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United States Department of the Interior National Park Service

JAN 27 1989

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 McMorrان and Washburne Department Store Building
other names/site number Tiffany Building

2. Location

street & number 795 Willamette Street
city, town Eugene
state Oregon code OR county Lane code 039 zip code 97401

3. Classification

Ownership of Property: [X] private, [ ] public-local, [ ] public-State, [ ] public-Federal
Category of Property: [X] building(s), [ ] district, [ ] site, [ ] structure, [ ] object
Number of Resources within Property: Contributing 1, Noncontributing buildings, sites, structures, objects, Total 1

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 [X] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.
Signature of certifying official: Oregon State Historic Preservation Office
Date: January 20, 1989

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria. [ ] See continuation sheet.
Signature of commenting or other official:
Date:

5. National Park Service Certification

I, hereby, certify that this property is:
[X] entered in the National Register.
[ ] determined eligible for the National Register.
[ ] determined not eligible for the National Register.
[ ] removed from the National Register.
[ ] other, (explain:)
Signature of the Keeper: [Signature]
Date of Action: 3/2/89

**6. Function or Use**

Historic Functions (enter categories from instructions)

Commerce/Trade: department store;  
business office

Current Functions (enter categories from instructions)

Vacant/Not in use

**7. Description**

Architectural Classification  
(enter categories from instructions)

Late 19th and Early 20th Century American  
Movements; Commercial style

Materials (enter categories from instructions)

foundation brick

walls stucco over brick

roof asphalt, built up

other

Describe present and historic physical appearance.

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The former McMorran and Washburne Building, Located at 795 Willamette, Tax Lot 7, Block 8, in Skinner's Donation to the City of Eugene, Lane County, Oregon is a four-story, wood-framed masonry building executed in the "Late 19th and Early 20th Century American Movements" Commercial Style of architecture. The building was originally a two story structure built in 1902. In 1913 the building was enlarged to accommodate the McMorran and Washburne Dry Goods Store. Design of the building is credited to the Portland architectural firm of MacNaughton and Raymond. Today the McMorran and Washburne Building is one of the few early commercial structures which survived the urban renewal era in Eugene. The building has had major changes to its storefronts, and in 1980 suffered a fire and subsequent water damage which have caused the building to be in a state of condemnation. Current plans call for rehabilitation of the storefronts based upon historic photos and plans. The internal space will be converted to office and retail space. The building is currently designated a Eugene Historical Landmark.

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**SETTING**

The McMorran and Washburne Building, constructed in 1902, is located on the northeast corner of the intersection of 8th Avenue and Willamette Street in Eugene, Oregon. It is a four-story building constructed in the Commercial Style of architecture whose upper three stories have been used for offices throughout its existence. The basement, street level, and mezzanine levels have been used variously by dry goods stores, dime stores, drug stores, and, most recently, by restaurants and lounges. The building is located in the downtown core and has been vacant for many years.

**EXTERIOR**

The building is rectangular, measuring 55'x114', and occupies the southern one-third of the block. The three commercial elevations are the west elevation, which faces Willamette Street, the south elevation, which faces Eighth Street, and the east elevation, which faces West Park Street. The fenestration, molding, and cornice are the same on each of these elevations, but the east elevation also has secondary elements such as stairs which lead down to the presently vacant basement lounge, a fire escape, trash containers, and a kitchen entry. The north elevation is a relatively unadorned party wall with few windows, vents and ducts.

The parapet wall surrounds a court, and is faced with metal sheeting. At the north edge of the court is the original brick bearing wall of a building reconstructed c.1909, which burned in 1956. This brick wall has been sandblasted, repointed, and capped with metal flashing. The masonry walls of the building were rebuilt and capped with new flashing c.1975.

Photographs of the original two-storied building, built in 1902, show that significant changes have occurred to the exterior. For instance, the open entry at the north end of the west side and the ornamentation which embellished the smaller building have been removed.

After a serious fire the building was remodeled in 1913. The reconstruction included the expansion of the building to cover the entire length of the block, the addition of two stories, consolidation of separate commercial spaces into one major store, and the implementation of a more subdued Commercial Style than had existed on the original building. The three street elevations of the building are very symmetrical. The four levels of the south

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elevation are divided horizontally by three continuous belt courses and divided vertically into seven bays. Located within the bays on each floor are two single light, vertically sliding windows. The windows on the second level, however, are slightly larger than the upper story windows. The east and west elevations are also divided by three continuous belt courses but the elevations are only divided into three bays. Located within the bays on each floor are three single light, vertically sliding windows. Similar to the south elevation, the second story windows are slightly larger than the upper two stories. Originally the windows were ornamented with terra cotta trim but it has subsequently been removed. The surviving ornaments on the building include: the molding at the mezzanine level and the modillions and dentils at the cornice line.

Since the 1913 remodeling, the upper three stories have remained essentially unchanged. However, the street and mezzanine storefronts have been altered. These changes included the removal of all but one portion of the mezzanine windows, the removal of the display windows along the street level, and a general effacing of the shop function.

Current views show that the street level facades have been faced with a quartz/stucco and timber decor which accommodated a restaurant with an English theme. This application is not consistent with the upper portion of the building.

A timeline of the building's occupants and exterior renovations is as follows:

1913-27: McMorran and Washburne moved in.

1927: McMorran and Washburne department store moved out and Tiffany-Davis drugstore moved in and occupied only the front southwest corner of the street and mezzanine levels. The remainder of these levels was partitioned into other businesses, including an electrical company, a barber, postal telegraph, a lunch counter, a tavern and a card room.

Ca. 1948: Main floor remodelled to provide more space for Tiffany-Davis. It was during this renovation that the mezzanine windows and street floor display windows were altered.

1969: "Tudor" facing was added to accommodate a restaurant

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1975: Eugene Renewal Agency changes to correct UBC deficiencies included the removal of existing roofing material and application of fire retardant; the rebuilding of masonry parapets; the installation of new flashing and coping; the removal of an obsolete chimney; the soldering of seams in cornice; and the removal of sign anchorages.

1980s: Interior fire through the middle of the building causing the building to be in a state of condemnation.

**INTERIOR**

All floors run the full extent of the building, east-west. The north side of the basement contained the original elevator motor, replaced in 1975 by a hydraulic elevator. On the south wall it is possible to see the original native stone/cement foundations, and on both walls portions of the original brick are visible.

Much of the basement, remodeled in 1938 to accommodate a dime store, and again remodeled in 1969 to accommodate a lounge and dance floor. A furnace room, restrooms, and stairs leading to an access door are located at the east end of the basement. Presently the basement is vacant.

The street level contains a restaurant and kitchen, which are located at the north end of the level, and a bar which is located in the southeast corner of the level. This bar has its own entrance.

The northwest entrance area of the building does not function in conjunction with the restaurant and contains an entry hall to the offices in the floors above. Leading from this lobby are the elevator and stairs. The stairs are original and ornamented with wainscoting along the first level. New newels were inserted into the staircase in 1975 to strengthen the sagging stairs.

In 1913 the mezzanine ran solely along the west elevation but when Tiffany-Davis Co. occupied the building they extended the mezzanine so that it encircled the first floor. Presently the mezzanine is enclosed entirely and has been carpeted and panelled. The mezzanine served as banquet and office space for the restaurant. The stairs which were originally located at the southwest corner of this level have been closed off.

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The office space on the upper floors is in poor condition. Some of the spaces maintain their original configuration while others are partitioned to provide additional inner office space. The offices are positioned along the north, south, and west walls of the building. The original wooden floors of these office spaces have been carpeted in most areas. Remodeling over the years has also led to the lowering of the ceilings in the offices and halls and the paneling of the halls. The building's original doors and transoms remain.

Code deficiencies were corrected in 1975 with no visible structural changes.

In the 1980s the Tiffany Building suffered a major fire which has caused considerable structural damage to the building. The building is currently in a state of condemnation.

Rehabilitation is planned for the building which will replace the existing storefronts with new ones based on historic photos. The interior of the building will provide for mixed uses.

**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: Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1913-1927  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1913  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

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

Significant Person

N/A

Architect/Builder

McNaughton & Raymond  
\_\_\_\_\_

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

See continuation sheet

**9. Major Bibliographical References**

Clark, Robert Carlton, History of the Willamette Valley, Oregon (Chicago: S. J. Clarke Co., 1927), Vol. 2 pages 298-302.  
Morning Register, Anniversary Edition, 1904, page 10; March 15, 1913; April 1, 1913.  
Daily and Weekly Guard, 1909 Supplement, "Eugene: The Midway Metropolis of Western Oregon;" March 13, 17, 24, 1913; September 2, 1927.  
Edmunds, Harold L., "Banks of Lane County," Lane County Historian, Vol. 2 (September 1960), page 25.  
Nelson, Lee H., "A Century of Oregon Covered Bridges," Oregon Historical Quarterly, Vol. 61, NO. 2 (June 1960), page 134.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

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

**10. Geographical Data**

Acreage of property 0.144 Eugene East, Oregon 1:24000

UTM References

A 

1	0	4	9	2	6	9	0	4	8	7	7	3	6	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 Lot 7, Block 8, Skinner's Donation, City of Eugene, Lane County, Oregon. It is otherwise identified as Tax Lot 9400, and is more particularly described as follows:

See continuation sheet

Boundary Justification

The nominated property is the full urban tax lot occupied by the Mercantile building originally built for J. H. McClung in 1902 and historically known as the McMorran and Washburne Department Store.

See continuation sheet

**11. Form Prepared By**

name/title John M. Tess, President with assistance of Henry Kunowski and Quaestio, Inc  
organization Heritage Investment Corporation date September, 1988  
street & number 123 NW Second avenue, Suite 200 telephone (503) 228-0272  
city or town Portland state Oregon zip code 97209

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**SUMMARY AND CONTEXT STATEMENT**

The historic McMorran and Washburne Department Store Building at 8th Avenue and Willamette Street in Eugene's central business district in recent years has been more commonly known as the Tiffany Building, a name taken from Albert Tiffany, owner of the drug firm which owned and occupied the building from 1927 to 1958. However, the building's historical significance relates to an earlier period.

The initial development of consequence on the corner property was a two-story brick building measuring 50 x 100 feet in ground plan. It was constructed for J. H. McClung in 1902 by local contractor Nels (Lord Nelson) Roney, builder of Lane County covered bridges and such distinguished landmarks as Villard Hall and the Shelton-McMurphey House, properties listed in the National Register.

In 1913, the building was enlarged by two stories to serve as the headquarters of the department store firm founded in 1909 by George McMorran and Carl Washburne, who were to become pillars of the business community. Following its conservative redesign as a four-story building by the Portland firm of MacNaughton and Raymond, it was the largest building of the Commercial style in downtown Eugene. The plain stuccoed masonry exterior was articulated simply with the original string course and one additional to mark divisions between stories. The classical cornice of sheet metal was reapplied to the street facades. Fenestration in the upper stories echoed the organization of frameless openings of the second story in their paired and tripartite groupings fitted with double-hung sash. The ground story was remodeled but maintained the spirit of former shop fronts in its succession of plate glass display windows having marble-faced bulkheads and vertical, pivot-mounted top lights contained within the structural bays marked by classically-detailed piers.

The historic department store went through a number of remodelings after its sale to Albert Tiffany in 1927. The first of these was expansion of the mezzanine. In 1948, the ground floor was remodeled. In 1969, the basement was remodeled and the ground story exterior was covered with its present decoration in the half-timbered mode. Assorted work was undertaken to bring the building into conformance with building code requirements in 1975. In March, 1986, a fire broke out which resulted in structural damage to the first floor but had little or no impact on the exterior.

The building is a dominant feature in its immediate neighborhood and in recent years has been the focal point of revitalization efforts in the area. It is significant to Eugene under National Register Criteria A and C. Not only is the building the outstanding example of the Commercial style locally, it was for fourteen years a leading dry goods distribution center in southwestern Oregon.

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In this capacity, the store contributed importantly to Eugene's economy in a crucial period of growth and development. The McMorran and Washburne Store at 8th and Willamette is now the best-preserved building longest identified with the historic firm. The building at Broadway and Willamette to which the firm made its ultimate expansion in 1927 was encompassed by the Downtown Eugene Mall development and is radically altered.

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## MCMORRAN &amp; WASHBURNE DEPARTMENT STORE: 1909 - 1939

After six years as co-workers in the S.H. Friendly store -- at that time, the oldest retail business in Eugene -- George H. McMorran and Carl G. Washburne formed a partnership under the firm name of McMorran & Washburne in 1909. With \$1500 capital, the two men opened a small dry goods business in the Cherry Building near 6th Avenue on Willamette Street. "Energetic, persistent and progressive, their early efforts were successful"<sup>1</sup> and, in 1910, McMorran and Washburne purchased the old Crescent dry goods store in the Warren Building, located at the corner of 8th Avenue and Willamette Street.

Within two years, the firm had outgrown its quarters in the Warren Building and had begun negotiating for the Cockerline and Wetherbee Building directly across the street. A 1913 Daily Guard advertisement announced that "owing to the health and outside interests [Cockerline and Fraley] have decided to retire from the merchandising business."<sup>2</sup> "The buildings," they reassured their customers, "will be rebuilt into one of the finest structures in the valley and the first and second floors will be occupied by McMorran & Washburne."<sup>3</sup>

Constructed especially for the needs of their business, the building was the largest of its kind in the county.<sup>4</sup> With the

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departing owners' stock and fixtures, McMorran & Washburne opened for business in the newly remodelled building in September of 1913.

Since engaging in business, McMorran and Washburne had bought out several of the leading stores of Eugene, including the Crescent store and Cockerline & Fraley. With the purchase of their largest competitor, S.H. Friendly & Company in 1918, McMorran & Washburne became one of the largest department stores in Oregon.<sup>5</sup> At that time, their business was "the oldest dry goods store under continuous ownership in the city."<sup>6</sup> McMorran & Washburne ads -- now bearing the logo "Eugene's Own Store"-- frequently covered one or more pages in daily newspapers.

As a result of their continued growth in the 1920's, McMorran & Washburne expanded one final time to a new store building at Broadway and Willamette, constructing there "one of the most modern department stores in the Pacific northwest."<sup>7</sup> On September 1, 1927, a ten-page special section in the Eugene Guard was devoted exclusively to the opening of the new store. Glowingly, editors complimented the two businessmen "on building in Eugene one of the finest Department Stores on the entire Pacific Coast."<sup>8</sup> Advertisements from city businesses, professionals, administration and trades congratulated the men on

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the completion of their store.

"Your Splendid Faith in Eugene, Your Foresight and Courage, Give Vivid Testimony to Your Leadership and Business Ability. It is Such Forward Strides as You Are Making That Will Make This Attractive City the Mecca for the Home Seeker, the Investor and Families of Stable Character."<sup>9</sup>

Hundreds of congratulatory letters and telegrams were received by the business on opening day, September 3. Six employees worked all morning at simply sorting and arranging floral arrangements sent by friends from Oregon, San Francisco, Chicago and New York. Twelve Boy Scouts and six special police officers were stationed at the building to direct the crowds.<sup>10</sup> Community support was overwhelming, and continued to be for the twelve subsequent years the business remained in operation.

1 Clark , History of the Willamette Valley, p.302.

2 Daily Guard, 24 March 1913.

3 Morning Register, 15 March 1913.

4 The Eugene Guard, 2 September 1927, p. 3.

5 Clark , p. 302.

6 The Eugene Guard, 2 September 1927, p. 3.

7 Clark , p. 299.

8 The Eugene Guard, 2 September 1927, p. 1.

9 Ibid., p. 5.

10 The Eugene Guard, 3 September 1927, p. 1.

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**SITE DEVELOPMENT**

The site of the McMorran and Washburne Building is in an area which historically was considered Eugene's main street. Today the area remains within the central business core and is surrounded by facilities housing city, county and federal agencies.

Early Sanborn maps and city directories reveal that the site of the building has been occupied by commercial establishments since the original platting of the site. An early brick building occupying the site, constructed in 1872, was used as a dry goods store but was torn down in 1902. The owner of the store located in this building was Joseph McClung, a businessman long active in real estate and other commercial activities. McClung served on the city's first council, which held meetings even before Eugene's incorporation in 1862; he was a state legislator; a member of the school board; and mayor of the City of Eugene. McClung operated the original store from 1876 until 1902 when the old building was torn down and then built a new structure on the site.

The McClung Building was a two story brick building constructed by Eugene's premier contractor, Lord Nelson Roney. Roney's abilities as a builder and contractor extended throughout Oregon to Idaho and Washington. He was known throughout the Pacific Northwest as a bridge builder and was responsible for most of Oregon's covered bridges in the decades spanning the turn of the century.

Eugene had a population of only 900 when Nels Roney arrived in 1876. He was born in Ohio in September 1853. His early years were spent on his father's farm, but at age 19 he left home to learn the carpenter's trade. Roney served an apprenticeship in Missouri for three years before settling in Oregon.

His first job in Eugene was building a bridge across the Willamette for the bridge building firm of Miller and Son. L. N. Roney was responsible for many county and railroad bridge projects until he left Miller and Son in 1882. He was then employed by the state as superintendent of construction of Villard Hall on the University of Oregon campus. In 1889 Roney married a daughter of Captain John Baker, one of Oregon's most valued pioneers.

As a building contractor, Roney had charge of many public and private buildings. Among his more important projects were the Lane County courthouse, the two McClung buildings, the Smeede Hotel (located on the same block as the McMorran and Washburne Building),

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the Eugene Opera House, the Hoffman House, the Lane County Bank, the First National Bank building, the Episcopal and Methodist churches, as well as a large number of private residences. Roney served on the city council and lived a long and fruitful life, dying in Eugene in 1946 at the age of 93.

The first floor of the new McClung Building was originally leased to two local businessmen, Cockerline and Wetherbee. Cockerline had previously been a clerk in the S.H. Friendly store and Wetherbee had been a clerk in McClung's old store. In 1912, A. T. Fraley purchased Wetherbee's interest and the store changed its name to the Cockerline and Fraley Store to reflect the new ownership. The store operated under this name for only one year before the promising partnership of George McMorran and Carl Washburne, formed in 1909, bought the store and developed what would become one of the most successful department stores in the southern part of the state. Their decision to move and to remodel the McClung building led to what was considered the most significant construction job in Eugene in 1913, as year-end news articles confirm. The remodeling of the building added two stories but retained the spirit of the original in facade articulation.

A newspaper article stated that the Portland firm of McNorton & Vincent were the architects, while another stated that McNorton & Raymond were the architects of the building. Judging from this information, and since no such firms existed in Portland at the time, the architects were probably the Portland firm of MacNaughton & Raymond. The firm, which had earlier included Ellis Lawrence, first Dean of the University's School of Architecture & Allied Arts, operated from 1907-18. W. O. Heckart, a contractor for other buildings and churches in Eugene, was the contractor.

The McMorran and Washburne store operated at the 795 Willamette Street location until 1927 when it moved one block south. The building was purchased by the drug firm of Albert Tiffany and George Davis. Davis was the druggist; Tiffany, earlier a registrar at the University, later a partner in Koke-Tiffany, was also Cashier of the Bank of Commerce which folded in 1932. At Tiffany's death in 1958, the newspaper carried a front page article about him and his contributions to the city. Civic involvement has been carried on by his son, John, who continues to operate the diverse locations of the enlarged drugstore business.

The McMorran and Washburne Building sold to its present owners in 1964, ending the strictly commercial function of the building as

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three different restaurants supplanted stores. The upper stories, however, have not changed in their office functions since 1902, and the exterior sobriety of its Commercial Style reflects this fact.

**GEORGE HENRY MCMORRAN**

George Henry McMorran was a prominent Eugene businessman and one of its leading citizens in the first decades of the 20th century. McMorran together with Carl Washburne formed a partnership on January 1, 1910 to establish a dry goods store. By the 1930s, at the time of the partners' retirement, the store of McMorran and Washburne had become known throughout the nation as "one of the outstanding small city department stores in the country."

McMorran was born in Ontario, Canada in 1877. Coming to the United States at age ten, he began his merchandizing career as a delivery boy in Michigan at the age of 12. Moving to Los Angeles in 1896, McMorran continued in merchandizing, serving as manager of various mercantile stores in Hanford, Eureka and San Francisco.

In 1902 George McMorran settled in Eugene where he remained until his death on December 7, 1944. His first position in Eugene was as manager of the Sam H. Friendly Department Store. McMorran became acquainted with the younger Carl Washburne while both were working for Friendly's during this period. This led to the partnership of McMorran and Washburne established in 1910.

McMorran made many contributions to the prosperity of Eugene; however, ill health plagued him throughout his lifetime and forced his retirement in 1937.

**CARL GEORGE WASHBURNE**

Carl George Washburne, McMorran's partner, was a third generation member of a prominent pioneer Lane County family that had crossed the plains to Oregon in the 1850s. Carl Washburne was born in Eugene in 1888. Not only was he a leading merchant and businessman, he also served on the State Highway Commission and as a member of Eugene's city council.

Washburne met his future associate and partner McMorran at age 13 while employed at the S. H. Friendly Department Store. Washburne had saved \$1500 of his small salary from the store to invest in his partnership with McMorran.

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In the late 1920s, Washburne was a leader in the city's fight over the location of a new public market. He convinced the members of the West Broadway Businessmen's Association to donate a lot worth \$40,000 to the new public market. Washburne and McMorran held title to the lot on the corner of Broadway and Charnelton. This action helped to maintain Eugene's commercial center on Willamette.

Washburne's civic interests covered a wide range. He gave generously to the University of Oregon and to all community drives and campaigns. In 1926 he was elected to Eugene's city council and in that capacity took an active part in transactions that brought Southern Pacific's railroad terminals to Eugene. He served as President of Eugene's Chamber of Commerce as did his colleague McMorran. Washburne also held leadership roles in many fraternal organizations.

On February 17, 1932 Governor Julius Meier appointed Washburne to the State Highway Commission, a post he held until 1935. Several major highway projects were completed during this time, among them the rebuilding of US 99 from California north across the Siskiyou, and the construction of the Willamette Highway from Oakridge to US 97.

When Washburne retired in 1939, an editorial in the Register Guard noted that "...no man has worked more sincerely for his hometown or offered a more generous pattern of citizenship." For many in Eugene, the sale in 1939 of McMorran and Washburne's Department Store to the J.C. Penney Company was the saddest event of the year. Carl Washburne passed away on March 30, 1948, a few years after his long-time partner, George McMorran. Carl Washburne State Park in Lane County is named after him.

**ALBERT TIFFANY**

Albert Tiffany was born in Eugene on May 12, 1880. He graduated from the University of Oregon in 1905 and later became registrar of the University. Tiffany was a partner in the Koke-Tiffany printing company and was involved in the Eugene Bank of Commerce until it failed in 1932. By the time Tiffany died in 1958, his drugstore business had expanded to three large stores. His business continues under the leadership of his son John.

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Tiffany in his day was considered one of Eugene's most prominent citizens. Active in many business and civic ventures, he served as president of the Chamber of Commerce in the 1920s and was a member of several fraternal organizations.

**ERNEST BOYD MacNAUGHTON**

Ernest Boyd MacNaughton was born in Cambridge, Massachusetts on October 22, 1880, a son of Daniel and Lillias D. (Boyd) MacNaughton. He completed his Bachelor of Science degree at the Massachusetts Institute of Technology in 1902, laying the foundation for his career in architecture.

In Boston he worked from 1902 to 1905 with the construction firm of F. B. Gilbreth, and came to Portland in 1905, penniless because he had lost all his savings in the failure of a Boston bank. He joined the office of Edgar Lazarus, a prominent Portland architect, in 1903 where he remained until 1906 when he formed a partnership with Herbert E. Raymond, MacNaughton & Raymond, Architects and Engineers.

In 1907 Ellis Fuller Lawrence, later to become the first Dean of the University of Oregon School of Architecture, joined the firm which became MacNaughton, Raymond & Lawrence. Lawrence left the firm after four years and the firm name again became MacNaughton & Raymond, remaining as such until MacNaughton left his practice in 1918 when he became a vice president of the Ladd & Tilton Bank. In 1925, when Ladd & Tilton was acquired by the U.S. National Bank, MacNaughton formed the Strong and MacNaughton Company Real Estate Management and Brokerage firm with Robert H. Strong, where he continued until 1928 when he bought an interest in the First National Bank of Portland, becoming a vice president.

In 1932 MacNaughton became president of First National, a position which he held until 1947. He was a Director of the Oregonian Publishing Company from 1939 to 1950 and president from 1947 to 1950.

MacNaughton was on the boards and an officer of too many companies and institutions to name, including the Library Association, the Federal Reserve Bank of San Francisco, and Reed College. At Reed College, where he was a trustee from 1919 to 1950, he became president of the college from 1950 to 1952.

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MacNaughton was awarded honorary degrees by both Reed College and the University of Oregon. He died at the age of 79 on August 23, 1960.

In his career as an architect MacNaughton's firm was responsible for many important buildings such as the YMCA and the YWCA buildings, Alexandra Court, and the Blake, McFall buildings, all in Portland; and the music building at Whitman College in Walla Walla, Washington.

In 1912 while making some alterations to the Marquam Building on the site of the present American Bank Building, the east end of the Marquam Building collapsed into the street. MacNaughton used to say that this accident influenced him to leave architectural practice and go into banking. While in the Strong & MacNaughton firm, MacNaughton again practiced briefly, designing a number of smaller buildings.

**United States Department of the Interior  
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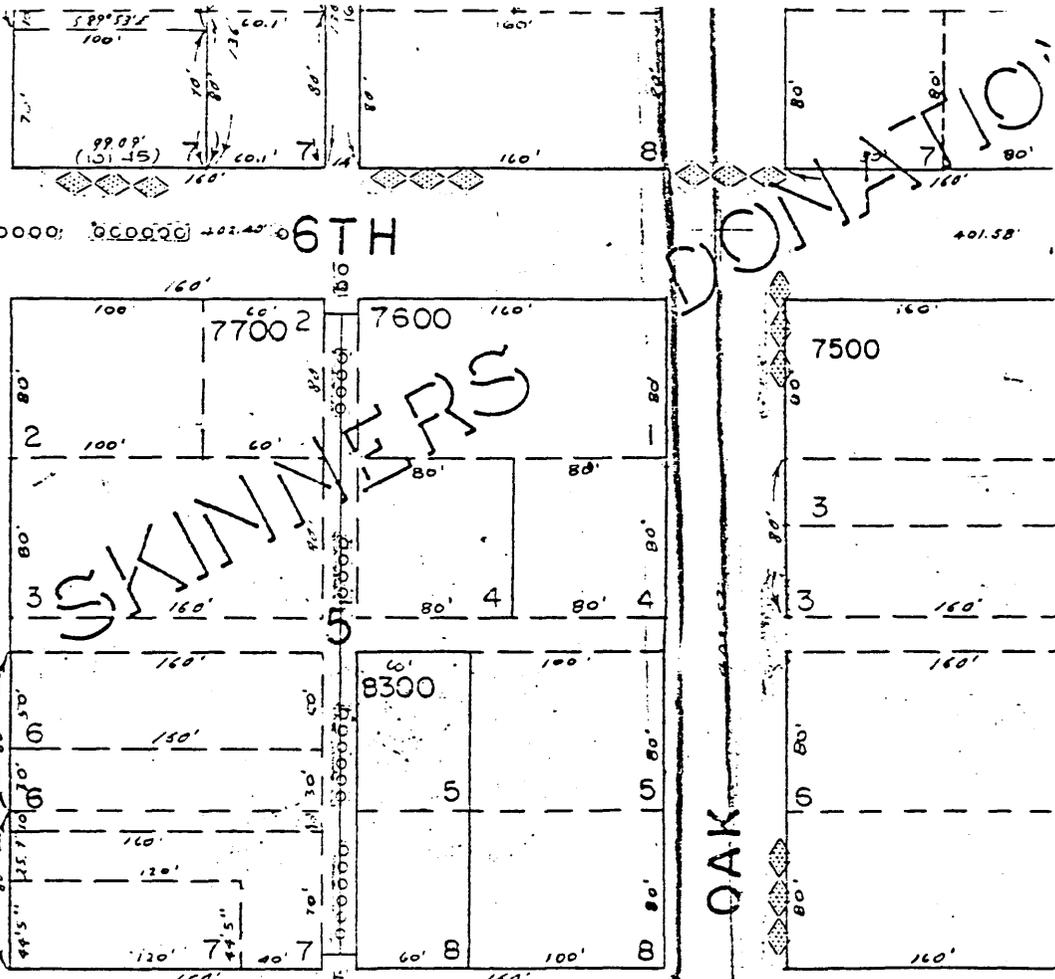
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Commencing at the southwest corner of Lot 7, Block 8 of Skinner's Donation to Lane County, as platted and recorded at page 122 of volume A, Lane County Oregon Deed Records being at the intersection of the north line of 8th Street with the east line of Willamette Street of said city, and running thence east on the north line of 8th Street 114 feet, thence north parallel with Willamette Street 55 feet, thence west parallel with 8th Street 114 feet to the east line of Willamette Street, and thence south on said line 55 feet to the place of beginning in Eugene, Lane County, Oregon.

See Map 1703 5112

6TH

WILLAMETTE 402.60

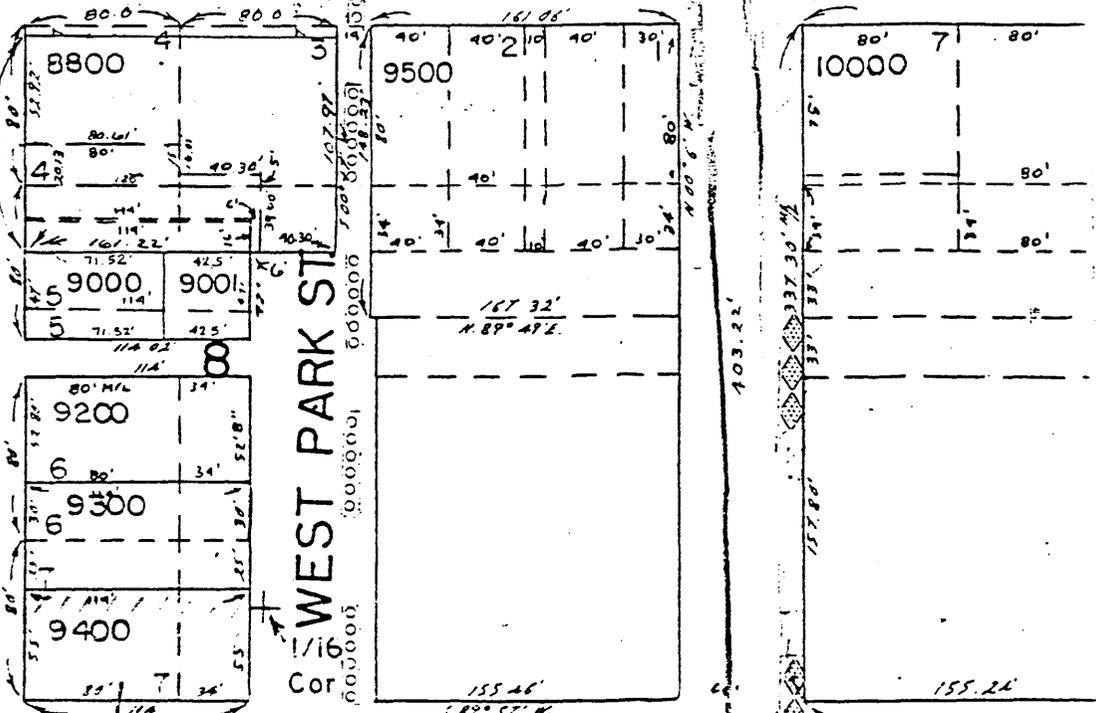


OAK

98

7TH 004-99

404.37



WEST PARK ST

Jiffany Bldg. 8TH