Named after Philadelphia's Fairmount Park, it was envisioned as the ideal suburb to the University of Oregon and an instrumental link between Eugene and Springfield. Fairmount was annexed to the City of Eugene in 1904.

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The neighborhood is relatively large and diverse. It is situated between the University of Oregon and Agate Street on the west and the ridgeline of Judkins Point on the east. The north end of the neighborhood is bounded by the Willamette River; the south boundary is more irregular, reaching as far as East 27th Avenue in the southwest corner and winding its way along the contours to Henricks Park, which is included in the area, in the southeast corner. Subsequent additions to the large area designated by the original town of Fairmount plat included Fairmount Heights in 1910 and the First Addition to Fairmount Heights in 1925.

Although there was development in the area during the 19th century, the vast majority of the houses were constructed between 1900 and about 1940. Some in-filling has occurred since that time. House sizes vary, ranging from comfortable small-family homes to large, elegant houses built for prominent Eugene families. Examples of many architectural styles can be found in the neighborhood although bungalows were by far the most popular, rivaled only by 20th Century Period Revival styles. Several houses in the Fairmount neighborhood were designed by local architects.

The neighborhood's proximity to the University of Oregon made Fairmount a desirable neighborhood for faculty and staff. Originally, Miller had hoped to locate the Siuslaw and Eastern Railway connection to the Southern Pacific line in Fairmount, but was unable to deliver. Rail transportation was established, however, when the University line of the street railway system was expanded into the Fairmount Loop, which made a wide circle through the neighborhood (a small section of track along Columbia Street has been preserved and is listed as a local landmark). This accessibility to the neighborhood, further enhanced by the early improvements of streets for automobile transportation, made it a desirable neighborhood for many professionals and merchant class families during the Motor Age.

Development of businesses in the neighborhood was encouraged, although the neighborhood continued to be primarily residential. A few businesses were established in the neighborhood, located primarily along or near Franklin Boulevard. The neighborhood also included churches and schools. The Fairmount Presbyterian Church (the oldest extant church structure in Eugene), located on the corner of E. 15th and Villard, was constructed in 1895. The Fairmount Church of Christ, built in about 1930, was located on E. 17th Street. Condon School was constructed in 1909 for elementary students in the neighborhood. In 1924, Theodore Roosevelt Junior High School was built on Agate Street at East 18th Avenue. When Roosevelt School relocated to a new site, the building was converted to an elementary school and renamed Condon School (the original Condon School was demolished at that time). The building is now known as Agate Hall and is owned and used by the University of Oregon.

The neighborhood is notable for its wide tree-lined streets and public parks. Villard Street is a 100-foot wide boulevard with a planting strip separating the lanes of traffic. In 1908, over 1000 trees were ordered for planting in the neighborhood. Lindens were planted on Columbia, horse chestnuts on Moss and Orchard, maples on Villard and Fairmount, and walnuts on Walnut. Elm trees were planted along Agate Street in 1909. Many of these trees survive today. In 1906, T.G. Hendricks donated ten (10) acres of land for a public park (what is now a portion of Hendricks Park). Washburne Park, originally the gardens and lawns of the Washburne residence, was donated to the city for use as a public park by Mrs. Carl Washburne.

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Commercial development along Franklin Boulevard has continued to chip away at the north edge of the neighborhood. As the University of Oregon expanded, it grew in an easterly direction, taking with it a portion of the historic neighborhood, a pattern of growth that continues to encroach on the historic fabric of Fairmount. Although development pressure appears to be limited to these issues at present, the neighborhood's proximity to the university makes it ripe for high-density development.

There are only two houses in the neighborhood that are listed on the National Register. These are the Charles S. Williams House (1973 Garden Way) and the Howard Hall House (1991 Garden Way). There are additional houses identified in the neighborhood that may be eligible for listing as individual resources. A portion of the neighborhood has also been identified as potentially eligible as a historic district.

South University

The South University neighborhood is located to the west of the Fairmount neighborhood and south of the University of Oregon. It is bounded by East 18th Avenue on the north and East 23th Avenue on the south, and by Alder Street on the west and Agate Street on the east. The South University neighborhood, developed as a prestigious residential neighborhood, is Eugene's best example of a historic, high-style neighborhood.

Originally part of the Fieldin McMurry Donation Land Claim, a parcel of the land was sold in 1891 to Judge Arthur L. Frazer. In conjunction with George Miller's plans for the Fairmount neighborhood, Judge Frazer and the Siuslaw and Eastern Railway Company agreed to jointly plat 150 acres through which the railroad would pass into the Fairmount neighborhood. This plat, known as University Addition, included most of the area that is now considered the South University neighborhood. The railroad was never built. The plat was amended, however, in 1896 to cover a smaller area from Franklin Boulevard to East 15th Avenue and from University Street to Agate Street.

A renewed interest in residential development in the area, spawned by the soon-to-be-developed street railway system that would build a line down University Street to the Masonic Cemetery, led to the platting of Gross's Addition in February 1907 by the Lane County Investment Company. This addition, adjacent to the University Addition to the north, included the area from Agate Street to Alder Street between East 18th and East 23th Avenues. By November 1907, the streetcar line to the cemetery had been installed. After its abandonment in 1927, the tracks were paved over. Today, they are visible in spots where the paving has worn away.

Touted as a highly desirable and attractive neighborhood, a number of lots were sold and houses built between 1907 and the early 1920s. Sales dramatically increased, however, between 1924 and 1929 as a trend developed of business and professional families relocating from west Eugene to the Fairmount and South University neighborhoods. In addition, the construction of University High School in 1920, Theodore

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Roosevelt Junior High School in 1924, and Edison Elementary School in 1926 encouraged further residential development in the area, as did the installation of city sewer lines in 1922 and 1924 and concrete sidewalks in 1924. The construction of MacArthur Court in 1926 and Hayward Field in 1929 (both on the university campus), which provided nearby recreation and sports entertainment, may also have been an attraction. Construction subsided during the Great Depression and World War II, picking up again after the war with vacant lots being filled in. During the 1950s and 1960s, a number of historic homes along 18th and 19th Avenues were demolished to make way for apartment complexes built to address the demand for student housing near the university.

The South University neighborhood is characterized by a substantial number of large, high-style homes on tree-lined streets. Many were designed by local architects. Robert Prescott, who became president of the Lane County Investment Company in 1924, influenced the character of the neighborhood by setting deed restrictions for lots along University and Potter Streets. These restrictions required houses to cost "not less than Two Thousand Dollars... and be neat in appearance." Uniform setbacks (30 feet on University Street and 15 feet on Potter Street) and broad sweeping lawns are also a result of these deed restrictions. Because a large portion of the houses was constructed in the 1920s, the predominant styles are the 20th Century Period Revivals, although there are also a number of Craftsman bungalows in the area as well.

Development pressures in this neighborhood are limited to an on-going demand for higher density housing near the university.

There are currently no National Register properties in the neighborhood. A number of houses have been identified as potential eligible as individual resources or as contributing resources in a historic district. Preparation of a district nomination is currently underway.

Willakenzie

Historically known as Willamette Forks, the Willakenzie area of Eugene is situated on a broad delta above the confluence of the McKenzie and Willamette Rivers. The western and southern boundaries are defined by the Willamette River, the northern boundary by the McKenzie River. Historically, the area extended eastward to the McKenzie River as well, but Eugene's present-day city limits define the eastern boundary as the I-5 freeway.

Long after Eugene had grown to a sizeable city, the area across the Willamette River to the north remained farmland. The area was ideal for growing a variety of crops. Although the original donation land claims were divided and subdivided into smaller and smaller farms, the area retained its rural agricultural nature until after World War II, in part due to periodic flooding. Only a couple of very small areas were platted for development prior to that time. These were Miller's Little Farm No. 1 (1907), which included sixteen lots ranging in size from five to twenty acres, located near the north end of Norkenzie Road, and Debrick Gardens (1912), which was similarly divided, located northwest of Gillespie Butte. Only after dams on the

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upper Willamette tributaries were constructed in the late 1940s and 1950s, did urban development finally begin spreading from Eugene into the Willakenzie area. New residential development created a strong demand for services and the area was eventually annexed to the City of Eugene.

Historic resources in this area include individual farm sites and structures, rather than entire neighborhoods. Intense development pressure has created recent sprawling new subdivisions, forever altering the area's rural character. A number of historic properties have already been demolished and there is a continued pressure to remove others.

The Elmer Harlow House (2991 Harlow Road) and the Garden Way Ensemble (located on Garden Way) are the only properties in this area currently listed on the National Register. Although district potential is minimal in this area, there may be additional houses eligible as individual resources.

River Road/Santa Clara

The River Road/Santa Clara area is triangular-shaped, sandwiched between the Willamette River on the east, the railroad on the west and south, and Beacon Road on the north. Although not officially within the city limits, it is within the Eugene Urban Growth Boundary. The area is bisected from north to south by River Road, the main historic transportation route. Beltline Highway divides the River Road neighborhood from the Santa Clara neighborhood.

Santa Clara began as a small farming community known as Pleasant Grove. In 1890, Col. A.J. Straight purchased large tracts of the surrounding farmland and subdivided it into smaller farms. At that time, he renamed the community after his hometown in California. Church services, social gatherings and community meetings were held at the Santa Clara school. The commercial and industrial focus of the community was agriculture until after World War II.

The River Road area consisted of small farms and orchards. It takes its name from the main transportation route, River Road, from Eugene to Santa Clara and points beyond. Although the area retained its agricultural nature until after World War II, there was some development (commercial and residential) along River Road itself by the 1930s.

Like the Willakenzie area, residential development in Santa Clara and River Road was largely rural in nature until after World War II. Historic resources in this area include individual farm sites and structures, rather than entire neighborhoods. Although development pressure has created recent sprawling new subdivisions, the pressure has not been quite as great as in the Willakenzie area and a number of historic resources remain in both the River Road and Santa Clara areas. These resources include orchards, farmhouses and outbuildings, and at least one fruit and nut dryer.

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There are currently no properties in the River Road/Santa Clara area listed on the National Register. Although district potential is minimal, there are houses (and their associated orchards and outbuildings) that may be eligible as individual resources.

Building Materials and Architectural Styles

Building Materials

The earliest house forms built by Euro-American settlers were log cabins. These cabins, intended to legally secure land claims as well as provide shelter, were considered temporary housing until a better house could be constructed. They were generally very small, consisting of one or two rooms with a door and occasionally a small window. The logs were often left round and connected with saddle joints, or V-joints. A stone or wattle-and-daub fireplace was located at one end of the gable-roofed structure.⁴⁹

Hewn log houses were often constructed as second houses on the earliest of land claims or as the first houses on the later land claims. They were generally larger than the cabins and consisted of hand-hewn square logs joined with dovetail joints. It was not uncommon for a hewn log house to later be covered with wood siding when sawn lumber became available. This provided an updated appearance, as well as better insulation.⁵⁰ No remaining examples of either the earliest log cabins or the hand-hewn log houses have been identified in Eugene.

Houses of frame construction became common as soon as sawn lumber was available in the community. Sawn lumber allowed for various structural systems, including post-and-girt (heavy timber framing), braced frame (combination of heavy timber frame with two-by-fours for floor support), box construction (split boards serve as structural pieces and siding), balloon frame (two-by-fours with nailed joints), and later the platform frame (also two-by-fours with nailed joints). Because the first sawmill in Eugene was established in 1852, frame construction was used early in the town's history. The earliest recorded frame house in Eugene was that built for Judge Risdon by Hilyard Shaw. It was located on Pearl Street between 9th and 10th Avenues and cost a total of \$76.00 to construct.⁵¹

Because post-and-girt and braced frame construction were labor intensive, there were probably few houses in Eugene built with these methods. It is more likely that Eugene's early houses were of either box construction or balloon frame construction, which had been introduced to the country in the 1830s. Platform

⁴⁹ *Eugene Area Historic Context Statement*, 19.

⁵⁰ *Eugene Area Historic Context Statement*, 19.

⁵¹ Lucia W. Moore, Nina W. McCornack and Gladys W. McCready, *The Story of Eugene* (New York: Stratford House, 1949), 17.

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frame construction eventually replaced balloon framing after 1890 and was the most common form of construction for residential structures throughout Eugene's history.

Wood was popular as a siding material, which took many forms throughout Eugene's residential history. Horizontal board siding appeared most frequently. The earliest houses were often clad in clapboards or lapped boards. Houses in the late 19th and early 20th century were frequently sheathed with a drop siding, such as simple drop or false bevel, or with a flush siding, such as a shiplap or tongue-and-groove siding. Occasionally houses were clad with board-and-batten siding. Wood shingles were used for decorative purposes on houses in the 19th century and as courses of siding in the 20th century.

Wood was also used for components such as doors and window sashes, and for decorative elements such as porches, verge boards, and decorative wall elements. Wood roofing shingles (usually cedar) were common on Eugene's residential structures until composition shingles replaced them as a more cost-effective and readily available material after 1925.

Although wood was by far the most common material used (both structurally and for wall cladding) in Eugene's residential construction, other materials were used as well. Stone, brick, and concrete (both cast-in-place and pre-cast blocks) were commonly used for foundations and occasionally used for wall structures, as were hollow clay tile, river rubble and field stones. They also were used as wall cladding, fireplace and chimney construction, and as decorative elements. Eugene's abundance of basalt contributed to its use in several buildings. One of the earliest quarries in the area was the basalt quarry on the west side of Skinner Butte. The earliest brickyards, operated by the McMurphy family, was located near the Masonic Cemetery.⁵²

Other materials were occasionally used for residential construction in Eugene. Stucco, although limited in its popularity in Eugene, was used as a finish on both frame and masonry construction. Asbestos shingles, although available at the turn of the century, were not commonly used in Eugene until the 1930s and 1940s. Glass block was occasionally used as a decorative material, as were metals, such as copper. Materials such as terra cotta, structural glass and decorative glass were more commonly left to commercial buildings and rarely used as materials on Eugene houses.

Outbuildings associated with Eugene's residential buildings were usually simple, utilitarian structures constructed with wood. Most were of frame construction clad with vertical boards in a simply flush or board-and-batten style or simple lapped horizontal boards. The earliest barns may have been of the post-and-girt variety. Food storage sheds were sometimes double-walled and filled with sawdust to improve the insulation properties.

⁵² *Eugene Area Historic Context Statement*, 23.

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19th Century Architectural Styles

Stylistically, the earliest Eugene's homes would be classified simply as **vernacular**, or those that lack stylistic distinction. In addition to the typical settlement log house, two vernacular forms were popular in Eugene between about 1860 and 1890. The first was the Gable-Front house, which typically consisted of a simple rectangular house plan with a front facing, gabled roof. Although it may have been a single story, it was more likely to be one and one-half or two stories. It was not uncommon to find a smaller single story extension on the rear of the house along the same rectilinear lines. The second vernacular form, the Gable-Front with Wing house, was perhaps more common. It consisted of a one and one half or two story front-facing gable portion with a single or one and one-half story side wing resulting in an "L" or "T" shape. This form is sometimes referred to a Vernacular Gothic, reflecting its period of popularity and similar massing to the Gothic Revival style. Both examples were typically of wood frame construction clad in horizontal board siding (simply lapped or clapboards) and often included simple porches and decoration was limited to corner boards and simple friezes. Examples of each of these vernacular styles have been identified in Eugene.

Distinct architectural styles also emerged early in Eugene and grew in popularity over time as lumber mills, sash and door factories, and the arrival of the railroad provided more options for supplies and architectural elements. Among the earliest were the Classical Revival and the Gothic Revival styles, which migrated west with settlers moving to Oregon in the 1840s and 1850s. The **Classical Revival** style is characterized by a low-pitched gable roof often emphasized by a wide band of trim beneath the cornice line. Eave returns in the gable ends are prominent. Most houses of this style have porches, either entry or full-width, supported by squared or rounded columns of either Greek or Roman influence. Front door surrounds may include narrow sidelights and a rectangular line of transom lights above. Windows are commonly multi-pane double hung sash. The oldest remaining frame building in Eugene, the County Clerk's Office (constructed in 1853, converted to residential use in 1855), is an example of the front-facing version of this style. The Abraham Landes House (c.1850s) and the Daniel Christian House (c.1855) are examples of classically influenced side-gabled versions of this style.

The **Gothic Revival** style was part of the Picturesque Movement and promoted by the pattern books of Andrew Jackson Downing. It was popular in Eugene from the 1860s through the 1880s, although its use continued into the 1890s. The style is characterized by steeply pitched gable and intersecting gable roofs and dormers and jigsaw cut ornamentation, including vergeboards, brackets and porch trim. Windows are multi-pane double hung sash and may include lancet (pointed arch) windows, often located in a prominent gable. Examples of this style include the Peters-Liston-Wintermeier House (1869-1870) and the James Scott McMurphy House (c.1885). In its vernacular form, this style is characterized by the same form and massing but has limited ornamentation. The vernacular Gothic was relatively common in the Eugene area. Several examples exist, including the Hiram Smeed House (c.1892).

The **Italianate** style was also part of the Picturesque Movement. It is characterized by a form composed of single or multiple rectilinear blocks, flat or low-pitched hipped roofs, narrow windows (often in pairs), projecting boxed eaves which are often bracketed, and occasionally a decorative frieze detail. Ornamental

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bay windows and windows topped with segmental or curved arches are often associated with the style. Early examples include multi-pane double hung sash windows; later examples included one-over-one double hung sash windows. Houses may be one or two stories and usually include a single-story porch. Some examples include towers and belvederes that accent the basic form. This style became popular in Eugene in the 1880s and was still used as a style until the late 1890s. There are several examples of the style in the city.

Unlike the contemporaneous Italianate and Gothic Revival styles of the Picturesque Movement, which looked to the past for inspiration, the **Second Empire** style was considered modern architecture, as it borrowed from the latest 19th century French building fashions. The style, which could be quite ornate, was popular for public buildings (both Deady and Villard Halls on the University of Oregon campus are Second Empire style) but less popular for residential architecture in Eugene. The style is characterized principally by its distinctive dual-pitch Mansard roof forms with dormer windows on the steep lower slope. Brackets below the eaves usually decorate a molded cornice. Houses of this style are frequently symmetrical with small porches. Windows, usually single or paired two-over-two or one-over-one double hung sash, may be arched or flat and are often hooded and bracketed. The style reached its peak in popularity in the 1880s. The Belshaw-Condon House on Jackson Street is a rare example of residential architecture in this style in Eugene.

The **Stick Style**, which also grew out of the Picturesque Movement, is a transitional style linking the preceding Gothic Revival with the subsequent Queen Anne. It, too, appeared in the pattern books of Andrew Jackson Downing, but was not popular in Eugene until the 1880s and 1890s. Defined primarily by decorative detailing, the style is characterized by decorative trusses at the apex of the gables and patterns of horizontal, vertical or diagonal boards (called stickwork) raised from the wall surfaces. Steeply pitched roofs generally have overhanging eaves with exposed rafter tails. Most examples are two or two and one-half story houses, usually of simple rectangular massing, with single story porches supported by diagonal or curved braces. Windows, often two-over-two or one-over-one double hung sash, appear singularly or in pairs. **Eastlake** detailing, including spindlework, sunbursts, and decorative panels above doors and windows, was sometimes incorporated into the detailing of the Stick Style house. Known as **Stick/Eastlake**, the style clearly demonstrated the movement toward the Queen Anne style.

The **Queen Anne** style was the dominant style for residential architecture during from the late 1880s until about 1905 in Eugene. Like the Stick and Eastlake styles from which it evolved, it emphasized decorative detailing and varied wall surfaces. The style was used for all types of houses, from small cottages to large imposing homes. Regardless of size, Queen Anne houses are generally irregular in shape, but have a dominant front-facing gable. They are further characterized by a variety of surface textures and patterns, bays, towers, overhangs, and wall projections. Extensive one-story porches and verandas commonly accentuated the asymmetry of the house. Window sashes are generally one-over-one double hung, although there may be examples of two-over-one sashes. A single large pane surrounded by additional small panes of clear or colored glass on one or more sides is a frequent elaboration. In Eugene, the majority of Queen Anne houses were decorated with spindlework. A small number of Queen Anne houses may have patterned

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masonry or half-timbering. Examples of Queen Anne houses in Eugene include the Shelton-McMurphy House (1888), the Chambers House (1891), and the Calkins House (1902).

A subtype of the Queen Anne, known as the free classic, became popular in the 1890s having been influenced by the Colonial Revival style. Examples of this subtype indicate a somewhat eclectic combination of the irregular Queen Anne massing with classical details such as Palladian windows and cornice-line dentils. Porches were supported by classical columns, commonly grouped in units of two or three, rather than the turned posts and spindlework associated with other Queen Anne houses.

The **Colonial Revival** style, popular in Oregon from about 1890 to 1915, was influenced by Georgian, Adam, and Dutch Colonial prototypes. Houses built in this style were large, often having a symmetrical five or seven-bay façade, a low-pitched hipped or side-gabled roof, and a prominent portico. Doors generally have elaborate surrounds including sidelights or fanlights. Windows, often in pairs, are usually double hung sash with multiple panes in the upper or both sashes. Occasionally Palladian windows or windows with rounded arch heads will be prominent. The cornice commonly is boxed with little overhang and decorated with dentils or modillions, although there may be examples of open eaves and rakes. A variant of this style was the Dutch Colonial Revival style, characterized by a gambrel roof form. Examples of this style of architecture have been identified in several Eugene neighborhoods, including College Hill, Fairmount, South University and West University.

The **Shingle Style**, also popular at about the same time, was influenced by both the Queen Anne and Colonial Revival styles. From the Queen Anne it borrowed asymmetrical forms and wide porches; from the Colonial Revival, it borrowed gambrel roofs, classical columns, and Palladian windows. It also borrowed an emphasis on irregular, sculpted shapes from the Romanesque Revival (also known as Richardsonian Romanesque). As a free-form and variable style, it depended solely on its shingled cladding to differentiate it from other styles. Rather than emphasize decorative detailing, as other styles of the times did, it aimed to create the effect of a complex shape enclosed within a smooth surface, which unifies the outline of the house. At least one Shingle Style house, located in the Fairmount neighborhood, has been identified in Eugene.

20th Century Architectural Styles

Although a number of Eugene's houses followed stylistic trends, vernacular house forms continued into the 20th century. Simple pyramidal or hipped roof cottages were common from the turn of the century through the 1910s. These houses were almost always single story homes in a square or rectangular plan. They sometimes included simple porches with hipped roofs, but lacks ornamentation or decorative elements.

Several stylistic approaches to residential architecture appeared in Eugene shortly after the turn of the century. Perhaps the style with the greatest overall impact was the **Craftsman** style. Inspired by the work of designers such as Gustav Stickley and the California architectural firm of Greene and Greene, the style was influenced by the Arts and Crafts movement. It is often a term used to denote a decorative style as well as

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house type, and as such refers to house forms such as Craftsman bungalows, Craftsman cottages, and Craftsman foursquares.

The Craftsman ideal toward simple, directly revealed craftsmanship was the result of a number of early 20th century tendencies, including the rise of the middle class, the increase in individual home ownership, a growing interest in nature and “natural living,” and the American Arts and Crafts movement.⁵³ Characteristics of the style include the use of local natural materials, wide overhanging eaves with exposed rafter tails, a tendency toward a horizontal emphasis, and an open floor plan with a connection to nature through the many windows and porches.

One of the most popular house types in Eugene was the **Bungalow**. Often referred to as a style, it is actually a house form that was adaptable to various styles. The true bungalow is characterized by its one or one-and-a-half stories, a low-pitched roof with wide overhanging eaves and a wide front porch. The use of rustic materials, such as brick, shingles and stone are also characteristic of the style. A number of stylistic variations of bungalows were built in Eugene, including Colonial bungalows, Oriental bungalows, and perhaps most popularly, Craftsman bungalows. The Craftsman bungalow, also known as the California bungalow or the Western Stick Style, is characterized by exposed rafter tails and knee braces in gables and porches, extra stickwork in the gable ends, and square or tapered porch posts frequently resting on piers. Porches are often partially enclosed with a knee wall. Shed or gable dormers are common. Horizontal lapped wood siding and wood shingles are the most typical wall claddings (sometimes in combination with the horizontal siding on the first story and the shingles on the upper story), although there are also examples of stone, brick, concrete block, and stucco Craftsman bungalows. When adapted to large two-story, high-style bungalowoid houses, the term “ultimate bungalow” is sometimes used. The Craftsman bungalow was exceedingly popular in Eugene between about 1905 and 1935. Several examples can be found throughout the community.

Oriental bungalows were also one or one-and-a-half stories, a low-pitched roof with wide overhanging eaves and a wide front porch. Not unlike the Craftsman bungalows, they were characterized by exposed rafter tails. Roof lines, however, display a central peak and flared edges. Purlin ends, rather than knee braces, are found under the rakes. Colonial bungalows were somewhat more restrained, often limiting decorative detailing to the use of colonial elements on the porches and door surrounds.

Another popular house form from about 1900 until 1925 was the **American Foursquare**, sometimes referred to as the “transitional box.” It is characterized by its two-story, square or rectangular shape and hipped roof, which usually has at least one hipped dormer. There is almost always a front porch, although detailing varies. The American Foursquare, like the Bungalow, may include various architectural detailing, including Colonial, Prairie, Oriental, and Craftsman. In Eugene, the style most often appears in a Craftsman or Colonial version.

⁵³ Gustav Stickley, ed. Craftsman Bungalows 59 Homes from “The Craftsman.” Reprinted edition (New York: Dover Publications, Inc., 1988), v.

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By the 1920s, several styles based on earlier styles became popular. Often referred to as the **20th Century Period Revivals**, they included revivals of Colonial, Cape Cod, Spanish Colonial, Mediterranean, California Mission, Pueblo, Italian and French Renaissance, Norman Farmhouse, English Cottage, and Tudor styles. Most houses built of these styles were smaller and less architecturally sophisticated than their ancestors. They were, in large part, popularized through catalogues and mail order companies. Although the majority of houses constructed in Eugene in these styles were built in the 1920s, they styles were used through the 1930s and into the 1940s.

In the late 1930s and the 1940s, two styles were popular in Eugene. These were the **War-Era Cottage** and the **Minimal Traditional** style house. The War-Era Cottage is typically a one-story, hipped roof structure and is often square or rectangular in shape although some examples are complex, irregularly shaped. Eave overhangs are shallow or non-existent. There rarely have porches, but may occasionally include a small stoop with a small porch "hood." Windows are relatively wide and are often located near the corners of the house. The Minimal Traditional house was a stripped down version of the period revivals that preceded it in the 1920s. It was usually a side-facing gable form of one or one and one-half stories, sometimes with a slightly projecting front-facing gable of smaller proportion. Porches, if they existed, were very modest and decoration was quite restrained. There are examples of this style with hipped roofs. There is rarely a porch. Distinguishing features may include an exterior chimney, often with wide sloping shoulders, and windows with multiple panes in the upper sash. Both of these styles were usually of wood frame construction clad in various wood siding, including various horizontal boards (clapboards, simple lap, droplap, and shiplap sidings) and wood shingles, including the heavily-profiled shingles sometimes called raked shakes or combed shingles. Although not common, examples of these house forms constructed with brick or concrete also may exist.

By the mid-1940s, the **Ranch** style house was growing in popularity. Generally, the style is exemplified by a single-story, ground-hugging profile with a low pitched gable or hipped roof with wide overhanging eaves. Windows are large and often grouped to create a "window wall." Floor plans are usually open and include a family room and an attached garage. The street facade is relative anonymous; patios, courtyards and gardens are placed at the rear of the house. Construction may be wood frame or masonry and exterior sheathing may be horizontal wood siding, wood shingles, brick, stone, or a combination. Although there are examples of architect-designed, high-style Modern Ranch houses in Eugene, the more common versions include the Suburban Ranch and the Tract Ranch.

Both the Suburban Ranch and the Tract Ranch retain recognizable characteristics of the Modern Ranch style, including the ground-hugging, one story, low-pitched roof profile with an unadorned facade, large windows and an attached garage. The Suburban Ranch is usually one-room deep and often shaped like a splayed "U" or "L" and is designed with a conscious attempt to integrate with nature through its patio, landscaping and general setting. The Tract Ranch, however, was adapted for small lots, colder climates, and fast-built tract housing. While it retains the single-story, low-pitched roof profile, it is usually rectangular in shape and two rooms deep. Attached garages often project from the front of the house.

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Two additional styles appeared in Eugene between 1935 and 1950. These were the **International** style and the **Northwest Regional** style. The International style, which exemplified the new modern society, is characterized by a complete lack of ornamentation and its geometric layout with intersecting planes in balanced but asymmetrical composition. Houses in this style have flat roofs, smooth continuous wall surfaces interrupted only by corner or ribbon windows set flush with the wall surface. The Northwest Regional style was born when Oregon architects John Yeon and Pietro Belluschi began designing houses in the International style using regional materials. The style, which is characterized by a sensitive approach to the natural environment, took into consideration Oregon's mild climate, predominantly gray skies, and then-abundant supply of wood products. It is characterized by broad overhanging gable or hipped roofs covered with shingles, often with broken or asymmetrical slopes; an asymmetrical open floor plan; large glass windows of various shapes; wood-frame construction with unfinished or unpainted native wood sidings; and an integration of structure and environment. Examples of both styles have been identified in Eugene.

Several of these styles were adaptable to multiple family housing in Eugene. The earliest examples, the four-plexes of the 1910s, often used the Craftsman style. Later apartment houses used various styles, including the 20th century period revivals in the 1920s and 1930s. There are examples of vernacular apartment houses as well. Fraternity and sorority houses were also adaptable to various styles, although many were designed in the high styles of the period in which they were designed.

Typical of early residential development, settlers built modest houses as their first homes. As families grew and finances allowed, houses were either replaced or enlarged and "modernized," in some cases into a newer architectural style. Eugene has a wide variety of architectural styles represented in its residential neighborhoods, ranging from simple vernacular houses to elaborate, high-style houses.

Architects and Builders

A number of architects and builders contributed to the development of Eugene and several were identified and listed in the 1996 Eugene Area Historic Context Statement (see attachment). The following architects and builders are noteworthy for their contributions toward the development of the residential buildings in Eugene.

Lord Nelson (Nels) Roney (1853-1944), best known as one of the most prolific builders of covered bridges in Oregon's history, had a great impact on construction in Eugene. From 1886 until 1905, he was involved in nearly every important building in the city. He served as the construction superintendent for Villard Hall on the university campus and built, among others, the Tiffany Building, the Roney Building, the First National Bank, and the 1898 County Courthouse. Although much of his work was on commercial,

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educational, religious, and public buildings, he also built residential buildings. Most notable, perhaps, is the Shelton-McMurphy House, designed by W.D. Pugh.⁵⁴

Ellis F. Lawrence (1879-1946), an architect from Portland, established the School of Architecture at the University of Oregon in 1914. He served as the dean of the school for 30 years, commuting to Eugene twice a week from his home in Portland. A prolific architect responsible for many building in Oregon and Washington, Lawrence served as the architect for all University of Oregon buildings and campus planning between 1916 and 1939. His work extended beyond the campus and included the design for several fraternities and sororities, as well as a number of houses in Eugene.⁵⁵ Several buildings designed by Lawrence have been listed on the National Register of Historic Places in conjunction with the Architecture of Ellis F. Lawrence Multiple Property Submission (1990).

W.R.B. Willcox (1869-1947) came to Eugene in 1922 to head the Department of Architecture at the University of Oregon. Although he designed only four buildings that were constructed in Eugene, his impact on architecture in Eugene and the Pacific Northwest through his teachings was immense and is evident in the designs produced by his students. Of the four buildings, only one was residential. The Morris House (1931), located on Fairmount Boulevard, is one of Willcox's most simple and direct designs.⁵⁶

John Hunzicker (1867-1945) was perhaps one of the most prolific architects in the history of Eugene. He worked as a carpenter-contractor in Wisconsin prior to moving to Eugene in 1903 where he advertised himself as an architect. Because he had no professional training in design, he followed trends and traditions set by others and relied on his building experience to design buildings according to his clients' wishes. He was one of the busiest architects in Eugene, capitalizing on the building boom of the early 20th century. Between 1907 and 1910, he received over forty known commissions. In 1919, he became Eugene's first "licensed" architect after applying for a license under the "grandfather clause" which allowed for a license without passing the state examination.⁵⁷ Although he was responsible for many of Eugene's (and the surrounding communities') commercial buildings, churches, lodge halls, public buildings and schools, he made great contributions to the residential fabric of the city. At least seventy-five houses, five apartment buildings, and five fraternities and sororities in Eugene have been identified as Hunzicker designs. Others have been attributed to him.

⁵⁴ Southwestern Oregon Chapter, American Institute of Architects, Style and Vernacular A Guide to the Architecture of Lane County, Oregon (Portland, OR: Western Imprints, The Press of the Oregon Historical Society, 1983), 20.

⁵⁵ Ibid, 48.

⁵⁶ Ibid, 56.

⁵⁷ Kimberly Keir Lakin, The Life and Work of John Hunzicker, Architect (1867-1945) (University of Oregon Master's Thesis, 1982).

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Yousta D. Hensill was also an architect practicing in Eugene during the early 20th century. He, too, was responsible for a variety of buildings, including commercial blocks, schools, and public buildings. Perhaps his best known work is Fenton Hall (1907) on the University of Oregon campus. He also designed the Carnegie Library and YMCA buildings in downtown Eugene (both demolished). Hensill also designed houses in Eugene. At least six houses and one sorority have been identified as his designs; others have been attributed to him.⁵⁸

Many of Hensill's designs were built by W.O. Heckart, a contractor who lived and worked in Corvallis from about 1889 until 1902 and in Eugene from 1902 until his death in 1919 (although he continued to work in Corvallis after moving to Eugene). Hensill designed Heckart's Eugene home on East 11th Avenue in 1906. Heckart was responsible for the construction of many buildings in Eugene and surrounding communities, including several commercial blocks, public buildings, churches, and schools. In addition to building houses designed by Hensill, he also worked with Hunzicker, Thomas, and other local architects. At least twenty houses in Eugene have been identified as work by Heckart.⁵⁹

Lawrence Hunter and Archie Terrill were builders/contractors who worked in partnership in Eugene from the 1910s through the 1930s. They often worked with Hunzicker, constructing buildings he designed, perhaps most notably fraternity and sorority houses. They were also responsible for the construction of many of Eugene's early 20th century homes.⁶⁰

J. Ralph Ford, a native Oregonian, started his architectural practice in Eugene in 1905. He designed many bungalows built in Eugene. Although a successful designer, he went on to become a successful contractor and president of the Ford-Nelson Mill Company in Eugene.⁶¹

Free Thomas served as a building Inspector for the City of Eugene in 1914. As an architect, designed many bungalows in the city in the 1910s and 1920s. Thomas was responsible for starting the first movie theater in Eugene.⁶²

James and Charles Working, brothers who moved to Eugene in about 1907, designed and built Eugene's first apartment houses. Between 1908 and 1912, they designed and constructed six four-plex apartments near the

⁵⁸ Matthew K. Reckhard, "Yousta D. Hensill: References to Building Designs and Other Biographical Information" (Research paper, 1992), n.p.

⁵⁹ Matthew K. Reckhard, "William Orr Heckart: References to Building Projects and Other Biographical Information" (Research paper, 1992) n.p.

⁶⁰ *Eugene Area Historic Context Statement*, 140.

⁶¹ *Eugene Area Historic Context Statement*, 140.

⁶² *Eugene Area Historic Context Statement*, 140.

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downtown commercial core to provide suitable rental space for families. Four of the six apartment buildings remain.⁶³ One, the Working Flats, on the corner of Lawrence Street and Sixth Avenue, was listed on the National Register in 1996.

⁶³ *Eugene Area Historic Context Statement*, 140.

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ASSOCIATED PROPERTY TYPES

Property types associated with this MPS nomination include single-family and multi-family houses (apartments and fraternities and sororities houses), associated outbuildings, and districts constructed for residential purposes in Eugene between the city's original platting in 1851 and 1950.

To date, a total of 3004 historic residential properties have been surveyed in Eugene. Of these, 2977 date to 1950 or earlier and break down as follows: ten (10) were constructed prior to 1870 during the Settlement Period, nine (9) were constructed between 1871 and 1883 during the Period of Railroads and Industrial Growth, 701 were constructed between 1884 and 1913 during the Progressive Era, 2058 were constructed between 1914 and 1940 during the Motor Age, and 199 were constructed between 1941 and 1950 during the World War II and Post-War Era. It should be noted that a number of residential resources in Eugene have not yet been surveyed and the breakdown by time period above does not necessarily reflect residential construction proportionately. Resources constructed after World War II have only recently moved into a historic period of significance and post-war era neighborhoods are in the process of being surveyed.

The City of Eugene's survey process includes a ranking of resources as Primary, Secondary, Contributing, and Non-Contributing. Of the 2977 surveyed residential resources dating to 1950 or before, a total of 2544 have been ranked as Primary, Secondary, and Contributing. The breakdown by time period is as follows: ten (10) date to the Settlement Period (1846 to 1870), eight (8) date to the Period of Railroads and Industrial Growth (1871 to 1883), 584 date to the Progressive Era (1884 to 1913), 1787 date to the Motor Age (1914 to 1940), and 155 date to the World War II and Post-War Era (1941 to 1950).

All of these properties share common attributes. Physical attributes, such as scale, size and plans of property types vary depending of the purpose and style of the resource. Commonalities may be reflected in standard construction practices of certain time periods, the use of certain materials with specific architectural styles or building types, and an adaptation of regional styles.

In addition to some common physical attributes, these properties share commonalities in terms of their significance and registration requirements. These commonalities are discussed below. Information pertaining to each individual property type and sub-type is discussed on the following pages. Brief descriptions are provided to supplement the information presented in the historic context, as are statements pertaining to each property type and registration requirements that are specific to that property type.

It should be noted that the following is based on the information available through existing research and survey data. As further research and survey work is conducted, the information pertaining to the property types may need to be modified.

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Significance in General

All eligible resources associated with this context will be significant under Criterion A. They are important for their association with the broad patterns of American building traditions and development in the City of Eugene. Residential buildings were an essential part of the fabric of the community, as Eugene became the commercial, industrial, governmental, educational and social center for Lane County and the southern Willamette Valley. The patterns of residential development, as described in Section E, include the earliest settlement patterns, later infilling as land claims were divided and parcels sold, and the creation of intentional neighborhoods. Residential development spans from the period in which Eugene was platted through 1950.

Resources associated with this context that clearly embody distinctive characteristics of various architectural styles may also be considered eligible under Criterion C. Distinctive characteristics of the styles are described in the context. In addition, if a property represents the work of a master or possesses high artistic values, it may be eligible under this criterion as outlined in the National Register guidelines.

Resources may also be eligible under Criterion B in this context. For a property to be considered eligible in association with a person or persons, the property must be associated with the person's productive life and it must be shown that the person gained importance within his or her profession or group. The property must represent the most important property associated with the person, or be the last remaining property associated with that person, to be considered eligible. If the person is an architect, contractor/builder, artist, or engineer, the property may be eligible under Criterion C.

Properties may also be eligible under Criterion D if it can be demonstrated that they have yielded or are likely to yield information important to history in the context of residential development in the City of Eugene.

General Registration Requirements

Just as there are common associative attributes for these properties, there are registration requirements that apply to all property types and sub-types. These include:

1. A property must be residential to be considered under this context. This includes resources single-family houses, associated outbuildings, multi-family buildings (including apartment houses and fraternity and sorority houses), and districts.
2. Construction should have been completed by the end of 1950.
3. A property should be considered locally significant, unless it represents the only known example in the state of a particular resource type or is associated with a person significant to the history of the state. In these cases the property may be considered significant on a state-wide level.

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4. Resources constructed as part of a larger complex must be evaluated in terms of the broader contexts associated with the complex. An individual resource constructed as part of a complex may not be considered eligible unless a sufficient number of components survive from the original complex which can interpret the history of the complex. Only in the case where an individual resource, constructed as part of a larger complex, is the only remaining resource associated with that complex should it be considered eligible in the absence of a sufficient number of components associated with the original complex. An individual resource may be considered eligible if it represents a significant example of an architectural style, an engineering or construction method, or the work of a master, OR it alone best represents a significant person's productive life.
5. Resources built in great numbers of which many still exist, should be considered eligible as contributing resources in a larger context such as a district or cultural landscape. A single resource of which there are many examples remaining may not be considered eligible as a single resource unless the resource represents a significant example of an architectural style, an engineering or construction method, or the work of a master OR it alone best represents a significant person's productive life.
6. A property must possess sufficient integrity to convey its significance. Generally, a resource will possess several, and usually most, of the following seven aspects of integrity:
 - a. Location: Because the relationship between a resource and its historic associations is usually destroyed if the resource is moved, the resource should remain in its original location. Buildings moved from their original locations must meet Criteria Consideration B for moved properties as indicated in the National Register guidelines.
 - b. Design: A resource should retain a combination of elements that conveys its original design. These elements may include the form, plan, organization of space, structural systems, technology, materials, and style. Generally, a resource should retain its overall original form and massing. Subsequent additions to resources should be either set back so as to not obstruct the original form, should be of a compatible scale, and should not be on the primary facade of a building. Window replacement in buildings may be acceptable if fenestration patterns remain intact. Enlargement of window and door openings may render a building ineligible if the alterations significantly change the wall to opening ratio. The filling in of openings, if the original openings are still readable, may be considered on secondary facades only. Original plans and organization of space should be evident, even if the use of the space has changed over time. Textures and colors of original surface materials should remain intact. The type, amount and style of ornamentation must reflect the original design. Design elements related to specific resource types are noted, as appropriate, in the property description sections.
 - c. Setting: The physical environment in which the resource exists should reflect its historic features, including topography, vegetation, simple constructed features (such as paths or fences), and the relationships between the resource and its surroundings. Natural and created landscape features should be evaluated for significance in relation to the resource.

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- d. **Materials:** A resource must retain the key exterior materials dating from the period of its historic significance. If a resource has been rehabilitated, historic materials and significant features must be preserved. A resource whose historic materials have been lost and then reconstructed may be eligible only if it meets Criteria Consideration E for reconstructed properties as indicated in the National Register guidelines.
- e. **Workmanship:** Resources must retain the physical evidence of workmanship. This workmanship should illustrate the aesthetic principles and technological practices associated with residential construction in Eugene up to 1950.
- f. **Feeling:** A resource should retain sufficient original physical features that, when taken together, convey the resource's historic character. This will generally include the combination of original design, materials, workmanship and setting. Because feeling depends on individual perceptions, its retention alone is never sufficient to support eligibility for the National Register.
- g. **Association:** To retain association, the direct link between the resource and its association with an important historic event or person must be sufficiently intact to convey that relationship to an observer. Association, like feeling, requires the presence of original physical features that convey the resource's historic character. Because association depends on individual perceptions, its retention alone is never sufficient to support eligibility for the National Register.
7. A resource need not retain its original function if its historic physical integrity is intact.
8. Additions to or renovations of resources constructed prior to 1950 must be considered in the context of the entire property and its history.

NAME OF PROPERTY TYPE: Single Family Dwellings

Description

The majority of residential resources surveyed to date in Eugene are single family dwellings. They represent several architectural styles (as described below and in Section E). The majority of single family dwellings are constructed of wood; masonry was used for construction, but most often limited to foundations and/or secondary materials. A variety of materials are found as decorative elements, including wood, brick, stone, concrete, and metals.

Examples of houses from each time period have been identified and recorded, although houses dating from the Settlement Period (1846-1870) and the Period of Railroads and Industrial Growth (1871-1883) are relatively rare. The majority of houses surveyed date from the Motor Age (1914-1940). A substantial number of houses from the Progressive Era (1884-1913), a period of substantial growth for Eugene, have

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also been identified and recorded. Although surveys of World War II and Post-War Era neighborhoods has been limited to date, this was also a period of significant growth and development in Eugene and a number of houses from this time period will likely be identified through future surveys.

Single family dwellings in Eugene that have not yet been surveyed are not necessarily excluded from potential eligibility for listing on the National Register. By the same token, those that have been surveyed are not automatically eligible for listing on the National Register. All potential single family dwellings must meet the criteria for individual resources or contributing resources in a district to be considered eligible in association with this Multiple Property Submission.

Settlement Period: Prior to 1870

Single family dwellings from this period reflect the use of locally available construction materials of that time. Most are wood frame set on stone foundations. Rare examples of log construction may exist. Stylistically, houses from this period are usually vernacular, with a utilitarian emphasis, although there are examples of Classical Revival and Gothic Revival stylistic influences. Building types may include single-cell, central passage, or hall-parlor types and may be simple rectangular or square in plan or have one or more ell or wings resulting in an "L" or "T" shape.

Period of Railroads and Industrial Growth: 1871 to 1883

There is a small number of single family dwellings from this period that remain in good states of preservation. Wood frame construction predominates. Stylistically, houses continued to be largely vernacular or vernacular expressions of styles such as the Gothic Revival, although the more stylized Gothic Revival continued to be used in Eugene during this period. Another stylistic influence, the Italianate, made its debut in Eugene during this period, although its popularity peaked during the Progressive Era. Building types during this period include the central passage, hall-parlor, and side-wing types of the early years, but may also include cottages.

The Progressive Era: 1884-1913

There are also a number of single family dwellings remaining from this period in good states of preservation. Wood continued to be the primary choice for construction material, although the use of brick and concrete increased. A number of stylistic influences were introduced during this period. Those that peaked in popularity during the 19th century included the Second Empire, the Stick and Eastlake styles, Queen Anne, Colonial Revival, and the Shingle Style, although examples of these styles are found into the 20th century. Styles that grew in popularity after the turn of the century included the Craftsman, the Bungalow, and the American Foursquare. Building types became more varied and complex and included cross-wing and irregular shapes in addition to the earlier forms.

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The Motor Age: 1914-1940

The majority of historic single family dwellings surveyed in Eugene date to this period. Many are in good states of preservation. Although there are examples of houses constructed of various masonry materials, wood continued to dominate construction as the timber industry continued to grow making wood a readily available and inexpensive material to use. Stylistically the Bungalow and the 20th Century Period Revivals dominated this period, although examples of Craftsman and American Foursquare are also found. Examples of several 20th Century Period Revival styles have been identified in Eugene, including Colonial, Cape Cod, Spanish Colonial, Mediterranean, California Mission, Pueblo, Italian and French Renaissance, Norman Farmhouse, English Cottage and Tudor. In addition to these popular styles, a number of Modern Period styles began to appear, including Streamlined Moderne, Minimal Traditional, War-Era Cottages, International, and the Northwest Regional style.

World War II and Post-War Era: 1941-1950

Although residential construction during the war was kept to a minimum, Eugene's boom following World War II resulted in the construction of many single family dwellings. Many of these are in good states of preservation. Wood continued to be the dominant construction material, with examples of masonry houses also being built. The styles of the Modern Period became dominant and the Ranch style house was introduced to Eugene. War-Era Cottages, Minimal Traditional, and Ranch style (suburban and tract ranch) houses lined the streets in the numerous new subdivisions and additions to the city.

Significance

Single family dwellings in Eugene represent a continuation of broad patterns of American building traditions and patterns of development in the community. Houses constructed during the historic period are locally significant under Criterion A for their association with the settlement and growth of the City of Eugene. In addition to this association, they also may be considered individually significant in association with agriculture, ethnic heritage, and/or social history if appropriate.

Single family dwellings may be eligible under Criterion C if they are architecturally significant as outstanding examples of a type, style, or method of construction. If designed by a recognized architect or builder, they may represent the work of a master.

Single family dwellings may be eligible under Criterion B if they are associated with persons significant to the history of the city, the county, the state, or the nation. The house must be associated with the person's productive life and it must be shown that the person gained importance within his or her profession or group. The house must represent the most important property associated with the person, or be the last remaining property associated with that person, to be considered eligible. If the person is an architect, contractor/builder, artist, or engineer, the property may be eligible under Criterion C.

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Single family dwellings may also be eligible under Criterion D if it can be demonstrated that they have yielded or are likely to yield information important to history in the context of residential development in the City of Eugene.

Registration Requirements

The following criteria must be met in order to place a single family dwelling on the National Register of Historic Places in the context of this multiple property listing:

1. The house must have been constructed between 1850 and 1950.
2. The house must meet one or more of the criteria listed above.
3. Character-defining features should be intact and sufficient integrity retained. Regardless of current use, the house should retain key features, including design, plan and spatial organization, materials, and workmanship. Ideally, the house should be in its original location. If it has been moved, the house must meet the Criterion Consideration for moved properties.

For houses that are part of a larger complex, emphasis should be placed on design, setting, workmanship, and feeling. Spatial and functional relationships of the original design of the complex should remain intact and key features of the complex should convey the original design.

4. Single family dwellings constructed as part of a larger existing complex, such as a housing project, should be evaluated in terms of the broader context of the overall complex (see General Registration Requirements #4). In such cases, the complex should be nominated as a grouping or historic district, as individual houses may not be eligible alone. Only in the absence of the overall complex should a single house be considered individually eligible. A house built originally as part of a complex may be eligible as an individual resource if it represents a significant example of an architectural style or method of construction or the work of a master.
5. Due to the scarcity of single family dwellings dating from the settlement period, the standards pertaining to architectural integrity may be somewhat less restrictive than those applicable to more recent contexts. Minimal physical integrity may be acceptable if the house still reflects the design features usually associated with settlement period houses.
6. Associated outbuildings (see section following) should be included as contributing resources when appropriate.
7. Intentionally developed landscapes should be evaluated for significance and included as contributing resources when appropriate.

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NAME OF PROPERTY TYPE: Multi-Family Dwellings

Description

In addition to the numerous single-family dwellings constructed in Eugene, there were also a number of multi-family dwellings constructed historically. In this context, multi-family includes apartment buildings and complexes and fraternity and sorority houses.

Settlement Period: Prior to 1870 and the Period of Railroads and Industrial Growth: 1871 to 1883

There is no evidence of apartment buildings or fraternity and sorority houses constructed during these time periods.

The Progressive Era: 1884-1913

Apartment buildings and fraternity and sorority houses made their first appearances in Eugene during this time period, shortly after the turn of the century. Apartment buildings from this period were four-unit apartment buildings (generally two up and two down) with relatively large, self-contained apartments. They tended to be of wood construction and, in keeping with the time period, of Craftsman styling. Fraternity and sorority houses, on the other hand, were generally large houses with several bedrooms and shared common areas. There are examples of a variety of architectural styles in which fraternity and sorority houses were built during this period in Eugene, including Italianate, Arts and Crafts, Colonial, and Craftsman/Bungalow. Most from this time period were of wood construction. Apartment buildings and fraternity and sorority houses were often designed by local architects or builders.

The Motor Age: 1914-1940

During this time period, apartment houses in Eugene evolved into larger complexes, often of two or three stories, with six or more apartments. At the same time that the building type became larger, the size of the apartment became smaller. Wood construction continued to be predominant for apartment buildings from this period, although there are examples of brick and stucco. The construction of fraternity and sorority houses reached its peak during this time period, as the houses evolved into larger, more pretentious buildings. Construction materials used were similar to apartment houses and included wood, brick, stucco, and concrete block. Architectural styles that were popular during this time period were used for apartment buildings and fraternity and sorority houses. Examples can be found of Craftsman/Bungalow, Colonial, Mediterranean, Tudor and Jacobethan, French Renaissance, and Norman Farmhouse. Fraternity and sorority houses were commonly designed by local architects.

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World War II and Post-War Era: 1941-1950

As with single-family dwellings from this time period, construction of multi-family dwellings during the war was kept to a minimum. Eugene's boom following World War II resulted in the construction of many apartment houses in response to an increased need for housing. In addition, a number of larger older homes were converted to apartments during this period. Although apartment houses from this time period may have increased slightly in size and the number of apartments per building (the advent of high-rise apartments in Eugene began in the 1950s), the most significant change was the practice of constructing apartment buildings in groupings rather than as single buildings. Construction materials continued to be predominantly wood and brick, but stylistically, most were extremely simplified with little or no ornamentation. Fraternity and sorority houses from this period were similar to those constructed during the previous period.

Significance

Multi-family dwellings in Eugene represent a continuation of broad patterns of American building traditions and patterns of development in the community. Apartment houses and fraternity and sorority houses constructed during the historic period are locally significant under Criterion A for their association with the settlement and growth of the City of Eugene. In addition to this association, they also may be considered individually significant in association with social history and/or education if appropriate.

Multi-family dwellings may be eligible under Criterion C if they are architecturally significant as outstanding examples of a type, style, or method of construction. If designed by a recognized architect or builder, they may represent the work of a master.

Multi-family dwellings may be eligible under Criterion B if they are associated with persons significant to the history of the city, the county, the state, or the nation. The house must be associated with the person's productive life and it must be shown that the person gained importance within his or her profession or group. The house must represent the most important property associated with the person, or be the last remaining property associated with that person, to be considered eligible. If the person is an architect, contractor/builder, artist, or engineer, the property may be eligible under Criterion C.

Multi-family dwellings may also be eligible under Criterion D if it can be demonstrated that they have yielded or are likely to yield information important to history in the context of residential development in the City of Eugene.

Registration Requirements

The following criteria must be met in order to place a multi-family dwelling on the National Register of Historic Places in the context of this multiple property listing:

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1. The apartment house or fraternity or sorority house must have been constructed between 1850 and 1950.
2. The building must meet one or more of the criteria listed above.
3. Character-defining features should be intact and sufficient integrity retained. Regardless of current use, the building should retain key features, including design, plan and spatial organization, materials, and workmanship. Ideally, it should be in its original location. If it has been moved, the building must meet the Criterion Consideration for moved properties.
4. Multi-family dwellings constructed as part of a larger existing complex, such as a housing project, should be evaluated in terms of the broader context of the overall complex (see General Registration Requirements #4). In such cases, the complex should be nominated as a grouping or historic district, as individual buildings may not be eligible alone. Only in the absence of the overall complex should an individual building be considered individually eligible. An individual building built originally as part of a complex may be eligible as an individual resource if it represents a significant example of an architectural style or method of construction or the work of a master. Emphasis should be placed on design, setting, workmanship, and feeling. Spatial and functional relationships of the original design of the complex should remain intact and key features of the complex should convey the original design.
5. Multi-family dwellings located in the West University neighborhood may be eligible for nomination in association with *Historic and Architectural Resources in the West University Neighborhood, Eugene, Oregon, 1855-1941* MPS listing and should be evaluated for appropriate listing.

NAME OF PROPERTY TYPE: Outbuildings

Description

Outbuildings associated with this context include those that were commonly part of a residential property, such as carriage houses, stables, barns, sheds, well and pump houses, outhouses, summer kitchens, and garages. With the exception of garages, the majority of these resources date the 19th century and will be of wood construction and vernacular or utilitarian in nature. Occasionally a well or pump house was built of brick or clay tile. Garages, a 20th century development, may be constructed of wood, brick, concrete, or clay tile. Stylistically, garages were often simple vernacular buildings, although some garages were designed to "match" the house in style and/or ornamentation. There are examples of garages with elements related to the Craftsman style and to 20th Century Period Revival styles. Until the late 1930s, garages were almost always detached separate buildings, sometimes connected by a breezeway. Garages of the Ranch style house are attached and commonly part of the overall massing.

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Significance

Outbuildings in Eugene represent a continuation of broad patterns of American building traditions and patterns of development in the community. Those constructed in conjunction with residential dwellings during the historic period may be locally significant under Criterion A for their association with the settlement and growth of the City of Eugene. Most will be considered contributing resources rather than individually eligible resources. In addition to this association, they also may be considered significant in association with agriculture, social history and/or transportation if appropriate.

Outbuildings may be eligible under Criterion C if they are architecturally significant as outstanding examples of a type, style, or method of construction. If designed by a recognized architect or builder, they may represent the work of a master.

Outbuildings may be eligible under Criterion B, as contributing resources to a residential property eligible under Criterion B, if the property is associated with a person or persons significant to the history of the city, the county, the state, or the nation. Most outbuildings will not be individually eligible under Criterion B, unless it can clearly be demonstrated that it represents the most important property associated with the person, or be the last remaining property associated with that person. The structure must be associated with the person's productive life and it must be shown that the person gained importance within his or her profession or group. If the person is an architect, contractor/ builder, artist, or engineer, the property may be eligible under Criterion C.

Outbuildings may also be eligible under Criterion D if it can be demonstrated that they have yielded or are likely to yield information important to history in the context of residential development in the City of Eugene.

Registration Requirements

The following criteria must be met in order to place an outbuilding on the National Register of Historic Places in the context of this multiple property listing:

1. The outbuilding must have been constructed between 1850 and 1950.
2. The building must meet one or more of the criteria listed above.
3. Character-defining features should be intact and sufficient integrity retained. Regardless of current use, the outbuilding should retain key features, including design, plan and spatial organization, materials, and workmanship. Ideally, it should be in its original location. If it is to be considered individually eligible and it has been moved, the building must meet the Criterion Consideration for moved properties.

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4. Outbuildings constructed as part of a residential ensemble should be evaluated in terms of the broader context of the overall complex (see General Registration Requirements #4). In such cases, the outbuildings should be listed as contributing resources to an individual property or contributing resources within a district. Only in the absence of the overall ensemble should an individual outbuilding be considered individually eligible. An individual outbuilding built originally as part of a residential ensemble may be eligible as an individual resource if it clearly represents a significant example of an architectural style or method of construction or the work of a master. Emphasis should be placed on design, setting, workmanship, and feeling. Spatial and functional relationships of the original design of the ensemble should remain intact and key features of the ensemble should convey the original design.
5. Due to the relative scarcity of outbuildings dating from the 19th century, the standards pertaining to architectural integrity may be somewhat less restrictive than those applicable to more recent contexts. Minimal physical integrity may be acceptable if the structure still reflects the design features usually associated with 19th century outbuildings.

NAME OF PROPERTY TYPE: Historic Districts

Description

In general, historic districts possess a significant concentration, linkage, or continuity of sites, buildings, structures, and/or objects united historically or aesthetically by plan or physical development. Districts can comprise both features that lack individual distinction and individually distinct features that serve as focal points. They are unified entities, even if composed of a variety of resources, and convey a visual sense of the overall historic environment or an arrangement of historically or functionally related resources.

In relation to this multiple property listing, districts will be primarily residential in nature. They may include, in small numbers, buildings and structures of differing functional uses where those buildings or structures were part of the historic fabric of the district, or where those non-historic buildings or structures have been constructed as in-fill in the district. Districts will include those historic architectural styles and building materials listed in the previous associated property types, as well as styles and materials associated with non-historic construction.

Significance

Historic districts will be significant under Criterion A for association with broad patterns of community development in Eugene. As such, they may represent examples of intentional neighborhood development, development in association with greater community development patterns such as streetcars or the University, or the lifestyles of specific groups of persons, such as the working class.

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Historic districts may also be architecturally significant under Criterion C for representing a distinguishable entity whose components may lack individual distinction.

Relatively few districts will be considered significant under Criterion B in this context. Unlike individual properties, for a district to be considered eligible in association with a person or persons, the entire district must be associated with the person's productive life and the district must represent the most important resource associated with the person, or be the last remaining resource associated with the person, to be considered eligible.

Districts will rarely be considered significant under Criterion D in this context. As with Criterion B, an entire district must demonstrate that it has yielded or will be likely to yield information important to history or prehistory in the context of residential development in Eugene to be considered eligible under this criterion.

Registration Requirements

The following criteria must be met in order to place a residential district on the National Register of Historic Places in the context of this multiple property listing:

1. A significant majority of the resources must have been constructed between 1850 and 1950.
2. The district must meet one or more of the criteria listed above. Each district nominated under Criterion A must represent the best example of a district for that particular association. For example, if a district is nominated in association with the development of the electric streetcar in Eugene, then it must be the best representative example of a district associated with the streetcar. Districts nominated under Criterion A may also be nominated under Criterion C simultaneously if justified. However, if a district is nominated under Criterion C only, it must be the best representative example of a district for the architectural distinction for which it is being nominated. Although the use of Criterion B for a district is unlikely, in the event that it is justified, the district must be the best representative example of a district associated with the person or persons for which it is being nominated.
3. A district must be an identifiable entity that conveys a visual sense of the overall historic environment or be an arrangement of historically or functionally related resources.
4. The majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.
5. Resources will be classified as *Historic Contributing*, *Historic Non-Contributing*, or *Non-Historic Non-Contributing*, in accordance with the Oregon State Historic Preservation Office standards. Those that are historic are at least 50 years of age; non-historic buildings are not yet 50 years old. To be considered contributing, the resource must be historic and retain a sufficient amount of integrity to convey its historic

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appearance and significance. Resources that are historic, but which have been altered to the point of compromising historic integrity, are considered non-contributing. Non-historic resources are considered non-contributing.

Districts will be primarily residential in nature. They may include, in small numbers, buildings and structures of differing functional uses where those buildings or structures were part of the historic fabric of the district (may be classified as contributing or non-contributing) or where those non-historic buildings or structures are been constructed as in-fill in the district (will be classified as non-contributing). Districts will include those historic architectural styles and building materials listed in the previous associated property types, as well as styles and materials associated with non-historic construction.

A building or structure may be classified as non-contributing because its date of construction extends beyond the periods of significance for the district (non-historic/non-contributing) or because non-compatible alterations of a historic building or structure have compromised its historic integrity (historic/non-contributing).

6. Whenever possible, efforts should be made to evaluate and delineate districts within the historic neighborhood boundaries rather than Eugene's current political neighborhood association boundaries.
7. A district may contain discontinuous elements only where the historic interrelationship of a group of resources does not depend on visual continuity and physical proximity.

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GEOGRAPHICAL DATA

This MPS nomination includes the area within Eugene's Urban Growth Boundary.

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SUMMARY OF IDENTIFICATION AND EVALUTION METHODS

Cultural resource surveys conducted over the past several years in Eugene form the basis for this multiple property listing. To date, a total of 3004 historic residential properties have been surveyed and recorded for the City. The survey process included a ranking of resources as Primary, Secondary, Contributing, and Non-Contributing. Of the 2977 surveyed residential resources dating to 1950 or before, a total of 2544 have been ranked as Primary, Secondary, and Contributing. Primary resources have been identified as potentially eligible for individual listing on the National Register. Secondary and contributing resources have been identified as resources that would be listed as contributing resources within historic districts.

These properties represent residential development from 1850 to 1950 and breakdown by time period is as follows: ten (10) date to the Settlement Period (1846 to 1870), eight (8) date to the Period of Railroads and Industrial Growth (1871 to 1883), 584 date to the Progressive Era (1884 to 1913), 1787 date to the Motor Age (1914 to 1940), and 155 date to the World War II and Post-War Era (1941 to 1950). These resources are located primarily within the neighborhoods identified in this MPS document. Further survey work in Eugene's post-World War II neighborhoods will undoubtedly identified additional properties from that era that may be eligible for listing in association with this document, as well as possible districts within these post-war era neighborhoods.

The historic context for this multiple property listing was developed using primary and secondary sources including books, manuscripts, newspaper articles, and maps. Two previous prepared context statements, the *Eugene Downtown Core Area Historic Context Statement* and the *Eugene Area Historic Context Statement*, provided much of the information used for this document, as these contexts were prepared in preparation for future National Register nominations.

The requirements for listing properties were derived from examination of baseline survey data and knowledge of the general condition and integrity of Eugene's historic resources, as well as specific local conditions that may affect eligibility. A number of Eugene's residential resources and neighborhoods possess a good degree of integrity and although many of the oldest of these resources have suffered from alteration, a significant number of historic properties still retain their historic character. As residential properties are surveyed and evaluated in the future, additional specific qualifications may be added and the list of existing requirements refined.

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