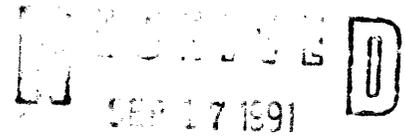


United States Department of the Interior
National Park Service

National Register of Historic Places
Multiple Property Documentation Form



NATIONAL
REGISTER

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Eugene West University Neighborhood Historic and Architectural Resources

B. Associated Historic Contexts

Historic and Architectural Resources in the West University Neighborhood,
Eugene, Oregon, 1855-1941

C. Geographical Data

State of Oregon
Corporate limits of City of Eugene, Lane County
West University neighborhood

See continuation sheet

D. Certification

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

James M. Hamrick
Signature of certifying official
Deputy State Historic Preservation Officer
State or Federal agency and bureau

September 1, 1991
Date

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

Antonieta J. Lee
for Signature of the Keeper of the National Register

10/24/91
Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Please see continuation sheet.

See continuation sheet

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 2

Section E

The West University Neighborhood is a diverse community representing many significant aspects of Eugene's development. It is bordered on the east by the University of Oregon and on the northwest by downtown Eugene. The western edge is defined by Willamette Street and the commercial downtown area which is not included within the neighborhood boundaries. The southern edge is defined by the Amazon slough and South Eugene High School. Primarily residential in character, small businesses, social services and clinics are dispersed throughout. It is one of the oldest residential neighborhoods in Eugene, originally platted in 1856. During the post-World War II years, the neighborhood has not only been affected by the expansion of its institutional neighbors but by the growth of the community and the development of local zoning codes.

Historically, the neighborhood was residential with only two small commercial areas serving the immediate needs of the occupants. Though commercial buildings have infiltrated the neighborhood over the past 30 years, there remains a concentration of residential buildings at the central core. The largest number of new buildings are apartment houses which are a result of the 1948 zoning code.

There are several developments which occurred in the West University Neighborhood which contribute to its significance and distinguishes the area from other Eugene neighborhoods. The Eugene Millrace, originally built to accommodate industrial development, runs through the neighborhood at the northern edge. Later, social development, evident by the construction of fraternity/sorority houses in the 1920's, occurred along the portion of the Millrace which runs through the West University Neighborhood. It is the only populated area of Eugene through which the Millrace runs except for a very small section at the east end of the Millrace. The University of Oregon being located along the eastern edge brought many students into the neighborhood to occupy the dwellings and the later apartment buildings. It also resulted in the construction of numerous fraternity and sorority buildings within the neighborhood. The Northwest Christian College, located within the neighborhood has also influenced the development of the area. The construction and growth of Sacred Heart Hospital, now Eugene's only hospital, has had a profound effect on the neighborhood and continues to do so as it buys more land to expand upon.

Transportation routes and their subsequent alterations help to define the West University Neighborhood. The relocation of Franklin Blvd. defines the northern edge of the area with a change in land use occurring at this point. The main streets in the neighborhood are East 11th Avenue, East 13th Avenue and Willamette Street. These streets were developed quite early in Eugene history. The trolley which ran along East and West 11th and connected the University with downtown Eugene, contributed to the popularity of the neighborhood. More recently, commercial uses expanded from downtown into the once residential neighborhood.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 3

In 1948, the City of Eugene adopted a zoning ordinance which zoned a block-wide swath of land west and south of the university for high-density residential use, and the remainder of the West University Neighborhood for medium to high-density residential use except for the commercial strips along Willamette Street, Franklin Boulevard, East 13th Avenue, and near downtown. Over the past 30 years, the development of the area has closely followed the original 1948 zoning designations with the exception that commercial uses have expanded east from Willamette Street to High Street.

In addition to the growth of the hospital and the two colleges, a large number of medical clinics, which are allowed in some residential zones of the West University Neighborhood, have been established, further causing the loss of older housing. The number of owner-occupied homes had declined to less than five percent by 1975 with university students comprising 60 percent of the population by 1970.

Introduction

Prior to the arrival of the first white people in Lane County in 1812, Kalapuya Indians inhabited the area. The Indians had a major impact upon the area through their repeated burning of prairie and forest land for game and brush clearance. They had kept a potential natural forest from growing, except near the rivers, and had created a landscape of open grasslands on the valley floor and light open forest on the hills. (City of Eugene files - Rees history)

Although the southern Willamette Valley had been explored as early as 1812 by Donald McKenzie of John Jacob Astor's Pacific Fur Company, it was not until 1846 when Eugene Skinner staked the first claim that whites settled in the Eugene area. By 1852, the area had a population of approximately 40 persons, primarily farmers seeking donation land claims. Settlers in what is now known as the West University Neighborhood included; Hilyard Shaw (1849), Charnel Mulligan (1853), and Daniel Christian (1854). (City of Eugene files - Rees history)

Although Eugene Skinner and D. M. Risdon had made the first survey and original plat of the City in 1847 in an area now known as East Skinner Butte, the first plat was abandoned in 1853 because of frequent flooding. The revised plat created by Charnel Mulligan and Eugene Skinner was located between Olive and Pearl Streets and 5th and 11th Aves. The city's boundaries expanded quickly to the east from the revised plat. Beginning in 1856 with Hilyard Shaw's First Addition, the area now known as the West University Neighborhood, began to be platted. That same year Charnel Mulligan added an east addition which combined with Shaw's, included the area bounded by East 13th Avenue, Patterson Street, Mill Street and East 10th Avenue or the first portion of the West University Neighborhood to be incorporated into the City. Shaw's Second Addition in 1869

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 4

and Henderson's in 1871 extended the City another five blocks east. Additions in the 1880s extended the City both south and east to 15th Avenue and Alder. By 1912 the West University Neighborhood was almost entirely within the City as a result of smaller additions in the early 1900s. At the same time that this area was being platted, so were areas west of Willamette Street., however it was not until the 1920s that areas further south from the West University Neighborhoods southern boundaries were platted. (City of Eugene files - Rees history and West University Neighborhood Survey)

The early 1870s were a time of rapid development as Eugene's population increased in response to the arrival of the Oregon and California Railroad and the establishment of a state university. In the late 1870s, Springfield and Eugene, and Eugene and Coburg were connected by bridges further establishing East 8th Avenue and later Franklin Blvd. as the major east/west arterials within the City. (City of Eugene files - Rees history)

By 1900, the City had recovered from the depression of the 1890s and was moving into a decade of prosperity. Touched by the same progressive spirit as the rest of the nation, Eugene businessmen formed a Commercial Club in 1902 to promote the City. A promotional magazine entitled "Anybody's" was published and distributed by the club. The Eugene city directory of 1902 reported a population of 4,427, up from 3,236 in 1900. The directory predicted that "if the rate increase in population over the past two years is maintained, Eugene will become a city of 10,000 inhabitants in five or six years." By 1907, Eugene had come close to fulfilling the predictions made in the 1902 city directory. The 1907 directory reported a population of 7,500. In describing the town, the directory stated, "there are many elegant residences and grounds, in fact Eugene is known as the 'City of Homes.'" By 1910 the building boom had slowed but remained steady. (Lakin, K., Hunzicker thesis)

When the United States entered World War I in 1917, it had an immediate effect upon the building industry in Eugene. The amount of building permits issued during 1917 amounted to a low \$102,072, and during 1918 it declined even lower to \$62,816. New construction remained slow throughout 1919 when the Eugene Daily Guard reported "the building story for the year 1919 in Eugene was one of mostly reconstruction, improving and remodeling residences with very few new buildings although permits issued for the year amounted to \$223,300." Total valuation of building permits for the year 1920 amounted to nearly \$750,000, or three times the total for 1919. The year 1920 marked the beginning of a decade of prosperity for Eugene with 1924 and 1925 being peak years for the building industry. Permits totaled \$2,731,705 in 1924 and \$2,610,605 in 1925. This level of growth represented Eugene's highest point for many years. It was not until the 1960s that Eugene would again experience such growth. (Lakin, K., Hunzicker thesis)

In 1929 Eugene was just beginning to feel the effects of the nation's faltering economy. Though the value of building permits had dropped to \$797,741, the Eugene Daily Guard reported at the

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 5

close of the year, "Eugene Enjoys Prosperous Year." By 1932, the value of building permits dropped to \$155,037, and increased only slightly the next year. Although business picked up somewhat in 1935, the building boom was over for Eugene. It was not until the 1940s that the building industry was revived. (Lakin, K., Hunzicker thesis)

WEST UNIVERSITY NEIGHBORHOOD HISTORY

The landscape occupied by the West University Neighborhood was formed by water- first by the lake which deposited the marine Oligocene sandstones of the Eugene formation which form a low ridge running south from Villard Hall on the campus, and later by flooding and depositions of the Willamette River. The Millrace is the low point and drainageway for the northern part of the neighborhood. The rest of West University Neighborhood drains into Amazon Creek, which flooded frequently until the early 1950s when it was channelized. (West University Neighborhood Survey)

The West University Neighborhood is one of the earliest platted areas in Eugene. Dating from 1856 it immediately functioned as a residential area. The other early residential neighborhood was the East Skinner Butte neighborhood. Both of these areas were located adjacent to the original commercial core. The East Skinner Butte neighborhood is a relatively small area located at the base of Skinner's Butte just north of downtown. Already listed on the National Register of Historic Places as a historic district it is characterized by large affluent homes. In contrast, the West University Neighborhood is a relatively large area comprised of residential buildings which date from 1855 to 1940. The houses range from small working class cottages to stately houses along East 11th Avenue. It is also a neighborhood which has transformed from single family to multi family housing as a result of the nearby University of Oregon and the Northwest Christian College and the subsequent change in local zoning codes. It has also been affected by an influx of commercial businesses.

Though these two areas (West University Neighborhood and East Skinner's Butte) developed at approximately the same time, they developed in very different ways and as a result are quite different today. Several factors were to influence the development of the West University Neighborhood which did not affect the East Skinner's Butte area; the construction of the Millrace, the location of the University of Oregon and the Northwest Christian College, the development of 11th Avenue as a major thoroughfare, and the location and expansion of Sacred Heart Hospital.

The Millrace

In 1851, Hilyard Shaw decided to connect a series of existing sloughs on river terrace lands south of the Willamette River, some of which ran through what is now the West University Neighborhood. The principal ditching was done on Hilyard Shaw's Donation Land Claim, which adjoined Skinner's to the east, and comprises the stretch of the Millrace today bounded roughly by Kincaid and Patterson Streets within the West University Neighborhood. This

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 6

Millrace was to be the city's primary source of energy. Consequently the earliest industries were located around the end of the Millrace, the area northwest of the West University Neighborhood. The first industry in Eugene was a sawmill opened by Hilyard Shaw and A. A. Smith in 1852. A grist mill was added nearby. Today no physical fabric remains of that industrial agglomeration and even the millrace's flow to its outfall in this area is now contained in a pipe buried under the connector road between East Broadway and 6th and 7th Avenues. (Skilton, D., Millrace history)

The Millrace was also believed to be used as a way to ferry produce into town from the nearby farms and orchards along its banks upstream. In 1908 the Eugene Commercial Club was still promoting the Millrace as an ideal source of industrial power. However, the Eugene Water and Electric Board was also established in that year, and by 1910 the Commercial Club was also touting the availability of electric power to industry in the Eugene area. By 1928 the Millrace no longer supplied any industrial power. (Skilton, D., Millrace history)

The survival of the Millrace up to present day is due in part to the fact that it served more than a purely utilitarian role in the history of Eugene. Not only has it provided water power, and functioned as a transportation route, it has also served as the focus of remarkable recreational activities. (Skilton)

Though the industrial development of the Millrace occurred mostly outside of the West University Neighborhood area, the later residential and recreational use was to take place within the neighborhood and further west near the University of Oregon where it now runs through University owned property. Also unlike the industrial portion of the Millrace, the recreational portions are still free-flowing with piping occurring only where streets cross over the Millrace and these areas are still navigable by canoe. (Skilton)

In the late nineteenth century several new social movements were to profoundly effect the way in which Americans used their leisure time. In this country, there was a new emphasis on outdoor and athletic activities. In Europe, particularly in France, the popularity of fetes and carnivals not associated with religious or historic holidays was on the rise. (Skilton)

The first major recreational use of the Millrace occurred in the winter of 1884-85 when a severe cold snap froze the Millrace deep enough to allow skating on its surface. Early accounts recall this event with great fondness, referring to the beauty of the scene at night with lamps and bonfires along the shores to light the skaters' way. Most likely this event changed the way in which Eugene residents regarded the Millrace which had previously been seen as a purely utilitarian feature. (Skilton)

Recreational use of the Millrace is also intimately tied with the University of Oregon, which was established near its south bank in the summer of 1873. Student decorum was tightly controlled in the early decades of the University, and most opportunities for socializing and recreation were

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 7

associated with church membership. However, chaperoned boating on the Millrace was an acceptable form of group diversion, as photographs dating from the mid 1880s show students happily engaging in this pastime. Picnic lunches were taken up the Millrace or across the river to Day Island. Swimming was discouraged, however, it being considered unhealthful to bathe in such cold water. (Skilton)

In 1890 the first commercial boat house opened on the Millrace, at Ferry Street. It was run by a Mr. McClanahan, whose primary business was building chicken incubators. This business was located on the south side of the Millrace near what is now Ferry Street. In 1906 a second boat house was opened by Frank L. Chambers at the junction of 8th Avenue and the Millrace. (Skilton)

In 1911 an enterprising recent graduate, Paul G. Bond went into business renting and selling canoes at "650 Alder, Just Across the Race." By 1913 he had relocated his operation to a house at 997 Franklin Blvd, on the millpond's south bank directly across from Villard hall. His establishment was known successively as "The Shack," "Bond's," and "The Raceway". (Skilton)

In 1912 a "canoe carnival" which included swimming and canoe races, and a canoe parade, was held on the Millrace. This event took place on the millpond section of the race, just east of the West University Neighborhood. In 1915 the parade was rescheduled as a night time event and became an instant success. (Skilton)

The "Canoe Fete," as this event came to be known, continued annually, with several interruptions and in various forms, up to the present. Each year a different theme was chosen. Floats for the parade were built on platforms supported by canoes; sometimes being propelled by paddlers and sometimes by towing swimmers. Upstream from the "Anchorage," as Bond's Raceway was known in its later incarnation, a giant curtain was strung across the Millrace to keep the approaching floats out of view until the last moment. For several years in the late thirties this curtain was in the form of an artificial waterfall. At the critical moment the curtains (or waters) parted and each float would pass individually in review before bleachers along the south bank and then past the Anchorage. Musicians in a temporary band shell on the opposite bank filled the interludes between floats and provided appropriate thematic accompaniments as they floated by. Beginning in 1922, each float was jointly sponsored by a fraternity and a sorority, and by 1931 efforts were being made to limit float expenditures due to the excesses of previous years. The event drew several thousand spectators each year, it was a popular subject for newsreel footage, and was broadcast over nationwide radio in 1937. (Skilton)

Recreational use of the Millrace was limited by the vagaries of nature and the fashions of the day. For example, no canoe fete was held in 1927 or 1942 due to flood-caused breaks in the Millrace wall which left it dry. In 1944, when the Millrace was again empty, a mini-fete was held on

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 8

Fenton Pond, at the southeast corner of East 11th and Kincaid (currently site of University of Oregon Law School). In 1945, with the race still out of service, the canoe fete became a parade through downtown Eugene. Some semblance of the original idea survived, however, in the towing of floats by members of the sponsoring fraternities. (Skilton)

Limited water flow was restored in 1955 through the efforts of an alumni group alarmed at the decline their beloved Millrace, and in 1957 the Millrace Restoration Fund Appeal began raising funds for a permanent solution to the flow problem. On April 19, 1959 newly installed pumps near the railroad overpass on the upper Millrace were put into operation by the University, providing the flow as it is remains today. The canoe fete lost popularity in the 1960s and was abolished between 1971 and 1974. In 1975 it was revived in the much smaller form in which it continues today. (Skilton)

University of Oregon

During the 1860s and 70s there was a great deal of competition among Oregon cities to secure the location of the State's university. Eugene had been the site of Columbia College, a Presbyterian-supported school. However there was growing support within the community for a state university. In 1872, the State Legislature designated Eugene as the location for the state university but did not grant any funds. (City of Eugene files - Rees history)

In 1873, 140 of the 200 families who lived in Eugene made donations to the University. Later that year, the city residents agreed that the actual location of the University should be in the area south of 11th between High and Oak as it was the central point between the two developing areas of the City (this would have been the center of the West University Neighborhood). However the location was changed when a section of J.H.D. Henderson's property which was approximately a mile east of town was selected and purchased for \$2,500. The site provided 17 3/4 acres for the university. By 1873, construction of Deady Hall was begun and by 1876 the university was established and funded by the State. The location of the University on the eastern border of the West University Neighborhood was to have a profound effect on the area in terms of how the area was subsequently developed and utilized. (City of Eugene files - Rees history)

There were two primary ways in which the University impacted the West University Neighborhood; one was through the need for student housing and the second was in the commercial development of East 13th Avenue. In the late 1930s it was common practice for homeowners to rent rooms to University students. Historically and presently, many houses have served as rental property for students. During the years after World War II, enrollment at the University of Oregon increased significantly. As a result, a large demand was created for student housing. In 1950, Carson Hall, the second dormitory built east of University Street, was completed and initiated the first major expansion of dormitories to the east, on University land.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 9

Earl, Walton, Hamilton, and Bean dormitories were completed in the 1950s and 1960s. After 1971, when freshmen students were no longer required to live on campus, a number of apartment houses were built in the West University Neighborhood. (City of Eugene files - Rees history and West University Neighborhood Survey)

Northwest Christian College

In 1895, one of the predecessors of Northwest Christian College, Eugene Divinity School, was started and also located on East 11th Avenue. From the beginning the school pursued a program of higher education in coordination with the University of Oregon rather than attempting to compete with a full academic program of its own. In 1896, the Eugene Divinity School obtained an option on five city lots on East 12th Avenue between Alder and Kincaid Streets. Two buildings were constructed for the school by 1907 and in 1908, the school, with an enrollment of 53 students in the Divinity School and 72 in other departments, acquired the entire block bound by East 11th and 12th Avenues, and Alder and Kincaid Streets. The school hired Architect T.L. Harden to prepare plans for a new building, now known as the Administration Building. A new building was then constructed and the school was renamed the Eugene Bible University. (City of Eugene files - Rees history)

In 1912, during the Eugene Bible University's commencement assembly, Prince Lucian Campbell, President of the University of Oregon, expressed the mutual interests shared by the University of Oregon and the Eugene Bible University, "I want to say that the University of Oregon has been a help to the Bible University, but at the same time the Bible University has been a greater help to the University of Oregon. We should think soberly and carefully in reference to your school. Think of the many students who have come and gone to enter life better men and better women because of the Bible University. But more than this, they have gone into life to help others to be better men and better women....This is no small thing. In the past money has come by the hundreds, but in the future it should come by the thousands and tens of thousands, because yours is the greatest of all works. The solution of all the perplexing social and economic problems is Christianity." City of Eugene files - Rees history and University of Oregon Archives)

In 1912 and 1913, when the University of Oregon was confronted by a financial crisis, certain individuals wanted to consolidate the University of Oregon with the Agricultural College at Corvallis. In fighting for its survival, the University was fully supported by the Eugene Bible University. The Eugene Bible University, which could reach a significant number of Oregon voters through the churches, urged every Oregon minister to support the adoption of the levy to help the University of Oregon. The vote brought victory to the University and resulted in an even closer alliance between the schools. (City of Eugene files - Rees history)

In the early 1920s, the Eugene Bible University also sustained additional growth in enrollment and expanded its facilities to include a fine arts building, now known as the Music Building, and

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 10

Klinger Gymnasium (demolished in 1960). The Board of Trustees also authorized the Eugene Bible University to erect the Pacific Christian Hospital. Construction of the six-story hospital was begun in 1923 on the block immediately west of the Eugene Bible University campus. In 1924 the hospital was opened. It was fully equipped in light of the practices of the day with approximately 60 beds, and represented an investment by the University of \$225,000. In the fall of 1927, Mercy Christian Hospital, which was operated by the Roman Catholic Church, on College Hill in Eugene, was purchased by the Pacific Christian Hospital and was dedicated to specializing in sanatorium work. However, in the economic disaster that followed as the Great Depression of the 1930s swept through the country, Eugene Bible University was closed and the Hospital was put into the hands of a receiver. (City of Eugene files - Rees history and West University Neighborhood Survey)

Eventually, the University was reorganized as the Eugene Bible College. As operating funds were scarce for many years, the Bible College severely cut back on operations of the previous university. In 1934, the Eugene Bible College was reorganized as Northwest Christian College, the result of a merger of two institutions, Eugene Bible College and Spokane University of Spokane, Washington. As a result of the merger, Spokane University was closed and Northwest Christian College was the primary facility for the training of ministers for the Christian Church throughout the Pacific Northwest. (City of Eugene files - Rees history)

Reflecting Northwest Christian College's financial security and increasing importance as a religious institution of higher education after World War II, the college began to acquire properties in the vicinity of the campus. Northwest Christian College currently owns all the property between Alder and Kincaid Streets and East 12th Avenue and Franklin Boulevard and a major part of the block between East 12th and 13th Avenues and Alder and Kincaid Streets. A master plan has been developed to cover the eventual expansion. (City of Eugene files - Rees history)

Transportation

The West University Neighborhood was affected by transportation patterns since the beginning with its northern edge bounded by the main east-west route through Eugene (Hwy. 99) and the railroad, which was established in 1870. In 1948, the railroad was moved and the Millrace was modified for a major expansion of State Highway 99 to the current six lanes.

Early transportation in the West University Neighborhood improved when a mule-powered trolley connected the neighborhood to downtown Eugene via 11th Avenue in 1891. By the turn of the century, East 11th Avenue had become a fashionable place to live, with large trees and stately residences lining the street. An electric trolley was installed in 1907 and the popularity of the area increased. The trolley provided easy access between downtown and the university. This line was soon extended along Alder to East 13th, through the campus to University Street and out to 24th, then along Columbia and Fairmount and back to Franklin and East 11th, making a large loop

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number E Page 11

through the south University and Fairmount neighborhoods. During World War II many street car tracks were taken up and used a scrap metal as part of the civilian war effort. Other sections of the tracks, such as the East 11th Avenue route, were simply paved over to allow for more automobile traffic. (West University Neighborhood Survey)

11th Avenue was one of the earliest streets paved in Eugene. Street paving began in 1899 in Eugene and photos as early as 1909 show paving crews on 11th Avenue. As early as 1915 concrete sidewalks were required throughout the City. In 1925, the bridges over Hilyard and Patterson were constructed. (West University Neighborhood Survey)

Sacred Heart Hospital

The establishment of Pacific Christian Hospital within the West University Neighborhood was to later impact the neighborhood significantly. Pacific Christian Hospital, after going into receivership, was purchased by a group of physicians. The sanatorium on College Hill was demolished. In 1932, Dr. Emil Furrer came to Eugene as the hospital's first pathologist. Dr. Furrer was convinced that the only way for the bankrupt hospital to survive and improve its facilities was to secure and order of Catholic Sisters with experience in hospitals to administer it. Dr. Furrer, together with a small group of supporters, finally arranged for the Sisters of St. Joseph of Newark to acquire the hospital for \$50,000 on July 1, 1936. After the purchase, the facility was renamed Sacred Heart General Hospital. (City of Eugene files - Rees history)

The Sisters concentrated on improving the hospital's facilities and services. In March 1941, Mother Flavia initiated ground breaking for a six-story addition which was the first of many improvements which have been made to the hospital over the years. In 1951, the six-story east wing was completed, bringing the total bed capacity at the hospital to 275 beds. Starting in the late 1950s, the hospital grew even more rapidly with the completion of a five-story ancillary building in 1974. Subsequent additions have encroached on the neighborhood as the hospital is the largest single landholder within the neighborhood. (City of Eugene files - Rees history)

Residential Character of the West University Neighborhood

The West University Neighborhood was historically a residential area and in spite of the present day encroachments, remains so. With 89% of the neighborhood being residential, it is still the predominant property type. (West University Neighborhood Survey)

Structures representative of the early years of settlement and residential development within the West University Neighborhood, are most notably the Christian/Patterson Rental Property (244 E. 16th Ave.), the Rice House (336 E. 13th Ave.), and the Dorris Residence (446 E. 12th).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 12

Houses were built along the Millrace from as early as 1895, and these included both high-style and commonplace structures. A period of speculative building is represented by the cluster of small bungalow and period revival homes east of Alder Street at the Millrace, just within the West University Neighborhood. The three homes adjoining Alder just south of the race were all built together in 1908, and are the oldest surviving structures in this area. Many of the other buildings along the Millrace within the West University Neighborhood date from the wave of residential fraternity and sorority development which occurred in the 1920s. Several later fraternity properties, as well as additions to many older buildings, date from a resurgence period for the "Greek System" in the post World War II era. (Skilton)

With the introduction of the railroad and the resulting influx of new people, housing expanded. A second building boom in the 1910s pushed the housing farther to the west along 11th Avenue. Queen Anne, Bungalow and Craftsman style houses with average setbacks, small lots and large street trees typified the East and West 11th Avenue area. Though 11th Avenue displayed stately residences designed in the Queen Anne style, the rest of the West University Neighborhood is characterized by moderate one to two story houses of wood construction designed for the middle class. Many are in the Bungalow and Craftsman styles; some are simply vernacular buildings.

As the university grew, so did the neighborhood immediately adjacent. By 1890, all the West University Neighborhood area north of East 15th Avenue had been platted. East 11th Avenue became a fashionable residential street as can be seen by a number of large houses still located between Kincaid and High Streets. The recreational value of the Millrace had by this time been established and many of the homes along East 11th which backed on the Millrace took advantage of their special location with large lawns and gardens abutting the Millrace edge.

Fraternities and Sororities in the West University Neighborhood

Before 1900, there were no fraternities or sororities at the University of Oregon; however, soon after the turn of the century, Sigma Nu granted a local petitioning club the first charter. The first Sigma Nu House was located at the northeast corner of East 11th Avenue and Pearl Street. Between 1904 and 1913, a number of other fraternities and sororities were established. The growth of the fraternity and sorority system was, in part, a response to the limited housing available for students at the University of Oregon. (City of Eugene files - Rees history)

In 1913, a special edition of the Eugene Daily Guard gave a brief history of the University club life noting, "aside from purely academic influences of fraternities and sororities, a distinctly livening effort is felt as a result of their existence. In their collegiate athletics, this very athletic school

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 13

receives a powerful stimulus from the intense rivalry existing between the fraternities. This has in fact, grown so heated that at times in the not long distant past it was found advisable for different societies to form a league for the regulation of athletic competition among them. In certain states, notably Louisiana, it has been found necessary to pass laws abolishing fraternities, but so far in this part of the country, the Greek letter fraternity has been found a strong instrument for good in college life."

In the 1920s and 30s, the fraternity and sorority system reached its peak. With over 32 charter organizations in existence in the 1930s, the influence of the fraternity system was so great that over one-third of all students lived in fraternity or sorority houses, and as the Emerald noted, "... with the blessings of the administration, fraternities entirely control all social and political activities to the extent of its being a byword and standing joke among the schools of our country. One must indeed pity the unhappy dog who longs to be 'one of the college boys' and yet be so unfortunate as not to have pledged a frat!" Of the houses built during these years, fourteen still exist and are used to house their original or subsequent organizations. (City of Eugene files - Rees history)

Architects of the West University Neighborhood

Among the significant architects in the West University Neighborhood are:

Ellis F. Lawrence (1879-1946)

Ellis F. Lawrence was born in Malden, Massachusetts in 1879. He received both his Bachelor's and Master's Degrees in architecture from Massachusetts Institute of Technology. After graduating in 1902, Lawrence worked for architects John Calvin Stevens and Steven Codman. He also studied and traveled in Europe for eight months, where he met and married Alice Louise Millett of Portland, Maine. In 1906 Lawrence left for the Pacific Coast where he intended to open an office in San Francisco. He joined E.B. MacNaughton and Herbert E. Raymond in the firm of MacNaughton and Raymond in November 1906. In February of 1910 Lawrence left the firm and worked independently until 1913 when his friend and former M.I.T. classmate William G. Holford joined him in partnership. (Ellis Lawrence Building Survey)

Ellis F. Lawrence was to become a prolific designer, civic activist and a visionary in city planning and education. Both his teaching and design work influenced the development of architecture within the State of Oregon. In 1914 Lawrence founded the University of Oregon School of Architecture and Allied Arts in Eugene, Oregon. He organized the school around teaching methods which rejected the traditional philosophy of the Beaux Arts school. He believed in the integration of all the arts and an informal, non-competitive teaching environment; ideas which were regarded as progressive for the era.

Lawrence eventually became acquainted with many of Portland's most influential businessmen. He also knew many nationally known figures such as Frank Lloyd Wright, Bernard Maybeck and John Olmsted. Lawrence was selected as the first vice president of the Architectural League of the Pacific Coast and served on juries for numerous national design competitions, such as the Victory Memorial in Honolulu,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number E Page 14

the Stock Exchange Building and Bank of Italy in San Francisco. He was president of the Association of Collegiate Schools of Architecture from 1932-1934.

Ellis Lawrence was also active at the city and state level in Oregon. He served as state advisory architect for the Home Owners Loan Corporation, and during 1933-1934 served on the Northwest District committee for the Public Works of Art project of the U.S. Treasury Department. He was also president for the local chapter of the A.I.A., an organization he helped to form. Lawrence was involved in the organization of the Portland Architectural Club, the Architectural League of the Pacific Coast and the Oregon Association of Building Construction. He served on the Portland City Planning Commission and belonged to the Portland Art Association, the Irvington Club and the City Club. Ellis Lawrence, his wife Alice and their three sons, Henry Abbot, Denison Howells, and Amos Millett, resided in the Irvington neighborhood in Portland. Lawrence worked three days a week in his Portland office and spent two days a week teaching and serving as dean of the Architecture and Allied Arts School in Eugene. He died in Eugene in 1946 at the age of 66. (Ellis Lawrence Building Survey).

In addition to his numerous Portland designs, Lawrence also designed a smaller number of buildings in Eugene. These include five fraternities and sororities within the West University Neighborhood (four extant).

John Hunzicker (1867-1945)

John Hunzicker was born in 1867 on a farm near Hubbleton, Wisconsin. Hunzicker's name appears in the Watertown, Wisconsin directories of 1897 and 1899, where he is listed as a carpenter. He had learned the trade from his father. He and his brother, Emil, worked as carpenter-contractors in Wisconsin until 1903, when John moved to Eugene, Oregon, to practice architecture. Hunzicker's first commission was a lodge for the Woodmen of the World, located on Main Street in Springfield, in 1904.

Hunzicker was prolific during the years 1907 to 1910. He received over forty building commissions during this period. Most of his clients were local businessmen whom he knew through the various fraternal organizations he belonged to. These contacts often led to other jobs outside of Eugene. He designed Odd Fellows halls, schools and armories in several small Oregon towns. In 1910, Hunzicker designed his first sorority, the Lambda Rho house (now demolished).

In August, 1919, John Hunzicker applied for the newly required architect's license, and under the grandfather clause, became Eugene's first registered architect. By this time, his name was highly respected and well known in Eugene and the surrounding area. He received many of Eugene's major commercial building commissions, in addition to apartment buildings and suburban

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number E Page 15

In 1929, commissions were infrequent and Hunzicker lived off his farm property. In the late 1930s the partnership of Hunzicker, Smith and Phillips broke up. Graham Smith established his own office in Eugene and Truman Phillips moved to Portland to practice. On May 26, 1945, Hunzicker died, and is survived by his daughter and two grandsons. (Lakin thesis)

Walter Ross Baumes Willcox (1869 -1947)

W.R.B. Willcox had a profound influence upon a generation of architects (and upon architectural education) as head of the University of Oregon architecture department of the School of Architecture and Allied Arts (1923-1947). He was trained at the University of Pennsylvania, Drexel Institute, and the Industrial Arts School, Philadelphia, and worked for several years in Burlington, Vermont and Seattle before coming to Eugene. His notable accomplishments in Seattle include the Queen Anne Hill retaining walls and the Washington Park Viaduct. Willcox, along with Ellis Lawrence stressed the integration of art and architecture in his teaching and utilized this in his own building designs. He designed three buildings within the West University Neighborhood, two of which are still extant, the First Congregational Church and the Kappa Alpha Theta House (now Phi Gamma Delta House). (First Congregational Church Application and Style and Vernacular: A Guide to the Architecture of Lane County.)

Commercial development in the West University Neighborhood

Historically, the West University Neighborhood was primarily residential with commercial areas lying just outside the boundaries. The area at the northwestern edge of the West University Neighborhood was always used commercially according to early Sanborn Maps. Within the neighborhood, there were two small areas of commercial development; the 1912 Sanborn Map shows small commercial buildings on 13th between Patterson and Ferry housed a sausage factory, meat market, barber, grocer and a "studio" across the street; the corner of East 11th Avenue and Alder Street shows slot type one story commercial buildings as early as 1925. Both of these areas retain their early commercial buildings today. Aside from an incubator business on the Millrace and a bakery at Mill Street between 13th and 14th, these were the only areas to develop commercially until after 1925. Though post-1925 commercial development occurred in the 1930s and 40s, there is very little physical evidence. A few commercial slot type buildings remain along East 13th Street near the University, but have been so altered as to make them unrecognizable. The majority of commercial buildings in the West University Neighborhood date from the 1960s and 1970s. (Sanborn Maps and West University Neighborhood Survey)

F. Associated Property Types

I. Name of Property Type Club/Lodge, Commercial, Educational, Landscape, Religious,
Residential/Multi-family, Residential/Single-family

II. Description

Please see continuation sheet.

III. Significance

Please see continuation sheet.

IV. Registration Requirements

Please see continuation sheet.

See continuation sheet

See continuation sheet for additional property types

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

Please see continuation sheet.

See continuation sheet

H. Major Bibliographical References

Please see continuation sheet.

See continuation sheet

Primary location of additional documentation:

- | | |
|-------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> State historic preservation office | <input checked="" type="checkbox"/> Local government |
| <input type="checkbox"/> Other State agency | <input type="checkbox"/> University |
| <input type="checkbox"/> Federal agency | <input type="checkbox"/> Other |

Specify repository: City of Eugene Department of Planning and Development
777 Pearl Street, Eugene, OR 97401

I. Form Prepared By

name/title	<u>Kimberly Demuth and Kimberly Lakin</u>	date	<u>February 1, 1991</u>
organization	<u>Demuth/Glick Consultants for City of Eugene</u>	telephone	<u>503/224-0043</u>
street & number	<u>1314 NW Irving Street, Suite 510</u>	state	<u>OR</u>
city or town	<u>Portland</u>	zip code	<u>97209</u>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 2

Section F. Associated Property Types

Club/Lodge

Description

There are 17 buildings identified in the "West University Neighborhood Cultural Resources Survey" which are classified as clubs or lodges. Many of these buildings are located along or nearby the Millrace or along Kincaid, adjacent to the University of Oregon. It was not until after 1900 that the first of these buildings was constructed.

Italianate (1855-1890): This building type is characterized by low-pitched hip or gable roofs, horizontal siding finished with corner boards and overhanging eaves with decorative brackets. It is asymmetrical in plan, with an emphasis on verticality seen in window and door openings and bay windows. An example of this style is the Delta Gamma Sorority at 1584 Alder Street.

Arts and Crafts (1885-1915): Buildings of this style are characterized by a steeply pitched gable roof, often with intersecting double gable dormers, and prominent chimneys. The plan is asymmetrical with roof, window and porch projections. The windows are multi-pane casement and double hung sash, and the siding is stucco, shingle, brick, or horizontal siding, sometimes used in combination. The Chi Psi Fraternity at 1018 Hilyard is an example of this style.

Colonial: Characteristics of this style include low-pitched hipped, gable, or gambrel roof, a small interior chimney, bilateral symmetry, multi-paned windows often with shutters, dormer windows, and side lights with transoms. These buildings are sided with horizontal weatherboard or shingles. Decorative elements include columns in the classical orders, and porch pediments. The Sigma Nu Fraternity, located at 763 East 11th Avenue is a good example of this style.

Bungalow/Craftsman (1885-1915): Typical features of this style include a low pitched hip or gable roof with wide overhanging eaves, bays and dormers with multi-paned, double hung windows and surface materials, including shingles, rock, and brick. Front porches are supported by massive porch posts. The Beta Theta Pi Fraternity at 379 East 12th is a good example of this style.

Historic Period Styles (1910-1935)

French Renaissance: The characteristics of this style include a steeply pitched hipped or gable roof, tall chimneys, asymmetrical plan, and multi-paned casement windows, french doors, and bull's eye windows. These buildings are sided with brick or masonry, covering a wooden frame. There is classical detailing, including quions, keystones, belt courses, and ballustrades. An example of this style is the Alpha Gamma Delta Sorority at 1648 Alder Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 3

Tudor and Jacobethan: Characteristics of this style include a steeply pitched gable roof, often with double gable dormer, a rectangular plan with vertical projections and bay and dormer windows. These buildings are sided with stucco and/or brick. Decorative features include arched openings, niches, and imitation half-timbering. The Sigma Alpha Epsilon Fraternity at 812 East 14th Avenue, is an example of this style.

Norman Farmhouse: The predominant characteristics of this style include a steeply pitched gable roof and porch roof, often with one slope extending close to the ground, asymmetrical massing, and round arched and segmental arched multi-pane window and door openings. The siding material is wood shingles or bricks, with decorative ornamentation similar to the Tudor style. An example of this building style is the Alpha Phi Sorority at 1050 Hilyard Street.

Mediterranean: This style includes buildings with low-pitched hipped or gable roof, often tiled. These buildings are asymmetrical in plan with round-arched window and door openings, clad with stucco. Decorative ornamentation includes the use of iron work and colorful tiles. The Phi Gamma Delta Fraternity, formerly the Kappa Alpha Theta Sorority, at 791 East 15th Street is an example of this style.

Significance:

These buildings are significant under criterion c for their architectural distinction. A small number buildings of this property type are potentially significant under criterion a for association with historical events and criterion b for association with important persons.

To meet registration requirements, the buildings of this property type should be ranked and evaluated for their architectural integrity, distinction, and associative value according to the evaluation process developed in the "West University Neighborhood Cultural Resources Survey", (1987). The evaluation process is described in Section G.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 4

Section F. Property Types

Commercial

Description:

The historic commercial buildings within the West University Neighborhood include: restaurants, retail stores, speciality shops, and markets as categorized in the "West University Neighborhood Cultural Resource Survey" (1987). Only 6 historic buildings of this type are identified within the neighborhood. These buildings are wood frame, clad with brick, stucco, or wood siding. The styles represented in this building type are: Mediterranean, Craftsman, Tudor, Jacobethan, and Commercial style. Most of the commercial buildings in neighborhood were constructed after the historic period and are non-compatible with the historic buildings.

Craftsman (1885-1915): Typical features of this style is a low pitched hip or gable roof with wide overhanging eaves, bays and dormers. Windows are double hung with multi-panes. The exterior is clad with rustic materials, including shingles, rock, and brick. There are porches on the front and rear elevations, sun rooms, and massive porch posts. An example of this building style in the commercial property type is the Hull House Apartments at 790 East 11th Avenue.

Historic Period Styles (1910-1935)

Mediterranean: This style includes buildings with low-pitched hipped or gable roof, often tiled. These buildings are asymmetrical in shape with round-arched window and door openings, and clad with stucco. Decorative ornamentation includes the use of iron work and colorful tiles. An example of this building style is the Gosser's Restaurant on 544 East 13th Avenue.

Tudor and Jacobethan: Characteristics of this style include a steeply pitched gable roof, often with double gable dormers. These buildings are rectangular shape with vertical projections and bay and dormer multi-paned windows. These buildings are sided with stucco and intricate brick designs. Decorative features include arched openings, niches, and imitation half-timbering. An example of this is the Old Taylors Building at 886/94 E. 13th Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 5

Commercial Style: Characteristics of this style include a flat or gabled roof embellished with a decorative cornice, stucco or brick siding material, multi-paned windows, and symmetrical door and window openings. The Underwood Elliott Groceries at 595 E. 13th Street, is an example of this style.

Significance:

These buildings are significant under criterion c for their architectural distinction. A small number buildings of this property type are potentially significant under criterion a for association with historical events and criterion b for association with important persons.

To meet registration requirements, the buildings of this property type should be ranked and evaluated for their architectural integrity, distinction, and associative value according to the evaluation process developed in the "West University Neighborhood Cultural Resources Survey", (1987). The evaluation process is described in Section G.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 6

Section F. Associated Property Types

Educational

Description:

There are two school buildings identified in the "West University Cultural Resources Survey". These include the historic Eugene Divinity School (NCC Administration Building) located at 828 East 11th Avenue and the Historic Eugene Bible University Fine Arts building (NCC Music Building), located at the same address. The architectural style represented by these buildings is the Italian Renaissance style, characterized by a flat roof with a richly embellished cornice, and abundant terra cotta ornamentation. These two buildings are simple rectangular volumes, the windows and doors are framed with architraves, and pedimented and round-arched windows. Building details include balusters, quoins, balconies, keystones, belt courses, columns, and pilasters.

Significance:

These buildings are potentially significant under criterion c for their architectural distinction, criterion a for association with historical events and criterion b for association with important persons.

To meet registration requirements, the buildings of this property type should be ranked and evaluated for their architectural integrity, distinction, and associative value according to the evaluation process developed in the "West University Neighborhood Cultural Resources Survey", (1987). The evaluation process is described in Section G.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number F Page 7

Section F. Associated Features/Sites

Landscape

Description:

There are a number of landscape features that are listed as resources in the "West University Neighborhood Cultural Resources Survey". These resources contribute greatly to the character of the neighborhood. The primary features and sites, listed in the survey are as follows:

- 1) At 470 East 14th, there are three species of hickory trees, at least 75 years old, which are uncommon in this area. They are native to the central, eastern and southern United States.
- 2) Located at 465 East 11th, there is a butternut tree at least 100 years old, which was probably planted in the yard of an early neighborhood home. This tree is unusual in that it has not been popular in residential planting for over 60 years.
- 3) There is a black locust tree near 1211 Mill Street which is over 100 years old. It is a common and long-lived shade tree.
- 4) The historic Edith Chambers House garden, located at 1059 Hilyard is situated along the Millrace. The douglas fir trees on the eastern property line were planted by the Chambers family. The gardens have intact terraces, a boat landing, and a tamarix tree.
- 5) The central portion of the Millrace; located in the 1000 block of Alder Street, and flowing beyond the neighborhood boundaries to the east and west, played an important role in the growth and development of the City and the West University Neighborhood.

Significance:

These landscape features and sites are potentially significant under criterion a for association with historical events, criterion b for association with important persons, and criterion c for landscape design associations.

To meet registration requirements, landscape features should be ranked and evaluated for their integrity, distinction, and associative value according to the evaluation process developed in the "West University Neighborhood Cultural Resources Survey", (1987). The evaluation process is described in Section G.

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

**National Register of Historic Places
Continuation Sheet**

Section number F Page 8

Section F. Associated Property Types

Religious

Description:

There is only one church in the West University Neighborhood identified in the "West University Neighborhood Cultural Resources Survey". It is the First Congregational Church, at 429 East 13th Avenue, designed by W.R.B. Wilcox and constructed in 1924-25. This building is of the Mediterranean style, sided with gunnite, an innovative construction material for the time. The building has a hipped roof, asymmetrical shape, round-arched window and door openings, and Spanish-influenced ornamentation.

Significance: This building has been designated as a City Landmark and has been listed on the National Register of Historic Places.

To meet registration requirements, this building has been ranked and evaluated for its architectural integrity, distinction, and associative value according to the evaluation process developed in the "West University Neighborhood Cultural Resources Survey", (1987). The evaluation process is described in Section G.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 9

Section F. Property Types

Residential/Multi-family

Description: There are 26 resources identified in the "West University Neighborhood Cultural Resource Survey" that are considered duplexes or multi-family dwellings. The majority of buildings in this property type were built later than many of the single-family residential buildings. They include the Bungalow/Craftsman style and other historic period styles as listed below.

Queen Anne (1870-1905): Characteristics of this style include multiple roof forms used in combination, including hipped gables and turrets, an irregular plan and the use of towers and decorative, elaborate porches. It is covered with varied siding patterns including horizontal boarding and patterned shingles. An example of this building style is at 1147 High Street.

Bungalow/Craftsman (1885-1915): Typical features of this style are a low pitched hip or gable roof with wide overhanging eaves, bays and dormers. Windows are double hung windows with multi-panes in the upper sash. Exterior surface materials include horizontal wood siding, shingles, rock, and brick. Large front porches have massive porch posts. An example of this building style in the multi-family residential property type is the Soultz-Westfall Duplex at 1412 Pearl Street.

Arts and Crafts (1885-1915): Buildings of this style are characterized by a steeply pitched gable roof, often with intersecting double gable dormers, and prominent chimneys. The plan is asymmetrical with roof, window and porch projections. The windows are multi-pane casement and double hung sash, and the siding is stucco, shingle, brick, or horizontal siding, sometimes used in combination. An example of this style is the building at 1342 Alder Street.

Colonial Revival (1890-1915): A low pitched hipped, gable or gambrel roof covers this building type. The plan is bilaterally symmetrical in plan, with multi-paned rectangular windows, often with shutters and dormer windows. Siding is narrow weatherboard, and porch columns are in the classical orders. Pilasters and pediments are common. An example of this style is the building at 434 E. 13th Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 10

Historic Period Styles (1910-1935)

Tudor and Jacobethan: Characteristics of this style include a steeply pitched gable roof, often with double gable dormer, a rectangular plan with vertical projections and bay and dormer windows. These buildings are sided with stucco and/or brick designs. Decorative features include arched openings, niches, and imitation half-timbering. An example of this building style is the Dorris Apartments, located at 963 Ferry Lane.

Italian Renaissance: This style is characterized by a flat roof with a richly embellished cornice, and abundant terra cotta ornamentation. These buildings are simple rectangular volumes, the windows and doors framed with architraves, and pedimented and round-arched windows. They are stone and brick construction or brick construction over a steel frame. Building details include balusters, quoins, balconies, keystones, belt courses, columns, and pilasters. The building at 1223 Ferry Street is an example of this style.

Norman Farmhouse: The predominant characteristics of this style include a steeply pitched gable roof and porch roof, often with one slope extending close to the ground, asymmetrical massing, and round arched and segmental arched multi-pane window and door openings. The siding material is wood shingles or bricks, with decorative ornamentation similar to the Tudor style. An example of this style is the building at 771 East 16th Avenue.

Half Modern (1915-1940): These buildings have a stepped or flat roof, classical proportions and balanced spatial composition, formal plan composed of geometric cube-like masses, rectangular windows, steel-frame or cement construction with brick, stucco, or marble facing material. An example of this building style is located at 943 Alder Street.

Vernacular (1840-present): This category is used for buildings with little association to a particular style. The building at 1270 Ferry Street is an example of the Vernacular.

Significance:

These buildings are significant under criterion c for their architectural distinction. A small number buildings of this property type are potentially significant under criterion a for association with historical events and criterion b for association with important persons.

To meet registration requirements, the buildings of this property type should be ranked and evaluated for their architectural integrity, distinction, and associative value according to the evaluation process developed in the "West University Neighborhood Cultural Resources Survey". The evaluation process is described in Section G.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 11

Section F. Associated Property Types

Residential/Single family

Description:

The residential character of the West University Neighborhood is made up of a variety of styles, including: Classic Revival, Gothic Revival, Italianate, Queen Anne, Shingle Style, Commercial Style, Colonial Revival, Arts and Crafts, Bungalow, Craftsman, English Cottage, Tudor, Jacobethan, Mediterranean, French Renaissance Norman Farmhouse, Half Modern, and Vernacular. There is a predominance of the Bungalow and Craftsman styles, due to the increase in building development in the early 20th century. There were 339 single family residences identified in the "West University Neighborhood Cultural Resources Survey" (August 1987).

Many of these buildings were not architect designed, but constructed by local builders from pattern book designs. The more elaborate homes are found near the Millrace, and along E. 11th Avenue; for example the Edith Chambers residence at 1059 Hilyard Street. These residential buildings are wood frame, 1-2 stories in height, with a variety of window and door openings, dependent on the style, and clad with a gable or hip roof. The siding material is wood shiplap, shingles, or horizontal beveled siding. The specific characteristics of each style are described below:

Classical Revival (1840-1865): Houses of this style are usually two story wood frame, covered with a low pitched hip or gable roof, clad with horizontal siding and finished with corner boards. These buildings are simple in design with few wall surface ornaments. The Arnt J. Hammer House located at 1625 Hilyard is an example of this building style.

Gothic Revival (1850-1895): Characterized by a steep gable roof, with central gables and wall dormers, long, double-hung sash windows; pointed arched windows and door openings, horizontal shiplap siding and board-and-batton siding, decorative cut boards along the eaves, brackets and porch trim. The Fred Rice residence at 336 E. 13th Avenue is an example of this building style.

Italianate (1855-1890): This building type is characterized by a low-pitched hip or gable roof, horizontal siding finished with corner boards and overhanging eaves with decorative brackets. It has an asymmetrical shape, with an emphasis on verticality seen in window and door openings and bay windows. An example of this style is the George Dorris Residence at 446 E. 12th Avenue.

Queen Anne (1870-1905): Characteristics of this style include multiple roof forms used in combination, including hipped gables and turrets, an irregular plan and the use of towers and decorative, elaborate porches. It is covered with varied siding patterns including horizontal

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number F Page 12

boarding and patterned shingles. An example of this style is the W. W. Calkins House at 588 E.11th Avenue.

Colonial Revival (1890-1915): A low pitched hipped, gable or gambrel roof covers this building type. The plan is bilaterally symmetrical, with multi-paned rectangular windows, often with shutters and dormer windows. Siding is narrow weatherboard, and porch columns are in the classical orders. Pilasters and pediments are common. An example of this style is the Edith Chambers House at 1059 Hilyard Street.

Arts and Crafts (1885-1915): Buildings of this style are characterized by a steeply pitched gable roof, often with intersecting double gable dormers, and prominent chimneys. The plan is asymmetrical with roof, window and porch projections. The windows are multi-pane casement and double hung sash, and the siding is stucco, shingle, brick, or horizontal siding, sometimes used in combination. An example of this style is the residence at 1841 Mill Street.

Bungalow/Craftsman (1885-1915): This is the predominant style for single family houses in the West University Neighborhood. Earliest examples date from 1905. Typical features of this style are a low pitched hip or gable roof with wide overhanging eaves, bays and dormers. Windows are double hung windows with multi-panes in the upper sash. Exterior surface materials include horizontal wood siding, shingles, rock, and brick. Large front porches have massive porch posts. An example of this style is the Wetherbee/Winnard House at 1280 Mill Street.

Historic Period Styles (1910-1935)

Tudor and Jacobethan: Characteristics of this style include a steeply pitched gable roof, often with double gable dormer, a rectangular plan with vertical projections and bay and dormer windows. These buildings are sided with stucco and/or brick designs. Decorative features include arched openings, niches, and imitation half-timbering. An example of this building type is the George Hurley House at 998 Ferry Lane.

English Cottage: Buildings of this style are covered with a gable roof with rolled eaves or gable ends flush with the wall surface. The plan is asymmetrical and the multi-pane windows are double hung sash and casement, some with round arched openings, and dormers. These buildings are clad with stucco, wide shingle, or horizontal board siding. An example of this style is the former Mary Jenkins House at 1461 Hilyard Street.

Mediterranean and Spanish Colonial: This style is typified by low hipped or gable roofs, often tiled. These buildings are asymmetrical in shape with round-arched window and door openings, and clad with stucco. Decorative ornamentation includes the use of iron work and colorful tiles. An example of this building style is the residence at 441 E. 13th Avenue.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number F Page 13

Norman Farmhouse: The predominant characteristics of this style include a steeply pitched gable roof and porch roof, often with one slope extending close to the ground, asymmetrical massing, and round arched and segmental arched multi-pane window and door openings. The siding material is wood shingles or bricks, with decorative ornamentation similar to the Tudor style. An example of this building style is the residence at 1661 Hilyard Street.

French Renaissance: The characteristics of this style include a steeply pitched hip or gable roof, tall chimneys, asymmetrical plan, and multi-paned casement windows, French doors, and bull's eye windows. These buildings are sided with brick or stucco. There is classical detailing, including quoins, keystones, belt courses, ballustrades and towers. An example of this style is the residence at 849 E. 11th Avenue.

Colonial: Characteristics of this style include low-pitched hipped, gable, or gambrel roof, a small interior chimney, bilateral symmetry, multi-paned windows often with shutters, dormer windows, and side lights with transoms. These buildings are sided with horizontal weatherboard or shingles. Decorative elements include columns in the classical orders, and porch pediments. The Robert M. Stevens House, located at 669 E. 14th Avenue is an example of this style.

Half Modern (1915-1940): These buildings have a stepped or flat roof, classical proportions and balanced spatial composition, formal plan composed of geometric cube-like masses, rectangular windows, steel-frame or cement construction with brick, stucco, or marble facing material. An example of this style is 1437 Hilyard Street.

Vernacular (1840-present): This category is used for buildings with little association to a particular style. The Ransom Miller House, located at 1511 High Street, is an example.

Significance:

These residential buildings are significant under criterion c for their architectural distinction. A small number of buildings in this property type are potentially significant under criterion a for association with historical events and criterion b for association with important persons.

To meet registration requirements, the buildings of this property type should be ranked and evaluated for their architectural integrity, distinction, and associative value according to the evaluation process developed in the "West University Neighborhood Cultural Resources Survey", (1987). The evaluation process is described in Section G.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 6 Page 2

Section G. Summary of Evaluation Methods

The data for this study originated from the "West University Neighborhood Cultural Resources Survey", which was completed in August 1987. The purpose of the survey was to identify and evaluate all historic buildings, sites, structures, and objects believed to be constructed or developed prior to 1939 within the West University Neighborhood. This document was submitted to the State Historic Preservation Office and is included as part of the Statewide Inventory of Cultural Resources. The survey includes the following material: a full physical description of each historic property; a date of construction for each property, a black-and-white photograph of each property; a scaled site plan of each property, including the identification of significant trees and shrubs; a determination of integrity; a statement of historic significance; evaluation of each property according to criteria established by the Eugene Historic Review Board and the City Planning Department in accordance with guidelines of the National Register of Historic Places; and a ranking of each property.

Evaluation and Ranking Criteria

Following the completion of the field survey and photography, and the historic research, a thorough evaluation of each property was undertaken. This evaluation was based upon current City Landmark Criteria, with concern for the National Register Criteria. Each of the seven City Landmark Criteria were rated on a scale of 1 to 5 with 5 being high. The level of integrity was then considered, based upon the field survey and the historic record. The numerical evaluation was influenced by the non-numerical level of integrity description, resulting in a final ranking of determination of significance within the following categories: Primary, Secondary, Contributing, and Non-contributing. Of the resources included in the Survey, 5.2%, or 22 properties, were classified as primary, 23.4%, or 99 properties were secondary, 51.54%, or 218 properties were contributing, and 19.86%, or 84 properties were non-contributing.

The City Landmark Criteria address the following seven issues: association with historic events; age; architectural merit; listing on an official Register of Historic Places; relationship to broad cultural history; association with important persons; identification as a unique aesthetic or educational object. The criteria for inclusion on the National Register of Historic Places, was also a part of the evaluation process, as seen on the Evaluation Form.

Field Survey Form

25 Garbo

Neighborhood Section 6
Type: 1

WEST UNIVERSITY CULTURAL RESOURCES SURVEY, CITY OF EUGENE FIELD SURVEY FORM

Historic Name _____ Date of Construction _____ Period _____
 Common Name _____ Original Use Resident SP REC
 Address 217 E 13th
 Owner: _____ Present Use Commercial 211 REC
 Address: _____
 Arch / Bldr: _____ Architectural Style _____
 Map No: _____ Tax Lot: _____
 Add: SHAWS Block 6 Lot 10 Integrity Good
 Zoning _____ Theme(s) _____
 Plan Type/Shape Rectangle Syngona No of Stories 2 1/2
 Foundation Material Concr Block Basement (y/n) yes
 Roof Form and Materials Gable Comp Shingles
 Wall Construction: Stud wall Structural Frame Light wood framing
 Primary Window Type Double
 Primary Exterior Surfacing Materials Revealed Wood Shingles
 Outstanding Decorative Features 4 masonry porches
 Other: _____
 Condition: _____ Excellent Good Fair _____ Deteriorated _____ Moved _____ Date _____
 Exterior Alterations/Additions (Dated) None
 Noteworthy Landscape Features 2 large trees in front
 Associated Structures: _____
 Known Archeological Features of Sites _____
 Describe Geographic Location & Immediate Setting N. E. corner 13th & Hill
 Sources: _____
 Graphic & Photo Sources: _____
 Roll No: _____ Negative No(s): _____ Recorded By: Bill Smith
 Slide No: _____ Date: 2-1-82
 State Inventory Number _____

Site Plan

Research Form

SEE HISTORIES/
NEWSPAPERS

WEST UNIVERSITY CULTURAL RESOURCES SURVEY, CITY OF EUGENE
HISTORIC RESEARCH RECORD FORM

Address: S 11 12th Date of Construction: 1911
Original Use: RENT Period:
Historic Name: Suburban Home Tax Lot:
Architect/Builder: Tirrell & Hunter
Original Owner or Historic Associations (People): Henry Schuring

NOTE INTERVIEWEE & DATE

Brief History of Structure or Important Historic Facts: (Include Historic Themes)

Pt to pe

La Verne Edmister (?) - was Darwin Yeaman house later
Henry Schuring - built by father Archibald Lee Tirrell
(to 1875 came via Battle Crk from Michigan; worked as Geo. A. Jarvis'
valet; began building at turn of century; Tirrell & Hunter
c. 1904) also built Mc Nutt house c.
Tirrell house 21st 9th ave 1907/8 6?
10 S 11th Ave house - 11th 21st ave several photos of 1911
Henry Schuring Hall - c. 1911 - 11th 21st ave
Table house on 11th
all betw 1908 & 1916?

SEE

1912 Schuring, Henry & wife (photo) - (photo of structure)
ENE 5/6/14 p 3 Henry Schuring to bld garage
ENE 4/9/19 p 3 Permit - Schuring, 101 2nd St

Sources:

Associations With Other Structures In Neighborhood:

Researcher: _____ Date: _____

City Directory Form

YEST	UNIVERSITY NEIGHBORHOOD	SURVEY	CITY	DIRECTORY	INFORMATION
CURRENT	ADDRESS: 417 13 th				
PRE-1925	ADDRESS				
PRE-1914	ADDRESS: -				
DIRECTORY	NAME(S)	OCCUPATION/RELATIONSHIP	TELEPHONE	OTHER INFO	
1989					
1988	HUNT, Charles E. Lois R.	phys - women's + child. clinic spouse	1132.	olive.	
1987					
1986	HUNT, Charles E. Lois R.	Phys - women's + child. clinic. spouse		olive	
1985	DAVISON, CLARA E. Kath V. Clara	Chief Dist Appraiser. wid Bradley	1537 R.	Fed Land Bank.	
1984	DAVISON, CLARA E. Kath V. Clara	spouse wid - Bradley, A.			
1983	JURGENS, Emil G. Louise U.	Jurgen's place. - spouse.			
1982	JURGENS, Emil G. Louise U.	Jurgen's place. - spouse		94 W. 6.	
1982	NAME BY ADDRESS				
	ADDRESS	COMMENTS			
1981	1659 Olive.				
1928					
1925					
1921					
1918					
1914					
1912					
1911					
1910					
1907					
1902					
1893					
1892					

Evaluation Form

CULTURAL RESOURCES SURVEY AND INVENTORY EVALUATION CRITERIA, 1987

ADDRESS: 417 E. 13 INVENTORY NUMBER: _____

MAP/TAX LOT NUMBER: _____ TOTAL SCORE: 8 FINAL RANKING P (5) C NC

Please rank properties using a numerical ranking of 0-5. 0 = Does not meet criteria; 1 = Low merit under this criteria; 2 = Some merit under this criteria; 3 = Average merit under this criteria; 4 = Strong merit under this criteria; 5 = Very Strong merit under this criteria. (circle one)

CITY LANDMARK CRITERIA

RANKING

- 1. Association with historic or famous events. /
- 2. Antiquity. /
- 3. Unique architectural merit because:
(There are only a total of 5 points allowed for all parts of #3.) 5
 - a. Representative character of a period or style of architecture or method of construction; 5
 - b. Extraordinary or unusual design, detail, use of materials or craftsmanship; 5
 - c. Identification as the work of an architect, designer, or master builder whose individual work has influenced development in the nation, state, or community. /
- 4. Inclusion in an official Register of Historic Places. /
- 5. Relationship to the broad cultural history of the nation, state or community. /
- 6. Identification with a person or persons who have significantly contributed to the history of the city. 3
- 7. Identification as a unique object representing an aesthetic or educational feature of the community. /

***** NATIONAL REGISTER CRITERIA *****

- 1. Is it associated with events that have made a significant contribution to the broad patterns of our history. _____
- 2. Is it associated with the lives of persons significant in our past. _____
- 3. Does it embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction. _____
- 4. Has it yielded or could it be likely to yield information important in prehistory or history. _____

Level of Integrity High

Evaluator: DM/CS Date: 7/3/87

Final Inventory Form

CURR. HIST. STATUS:

RANKING: Secondary
NEIGHBORHOOD: WUN 10
TYPE: Building

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

FINAN. STATUS:

HISTORIC NAME: THORSTENBERG HOUSE

COMMON NAME:

ADDRESS: 715 E 16TH

AVE

EARLY AD: 0

OWNER: Keith Gubrud

ADDR: 2020 Law Lane

Eugene, Oregon 97401

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

MAP NO.: 17033234

TAXLOT: 2900

ADD: Scott's

BLK:2 LOT:7&8

ZONING: Hi-Rise Multiple-Family Dist.

DATE OF CONSTRUCTION: 1914

ORIGINAL USE: One-Family Resid.

PRESENT USE: Multi-Unit Resid

DATE:

ARCH./BLDR.:

ARCH./STYLE: Craftsman

Bungalow

INTEGRITY: Virtually intact

THEME: 002

PROP. GROUP / /

PLAN SHAPE: Rectangular

#STORIES: 2.5 BASEMENT (Y/N/?): Y

FOUNDATION MATERIAL: Cast stone

ROOF FORM & MATERIALS: Gable/composition shingle

WALL CONSTRUCTION: Wood stud

STRUCTURAL FRAME: Light wood frame

PRIMARY WINDOW TYPE: Wood, double-hung 7/1

EXT. SURFACING MATERIALS: Narrow beveled wood siding

DECORATIVE FEATURES: Large porch, decorative glass panes in side window

OTHER:

CONDITION: Good

MOVED: N DATE MOVED:

EXT. ALTERATIONS/ADDITIONS(DATED): Fire escape on front

NOTEWORTHY LANDSCAPE FEATURES: Ponderosa pine on 16th.

ASSOCIATED STRUCTURES: Apartment building in rear of site

KNOWN ARCHAEOLOGICAL FEATURES: none

GEOG. LOC. & IMMED. SETTING: Mid-block, gently sloping to W. in mixed use area on quiet st. Located in SE section of survey area; 1 bl. W. of UO.

PHYSICAL DESCRIPTION: This 2.5 story Craftsman styled single family res. is located on the middle of the lot, mid-block, slight slope to west, facing south. In good condition, it is presently a multi-unit res., virtually intact. A rect. plan on a cast stone concr. block foundation, it has a daylight basement. The gable roof is covered with composition shingle. Of light wood framing, the wood stud walls are surfaced with narrow beveled wood siding. The windows are wood, double hung, 7/1. Outstanding decorative features include the large porch, decorative glass panes in side window. Alterations include fire escape on front; related structures, apartment building in rear of site.

SOURCES: Polk 1932-38 146e0121; Korstad 1933-38 146e0075; EDG 146e0122, 6/26/14 p5

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

RECORDED BY: B. Crawford
RESEARCHED BY: RZM, KAS
DATE RECORDED: 1/20/1987
FIELD INVENTORY NO: 00000
STATE INVENTORY NO: 4022

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

HISTORIC NAME: THORSTENBERG HOUSE
ADDRESS: 715 E 16TH

T/R/S# 17 3 32 SW 1/4 SE 1/4
AVE TAXLOT: 2900

715 East 16th was built between 1912 and 1914. In 1914 the Eugene Daily Guard announced that Professor Thorstenberg, a languages instructor at the University, had completed a new residence and was moving in. Thorstenberg lived there through at least 1918 but had left by 1921. From 1932 to at least 1934 the house was vacant. In 1936 it briefly became the Eugene Maternity Hospital. In mid-'36 Elon H. Moore, another university professor, installed a range in '36 and made repairs in '37; he and his wife Margery were living in it by 1938 with four minor children. Repairs were made in 1932 and reshingling was done in 1933. This building is an excellent example of the Craftsman/Bungalow style and shows good detailing and craftsmanship. It retains very high integrity with very minor modifications and is in good condition.

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 4022

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

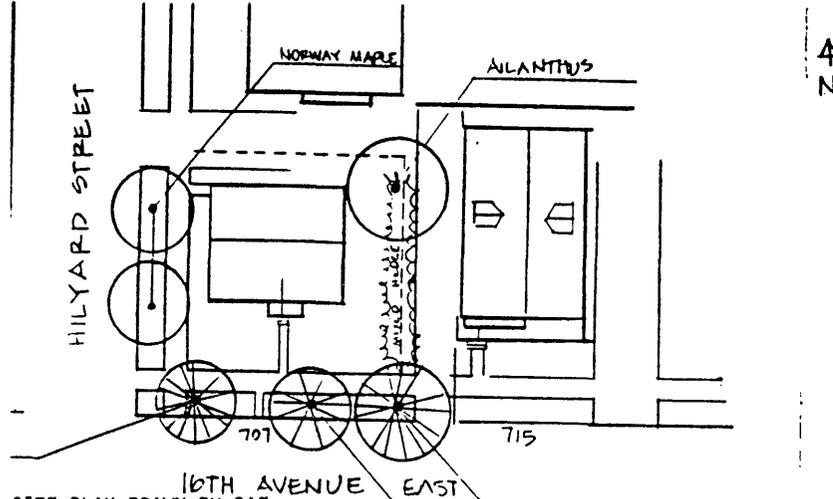
HISTORIC NAME: THORSTENBERG HOUSE
ADDRESS: 715 E 16TH

T/R/S# 17 3 32 SW 1/4 SE 1/4
AVE TAXLOT: 2900



ROLL NO: 00
NEGATIVE NO.: 000

SLIDE ROLL NO: 000
SLIDE NO. 000000



SITE PLAN DRAWN BY: PAF
GRAPHIC & PHOTO SOURCES: 1925 Sanborn map, UO Map Libr; Army Corps airphoto #36-3883, 8/36, UO Map Libr/

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 4022

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number H Page 2

Section H

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