

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 88001036 Date Listed: 7/14/88

Howard A. Hall House	Lane	OR
<u>Property Name</u>	<u>County</u>	<u>State</u>

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

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

*for* Patrick W. Andrews  
Signature of the Keeper

7/14/88  
Date of Action

=====  
**Amended Items in Nomination:**

The text of the nomination indicates that the house is now functioning as an accounting office. As a result, the current function should be indicated to be Commerce/Business rather than Domestic/single dwelling. This information was confirmed with Elizabeth Potter of the Oregon State Historic Preservation Office during a 7/14/88 telephone conversation.

**DISTRIBUTION:**

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

United States Department of the Interior  
National Park Service

RECEIVED

JUN 13 1988

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hall, Howard A., House  
other names/site number N/A

2. Location

street & number 1991 Garden Avenue  not for publication  
city, town Eugene  vicinity  
state Oregon code OR county Lane code 039 zip code 97401

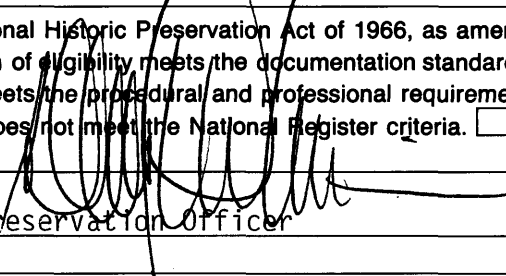
3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>    </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>    </u> structures
	<input type="checkbox"/> object	<u>    </u>	<u>    </u> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official  Date May 27, 1987  
Deputy State Historic Preservation Officer  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

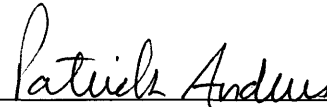
entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

 7/14/88

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)  
Domestic/single dwelling

Current Functions (enter categories from instructions)  
Domestic/single dwelling

**7. Description**

Architectural Classification  
(enter categories from instructions)

20th Century Revivals/Tudor Revival  
(English Cottage)

Materials (enter categories from instructions)

foundation concrete  
walls stucco  
(wall construction is concrete block)  
roof asphalt (composition shingles)  
other brick (random clinker brick  
is used decoratively on  
exterior elevations)

Describe present and historic physical appearance.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1922-1923

Significant Dates

1923

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

John Hunzicker, Architect

Richard Slayton, Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The one and one-half story English Cottage at 1991 Garden Avenue on the bank of the millrace in Eugene, Oregon was completed in 1923 for Howard A. Hall, Sr. and was designed by Eugene architect John Hunzicker. It is constructed of concrete block and its exterior elevations are finished with stucco and random clinker brick. The building material, known as McIntyre block, had a serrated surface specially designed for bonding of stucco finishes. The supplier was the Eugene Concrete Pipe Company, a concern founded in 1911 by Winthrop C. Hall, father of Howard A. Hall, Sr. At the time construction of the house was undertaken, Howard A. Hall, Sr. was manager of the family-owned company.

The nominated parcel includes a garage of similar construction and style which is counted as a separately contributing feature. There are no documented examples of the architectural use of McIntyre block other than the Hall House and garage and the neighboring house of Hall's father-in-law, C. S. Williams. The latter is being nominated under separate cover.

The distinguishing attributes of this well-preserved example of period style architecture are, in addition to its picturesque surface treatment, steeply pitched and jerkin-headed gables, pseudo half-timbering, casement window banks, and French doors opening onto a corner patio on the private, or garden elevation.

The Hall House was the first in a series of three compatibly-styled residences built on contiguous parcels acquired by Howard Hall, Sr. Under the category of architecture, it meets National Register Criterion C. In the context of period residential architecture in Eugene, it ranks as one of the outstanding examples of the English Cottage style owing to its distinctive stucco exterior randomly textured with clinker brick. It is significant as a documented work, heretofore unattributed, of the city's leading architect of the Depression era, John Hunzicker. Finally, it is noteworthy as an example of the limited application for architectural purposes of a locally manufactured common hollow concrete block.

See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property less than one Eugene East, Oregon 1:24000

UTM References

A 

1	0	4	9	5	0	8	0	4	8	7	6	8	3	0
Zone				Easting				Northing						

B 

Zone				Easting				Northing						

C 

Zone				Easting				Northing						

D 

Zone				Easting				Northing						

See continuation sheet

Verbal Boundary Description

The nominated area is located in SW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 33, Township 17S, Range 3W, Willamette Meridian in Eugene, Lane County, Oregon. It is legally described as the south 230' of Lot 7 and the south 230' of the east 30' of Lot 6 of Block 34 of the Fairmount Addition to Eugene and is also identified as Tax Lot 10400 at said location.

See continuation sheet

Boundary Justification

The nominated parcel measuring 80 x 230' is that which was historically developed in 1922-1923 by Howard A. Hall, Sr. for residential purposes in the Fairmount Addition in Eugene. The parcel encompasses the house and the garage designed by Eugene architect John Hunzicker in the English Cottage style for Howard A. Hall, Sr. in 1922.

See continuation sheet

**11. Form Prepared By**

name/title Carolyn Sorrels  
organization N/A date August 15, 1987  
street & number P0 Box 3407 telephone (503) 686-3631  
city or town Eugene state Oregon zip code 97403

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   1  

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The English cottage located at 1991 Garden Avenue was designed by John Hunzicker in 1922 for the Howard A. Hall, Sr., family. It has been in the same family for 65 years and is in excellent condition. Today it is used as offices for an accounting firm. It was identified in the City of Eugene's Preliminary Inventory of Historic Resources, is included in the Statewide Inventory of Historic Properties, and is listed in Style and Vernacular: A Guide to the Architecture of Lane County. The Nomination includes the house and garage.

When the Hall house was being built, the neighborhood around it was just beginning to be developed. Hall bought five lots on the north side of Garden Avenue and redivided them into four slightly larger lots. He built on the easternmost of these, and his father-in-law, C. S. Williams, later built his house directly to the west. The two houses share a driveway. The third lot has a house built by Eyler Brown, designer of the Williams house and UO Architecture School faculty member, for himself. The fourth lot is still vacant sixty-five years later.

Construction of the Hall house began in July, 1922, and was completed in November, 1923. While construction was underway, the two families, Hall and Williams, lived in a house they rented across the street. This house cannot be identified at this time. Mrs. C. S. Williams, Marjory Hall's mother, kept close watch on the construction and made notes and kept the accounts for the project. These notes and records, as well as original blueprints, are in the possession Howard A. Hall, Jr., present owner and the son of the original owner. When construction of the Hall house was complete, the two families moved in, and began thinking about the Williams house to be built next door, which was subsequently designed by Eyler Brown.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2

---

The one and one-half story house is rectangular in plan with a number of projections and varied roof planes giving it an informal character. Notes on preliminary sketches for his new home indicate that one of the reasons Hall bought this particular piece of land was the presence on the site of two oak trees. One, east of the terrace, is clearly visible in the nomination photos. The other is located at the northwest corner of the C. S. Williams house next door (which is being nominated separately). Each of these trees is included in the nomination of its respective property.

Facing south onto Garden Avenue the cross-gabled house is constructed of stucco applied directly over McIntyre block, a specially designed block which allowed better adhesion of stucco and plaster.<sup>1</sup> These materials were purchased from the Eugene Concrete Pipe Company, which was founded in 1911 by Winthrop C. Hall, Howard's father, and of which Howard was manager at this time. (See below for information on the Eugene Concrete Pipe Company.)

Clinker brick are placed randomly on the surfaces of the house and garage and make up the stack of the exposed chimney on the east side of the house. False half timbering decorates minor gable ends on the north and the west: above the dining room and the back hall entrance.

The main roof ridge (N-S) has peaked gable ends while the cross ridge (E-W) and the minor gable on the breakfast alcove projecting above the basement stair are jerkin-headed. There is a small hip-roofed dormer centered above the living room windows on the front (south) facade. A matching dormer on the rear (north) extends the living space of the bedroom upstairs. A gable projects over the kitchen (west) entrance, and its false half-timbering is repeated on the north gable over the dining room.

The shed dormer on the east above the dining room was added in 1933. This later dormer is not visible from the street and is covered in shingles which, along with its shed roof, mark its existence as an addition but do not detract markedly from the historical character of the whole building. Its age qualifies it as historic in itself.

The roof was originally wood shingles, but is now asphalt shingles.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

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The main entrance to the house is placed off-center within the entrance porch. The arched entrance to this porch, visible on the historic photographs, is now screened by a large wisteria vine.

On the east, two sets of original french doors lead from what were the living and dining rooms to a small raised terrace. Originally concrete scored into 12 inch squares, it is now covered with wood. On the west, a wood door with six lights of glass leads to a back entrance hall. On the north, stairs lead down to the walk-out basement.

Most windows are eight-light wood casements hung in pairs with clinker-brick sills. The north-facing pairs in the breakfast alcove are twelve-light, while the kitchen has nine-light pairs on the north and six-light on the west. There are also four-light single casements on the east and west sides of the breakfast alcove. The downstairs bathroom and the second floor bedroom on the northwest have pairs of six-light casements. There are single six-light casements in the north and south gable ends at the attic level. The 1933 shed dormer has three eight-light casement windows which match the original windows. This change in fenestration pattern also clearly distinguishes this later addition.

### The Garage

The two-car garage at the rear of the house is included in the nomination. Constructed first of the same stucco-on-concrete-block as the house, it then served, in the words of Hall, Jr., as "a base of operations" for the construction of both the Hall and Williams houses.

Its second floor was planned as a studio for Howard Hall, Sr., a commercial artist. The space was never "finished" though it was heavily used over the years. Four casement windows in a dormer on the north look over the millrace, toward the Willamette River not far distant; windows on the west face of the garage allow a view over the back yards of the two houses; and a window on the east lights the stairway. Storage cabinets were built into the south wall of this second story studio. Currently the space is used by the Hall family for storage.

Although the early Sanborn maps do not show it, there is a 20 foot drop behind the garage, about halfway back on the lot which stretches to the millrace proper at its northern edge. In the construction photos, it appears that there is water in this area, but I have been assured that there was not. Eyer Brown even had steps built from his property west of the C. S. Williams house down to the lower level, where he entertained "on the banks of the millrace."<sup>2</sup>

### Early Changes

Examination of the original blueprints reveals that some changes were made before the house was built. The second-floor deck shown over the east



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   4  

---

terrace was never built, and the 12'2" x 10'0" bathroom shown on the plan was divided to make a much smaller bath and a sleeping porch.

Few changes besides the added dormer were made before the 1985 remodel. Sometime "after the War" (after 1946) the second floor sleeping porch was converted into a small kitchen, and it is probable that the stairway to the attic (removed in 1985) was added at this time.

1985 Changes

Some exterior changes were made in 1985 to make the house suitable for its current use as offices. Richard Slayton of Eugene was the contractor for the changes which are shown in red on the attached plans.

The west opening to the basement which originally allowed delivery of sawdust for the furnace was sealed for security reasons and basement windows on the west were blocked up. The "ghost" of the sawdust opening was left, making possible a clearer understanding of the original functioning of the house. The original wood-burning furnace is in place, although now converted for gas heat. The original north entrance to the basement, beneath the breakfast alcove, is intact. The driveway between the two houses leading to the garage/studio at the rear of the property was paved with concrete.

The 1985 interior changes were made carefully, to retain the character of the house and with the thought kept in mind that at some time the owner might want to reverse them. The northeast corner of the living room has been enclosed to form a small office, though the plaster cornice moulding around the room was not damaged during the change. The woodbox/window seat to the left of the fireplace is now inside the small office. The door removed from the stairway was installed on this office. The wall forming the hall going back toward the kitchen was removed to make the space more open, and a closet was made from the doorway between the front bedroom and the bath hall. A new wall was built enclosing part of the former kitchen to make another office space. Some cabinets were removed from the kitchen, although some remain and the doors of those removed are stored in the garage. The "cooling cabinet" openings in the kitchen were covered but not concealed on the interior, and retained intact on the exterior.

Fire and life safety codes required a substantial change to the stairway: what had been a U-shaped enclosed stair is now an L-shaped open stair. Winder steps were removed at the bottom, but retained at the top. An additional rail has been installed to give the railing around the open stairwell at the second floor level greater, code-mandated height, but, again, this is clearly visible as a change, and is reversible.

The stairs to the attic from the former storage room were removed and replaced with a "pull-down type" attic stair. The tub was removed from the second floor bathroom.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   5  

---

A new tenant in 1987 required two other interior changes: The former living room is now completely divided by an east-west wall, and the swinging door between former kitchen and dining room has been replaced with a flush door opening into the dining room. The door removed was stored in the garage attic.

NOTES

<sup>1</sup>See detail of block in photo of garage, detail, south side of door.

<sup>2</sup>Interview with Ethan Newman. Eugene, Oregon, August 16, 1987.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 1

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The Architect: John Hunzicker

John Hunzicker was born in 1867 on a farm near Hubbleton Wisconsin. He was trained as a carpenter by his father but had no formal training as an architect. Hunzicker died in Eugene in 1945.

He moved to Eugene in 1903 and set himself up as an architect. Kimberly Kier Lakin wrote her Master's thesis on Hunzicker, and her thorough research revealed that during the many years he practiced in the area, he and his various partners designed six apartment buildings, five armories, five churches, twenty-seven commercial buildings, six hotels, six lodges, four public buildings, sixty-four residences, thirteen schools and nine fraternities. Some of these were "projects" and may never have been built, but something is known of them from newspaper articles and family records.

Lakin includes a "building list" as Appendix A in her thesis. Some of the buildings by Hunzicker are: the Dorris Apartments, extant, unaltered; the Osborn Apartments, the Polders and Mink Apartments, and the Yoran Apartments, all three demolished; the Cottage Grove Armory and the Tillamook Armory, both extant, unaltered; and the Eugene Armory and the Silverton Armory, both now demolished. Three churches in Eugene by Hunzicker were: the Central Presbyterian, St. Mary's Catholic, and the Seventh Day Adventist, all now demolished. Among his commercial buildings in Eugene which remain are the Eagles Building, the Laraway Store, the Marx building, the Miner Building, the Schaefers Brothers Building, the Seavey (Jesse) Brick Block, but there are nine on Lakin's list which have been demolished and eight whose condition she lists as "unknown".

Of the sixty-four residences by Hunzicker on Lakin's list, only sixteen are known still to exist.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 8 Page 2

The house for Howard A. Hall is not included on Lakin's list, which makes it a newly identified Hunzicker design and the earliest known of his English cottage stucco residences.

Every city or town has a local architect who reflects the character of the town and the time. Hunzicker is the only person who was listed as an architect in City Directories continuously: before, during, and after the Depression. Lakin states it thus: "His work, so typical of the time, serves as an excellent example of the building trend in the earlier part of this century."<sup>3</sup> Although his architectural contribution to the City and State was on so large a scale, far too little remains. That which does should be recognized and protected.

The Owner: Howard A. Hall, Sr.

The house was built as the home of Howard A Hall, Sr., and his family. Hall was the son of Winthrop C. Hall, founder of the Eugene Concrete Pipe Comapany. When the house was built Howard Hall was the secretary and manager of the company.

Howard Hall, Sr., was born in Ionia, Michigan, in 1894, and came to Eugene with his family in 1911. He attended Eugene schools and the University of Oregon. He completed his undergraduate work at the Chicago School of Design in 1917, and married Marjory Williams, daughter of C. S. and Irena Dunn Williams, of Eugene, in 1918. After Howard's service in the Army Signal Corps during World War I, he and Marjory returned to Eugene in 1920, where Howard joined his father in the Eugene Concrete Pipe Company.

He later worked as a free-lance commercial artist and designed some of the murals for the Lane County Fairgrounds.<sup>4</sup>

C. S. Williams

For the first four years, Mrs. Hall's parents, Charles Sumner Williams and Irena Dunn Williams, lived with the Halls at 1991 Garden Avenue, until their house (next door at 1973 Garden Ave) was built. Williams was an important business figure in Eugene, founder, with Alex Matthews, of the Eugene Mill and Elevator Company in 1895. This replaced the mill established by Ben Underwood in 1854 and burned in 1893. The company grew and prospered, and in the 1912 Centennial History of Oregon it was described as the largest milling business south of Salem.<sup>5</sup> In 1946 the complex burned, leaving a single grain elevator which stood until October, 1986, when it was demolished to make room for a pole storage yard for the Eugene Water and Electric Board's expansion project. The only other buildings with known associations with Williams were his homes: at 729 Pearl (known from City Directories to be his home at least from 1907 to 1912) and 1165 Pearl (listed in the 1921 City Directory as his home). Neither of these houses exists any longer. Other addresses and dates are unknown.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 3

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McIntyre Concrete Block

The Hall house (with its garage) is also one of only two houses known to be constructed of McIntyre concrete block, a product of the Eugene Concrete Pipe Company, one of the largest and most important concrete products manufacturers in the Willamette Valley (see below). Concrete block was a popular material for house construction at this time, but was usually rock-faced and was usually left exposed. The McIntyre concrete block were lighter and stronger than the usual blocks of the period and had vertical striations on the outer surfaces. The 6" x 6" x 12" hollow block are clearly visible in the doorway of the garage as are the clinker brick used as decoration (see photo). Unlike concrete block of today, the hollow space is circular and runs the length, horizontally, of the block. The vertical striations were designed to hold the stucco or plaster firmly without the need for the usual wood lath or wire mesh.

The Eugene Concrete Pipe Company

Winthrop C. Hall, Howard's father, founded the Eugene Concrete Pipe Company in 1911. The firm grew, and expanded in 1922 with the development of a new plant facility at 135 Blair and the installation of a "new and advanced McIntyre tile making machine."<sup>6</sup> This McIntyre block was used for both the Hall and the Williams houses. A search through the Statewide Inventory of Historic Properties for Eugene reveals that though there are many stucco English cottages in Eugene, the Hall and Williams houses are the only ones known to be stucco over concrete block and these two houses and the Hall garage are the only known examples of the use of this kind of block in Eugene.

The Industrial Edition of The Eugene Guard dated Saturday July 30, 1927, (p. 4), describes the history of the company and gives a listing of some of its products: "concrete sewer pipe, highway culvert pipe, drain tile, irrigation pipe in all sizes from four inch to forty-two inch diameters. Standard concrete meter boxes, concrete brick, both faced in colors and plain, various sizes of concrete building units, foundation pier blocks, plain and ventilated chimney blocks, concrete burial vaults, water troughs and vats, well curbing, gypsum partition tile, sanitary concrete septic tanks and other products." The article goes on to say that the company had provided Eugene "with all of its municipal and private sewers for many years" and that "many small towns have been either completely or partially sewered with pipe from this plant. Among these are Cottage Grove, Reedsport, Newport, Toledo, Springfield, and others."

The Lane County Business Historical Profiles history of the Eugene Concrete Pipe Company gives slightly different dates for Hall's arrival in Oregon and the founding of his company, but relates that the interior walls of both the Eugene Hotel and the Miner Building were made of the gypsum block produced by this company.<sup>7</sup>

The History of the Willamette Valley, Oregon describes Winthrop C. Hall as

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   8   Page   4  

---

"one of the leading figures in the industrial affairs of Eugene" and his company as "one of the most successful and important manufacturing concerns in this section of the Willamette Valley."<sup>8</sup>

Records still kept by the family indicate that the Eugene Concrete Pipe Company produced nearly all of the heavy concrete pipe for the Southern Oregon and Coast highway systems.<sup>9</sup>

The Eugene Concrete Pipe Company made significant contributions to the industrial growth of the City and the State.

Fairmount Addition and the Millrace

The Hall house was built in 1922-23 when the Fairmount district was beginning to grow rapidly. Fairmount surrounds the University of Oregon which made it an ideal location for faculty members. There are many revival-type houses in the Fairmount area built during the 1920s and 1930s, many stucco English cottages. But the neighborhood around Garden Avenue has changed drastically. At one end of the short stretch of street is a large "modern" motel, and at the other are equally "modern" apartments. The few older houses remaining on the south side of the street have been neglected and/or converted to apartments.

The Hall, Williams, and Brown houses formed a comfortable "family" enclave, with the three families sharing the backyard space: the Hall garage defining the boundary on the east; the Brown house, on the west; and the millrace, on the north. The mature plantings in the front yards of the three houses tend to isolate them, divide them one from another, but they are still open at the back. There are other family groupings in Eugene, but their character is not as well preserved as in this example.<sup>9</sup>

It is interesting that Hall chose to build on the same millrace that had powered his father-in-law's mill since 1895 (and the earlier mill since 1854). This may have been because of the developing fashion for building residences on the millrace. Ethan Newman commented on the never-fully-realized potential of the millrace for residential development<sup>10</sup> and even a cursory examination of the changes in the Sanborn maps over time shows the increase in popularity of the millrace area for homes. There was a hard-fought legal battle in the mid-teens between property owners along the millrace and the owners of the millrace itself, which ended in the Oregon Supreme Court: the defendants, owners of the millrace who wanted to further develop its industrial potential by widening it, won a limited victory, but the battle took its toll. Most of the businesses using the millrace as a power source converted to electricity and the millrace was eventually considered "obsolete."<sup>11</sup>

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 5

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The Ferry Street Bridge construction in the late 1940s sealed the fate of the millrace by limiting the flow of water. What had been a fast-flowing stream was constricted to what could flow through a pipe 30 inches in diameter. These pipes were installed in several places to provide for the flow of water under new traffic bridges over the millrace. They effectively stop canoes from "floating the millrace" a favorite pastime in the 1920s and '30s.

NOTES

<sup>3</sup>Kimberly Kier Lakin, "The Life and Work of John Hunzicker, Architect (1867-1945), Abstract, p. iv. Most material on Hunzicker is from Lakin's thesis or from a careful search through City Directories or the Lane County Museum's Archives.

<sup>4</sup>Interview with Howard Hall, Jr.<sup>4</sup>

<sup>5</sup>Volume 2., Chicago: [S. J. Clarke Publishing Co., 1912], p. 201.  
(Joseph Gaston, Centennial History of Oregon, 4 vols.)

<sup>6</sup>Description from Howard Hall, Jr.

<sup>7</sup>Frank C. Beeson, ed. [Eugene]: Lane County Republican Central Committee, 1966.

<sup>8</sup>Volume 3., Chicago: S.J. Clarke Publishing Co., 1927, pp. 295-6.  
(Robert C. Clark, History of the Willamette Valley.)

<sup>9</sup>Howard A. Hall, Jr., notes for a family history.

<sup>10</sup>Conversation with Philip Dole, April, 1987.

<sup>11</sup>Interview. Eugene, Oregon, August 16, 1987.

<sup>12</sup>Staff Notes, Historic Review Board, May 29, 1980, p II-B-3. Application for Historic Landmark status for the Eugene Mill and Elevator Building.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 1

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Much of the material came from interviews with Howard A. Hall, Jr., son of the original owner and present owner (with his brother) of both the Hall and Williams Houses. Hall also prepared a brief history of the families and collected old photographs to show the house under construction and in earlier days and made available original blueprints of both houses, and drawings and blueprints of the 1985 remodel of 1991.

Beeson, Frank C., ed. Lane County Business Historical Profiles. [Eugene]: The Lane County Republican Central Committee, 1966.

City of Eugene Preliminary Cultural Resource Inventory. Neighborhood FM2. (Much of the information on this form is incorrect.)

Dole, Philip. Professor of Architecture. University of Oregon. Conversations, 1985-87.

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Jones, Eric R. "Industrial Uses of the Millrace and Its Area, 1851-1928." An unpublished paper in the Lane County Museum Library.

Korstad's Lane County Directory for the years 1936, 1937, 1940, 1949.

Lane County Records for early deed information and plat maps.

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

Newman, Ethan. Interview, Eugene, Oregon, August 15, 1987.

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Slayton, Richard. Drawings of the 1985 changes to 1991 Garden Avenue. (Reduced in size for this nomination. Originals are in the possession of Richard Slayton.)

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**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   9   Page   2  

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Statewide Inventory of Historic Properties. State Historic Preservation Office. Salem, Oregon. Lane County #1272.

Tweedell, Bob. Millrace History. Reprint of Eugene Register Guard. (undated, ca. 1948.)

Weiss, Harry Mosseiff. "Early Concrete Construction in Oregon: 1880-1915." Master's Thesis, University of Oregon, 1983.

Who's Who in Oregon: Biographical Dictionary of Men and Women Who are Building a State. Volume 1: 1929-1930. Oregon City, Oregon: Oregon City Enterprise, 1930.

Maps

Sanborn Insurance Maps for the years 1925, 1958, 1968. (1958 "map" included was redrawn from original, by Carolyn S. Sorrels, with contour line added to show 20' drop at rear of property.)

USGS, Eugene East Quadrant, Oregon. 1:24,000, 1976.

Lane County Tax Lot map for Block 34, Fairmount Addition.

Plat maps from Lane County Records: Fairmount, 1890, Deed Book 25, page 289; Fairmount Amended, 1892, Book 2, Page 12.

4 Sec. 33 T. 17S. R. 3W.W.M.

Howard A. Hall House, Eugene, Lane County, Oregon

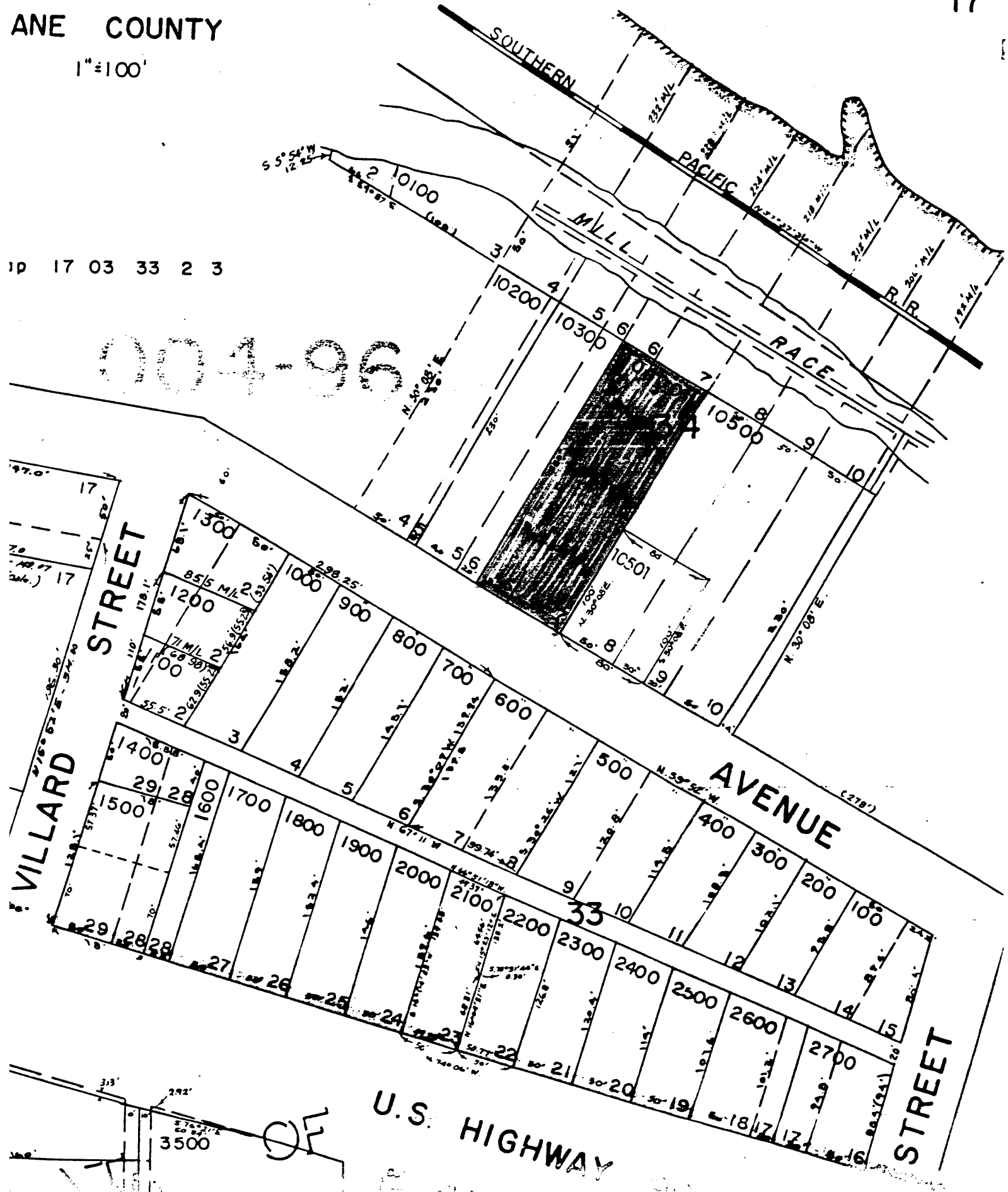
17

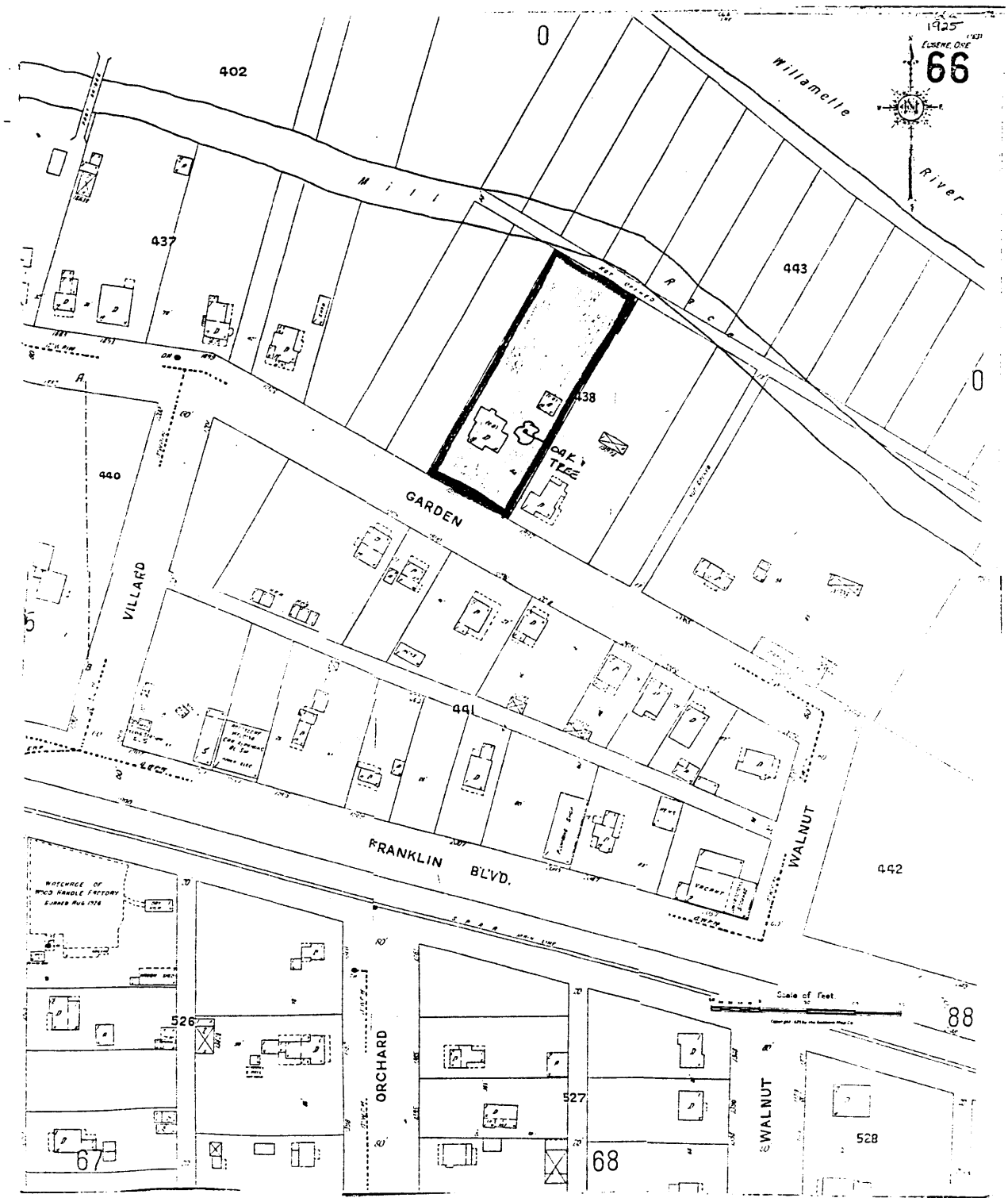
LANE COUNTY

1"=100'

17 03 33 2 3

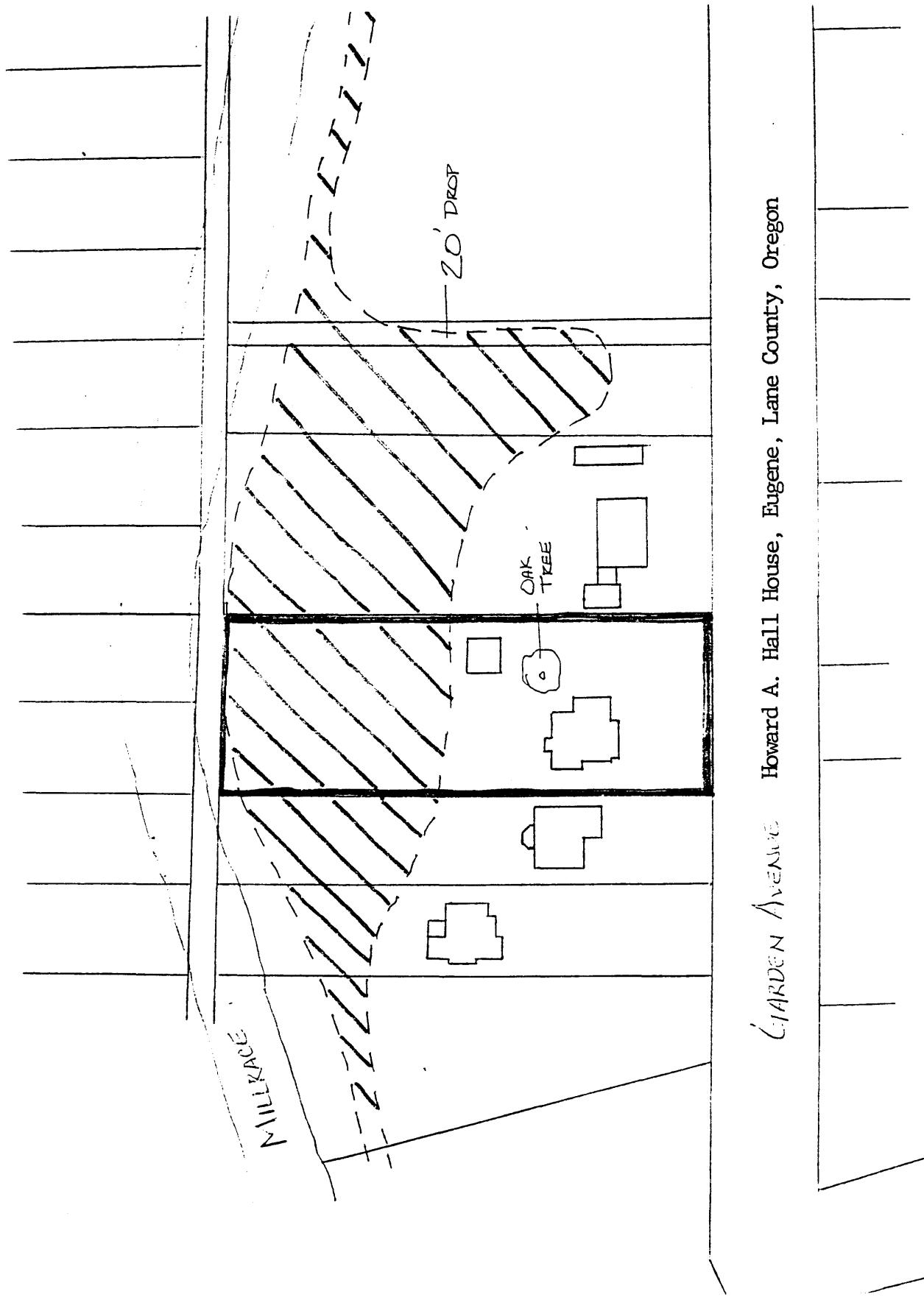
004-96





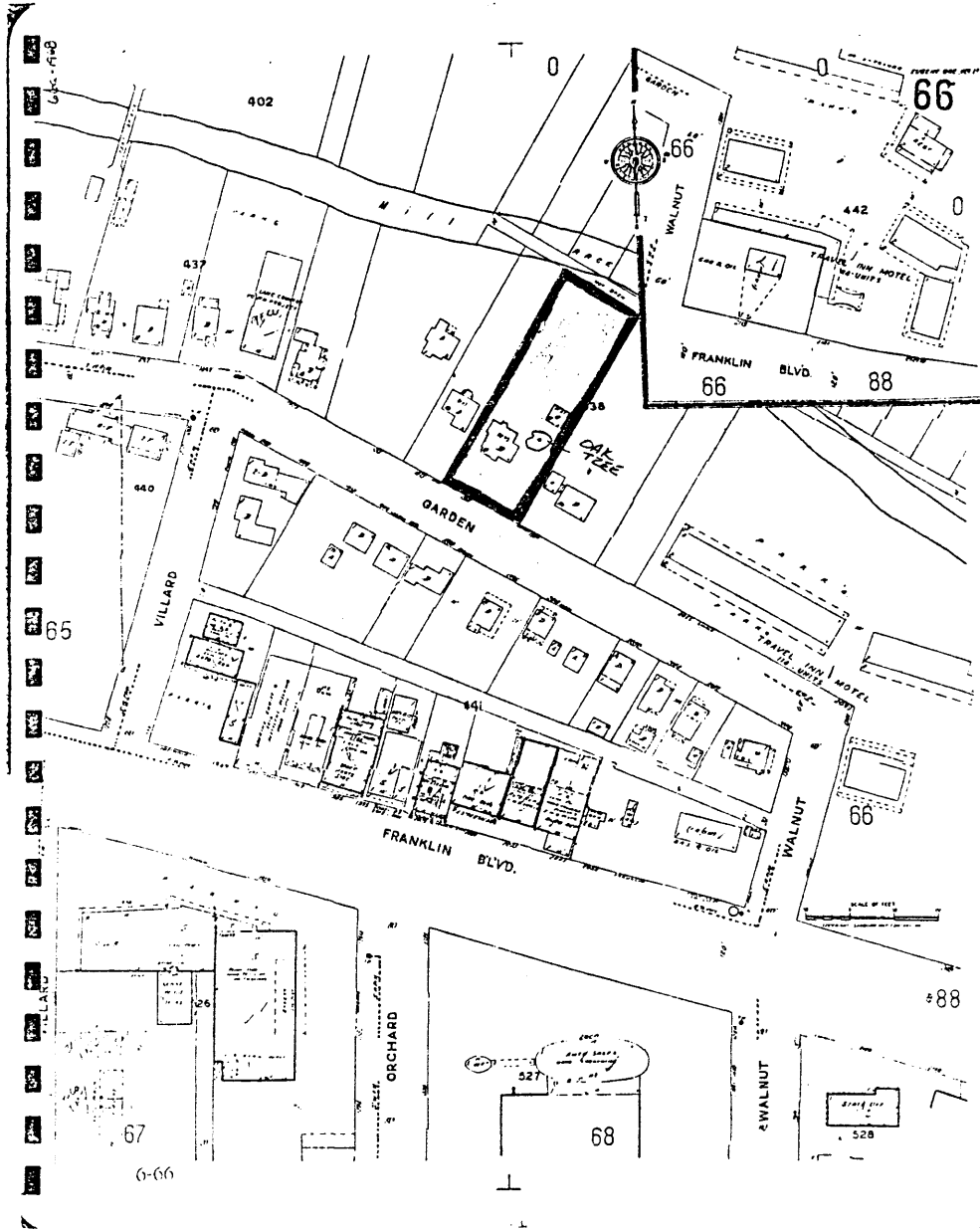
1925 Sanborn Map, Sheet 66, showing the general area around the property

Howard A. Hall House, Eugene, Lane County, Oregon



Howard A. Hall House, Eugene, Lane County, Oregon

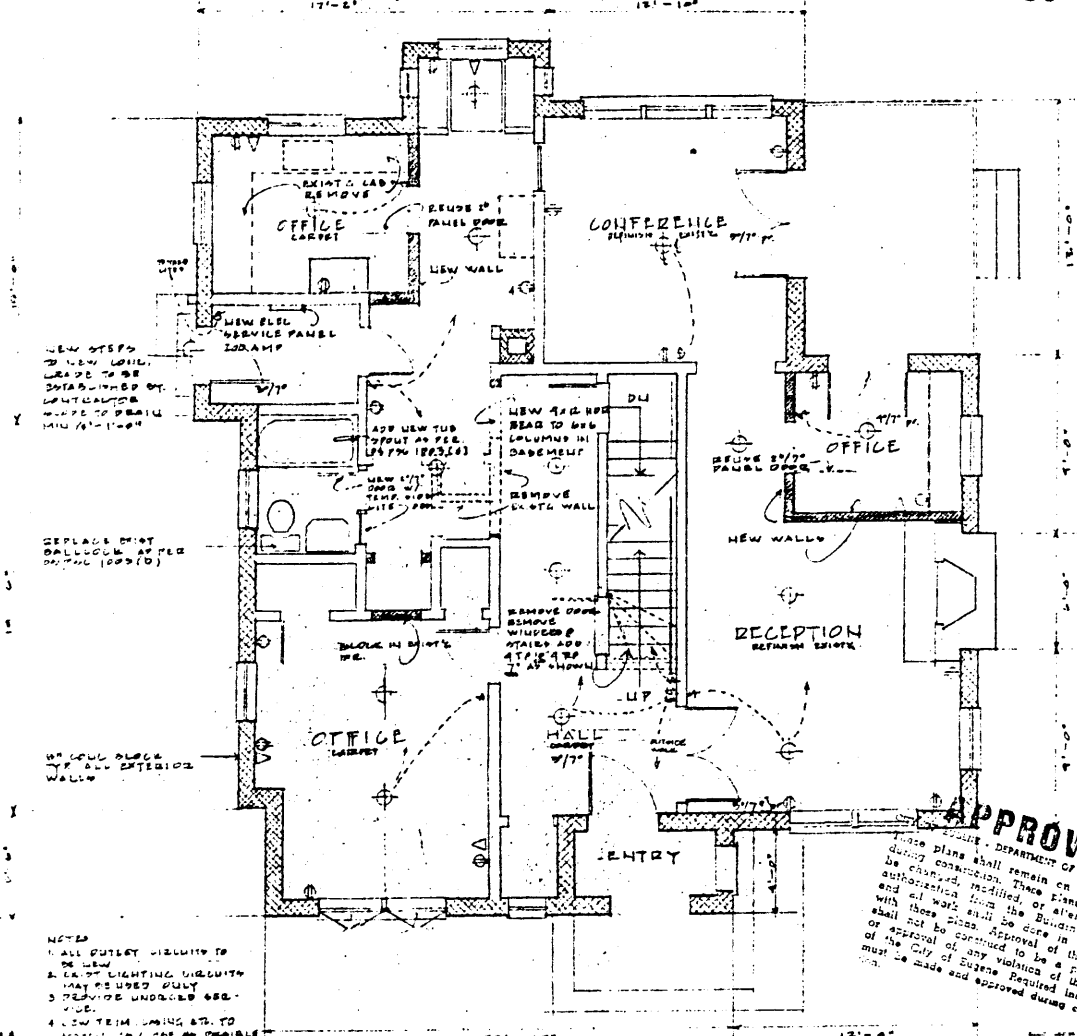
1958 Sanborn Map, a portion of Sheet 66, redrawn with a contour line from 1976 USGS Eugene East Quadrant, Oregon



Howard A. Hall House, Eugene, Lane County, OR

1968 Sanborn Map, Sheet 66

VERIFY PLUMBING REQUIREMENTS  
PER JAN 30 85 LETT



- NOTES
1. ALL POTENTIAL VIOLATIONS TO BE NEW
  2. EXISTING LIGHTING FIXTURES MAY BE USED FULLY
  3. PROVIDE UNDOORED OBS. VIEWS
  4. LOW THERM. DRAINING ST. TO WATER, OR GROUND AS POSSIBLE
  5. ALL APPROV. MECHANICAL SYSTEM DETAILING
  6. REPEAT PROGRAM FROM ORIGINAL BLUEPRINTS TO THE OWNER'S ARCHITECT
  7. THE OWNER'S OF THIS PROJECT HAVE APPLIED FOR PERMITS IN NATIONAL ARCHITECT REGISTER.

SUBMIT ALARM LAYOUT TO FIRE MARSHALS OFFICE FOR APPROVAL

**APPROVED**

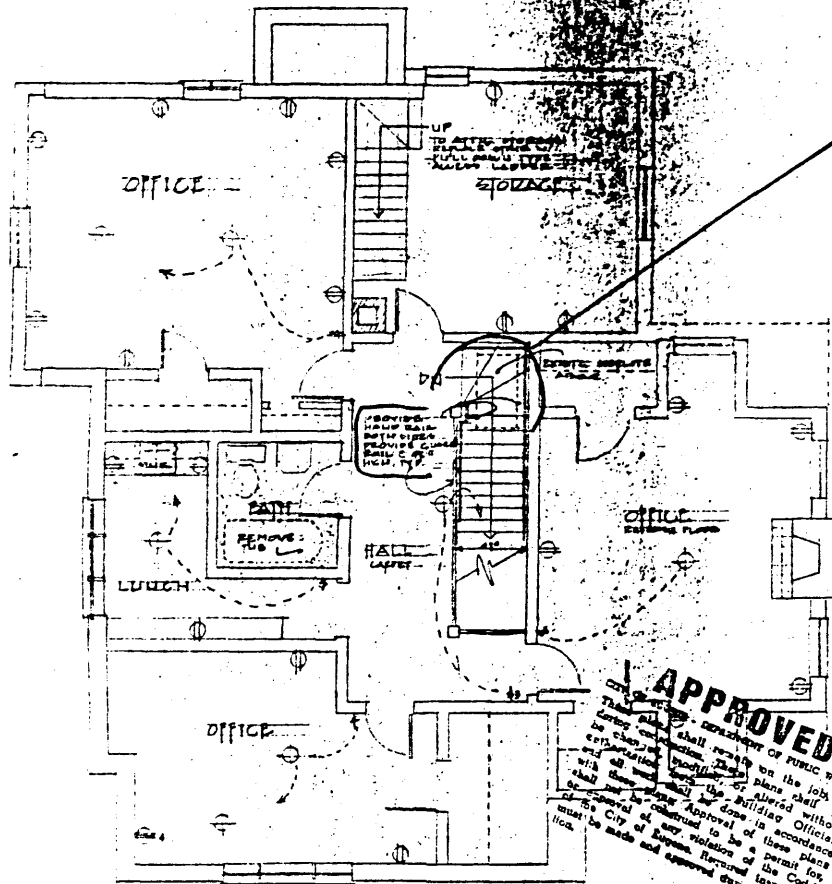
These plans shall remain on the job site during construction. These plans shall not be changed, modified, or altered without authorization from the Building Official and all work shall be done in accordance with these plans. Approval of these plans shall not be construed to be a permit for or approval of any violation of the Code of the City of Eugene. Required inspections must be made and approved during construction.

1981 02  
EUGENE  
HOWARD H  
OCCUPANCY  
WIDENER  
2 1 1985

FIRST FLOOR PLAN

Howard A. Hall House, Eugene, Lane County, OR

First floor plan, from 1985 remodel. 1985 changes in red. 1987 in blue. 1985 drawing by Richard Slayton, Eugene, Oregon.



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SHEET 3  
1741 GARDEN AVE  
EUGENE, OR  
HOWARD HALL OWNER  
R SLAYTON BLDG.

Howard A. Hall House, Eugene, Lane County, OR

Second floor, plan, from  
1985 remodel. 1985 changes  
in red, 1987 in blue.  
1985 drawing by Richard  
Slayton, Eugene, Oregon.