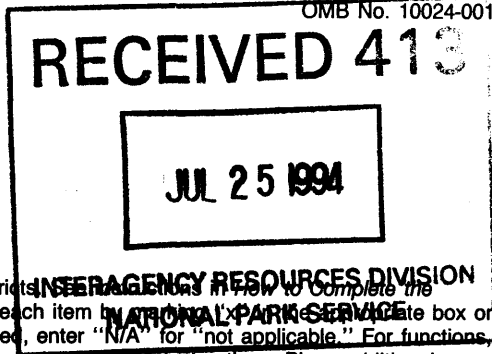


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Working, James W., Flats

other names/site number N/A

2. Location

street & number 614 Lawrence Street N/A not for publication

city or town Eugene N/A vicinity

state Oregon code OR county Lane code 039 zip code 97401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
James Hamrick June 27, 1994
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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:)

for
Signature of the Keeper Edson H. Beall Date of Action 8-26-94

Entered in the
National Register

Working Flats
Name of Property

Lane County, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Multiple dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: Multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Bungalow/Craftsman

Materials
(Enter categories from instructions)

foundation concrete

walls wood: weatherboards

roof asphalt: composition shingles

other _____

Narrative Description

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

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

The Working Flats Eugene, Lane County, Oregon

The Working Flats are locally significant as the best example of early multiple family housing in the city of Eugene. Located at 614 Lawrence Street, it was built circa 1909 by James Working from a plan devised by his brother Charles, and represents the best of six remaining four-plex apartment houses, four of which were built by the Working brothers. This four-plex building has the distinctive characteristics of the Craftsman style in its massing and details on the exterior as well as the interior.

Description

The large, two-story building is located on a flat lot on the southeast corner of 6th Avenue and Lawrence Street in Eugene, Lane County, Oregon. It occupies the northeast corner of Block 9 of Packard's Addition to Eugene, Tax Lot 6901, a nearly square area measuring 88.9 feet by 82.5 feet. On the edge of an older residential neighborhood that was developed in the early twentieth century, the Working Flats are now bordered by a busy arterial street to the north (W. 6th Avenue) and Lawrence Street to the east. The site is bordered on the south side by another four-plex apartment house built by the Workings in 1908. Further south lies the Westside residential neighborhood with its tree lined streets and older homes. To the west the lot is bordered by a driveway and several small rental houses that were also owned by James Working and his wife through the 1950's. The Working Flats are located immediately east of an urban freeway overpass and a city park. Despite its heavily trafficked location, this frame building survives in good condition, and remains virtually intact, with some minor changes to interior finishes.

Sited prominently on the corner, The Working Flat is oriented in an east-west direction with the primary entrances on the east side. Rectangular in shape, the clapboard-clad Craftsman style apartment house contains four two-bedroom, 1120 square-foot apartment units, each with its own front porch or balcony. The low-pitched intersecting hip roof is accented with a small gable dormer on the east elevation, and projecting bays on the north and south sides are topped with gables as well. The eaves are detailed with exposed, curved sawn rafter tails on all sides. The building retains its original concrete foundation, which is scored to emulate concrete block. The full basement is accessible from inside each apartment via stairs, and from outside the building. The basement is lit by several multi-paned wood windows, located at ground level on the south, west, and north sides of the building. Fenestration on all façades is symmetrical, and consists of wood framed fixed and casement windows, as well as large single hung wood sash picture windows on the front (east) façade. Landscape features include two large maple street trees flanking the entrance walk on the east side, and some older, recently pruned laurel shrubs on the south side of the lot near the building.

Exterior

The simplicity of detail is what makes this building unique. The symmetrical placement of windows, the conservative use of moldings, and the method of construction give the structure an elegant and pleasing appearance. Classical influence can be seen in the rhythm of the porch posts and the fenestration, as well as in the simple yet distinct features.

The front elevation is striking in its symmetry, and the full width, two-tiered porch exhibits five vertical bays of varying sizes. The bays divide both the first and the second stories similarly. The smallest bay, at the center, is enclosed and leads to the upstairs apartments. The upstairs portion of this central bay is

United State Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

**The Working Flats
Eugene, Lane County, Oregon**

beautifully detailed with a carved arch and pendill inset into the opening. Above this, the gable dormer displays two small fixed pane windows with molded architraves and decorative brackets. This bay is flanked by two larger bays which correspond to the individual apartment entrances. These are in turn flanked by yet larger bays which encompass the picture windows in the living room of each unit.

The porch posts which delineate these bays are detailed with inset panels and molded caps; the central posts are set on paneled pedestals. The contrasting color scheme used on the building helps accentuate the porch post details and vertical emphasis. The distinct verticality created by the porch posts is balanced by the strong horizontal division formed by the frieze board between the first and second floors. Within each of the porches, there are small paired casement windows directly adjacent to the front doors which light one of the two bedrooms. The large, single hung picture windows feature leaded glass upper sash, and large single fixed pane lower sash. All windows are wood framed.

The north and south façades are identical, and exhibit symmetrical window placement. The ends of the porches were originally enclosed by multi-paned window panels placed on the ends, which curb the breezes and the sounds of traffic. One of these is in place, on the upper apartment on the south side; the other three are undergoing rehabilitation. On the main body of the building, the squared, two-story projecting bays display casement windows in banks of three on both stories, and paired casements in the bracketed attic gables. The bay windows are detailed with wide corner boards, molded architraves, and square window sills with simple bed moldings. Flanking the bays to the west are smaller, paired one-over-one double hung windows which light the kitchens, and on the east side are paired casement windows. These are also detailed with prominent molded architraves and square sills with bed molding. The wide frieze board with a small drip cap separates the first and second stories as it does on the front (east) facade. Doors leading to the basement and to the apartments are located at the rear (southeast and northeast) end of each side of the building. The doors are not original but the door surrounds retain their original wide board casings and the prominent molding of the architraves.

The west (rear) facade exhibits the least amount of decorative detail. The windows are arranged symmetrically, with two banks of triplet windows lighting the rear portion of each apartment. Two sets of these openings retain their original hopper windows, and two sets have been changed to either fixed or aluminum sliding windows. These banks are separated by small casement windows placed between them on the first floor, and on both sides of each bank on the second floor. All windows exhibit the molded architrave found on the north, east, and south elevations. The windows exhibit the same architrave, square sill and bed molding details as found on the rest of the building. The frieze board and drip cap details continue to delineate the first and second floors on this rear facade.

Interior

The interior plan of the building is virtually intact. All apartments are similar in plan, and those on the south side of the building mirror those on the north. There are two apartments on each floor. Each apartment consists of a living room, a dining room, a kitchen, a bathroom, two bedrooms, and an enclosed screen porch which in all apartments has been converted to a third bedroom or office space. Stairs which lead to the basement laundry facilities are located in the northeast and southeast corners of the apartments. The upstairs units retain the original skylights, which allow light into the bedrooms and the bathrooms.

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

The Working Flats Eugene, Lane County, Oregon

The rooms are trimmed with Craftsman influenced woodwork, details, and hardware. Wide baseboards with cap moldings, simply detailed door and window surrounds, built-in cabinetry, and wood floors remain in good condition throughout the building, although much of the woodwork has been painted all of the units. The abundance of natural light afforded by the many windows, as well as the open plan typical of the Craftsman period give these apartments a spacious and airy feeling, as well as illuminating the simple yet elegant woodwork details.

The living rooms measure 15.5 x 17.0 feet, and display large, leaded glass picture windows that look out onto the porches. The living rooms are separated from the dining rooms by a wide opening accented with square posts and pedestals. The 15 x 15.5 foot dining rooms include built-in window seats in all but one apartment, which are located in the projecting bays on the north and south sides of the building. All four walls of the dining rooms contain a plate shelf with decorative bracket supports positioned at approximately five feet. A built-in pass through cabinet with drawers and cupboards and glass doors fills the wall between the dining room and the kitchen, which is located toward the rear (east end) of each unit. Directly behind (east of) the kitchens are the enclosed screen porches and the stairs to the basement.

The two bedrooms in each apartment are located along the interior of the building and are separated by the bathrooms. Although not positioned along an exterior wall, each bedroom receives natural light through casement windows which look out onto either the front porches or the now enclosed screen porches to the rear. The upstairs bedrooms also receive natural light from original small, square skylights. All four bathrooms retain their original clawfoot bathtubs. At least one unit retains its original bathroom in its entirety, including bathtub, sink, toilet and cabinetry. The downstairs bathrooms have no windows, and the upstairs bathrooms are lit by original skylights. Ceiling heights throughout the building are 9 feet.

Landscape Features and Setting

Although the setting of the building to the north and west has changed significantly with the construction of the urban freeway, to the south and east the neighborhood retains its residential ambiance with a variety of homes and large street trees. The landscape immediately surrounding the building has been encroached upon by the widening of streets, but the large maple trees and older laurels remain. The front and north side yard retains lawn and seasonal flowers. Parking for the occupants is located on the south side of the building, and is shared with the adjacent four-plex. The west side of the building is occupied by a narrow driveway.

Alterations

Very few alterations have been made to this building since its construction circa 1909. No structural changes have been made, and the floor plans all remain intact. Interior finish changes constitute the majority of alterations, and include the painted woodwork and floors, and the finishing of several walls and ceilings with newer plaster. The kitchens have variously experienced some changes in cabinets doors, new countertops, new sinks, and vinyl or Formica flooring. Two of the units have had some alteration to the pass-through cabinets between the dining room and the kitchen.

The current owners have worked carefully to insure the retention of the building's character-defining features. Deterioration of some of the porch and eave elements has been repaired using in-kind design and materials. The roof has been replaced once again with composition shingles, and the building has been newly painted using the historic color scheme, which was derived from a professional color analysis.

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

c. 1909

Significant Dates

c. 1909

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Working, James William

Working, Charles F.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

City of Eugene Planning & Development Dept.

Working Flats
Name of Property

Lane County, Oregon
County and State

10. Geographical Data

Acreage of Property 0.17

Eugene East, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 0 | 4 | 9 | 2 | 1 | 7 | 0 | 4 | 8 | 7 | 7 | 5 | 7 | 0 |
Zone Easting Northing
2 | | | | | | | | | | | | | | | |

3 | | | | | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | | | | | |
 See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Elizabeth Carter, Historic Preservation Consultant

organization N/A date March 1, 1994

street & number 1591 Sylvan Street telephone 503/343-3179

city or town Eugene state OR zip code 97403

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Harold C. Thorin and Richard Thorin

street & number 3850 E 21st Avenue telephone 503/345-4680

city or town Eugene state OR zip code 97403

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

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

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1A

SHPO SUMMARY

The four-unit apartment building located on Lawrence Street at West 6th Avenue on the northerly edge of Eugene's central business district was erected about 1909 by local building contractor James W. Working. It is based on a standard plan supplied by the builder's brother, Charles Working, but is distinguished by its finish details.

The property meets National Register Criterion C in the area of architecture as the best preserved example of a particular type of wood-frame, four-plex rental housing which the Working brothers are credited with introducing to Eugene in the period 1908 to 1912.

The distinguishing feature of the east-facing front is a full-width double piazza, or two-story veranda with square columns and solid railings. The building otherwise is a straightforward, two story construction in the Craftsman tradition. It rests on a concrete foundation and basement and has a footprint measuring 50 feet square. The four-plex is enclosed with a truncated hip roof having overhanging eaves supported by shaped rafter tails, and it is clad entirely with lapped weatherboards. Door and window openings have good-quality architrave framements, and trim is completed by a plain girdling stringcourse and corner boards. There are a gabled front dormer and two-story window bays centered on either side elevation that have verge boards with fancy butts. These, along with inset panels on porch columns and a carved arch with pendill over the center bay of the upper porch deck are typical of quality finishwork which set this four-plex apart from the few others of like kind remaining in Eugene.

The building interior is based on a symmetrical, mirror-image plan in which spacious apartments, two on either floor, are laid out in a conventional longitudinal configuration. Interior finish work, now painted white, is in the Arts and Crafts tradition, replete with built-in cabinetry (such as diningroom sideboard), plate rail, picture moldings and solid demi-column screens demarcating living and dining spaces.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2A

Among the defining characteristics of the Working brothers plan is access to second story flats, given directly from the veranda by means of a long, straight flight of stairs centered on the facade. Adjoining entrances to apartments are recessed in the facade plane at the center bay. The formality of the site is heightened by two mature maples in the parking strip which flank the front entrance walk.

The Working brothers, James and Charles, built a number of four-plex buildings following their arrival in Eugene from Kansas in 1908. Four of these are standing today, along with two others attributed to different builders. The flats at 614 Lawrence are considered the best-realized of the limited comparative field. The proponents have documented by their research the distinction of the Working brothers in adding multi-plex rental housing of pleasing proportion and compatible scale to the stock of traditional boarding house accommodations available for working people in Eugene in the Progressive era.

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

The Working Flats
Eugene, Lane County, Oregon

Statement of Significance

The Working Flats, located at 614 Lawrence, Eugene, Lane County, is the best intact example of the earliest form of multiple family apartment housing in Eugene. Although several other four-plex apartment houses remain in Eugene, the significance of this particular example lies in its integrity, its architectural uniqueness, and its association with the Working brothers. Built circa 1909, this building is the finest of six four-plex apartment houses remaining in Eugene, and retains integrity of setting, materials and workmanship. The four-plex is a unique building type in the community, and the Working Flats' early construction date, classically influenced detailing and prominent corner site make it a highly visible and appreciated local landmark. Contextually, it is an excellent example of the Craftsman style that was just becoming popular in the region. Locally, it relates to the movement away from single room rental housing toward larger, multiple family dwellings, a movement advanced by the Working brothers with their introduction of this building type to Eugene. The Working Flats is locally significant under National Register Criterion C as the best example of early apartment housing in Eugene, and as an excellent example of the Craftsman style as applied to multiple family housing.

The Working Flats occupy a corner lot at W. 6th Avenue and Lawrence Street along the border of an older residential neighborhood. The rectangular, two-story structure with imposing front porches and fine detailing exhibits the builder's interpretation of the Craftsman style as applied to a large four-plex apartment building. The horizontal emphasis of the clapboard siding, the low pitched hip roof, and the wide frieze board separating the first and second floors is balanced by the verticality of the front porch posts and the side projecting bays. Details such as the curved sawn exposed rafter tails, the inset panels on the porch posts, the porch pedestals and the decorative brackets give this building an elegance not found on other four-plex buildings in Eugene.

From its construction circa 1909, the building was owned by its builder James W. Working until his death in 1943, at which time his wife Ethel became the sole owner. It appears that she sold the property in 1951, and after several transactions, the current owners gained title in 1992. Historically, occupancy of the building was steady with little tenant turnover, and this pattern continues today. The Working Flats provided housing primarily for working class people of varying occupations, including Southern Pacific Railroad workers, mechanics, and meat cutters. The building's location, close to the railroad and downtown, yet within a comfortable residential area, made it a convenient and desirable place to live, and many tenants made it their home for ten or more years.

Early Apartment Housing In Eugene

At the time of the Workings' arrival to Eugene from Kansas in 1907-08, rental housing in the community was limited to hotels, boarding houses and room rentals in private homes. In the downtown core area, commercial buildings were often built with retail space on the street level, and rental units on the upper floors, which provided more housing. These types of rentals most often consisted of one or two rooms with shared bath and dining facilities. Multiple dwellings with kitchens and bath facilities in each unit were virtually non-existent. It wasn't until the first fifteen years of the twentieth century, with the arrival of the Workings, that apartment houses such as the one at 614 Lawrence began to appear.

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

The Working Flats Eugene, Lane County, Oregon

The Workings recognized the need for larger, multiple-family housing in the residential areas close to the commercial district, and began to design and build four-unit apartment houses in the neighborhoods surrounding the downtown core area.

These buildings had a very domestic appearance featuring gabled, hipped or truncated hipped roofs, clapboard, shiplap or shingle siding, and large front porches spanning the facade on two stories. Detailing echoed the prevalent residential detailing with most examples referring to the transitional-box or bungalow styles. These buildings generally contained four apartments often as large as one story houses.¹

These large apartments could accommodate single people, couples or families, providing either interim or more permanent homes in desirable neighborhoods away from the bustle of the business district, yet close enough for convenience. Although other types of apartment houses continued to be constructed, this particular building type was short lived - its earliest appearance is circa 1908 with the first of the Workings' apartments, and its latest seems to be circa 1912.

It was later supplanted by larger apartment complexes, consisting of six or more units per building. By the 1920's, apartment buildings began taking the form of large, two to three story structures with smaller living spaces, and the 1930's and 1940's continued this trend. The uniqueness of the four-unit building is not only that it conforms to the surrounding homes in design and scale, giving the feel and appearance of a large home. It also provides comfortable, spacious housing for several families, with all the amenities of a single family home.

The immediate area in which the Working Flats were built experienced considerable growth during the early part of the twentieth century. Bungalow style dwellings began to infill the area, which initially consisted of vernacular structures and outbuildings, some of which date to the 1860's. People of all professions made their homes in the Westside neighborhood, many of them employed in the core commercial area of Eugene, which lay only a few blocks to the east. Doctors, bankers, merchants and real estate investors mixed with farmers, tanners, and butchers to create a neighborhood which represented a true cross section of Eugene's population. Once the Workings began building their apartment houses, homeowners and renters soon lived side by side in the elegant and architecturally rich neighborhood with its tree-lined streets.

The Craftsman Influence

As an example of the Craftsman style, the Working Flats are unique not only because as an early and intact example of the style, but also because it is a multiple family dwelling, displaying the typical Craftsman details in a format new to the community. The Craftsman style in America was advanced by

¹ Pincus, Jonathan, Eugene Downtown Core Area Context Statement. (Eugene, Oregon, November 1991), 40.

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

The Working Flats Eugene, Lane County, Oregon

Gustav Stickley, a furniture maker who was heavily influenced by Englishman William Morris and his Arts and Crafts movement. The Craftsman philosophy promoted higher health in people partly by incorporating a pleasing aesthetic with a level of comfort and ease of use that was unprecedented in American architecture. Functionality was an important aspect of the style, which made little use of the often opulent decorative effects of the previous two decades. Closeness to nature was also a significant part of the ideal, and the abundance of natural light provided by banks of windows helped create a stronger connection between inside and outside. The use of large open and screened porches also facilitated the blurring of this indoor/outdoor boundary.

Good living became the focus of Craftsman interior design, and every aspect of the scheme contributed to this requisite. Big, light, airy rooms, plain yet decorative woodwork and built-in furniture helped to produce a comfortable, homelike atmosphere.² One of the hallmarks of the Craftsman home, built-in fittings not only simplified housekeeping and freed rooms of excess furniture, but they also increased the "live-in-ability" of each room. Well built, simple yet beautiful houses were typical of the Craftsman style.

Appearing in the last years of the nineteenth century in the western United States, it seems that the Craftsman style did not make a strong showing in Eugene until late in the first decade of the twentieth century. The Working Flats' construction date of 1909 makes it one of the early examples of the style in the community, and the earliest remaining four-plex of Craftsman influence.

The exterior exhibits paneled porch posts, molded window and door architraves, and projecting bays, details which are drawn from the more ornamented classical style, and are often found in the residential architecture of the late nineteenth century. This, in combination with the simpler Craftsman style details of the leaded glass windows, the sawn exposed rafter tails, decorative brackets, and simple but elegant interiors make the building an interesting study in the transition in styles from the late nineteenth to the early twentieth century. The broad front porch creates a picturesque transitional space between indoors and out, a feature typical of Craftsman homes. Much of the beauty of this building is derived from the careful use of simple detail, such as the symmetry of the window placement, the arch and pendent detail of the east facade, and the use of wood, all combined to create a refined and pleasing appearance that is ageless. The buildings' scale gives it a formidable presence on the street, without jeopardizing the residential quality of the neighborhood. All of these characteristics are part of the Craftsman ideal of simple, truthful construction that is non-intrusive and aesthetically pleasing.

The interior exhibits the open plan and built-in cabinetry of the Craftsman period, as well as the simple wide baseboards, broad window and door surrounds, wood floors, bay windows, corner moldings and thoughtful fenestration. In combination, these features contribute to the exceptional livability and aesthetic value associated with the Craftsman style. Overall, the Working Flats display a much more elegant appearance than the other apartment houses in the immediate vicinity.

²Stickley, Gustav, "The Craftsman Movement: Its Origin and Growth," The Craftsman 25, No. 1 (October 1913): 17-18, 23-26.

United State Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 4

**The Working Flats
Eugene, Lane County, Oregon**

James W. and Charles F. Working

James W. Working arrived in Oregon from Garden City, Kansas in 1908 at the age of 42, approximately one year after his parents and brother Charles' arrival. He was born in 1867 in Augusta, Illinois, and traveled with his mother, father and brother from Illinois to Iowa, to Kansas, and finally to Oregon. With the money earned from the sale of the family grocery business in Kansas, he invested in the parcel of land on the southwest corner of what is now W. 6th Avenue and Lawrence Street in Eugene. James' brother Charles had chosen to begin designing and building houses and apartment houses for a living, and the brothers soon began enterprising together. It appears that Charles was solely responsible for the construction of two apartment houses, that James was responsible for the construction of one (614 Lawrence), and that they worked together on three others. While there are minor variations, all of the Working apartment houses were built from a single plan devised by Charles. The origin of his four-plex plan is unclear; perhaps it is based on a midwest prototype seen while the family was living in that region.

Their shared contribution to the movement toward multiple-family housing in Eugene was significant. The Workings constructed the first four-plex apartment house of this type in Eugene (just south of the Working Flats at 764 Lawrence Street), and by 1912 had completed a total of six apartment houses and numerous single family dwellings. Of these six apartment houses, four remain, including the one built by James at 614 Lawrence.

The structure at 614 Lawrence was built following the construction (by James and/or Charles) of four other buildings similar in plan. At this time, another apartment house was being built by Charles, and the Working Flats by James, each working alone. "As the two brothers worked independently on their own structures, a little bit of stylish rivalry developed between them. Jim tended toward a somewhat classical expression while Charlie went bungalow. As a result, although from the same plan, these two of the six are the most elaborate."³

The construction of the Workings' apartment houses was followed by the appearance of several other four-plex buildings designed and built by other architects and builders in the community, suggesting that the building type was popular and successful enough to prompt the construction of additional structures by builders other than the Workings. Sanborn Insurance maps of Eugene for the years 1902 and 1912 suggest that there were no buildings of this type prior to those constructed by the Workings. The 1902 map indicates that tenant housing was limited to tenements, boarding houses, and room rentals. By 1912, several four-plex buildings appear, including six by the Workings and at least three by other builders.

³ "642 Lawrence" City of Eugene files, research paper, source, author and date unknown. The six buildings referred to in the paper are 764 Lawrence (1908), 642 Lawrence (1908), 1062 Oak - Fisk Apartments (1909)(demolished), 77 E. 11th Avenue - Fisk Apartments (1909)(demolished), 967 Patterson (1909), and 614 Lawrence - Working Flats (1909).

United State Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

The Working Flats Eugene, Lane County, Oregon

Extensive research of building permits support the deduction that the Workings structures were indeed the first four-plex type apartments in Eugene. Later four-plex buildings, from the 1920's or 1930's, do not possess the detail or the elegance of those of the earlier period, and exhibit eaveless rooflines, no porches, and little surface detail.

Unfortunately, the proliferation of the type seems to have disappeared with its creator. After Charles left Eugene in 1912, James remained in the community. He did not, however, build any more apartments. In 1918, James is listed in the Eugene City Directories as a clerk at the sheriff's office, and he was later an assistant at the Lane County Tax Department. He was also the owner and manager of several rental ensembles, including all of the structures on the property he purchased in 1909 on his arrival in Eugene. This parcel included two of the apartment houses he was involved in building (642 and 614 Lawrence), and several small houses. James William Working died in 1943, leaving his property to his wife.

The features that made Working Flats desirable at the time of their construction are the same features that attract tenants today. The convenient and spacious floor plan, the large porches, the aesthetic value of the exterior as well as the interior, and the convenient location all contribute to the building's continued use and enjoyment by many people. Of all of the apartment houses built by one or both of the Workings, the Working Flats retain the greatest integrity of design, setting, materials and workmanship, and best represents the earliest form of multiple family housing in Eugene.

United State Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 9 & 10 Page 1

**The Working Flats
Eugene, Lane County, Oregon**

Sources

"642 Lawrence", Research paper. City of Eugene Planning and Development Department files. Source, author and date unknown.

"Building Permits", Eugene Daily Guard Newspaper. 1908-1912.

"City News", Eugene Daily Guard Newspaper. 1908-1912.

Death Notice of James W. Working, Eugene Register Guard, April 12, 1943.

Pincus, Jonathan. Eugene Downtown Core Area Historic Context Statement. Eugene, Oregon:
November 1991.

Sanborn Fire Insurance Maps, City of Eugene, Oregon. 1902, 1912, 1925, 1948.

Verbal Boundary Description

Lane County Tax Map # 17 03 31 2 1, Tax Lot 6901

Beginning at the Northeast corner of Lot 1 in Block 9 of Packard's Addition to Eugene, running thence
West 82.5 feet along the North line of Lot 1 and Lot 2 in said block, thence
South 88.9 feet, parallel with the East line of said lot 1, thence
East 82.5 feet parallel with the North line of said lots 1 & 2, to the East line of lot to the point
of beginning, in Lane County, Oregon.

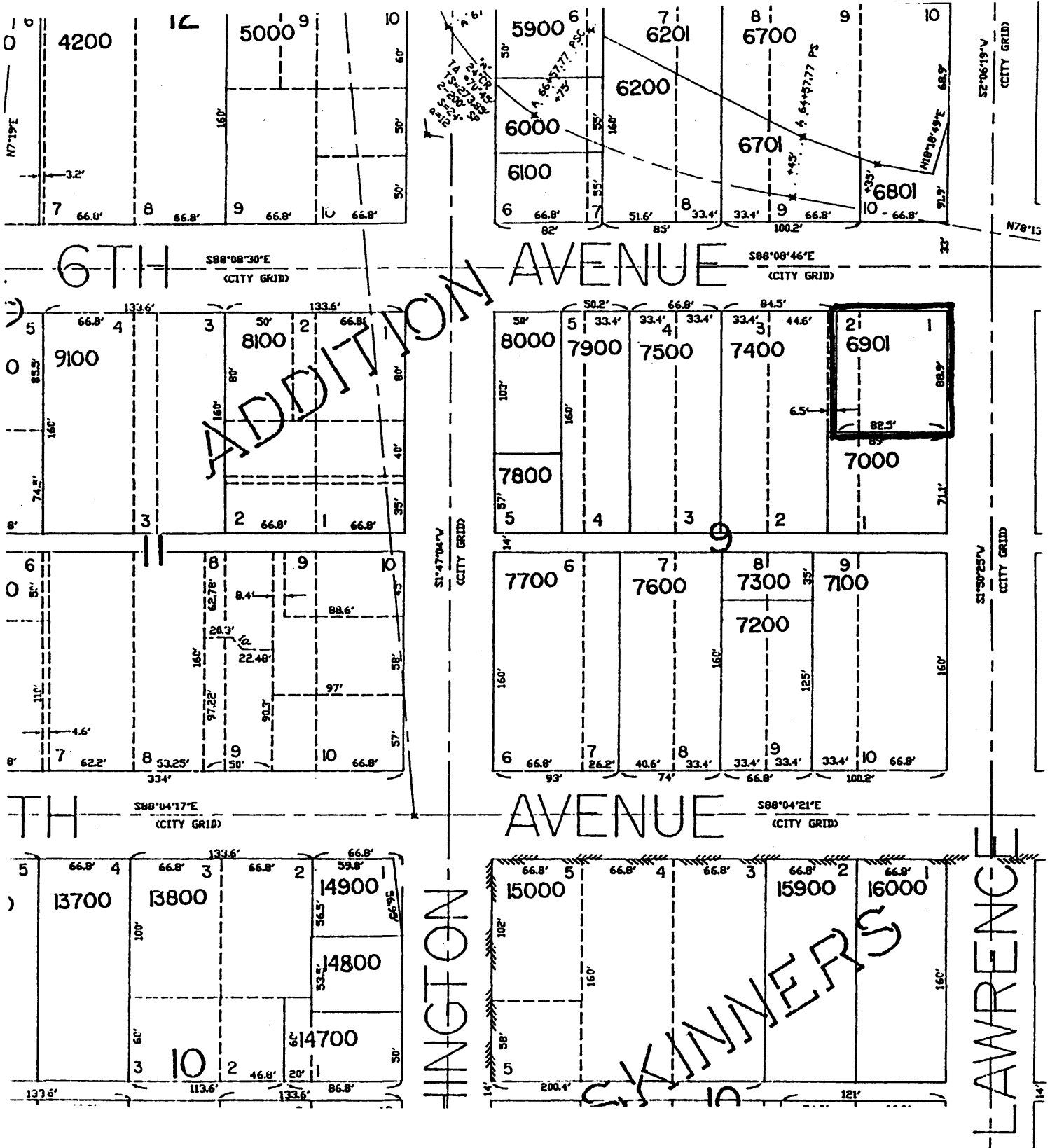
Boundary Justification

The nominated property is comprised of a full tax lot measuring 82.5 feet by 88.9 feet in the northeast corner of Lots 1 and 2 of Block 9 of Packard's Addition to Eugene, Tax lot 6901, Lane County Tax Map # 17 03 31 2 1.

The Working Flats
Eugene, Lane County, Oregon

National Register of Historic Places Nomination Form

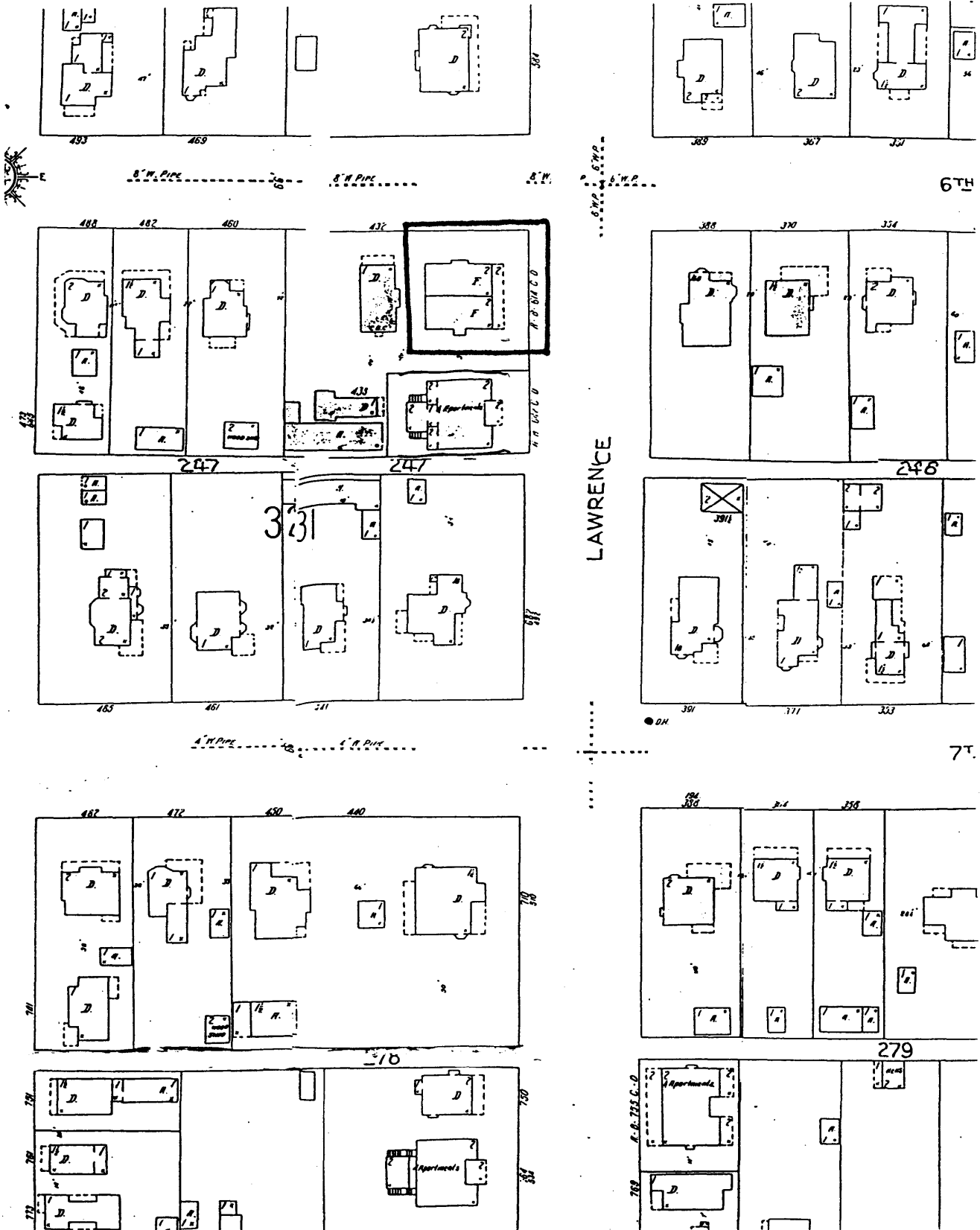
Lane County Tax Map # 17 03 31 2 1 Tax Lot # 6901



The Working Flats
Eugene, Lane County, Oregon

National Register of Historic Places Nomination Form

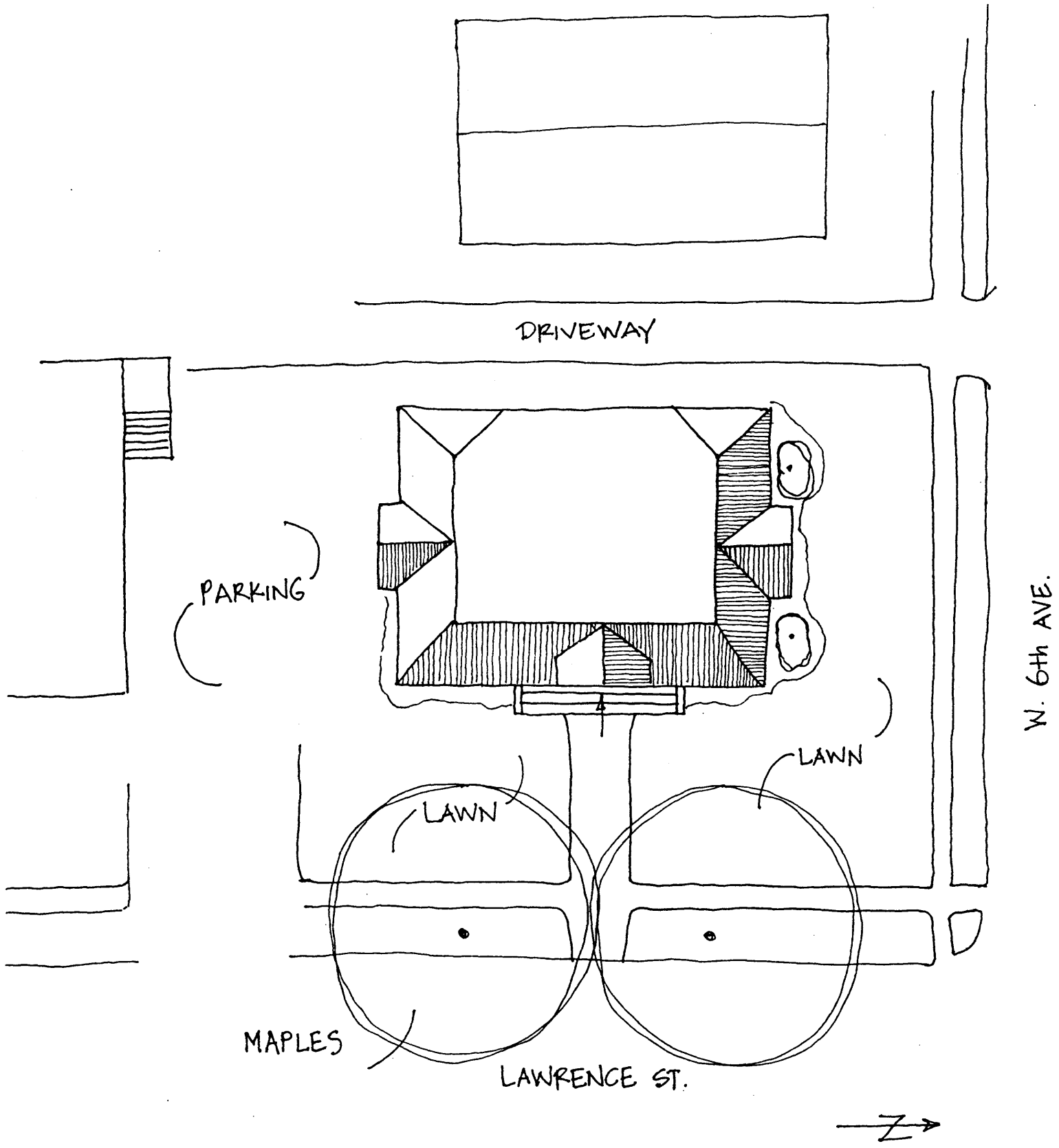
Sanborn Fire Insurance Map, 1925



The Working Flats
Eugene, Lane County, Oregon

National Register of Historic Places Nomination Form

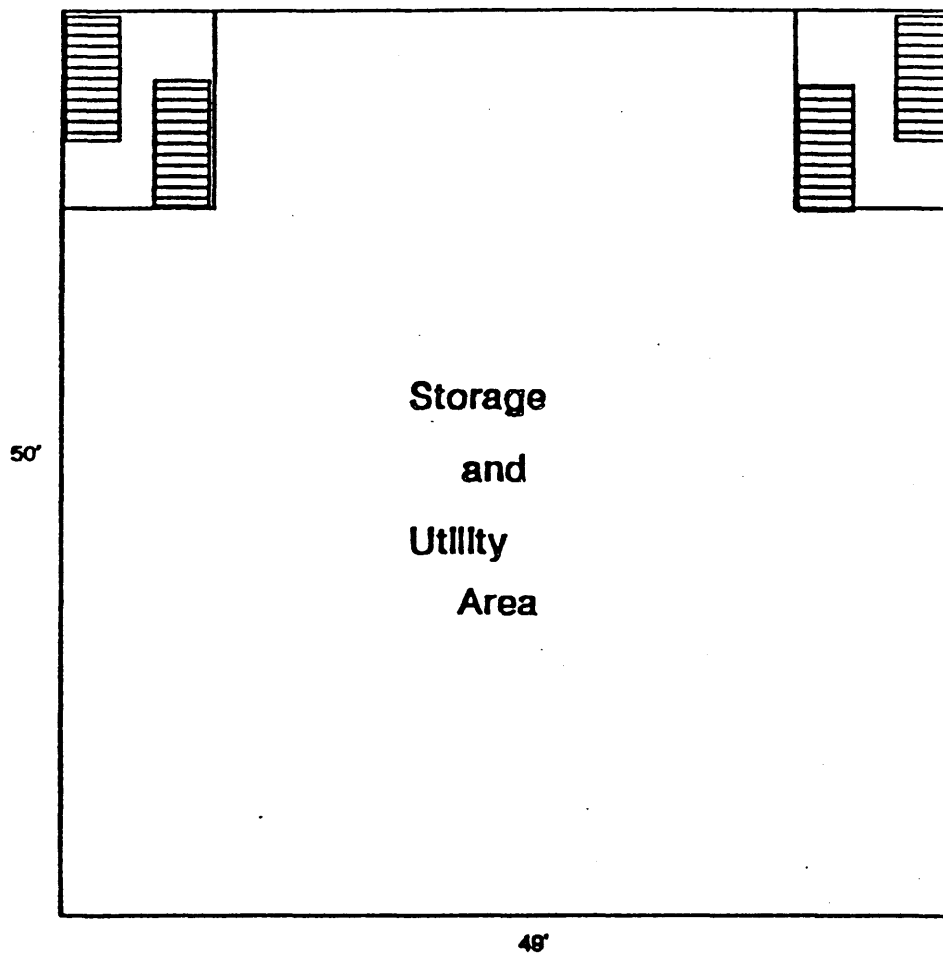
Site Plan



The Working Flats
Eugene, Lane County, Oregon

National Register of Historic Places Nomination Form

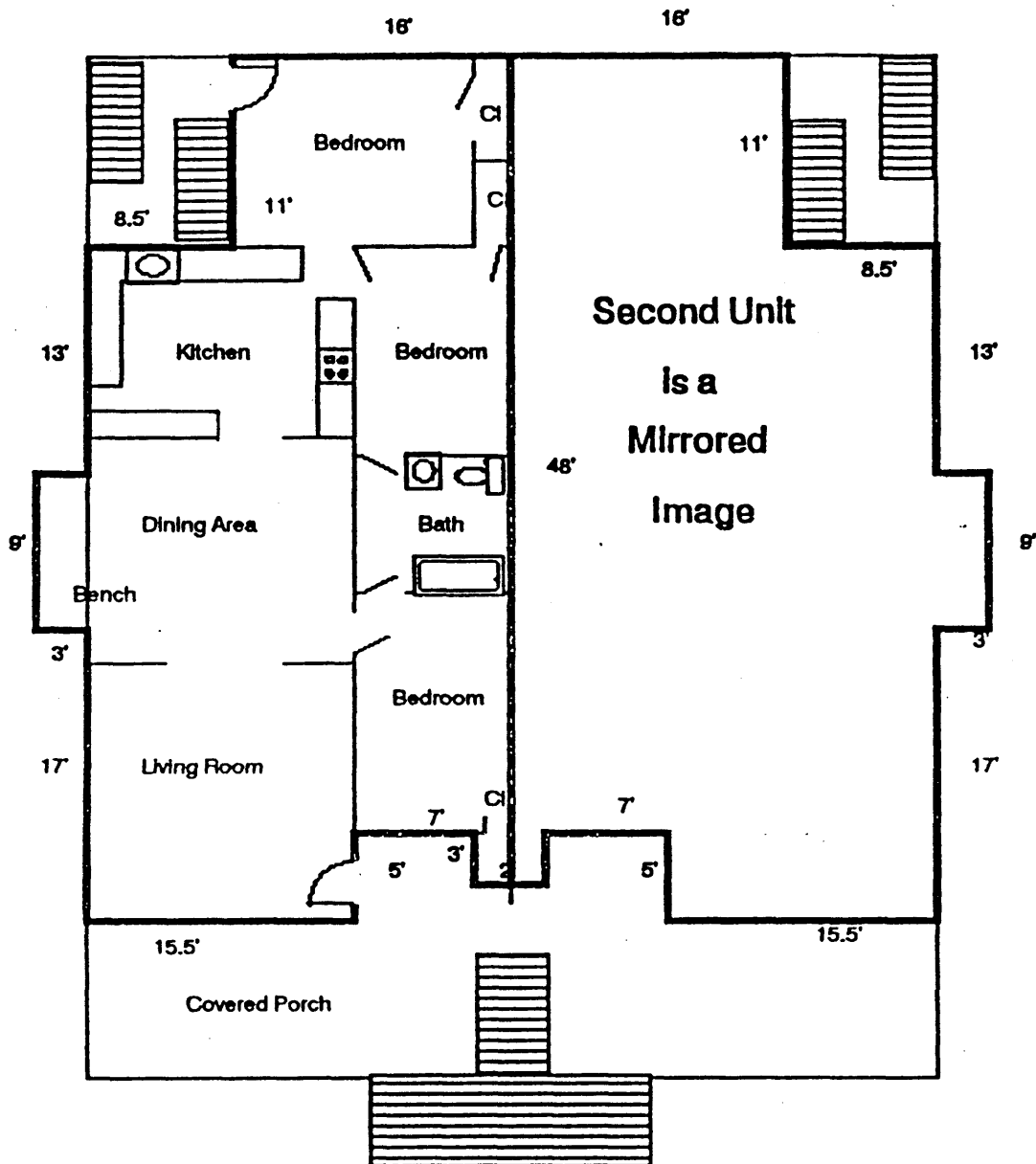
Floor Plan: Basement



The Working Flats
Eugene, Lane County, Oregon

National Register of Historic Places Nomination Form

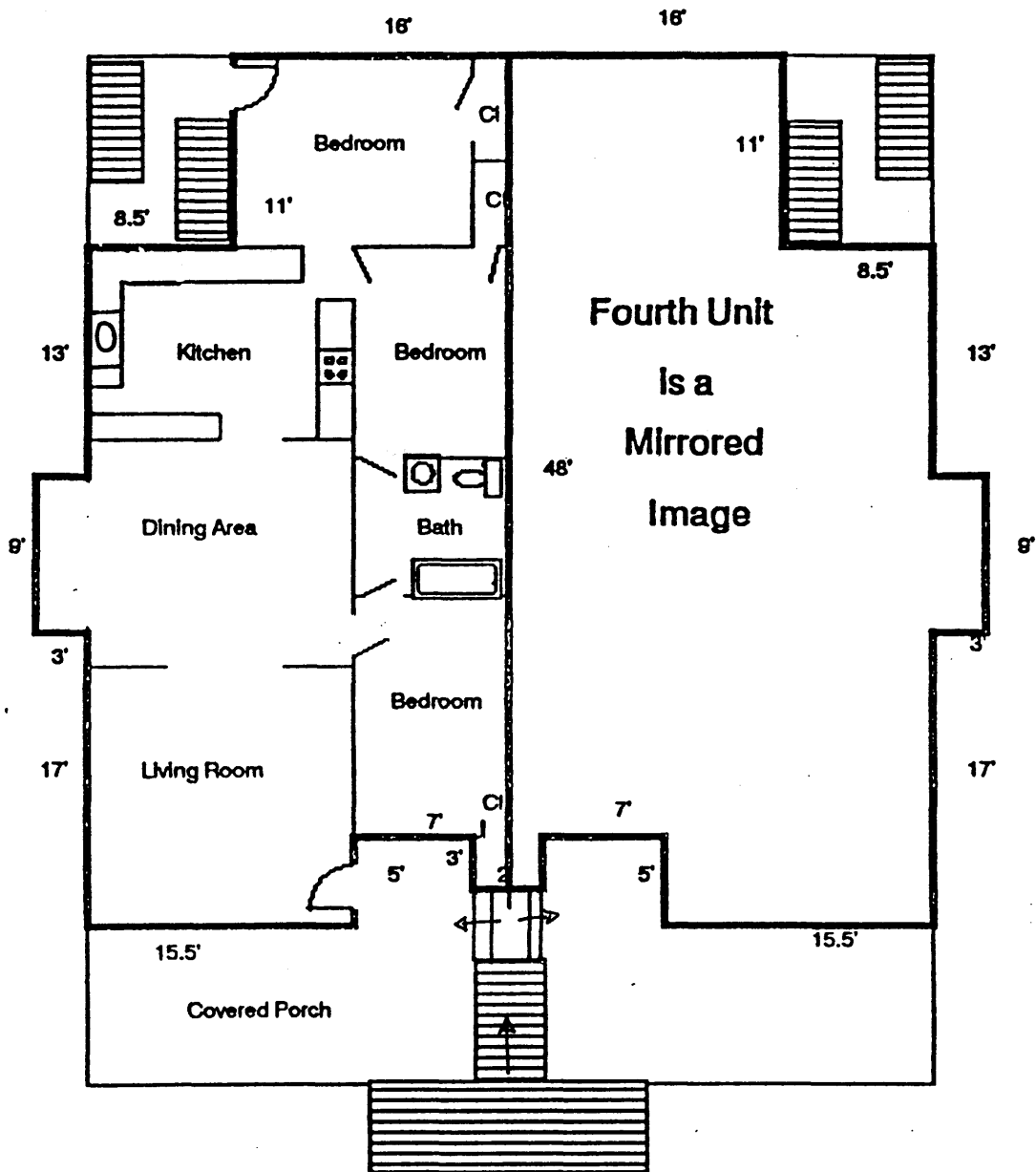
Floor Plan: First Floor



The Working Flats
Eugene, Lane County, Oregon

National Register of Historic Places Nomination Form

Floor Plan: Second Floor



OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

ADDR: 614 LAWRENCE ST

RANKING: Primary
NEIGHBORHOOD: DNTN
TYPE: Building

FINAN. STATUS:
HISTORIC NAME: THE WORKING FLATS
COMMON NAME:
CURR. HIST. STATUS:
EARLY AD: 470 LAWRENCE ST
OWNER: Richard Thorin
ADDR: 3850 E. 21st
Eugene OR 97403
T/R/S# 17 3 31 NW 1/4 NE 1/4
MAP NO.: 17033121 TAXLOT: 6901
ADD: Packards BLK:9 LOT:1,2
ZONING: Community Commercial District

DATE OF CONSTRUCTION: C 1910
ORIGINAL USE: Multi-Unit Residence
PRESENT USE: Multi-Unit Residence
DATE: 1912SB
ARCH./BLDR.:
ARCH./STYLE: Bungalow
Colonial
INTEGRITY: Virtually intact
THEME: 002 000
PROP. GROUP HODES /EN/

PLAN SHAPE: Square #STORIES:2.0 BASEMENT (Y/N/?): Y
FOUNDATION MATERIAL: Concrete Block
ROOF FORM & MATERIALS: Hipped/ Composition Shingles
WALL CONSTRUCTION: Wood Stud STRUCTURAL FRAME: Light Wood Frame
PRIMARY WINDOW TYPE: 1:1 DH; fixed with leaded detail in upper casement
EXT. SURFACING MATERIALS: False beveled droplap
DECORATIVE FEATURES: 2-story front porch, w/sq. columns and moldings; front
OTHER: stair w/arch molding and pendill on 2nd floor; ornate rafter tails
CONDITION: Fair MOVED: N DATE MOVED:
EXT. ALTERATIONS/ADDITIONS(DATED): Foundation newer; windows on s. end of porches.
NOTEWORTHY LANDSCAPE FEATURES: Acer macrophyllum street trees; laurel; gravel parking lot on south side.
ASSOCIATED STRUCTURES: None
KNOWN ARCHAEOLOGICAL FEATURES: Unknown
GEOG. LOC. & IMMED. SETTING Faces E. on Lawrence St. at the southwest corner of 6th, which is a busy street.

PHYSICAL DESCRIPTION:

SOURCES: Eugene City Directories, 1892-1945; Eugene Daily Guard Newspaper, 1900-1925; Lane County Deeds and Records; Lane County Historical Museum; Sanborn Fire Insurance Maps, 1890-1948; Title Guaranty, Eugene; Eugene Downtown Context Statement

ROLL NO.: 03
NEGATIVE NO. 021
SLIDE ROLL#: 001
SLIDE NO: 000017

RECORDED BY: J. Chappel/K. Guzowski
RESEARCHED BY: Liz Carter/ Michelle Dennis
DATE RECORDED: 8/22/1992
FIELD INVENTORY NO: 00000
STATE INVENTORY NO: 0

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

HISTORIC NAME: THE WORKING FLATS T/R/S# 17 3 31 NW 1/4 NE 1/4
ADDR: 614 LAWRENCE ST TAXLOT: 6901

STATEMENT OF SIGNIFICANCE

The Working Flat
614 Lawrence Street

Built circa 1904 most likely under the ownership of J.D. Matlock, the apartment house at 614 Lawrence is one of four four-plex buildings in this survey area. All of these structures date from the early 1900's, although this one appears to be the oldest. Deed records of the building are difficult to trace, but by 1910 the structure was under the ownership of the Working family, who held numerous properties west of the downtown core area. Not owner occupied, 614 Lawrence had numerous tenants according to Eugene City Directories, and was listed as the "Working Flat" in 1921. The building was owned by the family until 1963.

It is unclear who designed and built the apartment house, but Charles Working was a building contractor, and it is possible that he assisted in its construction. An architect was most likely employed to design the four-plex, but research has not revealed any definitive information.

The rectangular shaped, Craftsman style apartment house is comprised of four two-bedroom units. The front (east) facade is dominated by a central stairway flanked by porches and balconies corresponding to each of the four apartments, and is somewhat reminiscent of the verandahs found on southern plantation houses. Window types vary, and include casements, one-over-one fixed, and leaded glass single hung sash picture windows. Clad in weatherboard, the building has a hipped roof with a small gable dormer on the east side. Projecting bays on the north and south sides are topped with gable dormer type roofs as well. Decorative features include porch post moldings, leaded glass windows, exposed sawn rafter tails, second story arch molding with pendill, and decorative brackets in the gables.

Landscape features include large maple street trees on the east side, and laurel shrubs on the south near the building. Although in fair condition, this structure is virtually intact, and is an excellent example of an early twentieth century apartment house. Sited on the corner of W. 6th Avenue and Lawrence Street, it is an important and very visible historic anchor in this part of Eugene's older westside neighborhood.

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

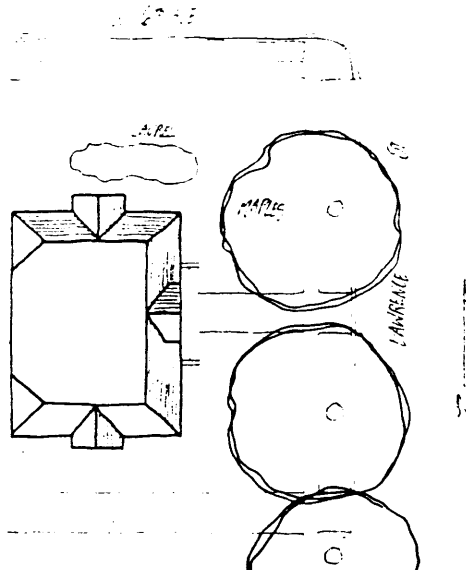
HISTORIC NAME: THE WORKING FLATS
ADDR: 614 LAWRENCE

T/R/S# 17 3 31 NW 1/4 NE 1/4
ST TAXLOT: 6901



ROLL NO: 03
NEGATIVE NO.: 021

SLIDE ROLL NO: 001
SLIDE NO. 000017



SITE PLAN DRAWN BY: JAC
GRAPHIC & PHOTO SOURCES:

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 0