

1565

United States Department of the Interior National Park Service

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 Dorris Apartments
other names/site number

2. Location

street & number 963 Ferry Lane
city, town Eugene
state Oregon code OR county Lane code 039 zip code 97401

3. Classification

Ownership of Property: private (checked)
Category of Property: building(s) (checked)
Number of Resources within Property: Contributing 2, Noncontributing 0, Total 2

Name of related multiple property listing: Eugene West University Neighborhood Historic and Architectural Resources MPS
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: James M. Hannah
Date: September 1, 1991
State or Federal agency and bureau: Oregon State Historic Preservation Office

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
National Park Service Certification
Signature of the Keeper: Melissa Byers
Date of Action: 10/24/91

---

**6. Function or Use**

---

Historic Functions (enter categories from instructions)

Multiple dwelling: apartment building

---

---

---

Current Functions (enter categories from instructions)

Multiple dwelling: apartment building

---

---

---

---

**7. Description**

---

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals: 

---

Tudor Revival 

---

---

Materials (enter categories from instructions)

foundation concrete 

---

walls wood: weatherboard 

---

stucco 

---

roof asphalt: composition shingle 

---

other 

---

---

---

Describe present and historic physical appearance.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 2

The Dorris Apartments is a two story multi-unit residence located in a cul-de-sac along the Millrace, facing west. The building faces two residential buildings and is set back 11' from the sidewalk. In fair condition, it is virtually intact. It is rectangular in plan with a concrete foundation. The complex gable roof is covered with composition shingles. Of light wood framing, the wood stud walls are surfaced with light peach colored stucco and beveled wood siding. The windows are wood sash, double hung, 6/6 and 4/4. Outstanding decorative features include a variety of roof dormers, half timber trim, details and brackets on overhanging gables, and inset entrances. There are eleven apartments which have been kept in near original condition, with Murphy beds, hardwood floors, fireplaces and old style ice boxes. Noteworthy landscape features include: brick sidewalks and paths, laurel hedges, and a variety of small plants and rose bushes directly in front of the west facade. Related structures include a contributing detached garage in fair condition.

## SETTING

The Dorris Apartments, located on tax lot 4700 of tax assessors map 17 03 32 2 3, are sited at the east end of Ferry Lane cul-de-sac in an urban residential and commercial area. The building is set back 25.5' from the center line of the street. The block has scattered landscaping ranging from Allumi False cypress to Big Leaf maple, some of which are located adjacent to the building. The detached garage is located on a paved area in the northeast corner of the lot.

## PLAN

The rectangular building was designed with two entrances. The building is divided into two halves with each side being a mirror image of the other. The central stairwells are flanked by apartments, two per floor on the first floor and second floors and two basement apartments on the south side and one basement apartment on the north side (eleven apartments). There is no lobby or shared space except for the stairwells. One basement apartment, two ground level apartments and two second story apartments are grouped around each stairwell (there is one additional apartment at the south end). There is no access between the two sides except a door in the basement storage area.

## EXTERIOR

The Dorris Apartments face west on Ferry Lane. The long rectangular shape of the building is interrupted by four projecting bays with intersecting gable roofs, along the front elevation. The two front entrances are recessed between the two furthest bays. The roof line of the rear elevation is interrupted by two intersecting gables and a recessed central back porch. Exterior surfacing materials include; a concrete foundation and a ground floor covered with peach colored stucco, horizontal beveled board siding and imitation half timber cover the second floor, and a composition shingle roof. Windows on the first and second floors are wood, double hung, 6/6 and 4/4. The basement windows are simple recessed openings with wood trim and single panes.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

---

The second floor projects over the lower level by approximately 4". The steep gable roof is adorned with small gabled attic vents and chimney stacks. The entrances on the west facade are recessed between two bays above which is a tripartite window. The windows are protected from direct light by a light screen (not of original design). The entrance doors are multi-paned glass and are flanked by sidelights. The building is slightly above ground to allow for daylight windows in the basement. The entrances accommodate this grade change by having brick paved steps leading to the entrance porch. Decorative features include wood modillions, half timber, brackets and dentils.

The east (rear) elevation has two intersecting gables which are decorated with imitation half timber. Centered on the east facade is a recessed back entrance with wood steps.

The north and south facades have a ground floor of peach colored stucco, and a second floor of horizontal lap siding. The roof line is interrupted by the second floor windows. A door on each elevation leads to the side yards.

The back "yard" appears to have been a drop off or service drive at one time. Paved portions and service uses denote this possibility.

### INTERIOR

The Dorris Apartments has three stories including a basement level. The interior is comprised of a central stairwell with two apartments on the first and second floors in either half of the building. The basements are slightly different on each side with the south side containing two apartments and the north side containing one apartment and a laundry room.

The stairwells are simple and intact with painted stair railing, square newel posts and balusters. A large window is located at the landing between the first and second floors on the west elevation. Along the walls is a painted chair railing.

All apartments are virtually intact with the only alterations being the replacement of kitchen flooring and counter tops and the repairs made in one unit due to minor fire damage (1988). The wood molding and wall surfaces in the fire damaged unit were restored to their original condition. Smoke damaged tile bathroom floors in this unit and others were retained and covered with vinyl flooring. The basement apartments are utilitarian.

The floor plan of the first and second floor apartments are identical on both sides; the living and dining rooms are to the west (front), the bedroom and bath are on the east elevation and the kitchens are along the south or north walls in the end units and the connecting walls on the interior

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4

---

units. All apartments have hardwood floors except in the kitchen and bathrooms where the flooring is vinyl. There is curved crown molding in the living room from the dining room. Windows are multi-pane double hung. The kitchens retain their original sinks, cupboards and ice box. The counter tops have been replaced. A small back porch accompanies each apartment and has original tongue and groove paneling. A door from the back porch leads to a back stair on the north and south elevations in the end units and in the center of the rear elevation in the interior units. Each apartment has a single bedroom and a bath room with original fixtures.

### GARAGE

The six car contributing garage has peach colored stucco siding with a pent roof interrupted by small false gable roofs on the west (front) elevation.

### ALTERATIONS

One new basement window has been added to the south facade at the basement level.

### CHAIN OF TITLE

Although Edward P. Dorris acquired the land in 1921, he did not build until 1927. Bertha A. Dorris is listed as title holder in 1921 and Ben F. Dorris acquired the building in 1931. The building was sold in 1941 to Bert J. Williams and then to Stella M. Williams in 1952. In 1967, Floyd McAllister acquired the property and sold it in 1972 to Thomas Slocum. Slocum sold the property in 1981 to Charles Lynch, Charles Lawson, and Dean Loney. The building was again sold in 1987 to Sunset Investment who in turn sold the property to current owner Dan Neal in 1989.

**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

1927  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1927  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

John Hunzicker  
\_\_\_\_\_

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

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:

City of Eugene Dept. of Planning and Development, 777 Pearl St, Eugene OR 97401

**10. Geographical Data**

Acreage of property 0.22 acres Eugene East, Oregon 1:24000

UTM References

A 

1	0
---	---

4	9	3	3	3	0
---	---	---	---	---	---

4	8	7	7	1	3	0
---	---	---	---	---	---	---

  
 Zone Easting Northing

C 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

B 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

  
 Zone Easting Northing

D 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated area is located in NW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 32, Township 17S, Range 3W, Willamette Meridian, in the City of Eugene, Lane County, Oregon and is identified as Tax Lot 4700 at said location.

See continuation sheet

Boundary Justification

The nominated area includes the entire urban tax lot associated with the historic building. A free-standing six-car garage is an historic accessory feature counted as a separately contributing feature.

See continuation sheet

**11. Form Prepared By**

name/title Sundquist, M., and Kimberly Demuth and Kimberly Lakin  
 organization Demuth/Glick Consultants for the City of Eugene date January 16, 1991  
 street & number 1314 NW Irving, Suite 510 telephone (503) 224-0043  
 city or town Portland state Oregon zip code 97209

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 8 Page 2

---

The Tudor style Dorris Apartments, constructed in 1927, is architecturally significant under criterion c as an example of the Residential/Multi-family property type within the West University Neighborhood. There are 26 resources identified as this property type within the study area, however this is the only Tudor style building in this property type. This building is notable for its integrity, distinction and associative value and meets registration requirements for the National Register of Historic Places as identified in the "West University Neighborhood Cultural Resources Survey".

The property is virtually intact as it was built in 1927. The Dorris Apartments are an excellent expression of the historic period Tudor style as designed by the firm of Hunzicker and Smith. The firm used this style often in their work. Significant elements of the design are the mirror image plan of the two halves of the building, and the combination of symmetry and asymmetry in the overall design scheme.

### HUNZICKER AND SMITH

According to the University of Oregon Oregon Daily Emerald, the Dorris Apartments were designed in 1927 by Graham Smith of the Eugene firm of Hunzicker and Smith. Graham Smith had joined Hunzicker in partnership in 1926. The landscape was designed by George Otten of Portland. The contractor was J.W. Swope. The design was noted as unique for its built-in radio antennae which were to be located in the attic.

### EDWARD P. DORRIS

Edward P. Dorris was listed in the Eugene city directories as a traveling salesman for many years. In 1927, when the Dorris Apartments was being built, he and his wife Bertha were sharing a house with Ben F. Dorris at 999 Ferry Lane. Edward Dorris owned the Dorris Apartment land as early as 1922. In 1933, the city directories show Edward P. and Bertha Dorris residing in the Dorris Apartments. Ben F. Dorris acquired the Apartments in 1931. (Lane County and Eugene City Directories)



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 2

---

### Bibliography

Oregon Daily Emerald, April 6, 1927.

Lane County and Eugene City Directories.

Lane County Historical Museum Vertical Files.

Planning Department, City of Eugene and Land and Community Associates. "West University Neighborhood Cultural Resources Survey". Eugene, Oregon. August 1987.

Ticor Title Company Records. Eugene, Oregon.

9TH AVE. EAST

10TH AVENUE

MILL STREET

11TH AVENUE

FERRY ST

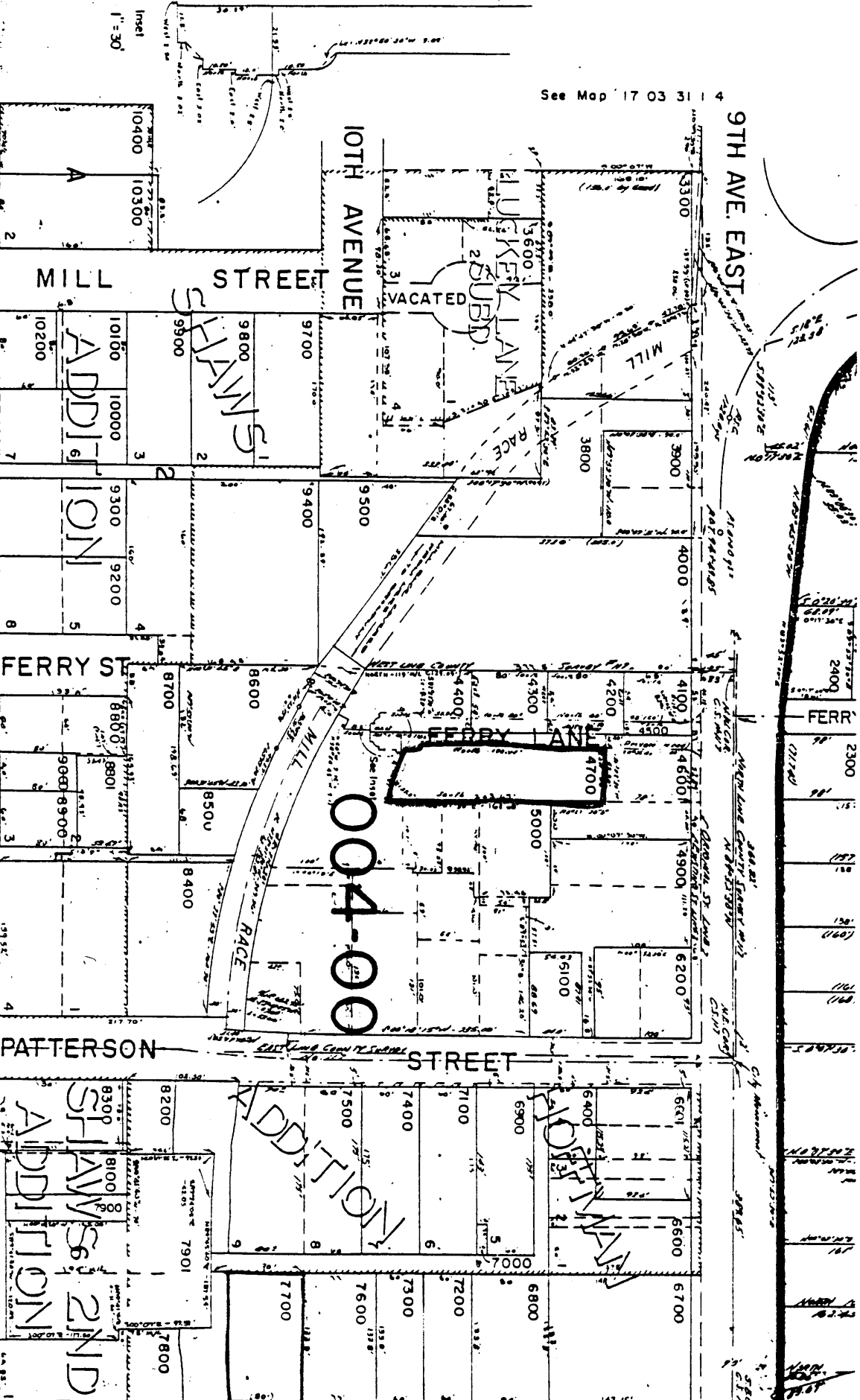
AVENUE

PATTERSON STREET

EAST

HILYARD

004-00



CURR. HIST. STATUS:

RANKING: Secondary  
NEIGHBORHOOD: WUN 2  
TYPE: Building

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

FINAN. STATUS:

HISTORIC NAME: DORRIS APARTMENTS

DATE OF CONSTRUCTION: 1927

COMMON NAME:

ORIGINAL USE: Multi-Unit Resid

ADDRESS: 963 FERRY

LANE PRESENT USE: Multi-Unit Resid

EARLY AD: 0

DATE:

OWNER: Charles Larson

ARCH./BLDR.: Hunzicker&Smith/Swope

ADDR: P.O. Box 10365

ARCH./STYLE: Tudor

Eugene, OR 97440

T/R/S# 17 3 32 NW 1/4 SW 1/4

INTEGRITY: Virtually intact

MAP NO.: 17033223

TAXLOT: 4700

THEME: 002

ADD:

BLK: LOT:

PROP. GROUP JHUNZ /TH/003

ZONING: R4SR

PLAN SHAPE: Rectangular

#STORIES: 2.0 BASEMENT (Y/N/?): Y

FOUNDATION MATERIAL: Concrete wall

ROOF FORM & MATERIALS: Complex gable, composition shingle

WALL CONSTRUCTION: Wood stud

STRUCTURAL FRAME: Light wood frame

PRIMARY WINDOW TYPE: Wood, double hung, 6/6, 4/4

EXT. SURFACING MATERIALS: Stucco/beveled wood siding

DECORATIVE FEATURES: 1/2 timbering overhangs with brackets and dentils, in-

OTHER: set entries, roof dormers

CONDITION: Fair

MOVED: N DATE MOVED:

EXT. ALTERATIONS/ADDITIONS(DATED): none

NOTEWORTHY LANDSCAPE FEATURES: Brick sidewalk; lg camellia to N, steel port  
orford cedar at NW cor, bglf mpl at rear; evgr fdn pltg in front.

ASSOCIATED STRUCTURES: Detached garage; 962 & 998 Ferry Lane

KNOWN ARCHAEOLOGICAL FEATURES: none

GEOG. LOC. & IMMED. SETTING Mid-block, in mixed use area at front of lot,  
on quiet st. Located in NE section of survey area on millrace; 2 bl E of  
downtown.

PHYSICAL DESCRIPTION: This 2 story Tudor styled multi-unit residence is lo-  
cated on a cul-de-sac on a flat lot, along the millrace, facing west.  
Other addresses are 979 Ferry Lane. In fair condition, it is virtually  
intact. A rect. plan on a concrete wall foundation, it has a daylight base-  
ment. The complex gable roof is covered with comp. shing. Of light wood  
framing, the wood stud walls are surfaced with stucco and beveled wood  
siding. The windows are wood, D.H., 6/6 & 4/4. Outst. dec. features incl.  
a variety of roof & wall dormers, half-timber trim, details & brackets on  
overhanging gables, inset entries. Noteworthy landsc. features, brick side-  
walk & paths, laurel hedge; related structures, detached garage.

SOURCES: Polk 1928-38 146e0121; Korstad 1933-38 146e0075; EMR 146e0123  
4/6/27 p5, 4/23/27 p12

ROLL NO.: 00  
NEGATIVE NO. 000  
SLIDE ROLL#: 000  
SLIDE NO: 000000

RECORDED BY: L. Chappel & L. Sekora  
RESEARCHED BY: RZM, KAS, LS, JC  
DATE RECORDED: 11/22/1987  
FIELD INVENTORY NO: 00000  
STATE INVENTORY NO: 4097

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

HISTORIC NAME: DORRIS APARTMENTS  
ADDRESS: 963 FERRY

T/R/S# 17 3 32 NW 1/4 SW 1/4  
LANE TAXLOT: 4700

963 Ferry Lane was built as the Dorris Apartments in 1927 for E. P. Dorris at an estimated cost of \$20,000. The contractor was J. W. Swope. The building was designed by Graham Smith, who was working in the office of Hunzicker and Smith at that time. The landscape design was done by George H. Otter of Portland. According to a Eugene Morning Register article of April 6, 1927, an unusual new feature of the apartments was built-in radio antennas in the attics. E.P. Dorris was a travelling salesman for many years; at the time of the apartments' construction he and his wife were sharing a house on the Millrace to the east of the apartments (999 Ferry Lane) with Ben F. Dorris, the Springfield filbert grower. A family connection must exist but hasn't been described in available sources. Ben F. Dorris may have owned all of the Ferry Lane property at one time and may have been closely involved in the development of 962, 996 and 963; this has not been substantiated. Minor alterations to the apartments and garages to the north were made in 1941. This building is an excellent example of the Tudor style and shows good detail and craftsmanship. It remains virtually intact and in very good condition. This building is included in the John Hunzicker thematic grouping and the Ferry Lane neighborhood ensemble grouping.

FIELD SURVEY NO: 00000  
STATE INVENTORY NO: 4097

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

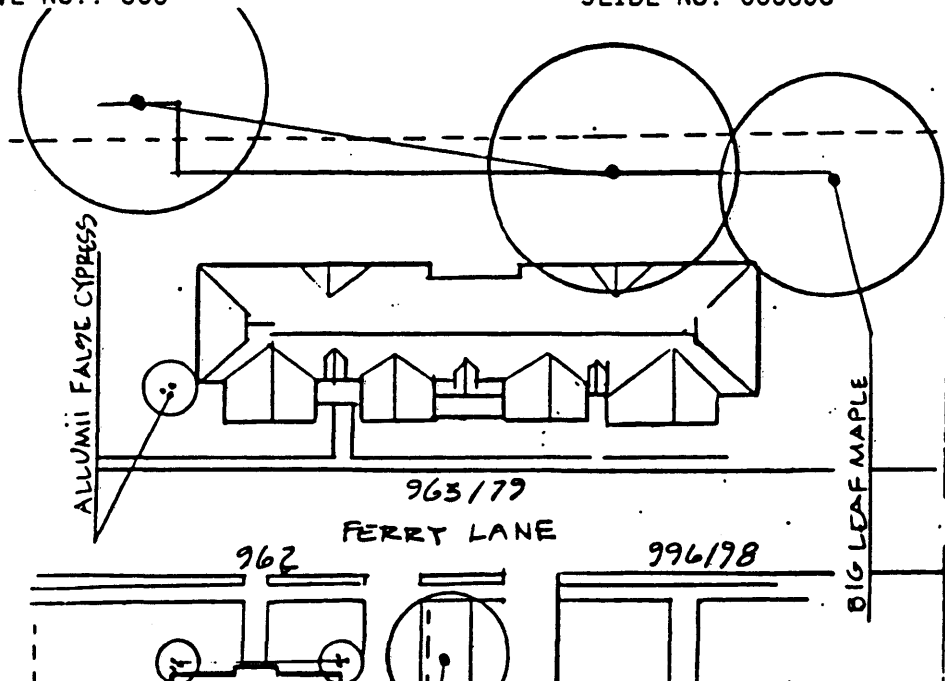
HISTORIC NAME: DORRIS APARTMENTS  
ADDRESS: 963 FERRY

T/R/S# 17 3 32 NW 1/4 SW 1/4  
LANE TAXLOT: 4700



ROLL NO: 00  
NEGATIVE NO.: 000

SLIDE ROLL NO: 000  
SLIDE NO. 000000



SITE PLAN DRAWN BY: PAF  
GRAPHIC & PHOTO SOURCES: Army Corps aerial #36-3883, 8/36, UO Map Libr.

FIELD SURVEY NO: 00000  
STATE INVENTORY NO: 4097