

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

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NATIONAL  
REGISTER

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 marking "X" in the appropriate box or 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 Eugene Blair Boulevard Historic Commercial Area

other names/site number "Blair Island" Area

### 2. Location

street & number Blair Boulevard between West 3rd Avenue and West 5th N/A not for publication  
Avenue including Van Buren Street between Blair Boulevard and West 3rd Avenue.  
city or town Eugene N/A vicinity

state Oregon code OR county Lane code 039 zip code 97402

### 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.)

  
Signature of certifying official/Title

July 20, 1993  
Date

Deputy SHPO  
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: \_\_\_\_\_)

Signature of the Keeper

Date of Action



9/21/93

**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	
20	6	buildings
3	1	sites
3	3	structures
0	0	objects
26	10	Total

**Name of related multiple property listing**

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

N / A

one

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

Transportation - Road Related

Domestic - Single Dwelling

Commerce / Trade - Specialty Store

Commerce / Trade - Restaurant

Agriculture - Agriculture Field

Agriculture - Animal Facility

Industry Manufacturing Facility

Agriculture - Agricultural Outbuilding

**Current Functions**

(Enter categories from instructions)

Commerce / Trade - Specialty Store

Commerce / Trade - Restaurant

Transportation - Road Related

Domestic - Single Dwelling

Landscape - Park

Commerce / Trade - Business

Landscape - Garden

Domestic - Multiple Dwelling

**7. Description****Architectural Classification**

(Enter categories from instructions)

Mid 19th Century - Gothic Revival

Late 19th, 20th Century - Bungalow Craftsman

Late 19th, 20th Century - Other: Vernacular

**Materials**

(Enter categories from instructions)

foundation Concrete

walls Wood

roof Shingle

other

**Narrative Description**

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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### #6 Continuation Sheet (Function or Use)

#### Historic Functions

- 9. Agriculture-Horticultural Facility
- 10. Domestic Secondary Structure

#### Current

- 9. Social-civic
- 10. Industry/Processing/Extraction-Manufacturing facilities

#### 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.

##### Narrative Statement of Significance

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

#### 9. Major Bibliographical References

##### Bibliography See continuation sheet

(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 # \_\_\_\_\_

##### Areas of Significance (Enter categories from instructions)

Agriculture

Commerce

Community Development

Entertainment / Recreation

Exploration / Settlement

Transportation

##### Period of Significance

1875 - 1910

1910 - 1945

##### Significant Dates

1875

1910

1914

##### Significant Person

(Complete if Criterion B is marked above)

Sam Bond

##### Cultural Affiliation

N / A

##### Architect/Builder

C.O. Stratton

Verne Scobert

##### 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 Division  
University of Oregon, Knight Library

Lane County Historical Museum

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National Park Service

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#8 Continuation Sheet (Statement of Significance)

### Significant Dates

1926  
1945

### Significant Persons

Jefferson D. Spencer  
C.W. Powell  
Verne Scobert

Blair Boulevard Commercial Area  
Name of Property

Lane, Oregon  
County and State

#### 10. Geographical Data

Acreage of Property 6.77

Eugene East, Oregon 1:25000

#### UTM References

(Place additional UTM references on a continuation sheet.)

(A) 1 

1,0	4,9,1	4,16,0	4,18,7,17,9,17,10
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Zone

Easting

Northing

(B) 2 

1,0	4,9,1	4,6,0	4,8,7,7,7,2,0
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(C) 3 

1,0	4,9,1	1,8,0	4,8,7,7,7,2,0
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Zone

Easting

Northing

(D) 4 

1,0	4,9,1	1,8,0	4,8,7,7,9,7,0
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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 Jonathan M. Pincus in cooperation with the City of Eugene Planning Office for Neighborhood Economic Development Corporation (NEDCO).

organization Design and Management Services date November 30, 1992

street & number 2855 Floral Hill Drive, #2 telephone (503) 343-5371

city or town Eugene state Oregon 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 Neighborhood Economic Development Corporation (NEDCO), and others (see Sect.7, p.23)

street & number 769 Monroe Street telephone (503) 345-7106

city or town Eugene state Oregon zip code 97402

**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 Reduction Projects (1024-0018), Washington, DC 20503.

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Blair Boulevard Commercial District  
Physical Description

Location and Boundaries

The Blair Boulevard Commercial District is located in the southeast quarter of the southeast quarter of Section 25, and the northeast quarter of the northeast quarter of Section 36, Township T17S.R.4 W.W.M. in Lane County. It lies entirely within the city limits of Eugene, Oregon. It is within the southwest quarter of Eugene F. Skinner's Donation Land Claim No. 38 and adjacent or close to the east line of Prior F. Blair's Donation Land Claim. The boundaries of the district are as follows:

Beginning at the southeast corner of Lot 14 Block 6 in Sladden's Second Addition to Eugene, Oregon, to the northeast corner of said lot, then west to a place directly south across an alley from Lot #10 Block 6 in Sladden's Second Addition, then north to the northeast corner of Lot 10 (Tax Lot 3900), then north to the south curb side of Fourth Avenue, then west to the SE corner of Fourth Avenue and Blair Boulevard, then north to the northeast corner of Lot 11 Block 8 of Sladden's Third Addition, then north to the north side of the Block 8 alley, then west to the southeast corner of Lot 7 Block 8 in Sladden's Third Addition to Eugene, then north to the northeast corner of Tax Lot 2200 on said lot, then north to the south curb side of Third Avenue, then west to the northwest corner of Tax Lot 7700 on map 004-00, then south along the west boundary line of tax Lots 7700 and 7802 to the southwest corner of tax Lot 7802, then south to the south line of the alley, then east to the northwest corner of Tax Lot 10000, then south to the south curb of Fourth Avenue, then west to a place on the curb directly north of the northwest corner of Tax Lot 10601, then south to the southeast corner of Tax Lot 10700, then west to the northwest corner of Tax Lot 10601, the westernmost boundary of the City of Eugene's Scobert Park, then south to the southwest corner of said park, then east along the south boundary of said park to the northwest corner of Lot 8 Block 1 of Brook's Addition, then south to the curb of Fifth Avenue directly south of the southwest corner of said Lot 8, then east to a place on the curb directly south of the southeast corner of said Lot 8, then north to the north boundary of Block 1 of Brooks Addition to Eugene, then east to a place on the curb of the east side of Blair Boulevard directly east of the northeast corner of Brooks Addition, then south along the east curb of Blair Boulevard to the corner of Fifth Avenue and Blair Boulevard, then east along the north curb of Fifth Avenue to the place of the beginning.

Setting and Physical Description

The Blair Boulevard Commercial Area is primarily composed of a grouping of older commercial, residential, and industrial buildings and an interweaving texture of vegetation and natural resources. In addition, two highly concentrated areas of natural resources are part of the grouping. The focus of this grouping is the unusual intersection of Blair Boulevard, Van Buren Street, and Fourth Avenue, commonly known as "Blair Island." However, the grouping extends as far south as Fifth Avenue, as far west as the western edge of Scobert Park, and up to two lots east of Blair Boulevard.

A number of elements combine within the proposed district to create a visually unique environment that reflects several different periods of historic development in the immediate area and in the Eugene, Oregon, community. One of the most compelling aspects of this environment is the sense that it is a separate enclave within the larger community. Visitors to the district often note the feeling that they have entered the center of a small town. Also notable is the sense that the area is on the edge of the rural area, even though it is now quite far from the perimeter of urban development.

The factors which create these perceptions are:

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- A. The diagonal route of Blair Boulevard: because it cuts across the rectangular street grid, the manner in which buildings are set in relation to it creates a variety of angled views between resources, helping to create a village or small-town atmosphere, as opposed to the linear perspective of the normal rectangular street grid.
- B. The district contains resources from virtually every era of its development, enabling the visitor to "read" the history and development patterns in the area.
- C. Historic patterns of use continue in the district, reinforcing a timeless sense of the place, reinforcing its character and its reference to the historic period.
- D. The overall integrity of the historic resources are sufficient to convey the historic character of the area.
- E. The unusually high concentration of natural resources in the area reinforces the sense of separation from adjacent areas and the urban landscape of the City.
- F. The mixing of urban and rural, commercial, industrial, and residential environments and activities into a harmonious texture in a relatively small area make the area unique, compared to most urban environments in which one use or aspect of the landscape tends to dominate. This factor also helps create the feeling of a small town where such a mix is more likely to occur.

**Boundary Analysis**

The environment within the proposed district contrasts greatly with the industrial area immediately to the north. The district edge is abrupt at Third Avenue.

The area immediately to the south on Blair Boulevard, south of Fifth Avenue, is an area of strip development spilling over from the 6th and 7th Avenue (Highway 99) corridor. Most resources from the historic period in this area have been removed along with most of the vegetation.

To the east of the district lies the East Blair Residential District, comprising portions of Sladden's Addition (1886), Sladden's Second Addition (1889), and Sladden's Third Addition (1908). This is a working-class residential neighborhood of the historic period which retains a high degree of integrity. The area is notable for the scale and craftsmanship of the homes and the beautiful streetscape created by an overall canopy of large street trees which overhang the streets. This area was declared eligible for the National Register of Historic Places in 1981. The western edge of that district includes the eastern edge of the proposed Blair Boulevard Commercial District. The East Blair Area has strong historic associations with the Blair Boulevard Commercial District. Many of the early business people in the commercial area resided in the East Blair area. One of the primary functions of the commercial area throughout its history as a commercial node has been to serve the needs of East Blair residents. The East Blair area contrasts sharply in character with the district visually and functionally. East Blair is a purely residential neighborhood. Houses are lined along the street grid in the standard residential formation. A quiet shady ambience pervades the residential streetscape. The commercial area is also quiet in many places, but these oases occur against a lively backdrop of foot traffic, commercial activity, log trucks, and "highway" traffic. While East Blair is singular unto itself, the commercial area is a nexus for several different user groups and geographical reference points. The highest density of individual historic resources in the East Blair area lies in its eastern portion. An intermediate area with fewer resources buffers the commercial district from that historic residential landscape.

To the west of the district lies the residential area created by the Croner Addition (1910). Mrs. C. Croner was Prior Blair's daughter. The creation of this addition represents the final stage of

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dismantling the Blair farm. Even after it was developed in the 1910s and '20s, this area remained geographically separated from the commercial area by the large piece of rural land retained intact by the Spencer Family and the Scobert family to the rear of their respective homes. This land still helps retain a buffer between the district and areas to the west in the form of Scobert Park.

Directly to the south of the district and west of Blair Boulevard lies the Brooks Addition (1912). The Blair Boulevard Commercial District intersects this block at Lot 8, 1125 West Fifth Avenue, which is the C. W. Powell house, originally located on Blair at the location of the Scobert house.<sup>1</sup> The homes in the Brooks Addition face south overlooking Scobert Park and the Scobert property from their rear facades.

Like the East Blair neighborhood, the Brooks Addition has strong historical ties to the Blair Boulevard Commercial District as well. Many Blair Boulevard residents moved into homes in the Brooks Addition after its development including John Gardner, Mrs. Koepp, and the Brooks' children. As children, most of Whitney Scobert's playmates lived in the Brooks Addition. They called themselves "the Fifth Street Gang". Like East Blair, a number of Blair Boulevard business people lived in the Brooks Addition as well.<sup>2</sup> Although this block is oriented to the south, its houses serve an important purpose in shielding Scobert Park and the Scobert Property from traffic on Fifth Avenue and views into the urban landscape. It may be appropriate at a future time to consider the Brooks Addition for inclusion into the district. However, the Brooks Addition may more appropriately fall into a different historic district, not yet proposed, a Fifth Avenue Transportation Corridor District.

**Distribution of Resources**

Although adjacent and nearby neighborhoods hold a great deal of potential for preservation of historic resources, a special combination of resources and geographic elements make the Blair Boulevard Commercial District a unique and strongly delineated enclave. The system for ranking resources inside the district boundaries identifies various contributing and non-contributing resource types, in accordance with the guidelines contained in the "Condensed Technical Guide for Oregon Property Owners" prepared by the State Historic Preservation Office, entitled "How to Prepare Nominations to the National Register of Historic Places" (1991). In this assessment, the terms primary and secondary refer to eras of development rather than levels of significance. Primary era resources originated in 1910 or earlier. Secondary era resources originated between 1910 and 1945. The proposed district contains the following distribution of resources:

Primary/contributing: 6 buildings, 2 structures, 3 sites

Secondary/contributing: 13 buildings, 2 structures

Historic/non-contributing in Current Condition: 4 building

Compatible/non-contributing: 2 buildings, 3 structures

Non-compatible/non-contributing: 1 building

The district contains two natural landscape features which are included as primary/contributing, Scobert Park and the Scobert Property. One street, Blair Boulevard is included as primary/contributing.

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Inventory and Description of Contributing Resources and Auxiliary Structures

The following section describes the significant and contributing resources in the proposed Blair Boulevard Commercial Historic District, unless otherwise noted tax lots are on assessors map 17 04 25 44.

**1. Eugene to Booneville Territorial Hwy/Pacific Highway/Blair Blvd c.1855/1893/1912**

Between W. 5th Ave. and W. Third Ave.

Legal:

City of Eugene,

Contractor/Builder: Clark & Henry Construction Co. (1912)

Designer: H.D. Forneri (1912)

Original Use: Territorial Road

Present Use: City Street

Style:

Category: Primary/Contributing

Contributing Resources: 1

Non-Cont. Rsrces: 0

Description: For over 135 years, this road has been an important passageway for travelers to and from Eugene. This route was established as the Eugene City to Booneville territorial road in 1856, serving as the main stage coach road north to Corvallis and Portland. It was later known as the "County Road" until its designation as the "Pacific Highway" in 1917. By the early 1890s the highway was also being called "Blair Street" locally. By the 1910s Blair Boulevard was the route of the Southern Pacific Streetcar Service to downtown, which terminated at the end of Blair Boulevard. These uses combined to spur commercial development along Blair Boulevard. The Pacific Highway remained the primary route between Eugene and Portland until 1936 when it was redesignated as a secondary highway because of seasonal flooding along River Road. It was replaced by Prairie Road as the primary route until the present Highway 99 North was completed in 1947.<sup>3</sup> Blair Boulevard still serves as a major highway for travel to and from the River Road Area of Eugene and rural areas to the north and northwest. Construction of Van Buren Street from 4th Avenue to First Avenue in 1926 coupled with the closure, later in the century, of the Blair/Cross St. railroad-crossing decreased traffic on the portion of Blair Boulevard north of Van Buren St. The opening of the Chambers Connector in the late 1980s however increased traffic on the northern portion of Blair Boulevard south of Second Avenue. Blair Boulevard transverses a diagonal path between the railroad tracks and Eighth Avenue. This diagonal slice across the otherwise rectangular street grid is a major element in the unusual set of visual relationships of buildings and streets in the proposed district. This relationship helps create the unique feeling of an enclave and the impression of a town center which is a major determinant of the character of the district. This diagonal route is first seen in the 1853 Surveyor General's map as a cutoff from the "Marysville to Umpqua Valley Road" which led to the Blair farm, at approximately what is now 2nd Avenue and Blair Boulevard, and then cut back to the riverside path of the main road.<sup>4</sup>

By 1855, this diagonal route had been extended to the proximity of 8th Avenue and Blair Boulevard and served as the Eugene to Booneville Territorial Highway, leading directly to "Hitching-Post Square" (currently the "Park Blocks" in downtown Eugene). In 1889 C. W. Powell and other property holders petitioned the county commissioners for a county road. However, in 1893 "Blair Street" was improved as a city street, under protest from nine of the same property holders.<sup>5</sup> In 1912, "Blair Street" was paved according to the plan of H. D. Forneri, Eugene City Engineer, (Ordinance No. 1243, Office File 1-4, Micro-file 0025-01A). The work was conducted by Clark and Henry Construction Company and included sidewalks and curbs. The sidewalk design included a 1-1/2 foot parking strip along most of the roadway. Imprints showing the company names of the sidewalk paving subcontractors can be found in sidewalks near the northeast corner of 4th Avenue and Blair Boulevard and the southeast corner of 3rd Avenue and Blair Boulevard.

Provisions were made in the street design for the Portland, Eugene, and Eastern Streetcar tracks. The P&E system was taken over by the Eugene Street Railway, which was operated by Southern Pacific until 1927. The tracks from this system still remain under the current black top covering. Blair Boulevard has changed very little in appearance since the 1912 paving project.

Today the highway is maintained as a city street, yet its diagonal placement still recalls its use as a territorial highway, stage road, and early auto-age highway. At the intersection of 4th Avenue, Blair Boulevard and Van Buren Street, the juxtaposition of this northwesterly highway and the street grid create "Blair Island" and the "town center" that is the heart of the Blair Commercial Area.

**2. The Original Tiny Tavern c.1929**

400 Blair Boulevard

Legal: Tax lot 10200

Doug Ebbitt, 444 Blair Boulevard, Eugene, OR 97402

Designer:

Contractor/Builder: Verne Scobert

Present Use: Hilda's Latin American Restaurant

Original Use: Tea Room/Tavern

Style: Bungalow

Contributing Resources: 1

Category: Secondary/Contributing

Non-Cont. Rsrces: 0

Description: Now known as Hilda's Restaurant, it was built by Verne Scobert in 1929 and operated as a tea room by Marie Watkins Crable, whose husband operated the Heilig Theatre. It was named in a contest and retained the name after the 1934 repeal of prohibition when beer was added to the menu. It holds the second oldest liquor license in Eugene. Lucille and R. B.

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Johnson bought the Tiny Tavern in 1938. They remodeled the old Spencer family home in 1945 to become the existing Tiny Tavern. Since then the original building has housed a grocery store, two radio shops, and five restaurants.<sup>6</sup>

The original Tiny Tavern was built to be able to serve either as a residence or a commercial building. The intent of optional use is reflected in the exterior design. The cottage is generally bungalow in design with a shallow-sloped jerkinhead roof. Hipped eave returns decorate the north and south facades. A bracketed portico protects a recessed entry with indented sidelights. The portico roof resembles a pediment with a shingled mock hip gable end at the bottom of the triangle. The front windows are doubled wood casement plate-glass, presumably for display. Side and rear windows combine sets of three vertical eight-light windows and smaller residential windows. The rear "bedroom-kitchen area" is covered with a bracketed hipped roof extension. The interior is residential in appearance except for a counter and booths. The public area is a typical living room-dining room combination. Rear bedrooms are used for offices and storage. An archway marks the division of the two public areas. The kitchen is a small commercial kitchen with storage to the rear. The facade of the building is aligned with Blair Boulevard giving it an appearance of being set diagonally to Fourth Avenue. The house is positioned on a residential lawn and is shaded by large maple trees and other large deciduous trees. Flower plantings surround the base of the house as do larger shrubs, some remaining from the original yard and some planted by the Scoberts. Signage is hand-painted and compatible, lit at night with incandescent floodlights. The integrity of the original Tiny Tavern is very high. Only minor adjustments have been made on the interior. The exterior and setting of the building are virtually intact. The original Tiny Tavern is a quintessential example of the blending of residential, commercial and natural elements which characterizes the district. It also specifically depicts the "cottage-village" atmosphere of the Scobert property.

**3. The Scobert House c.1923**

440 Blair Boulevard

Legal: Tax lot 10200

Doug Ebbitt, 444 Blair Boulevard, Eugene, OR 97402

Contractor/Builder: Verne Scobert

Designer: Verne Scobert

Original Use: Residence

Present Use: Residence

Style: Bungalow (eclectic)

Category: Secondary/Contributing

Contributing Resources: 1

Non-Cont. Rsrcs: 1

Description: Built in 1923 by Verne and Kitty Scobert, this large house is Bungalow in style with an eclectic selection of revivalist and craftsman styles represented in its detailing. The design and construction are of very high quality. The Scobert family was associated with the Scobert Building Materials Warehouse operated by Frank Scobert. Kitty Scobert operated the Scobert Style Shop in downtown Eugene. This house replaced a very old "farm-style" house which now stands at 1125 West 5th Avenue.<sup>7</sup>

Whitney Scobert, who grew up in the house, continued to live there with his wife until the 1980s. Many individual features are displayed in the design of the house including numerous bays, a wide variety of multi-light window combinations, a solarium, dormers, pentagonal breakfast nook, and two chimneys. The front entry is presented within a protrusion which gives the illusion of a small cottage with a Tudor-like asymmetrical gable, a pair of nine-light casement windows and an arched corner entry. The main roof is a shallow gable with enclosed eaves and colonial revival details. The house is surrounded by a variety of large and small plantings, including some rhododendrons. Many plantings date to the historic era. The house is set on a broad lawn with a curved walkway. Large maples and other deciduous trees shade the house. The Scobert home's front yard has had a reputation as an outstanding garden since the historic period. Although it is not completely maintained at present, the basic structure of the garden remains. The interior of the house is virtually intact including beautiful hardwood floors. The house retains one of the few remaining sawdust-burning boilers in the city. It was operating until 1990. The Scobert house is virtually intact inside and out and remains in a setting of high integrity. It is one of the key elements in the district both visually and historically.

Auxiliary Building: Carport, ca.1970 Compatible/Non-Historic Non-Contributing

Description: There is a multi-space carport on the alleyway to the west of the main house.

**4. 444 Blair Boulevard c.1930**

444 Blair Boulevard

Legal: Tax lot 10600

Doug Ebbitt, 444 Blair Boulevard, Eugene, OR 97402

Contractor/Builder: Verne Scobert

Designer: Verne Scobert

Original Use: Residence

Present Use: Residence

Style: Vernacular, Craftsman Cottage

Category: Secondary/Contributing

Contributing Resources: 2

Non-Cont. Rsrcs: 0

Description: This unusual cottage sits at the rear of the Scobert residential property. It is composed of three components moved together on the property by Verne Scobert and his brother. Two pieces came from off the property and one was constructed there. One of the components of the cottage was originally the billiard room of a large house at 10th and Pearl Street, across from the current bus depot. The interior of this section still contains paneling, woodwork, French doors, and multi-light windows from its original location. The other moved section also retains most of its original detailing. These moves occurred in approximately 1930. The Scobert family moved into this cottage during the Depression in order to rent the front house.<sup>8</sup> The clapboard siding and simple bungalow detailing give the dwelling the appearance of a simple woodland dwelling during the period. The northern portion of the house features simply carved bargeboards and a large detailed window set in the living room. The cottage is surrounded closely by deciduous and coniferous trees and dense forest-like foliage on the north and east sides.

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A redwood tree stands about five feet from the north door. The west side of the building is buffered by large shrubs and other plants nurtured by Kitty Scobert. The west windows and French doors look out on Scobert Park. Viewed from the interior of the lot, this T-shaped dwelling appears as a cluster of cabins in a forest. Although the parts of the dwelling were moved, their assembled whole represent the unique "Cottage farm" environment created by Verne Scobert. It is a significant part of the grouping on the Scobert property and this district. The exterior integrity of the cottage is high, with only minor interior changes.

**Auxiliary Building: Garage, ca. 1925 Secondary/Contributing**

Description: There is a free standing garage with clapboard siding and hinged doors across the alley from 444 Blair Boulevard, to the west of 450 1/2 Blair Boulevard.

Legal: Tax lot 10400

**5. 440 1/2 Blair Boulevard c.1875**

440 1/2 Blair Boulevard

Doug Ebbitt, 444 Blair Boulevard, Eugene, OR 97402

Contractor/Builder: Verne Scobert

Original Use: Agricultural Outbuildings

Style: Vernacular, Gothic Agricultural

Contributing Resources: 1

Legal: Tax lot 10600

Designer: Verne Scobert

Present Use: Residence

Category: Primary/Contributing

Non-Cont. Rrcces:

Description: Although it is now a dwelling, this building at the southwest corner of the current Scobert property is one of the last built remnants of the earlier agricultural landscape along Blair Boulevard. This dwelling is made from a combination of a small barn and a chicken coop. These agricultural outbuildings existed with the C. W. Powell house (1125 West 5th Avenue) when it stood at the location of Scobert house.<sup>9</sup> Although windows have been added on the first floor and a small gabled entry has been added on the east facade, the overall detailing and shape of the structures are much the same as they would have been when they were in agricultural use. The protrusions and additions seen on the east side were probably added for farm functions. The section of the house which was the chicken coop has shiplap siding and a shallow shed roof. A small protrusion on the barn is sheathed in clapboard and has a hipped roof. It may have been a "milk house."

The portion of the dwelling which was the small barn is very distinct. It is two stories with a steep gable. The second floor was used for hay storage. The first floor was probably used for a wide variety of uses, i.e. livestock stalls, equipment storage, or carriage house. Board-and-batten siding covers both stories except where additions have been placed. A hay-loading door remains on the north gable end. A number of antique wrought-iron items, including an ornate hoisting arm, are still attached to the north facade.

Outlines of former wall-hung lanterns can also be seen there. Although there has been some exterior alteration and a great deal of alteration on the interior, the overall appearance and shape of the house is nearly the same as it was when it was part of a farm landscape. The conversion to residential use was probably accomplished in the late 1930s as the Scoberts had their last cow on the property in 1938.10 440-1/2 Blair Boulevard remains an important historical link to the Powell and Neet farms which occupied the property before the arrival of the Scoberts. It is also important as a visual reference to the original agricultural landscape that characterized the inception of development in the area.

**6. 450 1/2 Blair Boulevard c.1925**

450 1/2 Blair Boulevard

Doug Ebbitt, 444 Blair Boulevard, Eugene, OR 97402

Contractor/Builder: Verne Scobert

Original Use: Residence

Style: Craftsman/Bungalow cottage

Contributing Resources: 1

Legal: Tax lot 10600

Designer: Verne Scobert

Present Use: Residence

Category: Secondary/Contributing

Non-Cont. Rrcces: 0

Description: This small craftsman/bungalow cottage was moved or constructed on the alley at the rear of the Scobert yard in 1925. It was combined with a carriage house/garage that existed on the property at the time. The garage has a very steep gable roof with a dormer featuring three adjacent six-light vertical windows. Two rooms are on the second floor. The main cottage has pairs of six-light windows, a small front porch, and a fireplace. The siding is shingle on both parts of the cottage. The overall appearance of the cottage is similar to that of a fishing or hunting cabin. Its presence helps reinforce the village-like quality of the grouping of resources on the Scobert property. Like the other cottages on the property 450 1/2 Blair is surrounded by bushes and other vegetation in a tree canopied area.

The cottage originally served as a residence for Maybelle Graybill, Edna Wynant, and Dorothy White, who worked in the original Tiny Tavern. Later this cottage served as Ward Calhoun's residence during the 1940s when he operated a radio shop in the original Tiny Tavern.<sup>11</sup> Thus, this cottage both reinforces the visual connection within the grouping of Scobert Property resources and the district, and serves as a reference to the historical relationship of residence to occupation prevalent throughout the various developmental eras in which the district's resources have evolved.

**7. 1100 West Fourth Avenue c. 1930**

1100 West Fourth Avenue

Doug Ebbitt, 444 Blair Boulevard, Eugene, OR 97402

Contractor/Builder: Verne Scobert

Legal: Tax lot 10600

Designer:

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Original Use: Residence

Style: Tudor Revival

Contributing Resources: 1

Description: This simplified Tudor Revival cottage was built in early 1930 by Verne Scobert and his brother as a rental. The Scoberts saw the house that is still standing at 1026 West 5th Avenue and decided to copy its design exactly.<sup>12</sup> It features an asymmetrical mock-Tudor gable, intersecting a bungalow shallow gable, arched portico entry, six-light vertical windows, brackets, and a truncated chimney. A pair of Tudor eight-over-one double-hung windows grace the front facade, with similar windows around the house. Although it is an integral part of the Scobert property grouping, the house faces what would have been a recently opened section of Fourth Avenue at the time of its construction. In this position it effectively buffers the interior of the Scobert property grouping, thus protecting its quiet sylvan atmosphere. It also maintains a residential flavor in the busy commercial intersection of 4th Avenue, Blair Boulevard, and Van Buren Street. It is set back on a lawn, nestled between and overhung by a canopy of large maple, fir, and redwood trees. The house is surrounded by large shrubs, including laurels, and by flower beds. Many of these plantings were nurtured by Herb and Ruth Brett, devoted gardeners who were long-term residents of the house.<sup>13</sup> With the exception of a low deck added to the front, the house is virtually intact regarding its original design.

**8. The Scobert Property c. 1875**

SW corner of Blair Blvd & Fourth Ave

Doug Ebbitt, 444 Blair Boulevard, Eugene, OR

Contractor/Builder:

Original Use: Farm Yard

Style: Farm/Residential Landscape

Contributing Resources: 1

Description: The Scobert Property includes tax lots 10200, 10400 and 10600, as shown on Assessors map # 17 04 25 44 for Lane County. This property includes the addresses 1100 4th Ave, 400 Blair Boulevard, 440 Blair Boulevard, 442 Blair Boulevard, 444 Blair Boulevard, 440-1/2 Blair Boulevard, and 450-1/2 Blair Boulevard. These properties all remain in single private ownership. The owner lives on the property. The built resources within the Scobert property have been described individually in this document. However, the property as a whole is an unusual historically significant landscape which encompasses resource numbers 2 through 7 within a rich assemblage of trees and plantings. Although the property includes three tax lots, there are no physical boundaries within the property. As such, the property is worthy of identification as an individual contributing resource, equal in significance to the built resources identified as contributing within the district. This parcel represents the remaining privately owned portion of the Scobert property. In 1979, the westerly portion of the property (Scobert Park I#9) was acquired by the City of Eugene for public park purposes. This is the last large remnant of the farmstead that was a prominent landmark on Blair Boulevard during the last quarter of the 19th century or earlier. The property successively belonged to the children of Eugene Skinner (St. John B.L. Skinner, Amelia Van Houten Combs, and Phoebe Kinsey), Ellison and Nancy Neet, C.W. Powell, C.W. and Emmogen Billmire, Nels Johansen and John Gardner before being sold to Verne and Kitty Scobert in 1919.<sup>14</sup> The property contains a wide variety of trees and plantings remaining from the landmark homestead. Of particular historical note are three very large maples which exist along the 4th and Blair perimeter of the property. They stand north of 400 Blair on Fourth Avenue, east and in front of 400 Blair Boulevard and next to 442 Blair Boulevard. These are evident in historic photographs dating back to 1900 in which they are shown framing the entry to the front yard of the farmhouse of that location. That house now stands at 1125 W. 5th Avenue.<sup>15</sup> They also provide much of the canopy for the property and serve as the street trees lining Blair Boulevard. The interior of the property also contains a variety of large trees both deciduous and coniferous, including big leaf maples, and a coastal redwood. A number of these are visible in the earliest photographs of the original farmstead.

The property contains many other trees, large and small shrubs, plantings and flowers, many planted and maintained by Mrs. Scobert, as well as many remnants of the yards of previous farm occupants. Those which are clearly from the historic period include: a ginkgo, rhododendrons, mountain ash, English laurel, a Port Orford cedar, two English walnuts, numerous filberts, and flowering quince. Two younger trees on the property are a douglas fir and a hemlock. This assemblage of vegetation creates an unusually rich, natural, textured environment for an urban setting. The natural resources on this property contribute significantly to the illusion of a woodland village on the property itself, creating a forest-like environment in the center, and to the overall character of the district. Together with the resources in Scobert Park they represent visually and historically a strong link to the rural landscape which is instrumental in maintaining the feeling of a small town center at the edge of city and country. They are critical determinants of the character which makes the Blair Boulevard Commercial Area a unique and distinct enclave.

**9. Scobert Park c. 1875**

South side of 1100 block of Fourth Ave.

City of Eugene

Contractor/Builder:

Original Use: Farm yard/Orchard

Style: Natural, landscaped for public use

Contributing Resources: 1

Description: Scobert Park was once the farmyard and orchard of the Scobert home which included contiguous land almost to Polk Street in 1923. At that time 4th Avenue was not open past Blair and the Scobert Property abutted the Spencer Farm.

Present Use: Residence

Category: Secondary/Contributing

Non-Cont. Rsrcs: 0

Legal: Tax lots 10200, 10400, 10600

Designer:

Present Use: Residential Commercial/Yard & Garden

Category: Primary/Contributing

Non-Cont. Rsrcs: 0

Legal: Tax lot 10601

Designer:

Present Use: City Park

Category: Primary/Contributing

Non-Cont. Rsrcs: 0

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Whitney Scobert allowed neighbors to use the property for many years for community gardens.<sup>16</sup> The large trees, shrubbery, and gardens are preserved now as a park and contribute significantly to the semi-rural flavor of the area.

Scobert Park, together with the Scobert property, make up the original Scobert estate. They form a large contiguous tract which serves both as an important character determinant for the district and as a geographic buffer which protects the area visually and aurally, and helping to create a sense of enclosure essential to the distinct atmosphere of the district. The park, in conjunction with the Scobert property and the foliage and vegetation which weaves through and frames the built environment in the district, also creates an unusual urban habitat for a variety of wildlife. The concentration of wildlife in the area also helps the district maintain that vital connection to the pre-urban era.

Remnants of apple and cherry orchards are scattered through the park along with other plantings from the historic era. These have been carefully nurtured along with new park features by the neighbors and the City. The property was originally slated for high-density housing by the Scoberts. However, during the late 1970s many of the neighbors actively engaged in neighborhood revitalization efforts felt that retaining the property in its natural state was essential to the character of the area. In 1979, with only a \$30,000 budget from a Federal Community Development Block Grant, an alliance composed of the City Parks and Recreation Department, the Planning Department, the Whiteaker Community Council, the Neighborhood Development Corporation, and a hearty group of neighborhood volunteers began a seven year-process during which the property was purchased by the City and the evolution of the current Scobert Park was completed.<sup>17</sup> Although new landscaping and equipment has been added to the property to enable it to serve as a park, the overall impact of this natural landscape on the character of the District remains intact. Scobert Park is a significant contributing resource in the historic fabric of the Blair Boulevard Commercial District.

**10. The Koepp Family House c. 1902**

458 Blair Boulevard

Contractor/Builder:

Original Use: Residence

Style: Craftsman/Bungalow

Contributing Resources: 1

Legal: Tax lot 10300

Designer:

Present Use: Offices of Clergy & Laity Concerned

Category: Primary/Contributing

Non-Cont. Rerces: 1

Description: This large two-story bungalow could have been built between 1902 and 1914. Its location was occupied by the Koepp family between 1902 and 1945.<sup>18</sup> However, it was not deeded to Laura Koepp by John Gardiner until 1913.<sup>19</sup> Prior to 1913 the address of the house was 178 Blair St. It is part of a piece of property conveyed by C. W. Powell to Emmogen Billmire in 1889 which included parts of the current Scobert property. This property was eventually conveyed to John Gardiner in 1903.<sup>20</sup> Panoramic photographs inclusive of the location in 1900, 1902, and 1908 show buildings or houses at this location. However, their appearances are difficult to decipher because of the large scale of the photographs.<sup>21</sup> It is possible that an older house at that location was replaced by this house in the 1910s. In either case the Koepp house remains an important element in the district landscape visually, architecturally, and historically. The house is two-story with a bedroom dormer facing front (east) and back (west) on the second floor and a wide gable facing north and south. The gable roof covers a full-width front porch and is held by three square, slightly truncated, paneled, and capped columns. The parlor window faces the front and has a central glass bordered by two vertical double-hung windows. The entire width of the window is capped by a band of approximately 6-inch-wide leaded glass lights approximately 1-1/2 feet tall. The front door is paneled and has thick vertical staves. The interior still retains its unpainted original varnished woodwork. Most interior and exterior details remain unchanged since construction. With the exception of an updated kitchen and a compatible wheelchair access ramp to the north side of the front porch, the Koepp house remains virtually intact inside and out.

The head of the Koepp household was Laura Koepp, the widow of a policeman. Many of the several generations of Koepps who lived there worked in the Eugene Woolen Mill over several decades.<sup>22</sup> The appearance of this urban, modern bungalow style of house in a largely traditional and agricultural landscape of Blair Boulevard implies a shift in both physical development and lifestyle. The long tenure of an industrial working-class family in an area that had previously been inhabited by farmers and others engaged in horse-drawn highway-related occupations also signalled an economic and sociological shift in the development of the community and the region.

Visually, the Koepp House represents the entry into the historic fabric of the neighborhood on the west side of Blair Boulevard. It is set back on a lawn facing directly east rather than being aligned with Blair Boulevard. The house is framed and bracketed by large trees. In this setting the Koepp house helps create an entry sentinel for the district. 458 Blair Boulevard now houses the offices of Clergy and Laity Concerned and several other peace and justice organizations. These uses have not compromised the features which make the Koepp house a significant contributing resource in the Blair Boulevard Commercial District.

Auxiliary Building: Carport, ca. 1970 Compatible/Non-Historic/Non-Contributing

Description: There is an open carport to the rear (west) of 458 Blair Boulevard.

**11. The C.W. Powell House c. 1875**

1125 West 5th Avenue

Contractor/Builder:

Original Use: Farm House and Carriage House

Style: Gothic Revival

Legal: Lot 8, Block 1, Brooks Addition, Tax lot 1000

Designer:

Present Use: Residence

Category: Primary/Contributing

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**Contributing Resources: 2**

Description: This farmhouse stood at the site of the present Scobert House at 440 Blair Boulevard prior to 1922. At that time its address was 400 Blair Boulevard. Prior to 1913 its address was 200 Blair Street. Prior to 1922 this house shared the same history as the Scobert Property. The style and appearance of the house indicate that it could have been built anytime between 1860 and 1900. It is most likely, however, that the house was present at least by the 1880s, the time during which fruit grower C. W. Powell resided at its original location. At that location it was owned or occupied at various times by G. W. and Emmogen Billmire, Nels Johanson, and John Gardner. The Scobert family occupied the house in 1919 and continued to live in it temporarily when it was moved in 1922 to make way for the current Scobert house. After 1923 it was occupied for several decades by the family of Jay Coburn, a car repairman for Southern Pacific Railroad. In 1883 C. W. Powell received the property that is now the Scobert Property and Scobert Park from Ellison and Nancy Neet who also owned the property later owned by C. J. Brooks. That property now comprises the Brooks addition. The current location of the C. W. Powell House is Lot 8, Block 1 in the Brooks Addition to the City of Eugene.<sup>23</sup>

The Neets purchased the property from one of the children of Eugene Skinner, Phoebe Kinsey.<sup>24</sup> It is possible that this house served as a residence for the Neets and for one of the Skinner children. At this time there is no documentary evidence to that effect. A persistent rumor in the community is that the house once belonged to Eugene Skinner and was moved to its later location. Another version claims that the house was floated down river on a raft and dragged to its location from the river. While these are interesting possibilities, no proof has been uncovered to support them, to date.

In light of our current knowledge of proprietorship the Powell House represents an important link to the history of the Blair Boulevard Commercial District. It is an excellent example of a typical Gothic-Revival farmhouse with an emphasis on verticality, sloping roofs, and conspicuous intersecting gables, including a characteristic wall dormer with a doorway which originally operated onto a second story porch deck. The house is tall and thin with a kitchen and porch section intersecting at the back. Tall, thin, double-hung windows are found on the east and west sides. The second-floor windows have been replaced during the 1920s with shorter sets of two double-hung windows. The original door to the second-floor porch exists, as does the original front door.

The interior of the house is virtually intact except for kitchen and bathroom updates. Chimney flues for wood stoves are present in most rooms. Original hardware is seen throughout the house and remnants of three different eras of cloth-backed wallpaper exist in the upstairs hallway. Although some doors have been moved, the bedroom area is generally intact. Porches, enclosed during the historic period, extend from the east and west sides of the kitchen section and a shed extension is the northernmost portion of the house. The front porch has been replaced by a simple portico held by four square posts. A board-and-batten carriage house serves as the garage to the house currently.

Lot 8 is contiguous with the rear of the Scobert property and sits directly south of the Barn and chicken coop that were associated with the Powell House. This lot was purchased by Verne Scobert when he bought the rest of the property from John Gardner. The rear of the building is visible from the interior of the Scobert property. At the front, the Powell House is set back on a lawn in line with the other houses constructed in the Brooks Addition during the 1910s. Many of these houses were occupied initially by former residents of the district or people with businesses there.<sup>25</sup> Two large elms planted by Mr. Coburn in 1923 grace the green strip in front of the house.

Despite some minor changes in fenestration, porches and interior, most made during the historic period, the overall integrity of the Powell House remains sufficiently high for it to present a striking example of the farmhouse architecture of the district's initial period of development. The house has been moved during the historic period and is no longer a direct part of the Blair Boulevard streetscape. However, it remains on land contiguous to its original location, land that was part of the original parcel purchase.<sup>27</sup> The street location of the house at 1125 West 5th Avenue is a quick walk from the closest significant resource on Blair Boulevard, 458 Blair Boulevard. This walk enables the viewer to see another set of resources representing an important aspect of development in Whiteaker Neighborhood, the development of additions west of Blair Boulevard. The Brooks Addition may be part of another potential district on Fifth Avenue distinct from the Blair Commercial District. The Powell House intersects with this potential district.

Still, the primary historic association of the Powell house is with the history of agricultural, residential, and commercial development along Blair Boulevard. Clearly it was a major landmark in the agricultural landscape of pre-twentieth century Blair Boulevard. Its presence is significant in reinforcing the sense of that history when viewing the district.

**Auxiliary Building: Garage, Carriage House, ca.1900 Primary/Contributing**

Description: There is a garage/carriage house to the near (north) of 1125 West 5th Avenue. It has board and batten siding and was probably moved from the Scobert property in 1923 or after.

**12. 1001 West 5th Avenue c. 1910**

1001 West 5th Avenue

Contractor/Builder:

Original Use: Residence

Style: Bungalow

Legal: Lots 3 & 4, Blk 6, Sladden's Second  
Addition, Tax lot 200, Assessors Map #17 04 3611

Designer:

Present Use: Residence

Category: Primary/Contributing

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**Contributing Resources:** 1

Description: This home combines elements of the transitional box style with the bungalow style. It is a good representative of the type of merchant and working class family housing that began to fill in Sladden's Second Addition. Located on Blocks 14 and 13 in Sladden's Second Addition to Eugene, it was built in 1907 by C. F. Working, a building contractor who may have been its first resident. In 1908 the house was sold to Robert and Rebecca Gibson. Robert and John Gibson owned Gibson Brothers Cash Market and Grocery across the street at 500 West 5th Avenue, the southeast corner of 5th Avenue and Blair. The Gibson Brothers were sons of Lane County pioneers Lewis D. and Sarah Crow Gibson who came west in 1849 and 1852. The Gibson homestead is now covered by Fern Ridge Lake. By 1925 the house was owned and occupied by B. H. Coffman, a conductor for the Southern Pacific Railroad Company, which had an administration building at the Blair Terminal. As seen in other Blair resources, the location of residences and occupations within the Blair area, or close-by, was common at that time. Many Blair-area residents worked for the railroad, as well.<sup>28</sup>

**Non-Cont. Rrcces:** 1

The 1-1/2 story house features a low-pitched side-gable roof, with boxed eaves and eave returns. The eave returns have shingled mock gable ends. Rectangular "bays" protrude from the sides. These have mock hipped roofs as well. The front porch displays a pediment with the insertion of a mock-hipped roof at the bottom. The porch is an attachment, a pedimented portico held by slightly truncated columns with neo-classical details. The parlor windows are large double-hung with a single light in the lower sash and six vertical lights in the upper sash. The foundation is covered with a shingle skirt. The color combination of the house is one that was common during the historic period. Clapboard siding is painted a light yellowish-tan. The trim and skirt are green. The house occupies two tax lots giving it frontage on Fifth Avenue and Blair Boulevard. The angle of Blair Boulevard creates the illusion that the house is turned out toward the intersection although it is aligned with Fifth Avenue. A large maple tree marks the corner of the front yard and provides a canopy for the front porch as well as the intersection. Sculpted bushes frame the south facade.

1001 West 5th Avenue makes an excellent entry marker into the district. Historically it references the migration of the offspring of pioneer families to the west of Eugene to new urban dwellings in the Blair area and the relationship of small merchants and workers to neighborhood workplaces. It also reminds us of the strong association of the neighborhood with the railroad. Visually it demonstrates a combination of styles which refer to the most active era of development in the district. The maple tree and large lawn provide an introduction to the natural characteristics that permeate the district.

**Auxiliary Building: Garage, ca.1950 Compatible/Non-Historic/Non-Contributing**

Description: There is a free standing garage of a later era at the rear (north) of 1001 West 5th Avenue.

**13. 451, 461 and 471 Blair Boulevard c.1930**

451, 461, and 471 Blair Boulevard

Contractor/Builder:

Original Use: Residence

Style: Bungalow Cottage

Contributing Resources: 3

Legal: Tax lot 300, Assessors Map #17 04 36 11

Designer:

Present Use: Residence

Category: Secondary/Contributing

Non-Cont. Rrcces: 0

Description: These three small front-gable bungalow cottages were built in 1930 to house workers at Burton's Saw Factory at 449 Blair. Over the years they housed railroad and other workers. Prior to their construction the lot was an open field, although it may have been a corral for C. O. Stratton's Livery and Livestock Sales Stable at 457 Blair Boulevard in 1914.<sup>29</sup> Although these cottages are very modest, they are important ingredients in the landscape of the Blair Boulevard Commercial District.

Visually the grouping creates a stimulating effect through their "stepped" arrangement along Blair Boulevard. Each house is oriented directly east and west rather than to the line of Blair Boulevard. This effect, coupled with their very small scale and their "cottage" styling, makes them a unique and important visual landscape element.

Each cottage has clapboard siding, a small gabled entry hood held up by brackets, and six-over-six double-hung windows. 451 and 461 Blair Boulevard are nearly identical. But 471 has a jerkinhead roof and a jerkinhead portico roof. Each house has a small triangular front yard but only 451 has a recognizable back yard. Front doors have been changed on two of the houses and a large wood-frame multi-light picture window has recently been installed on the south side of 451 interrupting the symmetry of the visual sequence. Outside of these changes, the cottages still maintain a high degree of integrity. They are framed by large maple street trees along Blair Boulevard which add to the perception of their small size and contribute to their picturesque quality.

**14. Burton's Saw Factory c.1930**

449 Blair Boulevard

Contractor/Builder:

Original Use: Saw Factory and Saw Supply Shop

Style: Commercial/Industrial

Legal: Tax lots 4100 & 4000

Designer:

Present Use: Art Studio

Category: Historic Non-Contributing in current condition

Non-Cont. Rrcces: 1

Description: Formerly Burton's Saw and Supply, 449 Blair Boulevard has most recently been in use as a sculpture studio by artist Paul Papas. This commercial/industrial building is also the possible site of the E. A. Stratton Livery and Livestock Sales Stable (1914) operated by the builders of the Red Barn. If so, it may be the oldest building built for commercial use in the grouping.

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It is believed to have been partially dismantled and rebuilt as a saw factory for Amos Burton around 1930. The front "Saw and Supply" portion was added in 1946.<sup>30</sup>

The Saw Factory is composed of two distinct buildings built in different eras. The earlier, rear portion has a large loading door in the center of the facade, typical of stables or factories. A plate glass window and older door are west of the entry. The facade is sheathed in the same plywood that sheathes the 1946 addition in the front. However, clapboard siding is seen on the west side of the building, facing a work courtyard on the northwest corner of the property. This siding can be seen from Blair Boulevard. On the north and east sides of the building, straight 10" boards sheath the building and rows of multi-light stationary windows line the walls. The front portion of the building is an example of vernacular construction for light industrial or cottage commercial functions in the 1940s. However, the alignment of the front (west) facade with Blair Boulevard gives the building an unusual and interesting shape. Its placement directly adjacent to the sidewalk exaggerates this shape in perspective when seen while approaching on foot, adding an interesting twist to the landscape. The front windows are large six-light wooden stationary windows while the south windows are domestic two-over-two double hung windows. The front addition was sheathed over some time in the 1970s with unpainted flat vertical boards. The same material was used to create a seven-foot fence around the work yard. While this sheathing detracts from the character of the building, it could easily be removed if restoration were pursued, as could the plywood sheathing on the facade of the rear building.

Although there has been some loss of integrity due to the exterior changes mentioned here, 449 Blair retains enough of its distinctive shape and functional characteristics that it is still possible to visually read its functional role in the historic fabric of the neighborhood. The building could be easily restored to its original condition because, with the exception of the 1946 addition, the changes have taken the form of applications over existing material rather than removal of original materials.

As Burton's Saw Factory, the building serves as an important reference to the close relationship of work, commerce, and residence in the district and its surroundings. It also demonstrates a level of industrial activity that can be compatible in a commercial/residential environment. The up-to-date 1946 "Saw and Supply" retail addition represents the optimism concerning improving market conditions following the end of the Second World War. If further research is able to identify the rear building as the Stratton Livery Stable an additional level of historic significance will be apparent particularly in relation to the economic life along the highway. In either case, 449 Blair Boulevard is a significant historic resource within the district and retains sufficient integrity of form and character to reference its historic functions. The historic building, classified as non-contributing in current condition, could readily regain contributing status with removal of the non-historic cover on the 1946 retail volume.

15. Sam Bond's Garage c.1918

407 Blair Boulevard

Contractor/Builder:

Original Use: Automobile Repair Shop

Style: Vernacular Industrial

Contributing Resources: 1

Description: Now used as headquarters for Save Our ecoSystems, it was built between 1918 and 1923 and bought by Sam Bond in 1926. Bond was one of Eugene's early auto mechanics who operated his repair shop there until 1972. The Bond donation land claim in Irving dates to 1853 and his family donated part of the land to create Eugene's first airport. Sam Bond was a member of Eugene's City Council from 1930-1942, during which time he served as Chairman. He is largely credited with steering the city safely through the Great Depression.

Legal: Tax lot 4301

Designer:

Present Use: Office and shop of  
Save Our ecoSystems

Category: Secondary/Contributing

Non-Cont. Rsrces: 0

Sam Bond was associated with a variety of other civic efforts as well. He was Consul General of the Woodmen of the World from the 1940s to the 1970s. According to Sam Bond, the garage building was built in 1918 by two returning WWI veterans, one of whom was the son of Reverend Wooley, a pioneer preacher.<sup>31</sup> However, Whitney Scobert, who grew up across the street, remembered the lot being a vacant open field until the mid-twenties.<sup>32</sup> A ca. 1923 aerial photograph shows the building at that site.<sup>33</sup>

The garage building, at 407 Blair Boulevard, is a long, thin building similar in shape to a large wagon-shed or farm-shed. It has shiplap siding and an abbreviated hipped roof capped by a truss gable. A slight overhang extends from the roof over the previous location of the auto bays. Small single sash windows are located on the north and east (rear) facades; loading doors and a small loading dock still exist on the north facade. A line of rear windows have been covered with plywood, but their outline is still visible. A brick chimney for a wood stove remains in the northwest corner. The auto bay entry has been glassed in and become a wheelchair access entry. The north loading doors have been replaced by glass entry doors.

Although a portion of the interior wall is covered with cedar siding, most interior structural features are intact and visible including the heavy roof trusses. An original metal track with a rolling metal hoist is still visible on the interior. The long garage building's alignment with Blair Boulevard and its proximity to the corner and the sidewalk in front give it an unusual prominence. Even though it was an auto garage its appearance suggests the horse-drawn era. Through this visual association the garage, together with the Red Barn, helps reinforce the semi-rural flavor of the intersection and the district.

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Although some original features in entryways have been lost, the overall appearance of Sam Bond's Garage remains sufficiently intact to decipher its original use and to experience it as a physical reminder of its time period. Its association with Sam Bond is very significant. Despite his humble occupation, Bond was a major force in the civic life of Eugene. Through his grandparents, Sam Bond's memory also links us to the pioneer past of the community. His relationship by blood and marriage to the Spencers and the Strattons illustrates the interweaving of families that bound the fabric of the community around and within the Blair Commercial Area during the 1920s. These factors combine with physical character of the building to make it a clearly significant historic resource within the proposed district.

**16. Cash O. (C.O.) Smith House c.1927**

1022 West 4th Avenue

Contractor/Builder:

Original Use: Residence

Style: Craftsman/Bungalow

Contributing Resources: 1

Legal: Tax lot 3900

Designer:

Present Use: Residence

Category: Secondary/Contributing

Non-Cont. Rsrces: 0

Description: The C.O. Smith House at 1022 West 4th Avenue is located on the north 1/2 of Lot 10 Block 6 in Sladden's Second Addition to Eugene on Tax Lot 3900. This small one story craftsman bungalow house is virtually intact and is just slightly larger than a cottage. It was built around 1927. The house displays simple, but elegant, nine over one double hung windows with six inch trim defined by a 3/4 inch molding strip at the edge. The front (north) facade has two of these windows framing the front door and a single window about five feet to the east of the entry set. A small entry porch overhangs the entry set, the roof of which is held up by spoke-like brackets which provide a hint of stick-style construction. Two 4x4 vertical posts also hold the roof at the north corners. A two and one-half foot boxed-in railing encloses the porch. It is clad in clapboard matching the siding of the house. The east and west facades have two sets of double-hung nine over one window sets equally spaced. The roof is a bracketed "end on" gable with composition roof. The foundation is concrete. Despite its modesty, the overall balance and lightness of its composition allows this small house to add a note of simple elegance to the landscape within the district.

In addition to its visual contribution to the character of the district, the historic associations of the property contribute to several pervasive themes pertaining to the district. Cash O. Smith was the first resident of 1022 West Fourth Avenue. He was a mechanic at Sam Bond's Garage. His home reminds us of the strong contingent of skilled working-class citizens which made the Blair Residential Area and the Blair Commercial Area the home base for perhaps the most directly productive group within the history of our community's economic and physical development. His home also demonstrates the very close relationship between work and residence which helped create the village like quality of the district. The high degree of integrity of the house combined with the thematic historic associations make the C.O. Smith house a strong contributing resource within the proposed district.<sup>34</sup>

**17. Hayse Blacksmith Shop/Brogdon Feed and Seed/Red Barn c.1914**

357 Van Buren Street

Contractor/Builder: C.O. & E.A. Stratton

Original Use: Blacksmith Shop

Style: Vernacular Commercial/Agricultural

Legal: Lots 10 & 11, Block 8, Sladden's Third Addition. Tax lots 2700 & 2800

Designer: C.O. & E.A. Stratton

Present Use: Grocery Store

Category: Secondary/Contributing

Listed on National Register

Non-Cont. Rsrces: 0

Contributing Resources: 1

Description: The Hayse Blacksmith Shop, popularly known in the Eugene, Oregon, area as "The Red Barn," is one of the most imageable and familiar landmarks in the city. It is one of the few remaining representations of a commercial building using an agricultural building form. It was constructed in 1913-14 by C. O. Stratton and his son, E. A. Stratton for use by Ernest Hayse as a blacksmith shop.<sup>35</sup> It had the appearance and styling of a round-roofed barn of the 1890s, or early 20th century, but served a commercial function. Except for the addition of a slight peak along the top of the roof line and additions to the rear (east) and southeast portion of the building, and despite a number of alterations required to allow the building to function as a grocery, the Hayse Blacksmith Shop, or "Red Barn," retains much the same appearance and detailing that it had when it was constructed. Its most longstanding use was as Brogdon's Hay, Feed and Seed Store (1925-1963). It is now used as The Red Barn Grocery Store.

The original structure of the "Red Barn," built in 1913-14, is approximately 23' x 50'. There have been two additions to the original structure—the first being approximately 45' x 28', and the second approximately 16' x 46'.<sup>36</sup> The most outstanding feature of the Barn is its rounded roof which is created by the use of fabricated, laminated, curved members composed of various lengths of 1" x 4" boards, four abreast. The round roof structure was used in the "all-purpose" barns which developed in the Willamette Valley in the 1890s.<sup>37</sup> However, the "Red Barn" does not share the "plank frame" structural system of these barns, as the laminated members do not tie into the wall structure. Instead, the roof rests on top of the walls and 2" x 8" rafters, 3' on center, were originally used at the top plate. Originally, 1" x 4" T&G floor decking was laid over these rafters to create a second story. This decking was later removed.<sup>38</sup> A new second floor has been built over part of the space. E. A. Stratton, who built the Barn, has stated that the round roof structure was chosen to reflect the appearance of the barns and buildings with this roof structure which existed "back east" and in the Kalamazoo, Michigan area where Mr. Stratton and his father, C. O. Stratton, came from originally. According to Mr. Stratton, the construction of the laminated-curved members of the roof structure was accomplished by constructing the second floor and marking out a semicircle on that floor. Pieces of 2" x 6" were placed

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around the circle and then the 1" x 4" pieces were bent around the 2" x 6" pieces and nailed together to form the laminated section of the roof structure.<sup>39</sup> Two upper cross ties were used in a collar formation extending several feet below the peak of the roof structure with 2" steel bars connecting them with the center beam below.

During the 1920s, peaks were added to the exterior of the original round roof, which was originally finished with wooden shingles. These are covered at present with composition shingles. "The eaves of the building are trimmed with solid 2" x 6" brackets cut in a double flared curve, which project and carry the roof out about 2 feet. The eaves are finished with 1" x 3" tongue-and-groove boards with beaded scoring on the ends and middle of each. This wood is also used on the two sets of rolling doors on the north and west sides of the building."<sup>40</sup> These doors move on old-fashioned metal rollers. Bargeboards, cut to the shape of the roof, face the front and rear eaves. The Barn's exterior walls are finished with 1" x 5" shiplap. There are nine sets of six-over-six windows in the north and south walls, and two sets of four-over-four windows in the western gable end. The corresponding set in the eastern end were removed when the first addition to the building was constructed at that end.

The original floor of the building was concrete.<sup>41</sup> This was later replaced by 11" x 2" flooring and then covered with 2-1/2 tongue-and-groove flooring, raised approximately 2-1/2 feet, probably to accommodate loading during the years it served as Brogdon's Feed and Seed Store. Before renovation, two holes remained tinned over marking the locations of the wood stoves that were used to heat the building during most of the century.<sup>42</sup> The 1925 Sanborn Map, Section 23, shows a brick chimney in the southwest corner and a stove pipe in the southeast corner.<sup>43</sup> The updated version of the same map shows a terra cotta chimney near the southeast corner of the original structure. The updated version also shows the first or rear addition described as having electricity in use for feed grinding.<sup>44</sup>

The first addition to the Barn is structurally similar to the original building, with the exception of its roof which is a shallow gable. It was built around 1928-1930. It has shiplap siding which matches the original. The second addition on the eastern end of the south side is also sided with similar shiplap but has a shed roof. It was constructed in the mid- to late 1940s.<sup>45</sup> Windows from the original southeast corner were re-used on the exterior walls of both additions. Some of the siding may have been recycled as well.

The Barn was apparently painted white originally and then later painted a light grey, possibly at the time of the first addition around 1925. The coat of red paint from which the barn derives its popular name was probably applied to the structure in the 1940s, possibly at the time of the second addition.<sup>46</sup> One of the most delightful details on the Barn is a sign advertising Crown Feeds and the Brogdon Store painted on the siding, in the southwestern corner of the building. While it is assumed that it was painted at the time of the red coat of paint during the 1940s, its styling indicates the possibility of being a copy of an earlier sign in the same location. It was restored during renovation.

The entire structure received a new reinforced concrete foundation in 1975. Prior to 1980, the original building had developed a slight rack to the south, and the roof shape had been deformed.<sup>47</sup> These problems were corrected during renovation of the Barn for use as the Red Barn Grocery in the early 1980s. Although many changes were made in the interior to accommodate the needs of grocery, most of the original interior structure is still visible. Other items were authentically reconstructed. With the exception of a wheelchair ramp, entry doors, and some other new additions, the exterior of the Barn appears intact. The Red Barn, originally Hayse Blacksmith Shop, has been a unique and familiar landmark in Eugene, Oregon, since it was constructed in 1914. Its rounded roof and barn-like appearance have made it stand out among commercial structures in Eugene. From its highly visible location, it dominates the intersection of Van Buren Street and Blair Boulevard, which was formerly part of the Pacific Highway between Eugene and Portland and had served as a major territorial road since 1856.

The Red Barn now stands at the northeast corner of Blair and Van Buren. Its original address was 357 Blair Boulevard, as Van Buren Street stopped at 3rd Avenue West at the time of construction and was not opened to Blair until 1925. Since the opening of that portion of the street, the address of the Barn has been 357 Van Buren Street. Its east-west orientation, juxtaposed with the angle of Blair Boulevard makes it highly visible to travelers going both directions on Blair Boulevard and Van Buren Street. Throughout its existence the Red Barn has been the largest, most visible, and most unique structure at the intersection.

The junction which it marks is now an unusual turning point in the heavily travelled River Road-Blair Boulevard route on which thousands of commuters make their way in and out of Eugene daily. But, the Red Barn is more than just a landmark on a major road. It is the central visual element of a commercial community and a neighborhood. For many people, it is an important symbol of the history of a neighborhood and the development of the larger community which it reflects.<sup>48</sup>

The Hayse Blacksmith Shop/Brogdon Feed and Seed Store (common name: Red Barn) was listed on the National Register of Historic Places in 1981. Since its conversion to the Red Barn Grocery, it has served as the visual, social, and economic keystone of the Blair Boulevard Commercial District. This resource is an excellent example of a work of vernacular architecture that has been preserved, celebrated, and recycled. It also serves as a positive indicator of the beneficial effect designation of such historic resources can have on the health of the community around them.

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**18. Ben White's Vulcanizing/The Willis Building c.1942**

341 Van Buren Street

Neighborhood Economic Development Corporation

Contractor/Builder: Ben White

Original Use: Tire Recapping Shop

Style: Vernacular Commercial

Contributing Resources: 1

Legal: Tax lot 2300

Designer: Bakery Addition by David Edrington

Present Use: Bakery/Restaurant

Category: Secondary/Contributing

Non-Cont Rerces: 0

Description: This vernacular commercial building was originally built in 1942 by Ben White as Ben White's Vulcanizing. During the 1950s, it was connected by a breezeway to the small 1925 "Candy Kitchen" which stood at the south end of the lot. (The Candy Kitchen was built and operated by Charles and Bertha Mouse, who lived in the former Stratton home at 1080 West 3rd Avenue (No. 19). The house at 1080 West 3rd Avenue was occupied between the 1940s and 1992 by the late Bert Willis. Bert Willis worked at White's Vulcanizing and built the breezeway which connected the two buildings.<sup>49</sup>) During the 1970s it was adapted by George Stathakis as the locally famous George's Garage. It was purchased and remodeled by NEDCO in 1981. It served for many years as the NEDCO office.

Ben White's Vulcanizing is a 1940s building that has an appearance similar to false-front commercial structures. The building has a steep sloping shed roof that intersects the front facade at an angle sharp enough to give the illusion of a false front parapet. The siding is thin clapboard. There are two sets of windows on the front facade. One window set sits in what appears to be a filled-in loading door. This was probably accomplished early on with materials of the previous era. The front door has been replaced. The "Candy Kitchen" was removed in the early 1980s to make way for the 1981 addition currently housing the New Day Bakery.

The Ben White's Vulcanizing Building's position in relation to the intersection gives it an effective role in creating the appearance of a small town center. This simple commercial building has housed a plant store, Al's Sheet Metal, and the Valley Rental Store as well as Ben White's and George's Garage. It symbolizes the type of small neighborhood-based business that has characterized commerce at the intersection.<sup>50</sup> Together these factors indicate that the Willis Building, Ben White's Vulcanizing (the historic volume), is a significant contributing element of the district.

Ben White's Vulcanizing shares a party wall with the New Day Bakery. The New Day Bakery was built in 1981 for NEDCO by Jim Weston and designed by David Edrington of Edrington and Thallon, AIA. The building was specifically designed to be compatible with the historic character of the adjacent buildings and includes many details normally found in older buildings. The building has shiplap siding and a mock hipped roof intersecting a false front parapet. A gallery of two-light double hung windows creates a band around the rectangular portion of the building which is covered by the mock hipped roof. A corner entry portico is also covered by this roof. The ceiling of this portico is finished with a tongue and groove beaded slat. The interior includes an open ceiling and built in lunch counter at the base of the front (west) windows. A temporary rain shelter for outdoor seating has been constructed out front (west facade). An opening has recently been created between the two buildings so that the older building may serve as an additional dining space for the bakery. The building housed Johann's Bakery for many years before becoming the New Day Bakery. This non-historic volume combined with the historic Ben White's Vulcanizing is now known as the Willis Building.

**19. Stratton/Bond House/Shamrock Lunch c.1910**

1080 West Third Avenue

Contractor/Builder:

Original Use: Residence/Cafe

Style: Bungalow

Contributing Resources: 2

Legal: Tax lot 2200

Designer:

Present Use: Residence

Category: Primary/Contributing

Non-Cont Rerces: 0

Description: This modest bungalow has been the home of C. O. and F. A. Stratton (1914), Charles and Bertha Mouse (owners of the Candy Kitchen) at the rear of the house lot, Sam Bond, the Shamrock Cafe (1939), and Bert Willis.<sup>51</sup> The one-story house has a hipped roof, an indented front porch, a utility porch at the back, and thin clapboard siding. The sides of the house appear to have remained unpainted for several decades but the main house appears to still be in good condition. The interior of the house is virtually intact, including woodwork replete with picture moulding, built-in cabinets, and door and window architrave moulding in the craftsman tradition. Plaster and period linoleum floor coverings are also intact.

A boxy addition is attached to the rear west side of the house and abuts the sidewalk. This is the Shamrock Cafe. The Shamrock Lunch sign is still visible on the north and south parapet walls. A pair of eight-light windows occupy the center of both south and north walls. The west wall which is directly adjacent to the sidewalk is filled in below the parapet line indicating an open-to-the street lunch counter. This portion of the building is intact but in a deteriorating state. A shed to the rear of the property is overgrown and deteriorating.

The house is set back on a lawn with two large maples bracketing and providing a canopy for the house in the green strip in front of the house. The rear lawn is open to Van Buren Street. The green lawn and shrubbery help maintain the residential/semi-rural atmosphere in the commercial district. The house is virtually unchanged since the addition of Shamrock Lunch in 1940. It is an excellent representative of the type of neighborhood housing that was replacing the country side at Blair Boulevard in 1910.

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As the house of several significant neighborhood business people, it exemplifies the close relationship of residence and occupation in the neighborhood. The Mouse family operated their candy business in the back yard of their house. The Strattons lived across the alley from the blacksmith shop they were building and across the intersection from E. A. Stratton's newly acquired in-laws. Bert Willis lived there next to Ben White's Vulcanizing, his workplace, in the 1940s. Mr. Willis died in the house in 1992.

Sam Bond lived across from his aunt, uncle, and cousins.<sup>52</sup> The intertwining relationships of families with residence and commerce created an environment in which an enduring community could form around the Blair Boulevard Commercial District. These factors make 1080 West Third Avenue a historically significant component of the Blair Boulevard Commercial District.

**Auxiliary Building: Shed, ca.1910 Primary/Contributing**

Description: There is a shed of the same era to the rear (south) of 1080 West 3rd Avenue on the east property line. It is overgrown, and in a very deteriorated condition. This utilitarian accessory structure dates either from the construction of the house or from the first years of the secondary period of significance. It has a gabled roof, shiplap siding, two small windows trimmed in material similar to that of the main house, and doors made of planks over 2 x 4 braces. There is no foundation or floor. Although the roof appears to be in need of reconstruction and there is severe settlement, the walls appear solid. Despite its overgrown and deteriorated condition, it may be possible to rehabilitate or rebuild this shed with mostly original materials. Its position on the rear lawn of 1080 West 3rd Avenue, directly visible from Van Buren Street, enables it to play a contributing role in maintaining the semi-rural character that typifies the Blair Boulevard Historic Commercial Area.

**20. Henzler House and Shop c.1925**

1110 West Third Avenue

Contractor/Builder:

Original Use: Residence/Lawn Mower and  
Blade Shop

Style: Vernacular/Craftsman

Legal: Tax lot 2400

Designer:

Present Use: Residence

Category: Historic Non-Contributing in  
current condition

Non-Cont Rsrces: 1

**Contributing Resources: 0**

Description: This one-story house was both home and shop to Les Henzler and his brother in 1926. Les Henzler operated a lawnmower and blade-sharpening shop there between 1926 and 1961. Mr. Henzler lived at that location into the 1940s. He later resided in the larger house on "Blair Island," now the Old Texas Steak House, and ran a radio repair shop there. The house was used briefly as a "massage parlor" until neighborhood protests caused authorities to close the operation.<sup>53</sup>

The house has a very shallow gable roof and shiplap siding on three sides. The west facade has been sheathed in plywood. The house appears to have a central section flanked by two shallow wings. The roof eaves follow the configuration of the house including a continuation of the roof over the entry porch. Two sets of three vertical double-hung windows flank the front door on the front (north) facade. The house reflects the Craftsman tradition in its scale and detail. This association is shown in the brackets used to support the porch roof which has "spokes" in between the main bracket supports. The central portion of the house without the wings fits the "footprint" of the one-story house shown on the 1925 Sanborn insurance map in the path of the future Van Buren Street. This house may have been moved from that location when the street went through. The wings may have been added later. The house has now been divided into two dwelling units. Minor alterations have occurred such as replacement of the front door, the siding on the west wall, and small sliding metal windows in the bathrooms. The primary (north) elevation of the house retains much the same appearance as it did in 1926.

The Henzler house is set close to the sidewalk at the "base" of the unusual triangularly shaped block called "Blair Island." It is surrounded by lawn on the three street sides.

Les Henzler's house and shop also reinforces the themes of close residential and occupational interaction, and domestic level commerce and industry. As a fitting edge for the district and a historical reference the Henzler house is a significant resource in the Blair Boulevard Commercial District. Reclassification to contributing status could be made possible by removal of the non-historic siding on the west facade and restoration of window assemblies that are consistent with the period (where they have been changed).

**21. The Old Texas Steak House c.1914**

325 Blair Boulevard

Contractor/Builder:

Original Use: Residence

Style: Bungalow

Legal: Tax lots 2500,2600

Designer:

Present Use: Old Texas Steak House Restaurant

Category: Historic Non-Contributing in  
current condition

Non-Cont Rsrces: 1

**Contributing Resources: 0**

Description: Circa 1914, it was originally the residence of the proprietor of a horse-drawn junk wagon. It later was a radio shop, a beauty parlor, and a craft studio. It was renovated by George Stathakis in 1975 to become the Nice Cream Parlor and later Blair Island Restaurant. It has since housed several restaurants in its unique location.

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The Old Texas Steak House occupies the dominant position on the unique block known as "Blair Island." "Blair Island" is a triangular block created by the intersection of the diagonally oriented Blair Boulevard, Van Buren Street, and Third Avenue. The restaurant's front facade faces the "point" of the Blair Island triangle. Although enclosed and open porches have been added around the building, the shape and detailing of the original residence are still visible along with clapboard siding, a jerkinhead roof and French doors. Some alterations which have been made are generally compatible with the character of the district while others are not. The geographical formation of "Blair Island" itself reinforces the landmark quality of the intersection.

325 Blair may have been the house of two different junk dealers. It may have been the first home of the junk dealer, Bray, whose second house was several houses east on West Third Avenue. Directories indicate that the house was occupied by a junk dealer named Miller. Mr. Miller's original name was Rubenstein and was a brother of Essy Rubenstein who he eventually joined in the furniture businesses. Rubenstein's furniture store eventually became a major anchor in the economy of downtown Eugene. Because of its association with a characteristic horse-drawn labor-based enterprise and its landmark position on Blair Island. 325 Blair Boulevard is a significant resource in the Blair Boulevard Commercial District.<sup>54</sup> Reclassification to contributing status would be made possible by such remedies as removal of the incompatible front porch and replacement with a porch more compatible with the period of the house, and either treating the plate glass windows with snap-in mullions and meeting rails or replacing them with compatible windows.

22. F.P. Allen House, 312/324 Blair Boulevard c.1900

312/324 Blair Boulevard

Contractor/Builder:

Original Use: Residence

Style: Vernacular Gothic

Contributing Resources: 1

Legal: Tax lot 7802

Designer:

Present Use: Residence

Category: Primary/Contributing

Non-Cont Rrcces: 0

Description: This substantial residence was built between ca. 1890 and 1910. It sits on a piece of property conveyed to William Lynch by Phoebe Kinsey in 1884.<sup>55</sup> This parcel originally included the site of the Spencer home, now the Tiny Tavern. The first documented resident of the house was Frank P. Allen, who operated a F. P. Allen's Livestock Livery and Sales Stable in the back of the property in 1914.<sup>56</sup> The shape of the house is a simple farm cottage shape that could have been used in any era. The roof is a simple, medium-sloped gable set on end to the street-side facade which faces directly East rather than aligning with Blair Boulevard. A two-way entry portico is on the southeast corner of the house and is covered by a one-story intersecting gable with the gable end facing south. A wide fascia border underlines the enclosed eaves at the gable end. The siding is clapboard. The parlor window facing Blair is a wide double-hung window with a short upper sash, while most other first-floor windows are thinner with approximately six vertical lights in the upper sash. Window trim is of a type that is seen in Queen Anne, Transitional Box, and very early bungalows. There is a second entry on the north side of the house. It is covered with a small portico supported by brackets detailed in the Craftsman style. The house has several additions in a line to the back of the lot (west). The last of these appears to be an older carriage house or small stable. The rear of the L-shaped tax lot contains a two-story apartment house, probably built in the 1950s. The apartment house has a hipped roof which is the only part of it that is visible from the rest of the district. Its appearance and styling are compatible with the rest of the district environment.

The F. P. Allen House, 312/324 Blair Boulevard, is a quiet but important element of the district. It is set back from the road and shrouded with shrubs and trees. It is not one of the buildings most people notice first upon entering the district. But its east facade is visible from many points in and around the "Blair Island" intersection and its north facade is prominent when entering the district from the north on Blair. Visually the house and property serve an important function by adding a quiet rural ambience to the edge of the Blair intersection, thereby keeping it connected to the natural and rural landscapes referenced by the Scobert property and park. It helps buffer the district from the industrial landscape just to the north of Blair Boulevard. This property is a key element in maintaining the sense of enclosure that makes the district a distinct enclave.

Although the house has had some minor alterations in order to be converted into two dwellings, most changes to the main body of the house appear to have been made before 1930 and are compatible with the character of the house. From Blair Boulevard the house appears to be virtually intact. From north on Blair the house appears to be primarily intact.

The F. P. Allen house is also important as an historical reference to the rural landscape of the turn of the century and the horse-drawn and highway-related commerce during the 1910s. The F. P. Allen house is clearly a significant primary contributing resource within the Blair Boulevard Commercial District.

23. 358 Blair Boulevard c.1912

358 Blair Boulevard

Contractor/Builder:

Original Use: Residence

Style: Craftsman Bungalow

Contributing Resources: 1

Legal: Tax lot 10000

Designer:

Present Use: Offices of Oregon Business Brokers

Category: Secondary/Contributing

Non-Cont Rrcces: 0

Description: This Craftsman-style house faces directly into the intersection at "Blair Island". It was probably built around 1912. In 1918, the house was owned by Earl Peterson, an electrician at B. F. Goodpasture's Buick and Chevrolet dealership. He retained ownership of the property until 1945 when he sold the property to John and Dorothy Lay. He apparently did not live at the property during that time.<sup>57</sup> The house has been used for business offices for several decades. Although some alterations

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have been made at the entry, including the installation of brick stairs, the house still retains its overall craftsman appearance and most of its detailing. Of particular note are the exceptionally thin horizontal dormers on the second floor and the nicely sculpted bargeboards. The siding is thin shiplap on the first floor and shingle on the second floor. The house is kept in excellent condition by its current occupants, Oregon Business Brokers. Two very large maple trees frame the house from the rear and a large Douglas Fir frames the house from the south side. A smaller ornamental red maple graces the front yard. Together the house and the trees create a picturesque setting which contributes handsomely to maintaining a slightly residential edge in the atmosphere of the busy intersection.

24. The Tiny Tavern/Jefferson D. Spencer House c.1895/1945

394 Blair Boulevard

Legal: Tax lot 10100

Contractor/Builder:

Designer:

Original Use: Farm House

Present Use: Tavern

Style: Gothic Farmhouse remodeled in part to style Moderne

Category: Secondary/Contributing

Contributing Resources: 1

Non-Cont. Rsrcs: 0

Description: The Tiny Tavern was built in approximately 1895 on property purchased by William Lynch from Phoebe (Skinner) Kinsey in 1884.<sup>58</sup> It is possible that it served as Lynch's residence but this is not documented. The house is clearly visible in panoramic views of the area made in 1900, 1902, and 1908.<sup>59</sup> The windmill in its back yard and its large barn are also prominent. In 1902 it was the residence of Reverend P. L. C. Hansen, minister to the Danish colony.<sup>60</sup> In 1905 it became the home of Jefferson Spencer, son of early pioneer Septimus Spencer, founder of Alsea and Waldport and a prominent farmer. Mrs. Spencer was the daughter of Allen Bond, another early pioneer also of Irving. The Spencer's daughter married E. A. Stratton, Builder of the Red Barn, proprietor of C. O. and E. A. Stratton Livery and Livestock Sales Stable at 457 Blair Boulevard, and resident of 1080 West Third Avenue.<sup>61</sup>

A 1905 photograph of the Spencer home shows a large two-story farm house with a front corner porch and a second-story corner porch directly over one another. Other features included a square bay window and carbide lights.<sup>62</sup>

Lucille and R. B. Johnson bought the house in 1945 to convert to the Tiny Tavern. They had purchased the original Tiny Tavern across the street in 1938. World War II was not quite over when the Johnsons began the renovation and new materials were scarce. This problem was made worse locally by a housing shortage.<sup>63</sup> The design and materials of the Tiny Tavern are examples of "auto age" construction of the late 1930s and early 1940s, placing the resource in that context rather than in the postwar context normally associated with resources built in 1945. Therefore, the Tiny Tavern may be considered representative of the historic period of the district even though it was remodeled two years later than the technical limit. The war years were a fallow time for new design and construction. However, the decision on the part of the Johnsons to go ahead with their pre-war plan to acquire and remodel the Spencer farmhouse reflected a growing optimism and enthusiasm among Americans as the end of World War II came into sight. This same optimism is reflected in other immediate post-war developments in the district , such as the 1946 retail addition to the Burton Saw Factory.

The Tiny Tavern is a living museum for its type of roadside Moderne facility. The exterior displays large plate glass windows and a curved portico bearing the name Tiny Tavern in neon. The chimney base is expanded to encompass two round windows which are repeated on the opposite side of the entry. A corner entry fills in the place where the first-floor porch was. A set of three windows, with the center window cornered, fills in the second floor porch; a set of semi-circular stairs leads to a "Style Moderne" pink door with semi-circular hand plate and brass kickplate; and full-length glass block windows flank the entry door. The rest of the exterior is painted white except for the chimneys, which are natural brick. The interior features original tables, chairs, curved naugahyde booths, original bar (padded), mirrored back bar, original "Style Moderne" round barstools, original vinyl tile checkered-pattern flooring, and a stone fireplace with vinyl and steel couches nearby. The interior is very light during the day with plate glass windows looking out onto most areas of the Blair Commercial Historic District, including Scobert Park. The sculpted bushes which surround the house frame the views from the interior. Most interior colors are derivatives of tan. The bathroom fixtures and details are also original. The entire property is always immaculately maintained inside and out. The jukebox is of 1960s vintage but most of the songs on the list are original recordings from the 1930s and 1940s. The only other modern intrusion is the color television.

The Tiny Tavern is still a working man's tavern. Most of its clientele have been patrons for years, some since its opening. Some of the personnel were employees prior to the move across the street. An interesting aspect of this example of a mid-century American leisure environment is that none of it is newly recreated. It is simply the way it has been since its inception. The Tiny Tavern is virtually intact inside and out in regard to its 1940s remodeling as well as its social ambience and its mode of operation. Still, when viewed from the corner of 4th Avenue and Blair Boulevard, the stature, the building forms, and the roof forms of the Spencer farmhouse are still easily discernible. This view is made more impressive by the large maple trees which frame the building from behind and provide a connection to the former rural landscape.

The Tiny Tavern is an important link to two important eras in the history of the district, the community, and the nation. It is directly associated with individuals of historic significance to the area. It should be viewed as a resource of great significance in its contribution to the historic character of the Blair Boulevard Commercial District.

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**25. Surata Soy Foods c.1935**

302 Blair Boulevard

Contractor/Builder:

Original Use: Poultry Plant

Style: Industrial

Contributing Resources: 0

Description: This industrial building at the northern boundary of the district was originally built as a poultry plant around 1935. The roof is supported by a curved truss. Its exterior walls are of ceramic brick. The front (east) facade has been covered by a false facade, circa 1970s, simulating a store front. The north, west, and east facades remain intact and painted white. Multi-paned wooden casement windows are on the rear and west facade. The building is oriented to face directly east and turns at an angle with Blair Boulevard. The facade has the appearance of facing "Blair Island". It is the northern-most structure visible when looking northwest from the front yard of the Old Texas Steak House, in "Blair Island", the center of the district. The building now serves as a food processing plant for Surata Soy Foods.

The poultry plant which originally occupied the building is an example of the type of agriculturally related light industry which helped create the industrial, commercial, and residential mix which characterized the district at the most developed point of the historic period. Nearby, the Brogdon Feed and Seed Store, (No. 17, Hayse Blacksmithing/Red Barn), was operating at the same time, as on agriculturally related commercial operation. Also, concurrently the Spencer and Scobert properties were still in agricultural use. The continuation of agriculturally related commercial and industrial uses strengthened the district's utility and character as an agricultural crossroads as well as a commercial node. Reclassification as a significant and contributing resource within the district could be made possible by removal of the incompatible false facade and exposure of the original east facade which remains underneath.

**Inventory and Description of Non-Contributing Resources and Auxiliary Structures**

**N1. King Gillette Realty Office c.1950**

442 Blair Boulevard

Doug Ebbitt, 444 Blair Boulevard, Eugene, OR 97402

Contractor/Builder: King Gillette

Original Use: Real Estate Office

Style: Commercial

Contributing Resources: 0

Legal: Tax lot 10200

Designer:

Present Use: Rehearsal Space

Category: Compat./Non Hist./Non-Cont.

Non-Cont. Rsrcs: 1

Description: This tiny rectangular, one-room plywood sheathed building has a sheet roof a two-light plate glass window on the front (east side) and a small multi-light casement window on the north and south sides. It sits within 5 feet of the sidewalk

The building was moved from Dexter, Oregon in 1954 to serve as the real estate office of King Gillette, who was Whitney Scobert's cousin. King Gillette built several low budget apartment houses in the area including the "Fourth Street Studios" on Fourth Avenue immediately east of the district boundary.

**N2. SOS NEDCO Parking Lot c.1981**

Entry on south side of Fourth Avenue,  
directly east of 407 Blair Boulevard

Contractor/Builder:

Original Use: House Site

Style: Hardsurfaced and Landscaped for public use

Contributing Resources: 0

Legal: Tax lot 4201, 4200

Designer:

Present Use: Parking lot

Category: Non-Historic/Non-Contributing

Non-Cont. Rsrcs: 1

Description: Built on behalf of NEDCO in 1981 to meet city parking requirements. This black top parking lot serves customers of the commercial district. It is landscaped with low shrubbery and wooden lamp posts. The lot occupies property owned by NEDCO and by the City of Eugene.

**N3. Unassigned**

**N4. Unassigned**

**N5. Apartments c.1960**

Contractor/Builder:

Original Use: Apartments

Style: Vernacular

Contributing Resources: 0

Legal: Tax lot 7802

Designer:

Present Use: Apartments

Category: Compatible,

Non-Historic/Non-Contributing

Non-Contributing Resources: 1

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Description: This two story apartment building sits at the back (west) end of the L-shaped tax lot #7802, which also houses the F.P. Allen House, 312/324 Blair Boulevard. It has a hipped roof and composition shingle siding. It is a rather nondescript, vernacular apartment house of the late 1950s or early 1960s. The building is not visible from most of the district.

**N6. JESCO Club c.1965**

340 Blair Boulevard

**Legal:** Tax lot 7801

**Contractor/Builder:**

**Designer:**

**Original Use:** Club House/Civic

**Present Use:** Club House/Civic

**Style:** Post-Modern

**Category:** Non-Compatible/Non-Contributing

**Contributing Resources:** 0

**Non-Cont. Rsrcs:** 2

Description: This two-story building is built of concrete block painted white and has a flat roof. Windows are vertical plate glass encased in dark stained heavy wood frames. The front (east) facade follows the line of Blair Boulevard with some variations for different light angles. The building is shaded by a large evergreen tree on the south edge of the property.

The JESCO Club is a non-alcoholic social club for recovering alcoholics.

**Auxiliary Structure: Incinerator, ca.1965 Compatible/Non-Contributing**

Description: There is a brick outdoor incinerator at the southwest corner of the JESCO Club property. It does not appear to be in current use.

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Footnotes: Physical Description

1. Tout, O.B. The Eugene Directory. Eugene: W.O. Yoran Press Eugene, Oregon, 1902.  
Panorama of Eugene from Skinners Butte, looking southeast ca. 1900 (enlarge) courtesy of Lane County Historical Museum, #13A8/684-20GFF.\*  
Eugene, overview from Skinners Butte, looking south and west ca. 1900, Richard Lane Collection, (enlarge), courtesy of the Lane County Historical Museum. \*
2. Scobert, Whitney. January 11, 1992.  
Polk's Eugene and Lane County Directory, Eugene, Oregon, 1907, 1910, 1912, 1914, 1918, 1921, 1928, 1931-32, 1936, 1940, 1944, 1945. R. L. Polk Co., Portland, Oregon.
3. 20. Hammer, Irene. "Junction City-Eugene Highway, Lane County," Exhibit "A", File 49321, State of Oregon Department of Transportation, Highway Division (Salem, Oregon, July 20, 1976).  
Jefferson Street Studio, "Plan of the 'Red Barn,' 357 Van Buren St.," University of Oregon School of Art and Architecture, 1979.  
Former Floor Plan, Brogdon Feed and Seed, 1/8" = 1'-0".
4. Record of Deed from C.W. and Emmogen Billmire to J.M. Horn, Lane County Deed Book 36, October 27, 1894, p. 519.
5. Oregon State Journal, Eugene, Oregon, Harrison Kincaid pub. December 26, 1885 to December 31, 1893. September 7, 1889.  
Lien Record for Street Improvements Ordinance No. 242 April 18, 1894. Blair Street from the center of 8th northwesterly to the west line of the City Limits. City of Eugene, Assessment Book #I, 1890-1905, p. 76.
6. Stratton, Edwin A. March 28, 1980.  
Johnson, Lucille. March 27, 1980.  
Scobert, Whitney. January 11, 1992.  
Whipple, Andy. The Blair Neighborhood: Past, Present and Future. Written and photographed by Andy Whipple, Eugene, Oregon, 1975
7. Calhoun, Ward. March 25, 1980.  
Bond, Samuel. March 27, 1980.  
Scobert, Whitney. January 11, 1992.  
Polk's Eugene and Lane County Directory, Eugene, Oregon, 1907, 1910, 1912, 1914, 1918, 1921, 1928, 1931-32, 1936, 1940, 1944, 1945. R. L. Polk Co., Portland, Oregon.
8. Ibid.
9. Scobert, Whitney. January 11, 1992.  
Record of Deed from C.W. Powell to Emmogen L. Billmire, November 19, 1889, Lane County Deed Book 29, p. 563.
10. Snelling, Dorothy. "The Scobert Papers", part one. Eugene, Oregon: "The Phoenix", February 28, 1978, p.7.
11. Calhoun, Ward. March 25, 1980.  
Calhoun, Ward. May 17, 1991.  
Scobert, Whitney. January 11, 1992.

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12. Scobert, Whitney. January 11, 1992.
13. Ibid.
14. Lien Record for Street Improvements Ordinance No. 242 April 18, 1894. Blair Street from the center of 8th northwesterly to the west line of the City Limits. City of Eugene, Assessment Book #I, 1890-1905, p. 76.  
Record of Deed from C.W. and Emmogen Billmire to J.M. Horn, Lane County Deed Book 36, October 27, 1894, p. 519.  
Record of Deed from C.J. Brooks and Suzie Brooks, his wife, to C.W. Billmire, April 22, 1891, Lane County Deed Book 29, p. 581.  
Record of Deed from Amelia R. Combs, St. John Skinner and Phoebe Kinsey to John B. Harris, September 21, 1883.  
Record of Deed from C.W. Powell to Emmogen L. Billmire, November 19, 1889, Lane County Deed Book 29, p. 563.  
Record of Deed from St. John B.L. Skinner and B.C. VanHouten to Pheobe Kinsey, November 30, 1872, Lane County Deed Book P, p. 420.
15. Large vegetation throughout the historic period is documented by the series found in the "Photographs" section of the Bibliography including numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 22, 23 and 24.
16. Ibid.  
Footnote 14 op. cit.  
Calhoun, Ward. op. cit.  
Bond, Sam. op. cit.  
Scobert, Whitney. op. cit.  
Polk and Co., RL. op. cit.
17. Emmons, Bob. "Scobert Neighborhood Park: A Look Behind, A Look Ahead...", "The Whiteaker News". Eugene, Oregon: Whiteaker Community Council, November/December 1987, p. 6.
18. Tout, O.B. The Eugene Directory. Eugene: W.O. Yoran Press Eugene, Oregon, 1902.  
Polk's Eugene and Lane County Directory, Eugene, Oregon, 1907, 1910, 1912, 1914, 1918, 1921, 1928, 1931-32, 1936, 1940, 1944, 1945. R. L. Polk Co., Portland, Oregon.
19. Lane County Recorder's Office. Eugene, Oregon. Records of Deeds and Conveyance, 1850-1946.
20. Ibid
21. Panorama of Eugene from Skinners Butte, looking southeast ca. 1900 (enlarge) courtesy of Lane County Historical Museum, #13A8/684-20GFF.\*  
  
Eugene, overview from Skinners Butte, looking south and west ca. 1900, Richard Lane Collection, (enlarge), courtesy of the Lane County Historical Museum. #13A3/L76-284D.\*  
View southwest from Skinners Butte, 1908, North Bend Photo Gallery. "Order by Number, No. 4", (enlarge), courtesy of Lane County Historical Museum. #13A3/L78-249. \*
22. Snelling, Dorothy. "The Scobert Papers", part one. Eugene, Oregon: "The Phoenix", February 28, 1978, p.7.  
Polk's Eugene and Lane County Directory, Eugene, Oregon, 1907, 1910, 1912, 1914, 1918, 1921, 1928, 1931-32, 1936, 1940, 1944, 1945. R. L. Polk Co., Portland, Oregon.

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23. See Footnotes Number: 1, 2, 5, 7, 8, 9, 14, 15, 19, 20, and 21 in this section.
24. Record of Deed from C.J. Brooks and Suzie Brooks, his wife, to C.W. Billmire, April 22, 1891, Lane County Deed Book 29, p. 581.  
Record of Deed from William Edris and M.M. Edris, his wife, to Emma H. Crane, October 6, 1893, Lane County Deed Book 34, p. 547.  
Record of Deed from Phoebe Kinsey to William Lynch, April 8, 1884, Lane County Deed Book Q, p. 361.  
Record of Deed from St. John B.L. Skinner and B.C. VanHouten to Phoebe Kinsey, November 30, 1872, Lane County Deed Book P, p. 420.
25. Polks, op. cit.  
Tout, op. cit.
27. Warranty Deed #13692 from S.E. Skene to Kitty G. Scobert, October 29, 1931 Lane County Recorders Office, Deeds and Records.
28. Lane County Historical Museum, Obituary Scrap Books.  
Pol, R.L., op. cit.  
Lane County Recorders Office, op. cit. p. 321.
29. Polk, R.L., op. cit.  
Lane County Recorders Office, op. cit.  
Calhoun, Ward, op. cit.  
Bond, Samuel, op. cit.
30. Lane County Abstract Co., Abstract of Title to Lot Numbered 10, except that part in Van Buren Street and all of Lot 11 in Block 8 in Sladden's Third Addition to Eugene, Lane County, Oregon. 1910-1945. (Complete copy of abstract documents 1860-1945, including depositions on Skinner family available from Jonathan Pincus.)  
Whipple, op. cit.  
Polk, R.L., op. cit.  
Lane County Recorders Office, op. cit.  
Calhoun, Ward, op. cit.  
Bond, Samuel, op. cit.
31. Bond, Samuel, op. cit.  
Walling, Albert G. An Illustrated History of Lane County, Oregon, compiled from the most authentic sources. Portland, Oregon: A.G. Walling Publishing Co., 1884.  
McIntosh, Walter H., Allen and Rachel Bond, 1873, Caldwell, Idaho: The Caxton Printers, 1938.  
Sanborn, op. cit.  
Whipple, op. cit.  
Pol, R.L., op. cit.  
Calhoun, Ward, op. cit.  
Lane Country Recorders Office, op. cit.
32. Scobert, op. cit.
33. Eugene looking north ca. 1923, National Archives Collection, National Archive #(102-14P-15) (5-4-83-1P) (12-8000), (enlargement) courtesy of Lane County Historical Museum #13E/L80-652. \*
34. Polk, R.L. op. cit.

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35. Letter written by E. A. Stratton to City of Eugene Historic Review Board, October, 1975.  
Stratton, Edwin A. March 28, 1980.
36. Rees, Judy. "Staff Notes: Request for Consideration as an Historic Landmark, B. Red Barn" (September 25, 1975, October 23, 1975), and "Rough Notes," for same occasions. Historic Review Board, City of Eugene Planning Department, Eugene, Oregon, 1975, Addendum, p. 1.
37. Ibid, (October 23, 1975), p. 1-A-1.
38. Rees, op. cit. (September 25, 1975) p. 1-A-2  
Stratton, E.A., Interview, op. cit.
39. Stratton, Ibid.
40. Reese, op. cit (September 25, 1975) Addendum p. 1.
41. Stratton, op. cit. Interview
42. Rees, op. cit. (September 25, 1975) Addendum p. 1.
43. Sanborn Map Co. op. cit. 1925.
44. Ibid, (updated to 1951).
45. Bond, Samuel, op. cit.
46. Rees, op. cit. (September 25, 1975) Addendum p.1.
47. Thallon, Rob and Edrington,-David, "Structural Analysis and Code Report on The Red Barn, Blair Boulevard, Eugene, Oregon for N.E.D.C.O.". Eugene, Oregon: Office of Rob Thallon and David Edrington, 1980.
48. Pincus, Jonathan M. Eugene, Oregon. Nomination to the National Register of Historic Places for the Hayse Blacksmithing Shop/Brogdon's Hay, Feed & Seed/"The Red Barn", 1980.
49. Calhoun, Ward, op. cit.  
Polk, R.L. op. cit  
Whipple, op. cit  
Sanborn, op. cit. 1925
50. Ibid.
51. Ibid.
52. Pincus, op. cit.
53. Whipple, op. cit.  
Calhoun, op. cit.
54. Bond, Samuel, op. cit.  
Polk, R.L. op. cit.

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55. Record of Deed from Phoebe Kinsey to William Lynch, April 8, 1884, Lane County Deed Book Q, p. 361.
56. Polk, R.L. op. cit, 1914.  
Sanborn, op. cit., 1925.
57. Lane County Recorders Office, op. cit.  
Polk, R.L., op. cit.
58. Record of Deed from Phoebe Kinsey to William Lynch, April 8, 1884, Lane County Deed Book Q, p. 361.
59. Panorama of Eugene from Skinners Butte, looking southeast ca. 1900 (enlargement) courtesy of Lane County Historical Museum, #13A8/684-20GFF.\*  
Eugene overview from Skinners Butte looking west and south, 1902, winter, photographer (enlargement), courtesy of Lane County Historical Museum. #13A3/L80-182E.  
View southwest from Skinners Butte, 1908, North Bend Photo Gallery. "Order by Number, No. 4", (enlargement), courtesy of Lane County Historical Museum. #13A3/L78-249. \*
60. Tout, O.B., op. cit.
61. Polk, R.L., op. cit.  
Bond, Samuel, op. cit.  
Stratton, E.A., op. cit.
62. Jefferson D. Spencer Home, 394 Blair ca. 1905, Courtesy of Lane County Historical Museum, #15L/L75-1131. \*
63. Johnson, Lucille. March 27, 1980.

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**LIST OF PROPERTY OWNERS IN THE BLAIR BOULEVARD COMMERCIAL AREA**

**Resource #19:** Burton V. Willis, 1080 W. 3rd Ave., Eugene, OR 97402 345-8345

**Resource #14:** Paul E. Pappas, 449 Blair Blvd., Eugene, OR 97402 344-6197

**Resource #15:** Siuslaw Valley Bank, 407 Blair Blvd., Eugene, OR 97402 726-7211

**Resource #23:** Eddie K. Wells, 358 Blair Blvd., Eugene, OR 97402 747-7416

**Resource #13:** John B. Hartman, 461 Blair Blvd., Eugene, OR 97402 686-8046

**Resource #17, #18, N2:** Neighborhood Economic Development Corporation (NEDCO), 769 Monroe Street, Eugene, OR 97402 345-7106

**Resource #25:** Irene Trippett, 415 E. 36th Ave., Eugene, OR 97405 344-0459

**Resource #24:** Reuben & Irene Johnson, 394 Blair Blvd., Eugene, OR 97402

**Resource #2,#3,#4,#5,#6,#7,#8,N1:** Douglas J. Ebbitt, 444 Blair Blvd., Eugene, OR 97402 484-2116

**Resource #11:** Nancy M. Frey, 1125 W. 5th Ave., Eugene, OR 97402 344-0071

**Resource #20, #21:** R.D. Steiner & Linda Chin, 325 Blair Blvd., Eugene, OR 97402 687-0871

**Resource N6:** Jesco Club Inc., 340 Blair Blvd., Eugene, OR 97402 686-0538

**Resource #16:** Harold A. Carpenter, 1022 W. 4th Ave., Eugene, OR 97402 345-3256

**Resource #22, N5:** David E. Clyde Real Estate Inc., 1849 Willamette, #22, Eugene, OR 97401 343-9309

**Resource #10:** Clergy and Laity Concerned of Lane County, 458 Blair Blvd., Eugene, OR 97402 485-1755

**Resource #12:** Hazel Haynes, 1001 W. 5th Ave., Eugene, OR 97402 344-3609

**Resource #9, N2:** City of Eugene, 777 Pearl St., Eugene, OR 97401 687-5022

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**Section 8: Statement of Significance**

**The Blair Boulevard Historic Commercial Area is significant to Eugene, Oregon, under National Register Criteria A & B as a distinctive neighborhood that strongly evokes the themes of agriculture and commerce and is associated with several persons who contributed importantly to community development.**

On Eugene's west side, the meeting of rural and urban landscapes along the tangent of a historic thoroughfare created an agricultural-commercial enclave that is visually distinct from the gridiron subdivisions which grew up around it and which, in its social and functional organization, is unlike any other neighborhood in Eugene.

As the Blair Island neighborhood evolved over the period 1875-1945, old farmsteads, business enterprises based on agriculture, and a variety of service industries were mixed together in close proximity as a living and working environment for merchants, skilled laborers, and industrial workers. The compact, six-acre neighborhood reflects in its farm landscape remnants, dwelling places, dooryards, stores, cafes, and small factories, an intimate social structure that has continued its historic identity to the present day.

The area proposed for designation as an historic district, the Blair Boulevard Historic Commercial Area, is one of the most distinctive neighborhoods within the urban landscape of present day Eugene, Oregon. Upon entering the area, many observers note the feeling that they have entered a place which could be the center of a small town. Most agree that this feeling becomes even stronger as one spends more time in the area. This is because both the landscape of the area and the daily activities carried out there echo the experiences of travelers, visitors, and residents in that place for over 137 years. Despite a great deal of change, diverse groups continue familiar patterns of use today that have persisted at this unusual crossroads through several previous eras of development. These eras are referenced visually through an unusual collection of resources assembled into unique geographical relationships with each other and the unusual angle of a historic highway.

The visual and social phenomena which continue to tie the area to its past have been created by a unique interaction of history, economics, and geography. The ability to read the evidence of the historical development of these physical, social, and economic relationships combines with the visual cohesion of this special assemblage of resources to make the Blair Boulevard Commercial Area an environment which meets the criteria for listing on the National Register of Historic Places as a Historic District.

The Blair Boulevard Commercial Area is highly imageable with a long history of visibility due to its association with the territorial stage road and Pacific Highway. It has an architectural character that is unique in Eugene, it is closely associated with the socio-economic development of the community, and has at least three buildings associated with individuals or families of importance in the historical development of Eugene. One structure within the proposed district boundaries is presently listed on the National Register. While the commercial area does not share the tree-canopied streetscapes of the residential area to the east, the Blair Boulevard Commercial Area does have its own special set of streetscapes, which are created by groupings of older commercial and residential buildings and the unusual street pattern created by the angle of Blair Boulevard. Large trees and mature vegetation play an important part in the streetscapes of the commercial area, though not specifically in the green strips. Instead, many large maples frame the structures in the commercial area from behind or at the sides of these buildings, reinforcing their scale and unifying them with a sense of enclosure. Regularly planted street trees do grace portions of Blair Boulevard between 4th and 5th avenues, some of them with potential for individual historic significance.

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A variety of mature plantings, remaining from original orchards, farms, and homes of the area's historical periods, also play a significant role in reinforcing both the semi-rural character of the area as well as the sense of enclosure in the enclave. This character defining stock of vegetation also makes the proposed district an unusually attractive habitat within an urban setting for a variety of wildlife species. The presence of a higher concentration of wildlife also helps to reinforce the semi-rural character of the area and thus its original historic associations.

**I. Historical Significance**

The commercial area under consideration and the residential areas to the east experienced their initial wave of urban development in the period between the mid-1880s and 1910s. This development was a response to a number of geographical and economic factors, notably:

- a. The development of the Oregon and California railroad in 1871, its location and its construction on a berm, thus freeing the areas west of Charnelton and south of 4th Avenue of flood danger and making them available for residential development.
- b. The subsequent influx of population and expansion of existing industries along the Millrace and the expansion of industrial development and warehouses beyond the Millrace along the railroad tracks. (This expansion was spread further westward along the tracks after 1903 with the demise of Eugene's shipping and river industries and the increase of the railroad's importance, including the addition of the Oregon Electric Railroad tracks along 5th Avenue.)
- c. The "gentrification" by the new industrial upper class of the original city plat and the accompanying street tree plantings.
- d. The beginnings of the development around the turn of the century of the vacant land adjacent to the city's western limits into mill ponds and related plants spurred by the extension of the tracks into the area. (This area was until very recently still in intensive use for milling purposes by the Giustina and Cuddeback lumber companies.)
- e. The long-standing use of what is now Blair Boulevard and River Road as the main stage road north to Corvallis and Portland. This route was established as the Eugene City to Booneville Territorial Road in 1856 and was designated as the Pacific Highway in 1917. Between those dates, it was also known as "County Road" and by the 1910s was the route of the Southern Pacific Streetcar Service to downtown, which terminated at the end of Blair Boulevard. This factor spurred commercial development along Blair Boulevard.
- f. The continued close proximity to farmlands and undeveloped land. Until the early 1900s while residential development had extended in this area to Blair Boulevard, the area south of 8th Avenue and west of Jefferson remained in farmland and orchards as did most of the area west of Blair Boulevard. Areas to the north of the railroad tracks were in farm land or undeveloped.

Reviews of early city directories and interviews conducted for the Hayse Blacksmithing/Brogdon Feed and Seed nomination for the National Register of Historic Places indicate that the Blair commercial area and the surrounding residential area have always served as a working class melting pot in which carpenters, small merchants, people moving in from the farms and homesteads, or doing businesses with farms, and workmen lived side-by-side, often interchanging occupations. The homes of professionals were scattered throughout the neighborhood as well. This sense of social and economic mixing reminiscent of small towns, remains prevalent today. Throughout several periods of Eugene's development, the Blair area seems to have been a well-spring for the productive and creative energies that literally built the city of Eugene.

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This set of geographical and sociological relationships gave the area its semirural working-class character and an identity as an almost separate small town within a larger town. These remain its major visual and cultural features. These factors continued to operate during the area's secondary period of development and are still at work and identifiable at present. The constancy of most of these elements and the maintenance of the visual character of the neighborhood combine to create what may be considered to be a unique and largely intact remnant of the early stages of Eugene's industrially and agriculturally related urban development. The Blair Commercial Area with adjacent properties along Blair Boulevard is a distinct enclave within that remnant that serves visually and functionally as its town center.<sup>1</sup>

A review of the history of the Blair Commercial Area is useful in understanding the way in which these elements developed to form the proposed district. In 1980, a nomination to the National Register of Historic Places for the Hayse Blacksmithing Shop/Brogdon Feed and Seed, also known as the "Red Barn" was prepared by the author of this nomination. A study entitled The Extent of Cultural Resources in the East Blair Neighborhood and Potential Eligibility for the National Register of the East Blair Area was also prepared by this author. The eastern portion of the proposed Blair Commercial Area Historic District lies within the boundaries of the East Blair Neighborhood as described in that document. Subsequent to these submissions, the "Red Barn" was placed on the National Register of Historic Places and the East Blair Neighborhood was declared eligible for the National Register. During the preparation of these two documents, a significant amount of information was assembled concerning the history of the Blair Boulevard Commercial Area and its resources. Since that time, a large body of additional research has been developed on the history of the enclave and the surrounding area.

The following historical overview represents a combination of updated material from the previous documents and newly developed material.

**The History of the Blair Boulevard Commercial Area**

**The Primary Period - Development of the Agricultural/Residential Landscape (1847-1910)**

The Blair Boulevard Commercial Area stands near the juncture of the original donation land claims of Prior F. Blair and Eugene Skinner, two of the area's earliest settlers. The personal histories of these two gentlemen helped set the stage for the emergence of the physical and social elements which still help define the character of the proposed district. Both men were prominently involved in the initial commercial and civic development of the community. Eugene Skinner is claimed to be the first white settler in the Eugene-Springfield area and was the founder of the town. Prior Blair was an early arrival by way of the wagon train captained by Lester Hulin.<sup>2</sup> He was the builder of the first county clerk's office, the first government building in the area, and served periodically in a variety of public offices including the post of deputy sheriff. Prior Blair was married to the sister of Charnel Mulligan whose donation land claim also abutted Skinner's claim.<sup>3</sup> Together the claims of Skinner and Mulligan encompassed most of what is now central Eugene.

Eugene Skinner set about creating a town on the eastern portion of his claim within several years of his arrival in 1847. Prior Blair maintained his claim in Eugene as an intact farm throughout most of his productive life and extended it by taking an additional adjacent claim which included much of what is now the River Road area in the northwest section of Eugene.<sup>4</sup>

The division of Eugene Skinner's donation land claim for development was hastened by his death in 1864. Prior Blair was still listed in the Eugene and Lane County City Directory in 1893 although boarding with his son, F.M. Blair, at that time.<sup>5</sup> He apparently lived on his own property, however, until late in the nineteenth century.<sup>6</sup> Prior Blair became wealthy by producing grain for market.<sup>7</sup>

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Eventually Blair's claim also became one of the largest components of a fruit growing and drying industry which by the late nineteenth century was the dominant activity along what is now Blair Boulevard (originally the Westside Territorial Road to Booneville and points north). By the 1880s this road was known as County Rd (200), and became known as Blair Street around the turn of the century.<sup>8</sup> Prior Blair's claim included a portion of this road.<sup>9</sup>

Urban development began to expand westward from the Eugene City town center in 1871 when Eugene Skinner's widow Mary and her second husband Captain N.H. Packard created Packard's Addition, the largest addition in Eugene's core area. Previously, the western portion of Skinner's claim had remained in open farmland and swale. The creation of Packard's addition coincided with the arrival of the railroad and its protective berm. The railroad berm freed the area now known as the Whiteaker Neighborhood, including Packard's Addition and the Blair Boulevard Commercial Area, from the threat of seasonal flooding. The Packard Addition initially filled in with the large homes of wealthy and prominent families, sitting on large lots. These were subdivided in subsequent decades. By the turn of the century Packard's Addition had itself become somewhat of a melting pot of Eugeneans, including representatives of all occupations and economic classes, and filled in with homes of all the later Victorian styles and sizes.<sup>10</sup>

Eugene Skinner's son, St. John B. L. Skinner, retained the northwestern portion of his father's claim in open land until he sold a large portion of the claim (134 acres) to O.R. Bean in 1879.<sup>11</sup> Bean maintained the property in open agricultural use until he sold it to Major S. P. Sladden in 1884. Major Sladden and his wife Harriet had emigrated to Oregon from the midwest where they owned a home in Chicago and several farms in Iowa. Once in Oregon, Major Sladden became prominent in the fruit growing and drying industry and an aggressive investor as well.<sup>12</sup> He made his first addition to Eugene in 1886 which included the eastern portion of the East Blair Residential Neighborhood. Sladden's Second Addition to Eugene was made in 1889 and included the southeastern portion of the proposed district from Fourth Avenue to Fifth along Blair Boulevard. The northern portion of the Sladden property remained in farm use into the next century. Sladden's Third Addition which includes the northern portion of the Blair Boulevard Commercial District was not made until 1908. The northernmost and largest portion of Sladden property, "Riverwood," which includes Sladden Park remained undivided agricultural land until 1926, portions of which continued in agricultural use for many years after.<sup>13</sup> Major Sladden actively developed his fruit growing enterprise on the open portion of his land while simultaneously capitalizing on the expansion of the city westward, a pattern followed by the other major landholders along County Road (Blair Boulevard). The "Oregon State Journal" described Major Sladden's farm in this manner:

"His orchard in the western suburbs of Eugene is one of the largest and most valuable in Oregon, and the land, which has increased ten-fold in value since he purchased it five or six years ago, and the fruit trees, are becoming more valuable every year."  
(Oregon State Journal Eugene, Oregon. 10/29/1890)

No additions to the city were made on the west side of Blair Boulevard until after the turn of the century. This was also the case with most of the area south of 8th Avenue and west of Jefferson Street, now called the Westside, which had remained the Huddleston farm until that time. However, land on the west side of Blair was being divided by the last quarter of the century or earlier. This division was not that of additions to the city for the purpose of urban residential development, but instead division into smaller agricultural units. Along Blair Boulevard (the Territorial Highway) homes, farms and agricultural or travel-oriented enterprises sprang up along the highway route quite early.

The Blair farm was itself an early landmark for travelers on the Territorial Highway. It is noted as such in the U.S. Geological Surveys of 1852 and 1857.<sup>14</sup> Another early landmark was the home of Reverend Robert Robe which was built for his wife Eliza Ann Walker after their marriage in 1854.

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Reverend Robe sold his claim in 1855 to help build a church building for the Presbyterian Congregation. The house was moved to a location near 8th Avenue and Lincoln Street where it became the home of the Renshaw family and remained a prominent Eugene landmark until it was razed in 1947. "It was two stories high and was of the type that is still seen along the old stage routes in Oregon." (Eugene Register Guard 1947) This description, along with early surveys and diaries, provides an image of the homes and farms in the agricultural landscape that presented itself in the early 1850s to the traveler entering what is now the Blair Boulevard area on "the road from Maryville to Umpqua Valley," which became a portion of what is now Blair Boulevard.<sup>15</sup>

The properties on the west side of Blair Boulevard were also being divided during the 1870s as well. St. John B. F. Skinner and other Skinner heirs parceled off additional pieces to land speculators such as O. R. Bean and transferred property to relatives such as Phoebe Kinsey.<sup>16</sup>

Prior Blair was simultaneously dividing the east half of his donation land claim between his children and their husbands while selling the western half to land speculators, J. M. Thompson and G. W. Cooper (1878). Blair relations such as the McClarens and the Croners, who received large portions of the eastern half of the Blair Donation Land Claim, did not begin making their additions to Eugene until the first decade of the twentieth century.<sup>17</sup>

In 1892, the eastern half of Prior Blair's claim still remained one 320-acre agricultural parcel assigned to "L. C. Blair Et Al."<sup>18</sup> The unusual triangular shaped area at the southwest corner of Eugene Skinner's donation land claim was divided into a series of long thin farming strips with an east-west orientation. Peter Johnson, G. W. Weider, Wm. Edris, C. W. Powell, and W. Lynch held this unique group of properties along Blair Boulevard. The predominant activity there was fruit growing and grain production. The pattern in which these properties are arranged is clearly intended to give numerous farming operations access to the "County Road" in much the same way that light industrial properties lined railroad tracks during that time (i.e., the S. P. Reserves at 4th and Willamette). The high value of highway frontage was used to site homes and stables pertaining to either the agricultural operations on the property or perhaps the service needs of the highway traffic. All of these parcels were within the city limits which ended at the eastern border of the Blair farm.<sup>19</sup> The owners of these properties were no ordinary farmers, however. A. E. Wheeler was a prominent "Abstractor" and operator of a title company for the sale of real estate. Wm. Edris was an owner of the Eugene Millworks, Eugene's first major industrial plant, and a real estate broker. C. W. Powell and G. W. Weider were actively engaged in buying and selling large parcels of land throughout the county and state and had been particularly active in this field in the previous two decades.<sup>20</sup>

By the last decade of the nineteenth century, the west side of Blair Boulevard had become lined with the homes of a Victorian-era class of businessmen-farmers. Unlike "gentlemen-farmers," these citizens were actively involved in both farming and business for their livelihoods. This lifestyle reflected the transition the community was experiencing as it transformed from a small Victorian 19th century agricultural town to a modern small city.

On the east side of the County Road, Sladden's Second Addition to the city of Eugene (1889) was made to bring urban development to the south side of 4th Avenue. But north of 4th Avenue and west of the second lot west of Monroe, Mrs. Harriet F. Sladden (widow of the now-deceased Major) retained 132 acres of her farm intact directly adjacent to the Blair family's 320 acre farm. Thus by 1892, the intersection of County Road and 4th Avenue across from C. W. Powell's property, which was sandwiched between the property of W. Lynch and C. J. Brooks, next to or near the farms of H. E. Sladden and the Blair family, had become the juncture of three different landscapes reflecting three different stages in the development of the core area of Eugene, Oregon. In 1892, the intersection that is now called 4th Avenue and Blair Boulevard had become the junction of city and country. Remnants of all three elements of that junction can still be seen there today.

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In 1892-93, Charles W. Powell was listed in Obenaur's Eugene City and Lane County Directories as a fruit grower residing on the west side of County Road, three doors north of 5th Avenue.<sup>21</sup> His home was probably the house which is now standing at 1125 West 5th Avenue, which is known to have been standing at that spot (440 Blair Boulevard) in 1900.<sup>22</sup> (Sanborn maps do not cover that area of Blair Boulevard until 1925.) As mentioned earlier, C. W. Powell was active in business and especially in real estate acquisition and trading both county and statewide. Many of the properties he had acquired during the previous decade were in the vicinity of the proposed district, including a large parcel north of there in the River Road area.<sup>23</sup> It is likely that Mr. Powell used his homestead on Blair Boulevard as an operating base for farming other properties nearby. His property was part of the large western and northwestern portion of Eugene Skinner's donation land claim inherited by his surviving children Phoebe (Kinsey), St. John B.L., and Amelia (Van Houten Combs). A portion of this land was conveyed to Phoebe Kinsey by her brother St. John B. L. Skinner and her sister Amelia (Skinner) Van Houten in 1872.<sup>24</sup> (Two acres of this property had already been given to Phoebe by Eugene Skinner in his lifetime.<sup>25</sup>) The deed record refers to the "premises with their appurtenances,"<sup>26</sup> which generally means that houses, barns, or equipment already exist on the property at the time of sale. Phoebe Kinsey and her siblings divided this land for sale in the mid-1880s. C. W. Powell probably acquired his parcel along with the other businessmen/farmers along Blair during this time. William Lynch acquired his parcel, adjacent and to the north of C.W. Powell in 1884. Both the current Tiny Tavern or the house at 312/324 Blair could have been built around that time, although the home that is now the Tiny Tavern was more likely to have been built in the 1890s.

Panoramic photographs taken from Skinner Butte in approximately 1900 and 1902 show Blair Boulevard as a strip of homes, barns, stables, and agricultural buildings surrounded both to the east and the west by open farmland. Although Sladden's Second Addition had been made to 4th Avenue and was platted for city lots, much of its area still remained as fields. Both the house that is currently at 1125 West 5th Avenue and the house that would become the current Tiny Tavern are clearly visible in these photographs, as are at least two buildings south of the Powell house (200/440 Blair), although their exact appearance is difficult to distinguish in the panoramas.

Between 1892 and 1902, C. W. Powell's Blair Boulevard property at 200 Blair was acquired by Nels Johansen, a farmer of Scandinavian descent.<sup>27</sup> Other Scandinavian and German immigrants had located on Blair Boulevard by this time as well. These included Reverend P.L.C. Hensen, minister to the Danish colony, at 224 Blair (Spencer home/Tiny Tavern), K. Henrickson and his wife Emma at 148 Blair, and Albert Koepf and his wife at 178 Blair, the location of the current CALC office (458 Blair).<sup>28</sup>

At the turn of the century, Blair Boulevard seemed to be serving as a focal point for a small but growing community of Scandinavian and German immigrants. The Scandinavian community was assembling in greater numbers in Junction (Junction City), a dozen miles north on River Road. Numerous farms along River Road between Eugene and Junction were also being acquired by Scandinavian immigrants at the time. In 1913 a Danish Church was built on 2nd Avenue two blocks from Blair Boulevard.<sup>29</sup>

Blair Boulevard and the surrounding areas were becoming one of the many western focal points reflecting the massive waves of immigration that were bringing new people and new energy to the United States. This phenomenon created a major base for population expansion in California, Oregon, and Washington over the next several decades.

Another migration was beginning to occur as well during this time. As children and grandchildren of the pioneer families surrounding Eugene continued to multiply, and the pace of modern urban development quickened in town, farm families began to move into or closer to town. By 1905 Jefferson D. Spencer had purchased the Lynch property at what was then called 224 Blair and had moved his family in from the 320 acre farm which he had purchased next to his father's donation land

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claim near Irving a few years before. Jefferson Spencer's wife was Clara Bond, daughter of Allen and Rachel Bond, pioneers whose donation land claim abutted the Spencer claim near Irving. But Jefferson Spencer didn't establish an urban life in Eugene, instead he bought an additional 20 acres of agricultural land west of the original Lynch parcel on Blair Boulevard.

The Bond family began migrating to town as well. Some of the Bond grandchildren, including Sam Bond, first took up residence in 1902 at 116 West 5th and later most of the family, including pioneer grandparents, moved to 435 West 4th which was to become 869 West 4th Avenue in 1914. Thus, only a few blocks to the east of Blair Boulevard, the pioneer Bond family was adjusting to an urban lifestyle, while on Blair Boulevard's west side another pioneer family, the Spencers, were preserving a rural lifestyle, albeit fronting a busy county highway.

At this time two other prominent agricultural families were entering the final stages of dissolving their farm holdings; the descendants of Prior Blair and the children of S.P. Sladden. The "Blair St." Addition between 2nd and 3rd Avenues was made in 1907. Sladden's Third Addition was made in 1908. The families of two Blair daughters made both McClaren's and Croner's Additions in 1909.<sup>30</sup> In 1907, the electrically powered Eugene Street Railway had been launched. It reached down Blair Boulevard to 1st Avenue by the mid 1910s.<sup>31</sup>

The stage was being set for urban development to almost surround the Blair Boulevard Commercial Area that we now know. But on the west side of Blair, the agricultural landscape remained intact. In 1902 Nels Johansen sold the Powell property to Charles and Minnie Severson, who quickly sold it in 1903 to John Gardiner, a disabled Civil War veteran. He and his family, including daughter Edith, maintained the parcel in agricultural use until 1919 when the property was acquired by the Scobert family. Meanwhile the heirs of C.J. Brooks including Alfred, Frederick, Leonard, Laura, and Anna Brooks continued to live at what was then called 156 Blair, near the corner of 5th and Blair. They finally made the Brooks Addition on 5th Avenue west of Blair in 1912. The Koepp family continued to live at 178 (458) Blair where they had been since 1902. As the Koepp family grew and matured, most family members began working at the Eugene Woolen Mill.

**The Second Historic Period of Development - The Formation of the Blair Boulevard Commercial Area (1910-1945)**

The appearance of the Koepp family dwelling was representative of the proliferation of a new style of house in early twentieth century Eugene. It contrasted with the more agriculturally oriented homes previously erected along Blair Boulevard. This large and well-built two story craftsman bungalow now stands at 458 Blair and serves as the offices of Clergy and Laity Concerned. Rather than serving as a farmhouse, it was the home of an urban working-class family. The Koepps also represent the type of family that would soon become another major element in the mix of populations that began to characterize the area near 4th Avenue and Blair Boulevard. They represented an aspect of American working life that was prevalent in local and national life at the beginning of the century but is now becoming a memory. In the early part of the century, several generations of a whole family often worked in the same industrial plants side by side. Though conditions and pay were often poor, a certain type of security akin to lifelong employment was felt. Laura Koepp, still living at 458 Blair Boulevard at the time, was listed in the city directory as a weaver in the Eugene Woolen Mill in 1928.<sup>32</sup>

As the 1910s began, commercial development began to accelerate on Blair Boulevard. A fruit stand and grocery store opened near 6th Avenue, catering to the already mature development in the nearby Packard Addition as well as the highway trade.<sup>33</sup> Yet further north near 4th Avenue, the highway-oriented commercial development still had a distinctly rural flavor. Although automobiles had arrived along with electric trains and electric street railways, Eugene, Oregon had not yet left the horse-drawn

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era. This was particularly evident near 4th Avenue and Blair Boulevard where the latest businesses all pertained to horses, including a business housed in a structure which today is the centerpiece and primary character-defining element of the Blair Boulevard Commercial Area, the Hayse Blacksmith Shop.

When construction of the Hayse Blacksmith Shop, now known as "The Red Barn," was begun in 1913, the intersection of 4th Avenue and Blair Boulevard was still very close to the juncture of country and city. The city limits were only four and one-half blocks to the west and six blocks to the north, with a narrow strip going a little further out along River Road and Riverside Avenue. Farms and orchards were still operating out in the River Road area, west of Pierce Street, and some were still operating even closer to the intersection in the neighborhood directly west of Blair Boulevard. Much of the property to the northwest, west, and north was not yet divided into house lots, while many of the lots already marked out were still empty. Fourth Avenue stopped at Blair Boulevard only to continue on a block further west beyond the Spencer home and the wheat fields that still surrounded it.<sup>34</sup>

The home of this early Lane County pioneer family stood at what is now 394 Blair Boulevard and had been built sometime prior to 1905.<sup>35</sup> The family is said to have still owned the 320 acre farm, seven miles out River Road near Irving originally acquired by Septumis Spencer, who came with his family to Oregon in 1854.<sup>36</sup> Their house at 394 Blair Boulevard still remains today as the Tiny Tavern.

The land that the Barn, the adjacent meat market, and grocery store were being built on had been part of the Sidney P. Sladden family property in the section known as Sladden's Third Addition to Eugene (1909). It was originally part of Eugene Skinner's original donation land claim, and was owned by Skinner's descendants through the years until 1879.<sup>37</sup>

In 1902 this property was still undivided from the remaining acreage of the Sladden farm to the north.<sup>38</sup> The land west of Blair was still undeveloped as well, all the way to 8th Avenue and beyond to the south and east to Washington Street. By 1910, the property had been divided into blocks, but the north 60 acres were still being used as a farm.<sup>39</sup> Just previous to the construction of the two buildings, the lots that they occupied were being used as a hay field.<sup>40</sup>

The closest businesses in 1914 were a retail grocery at 782 West 4th Avenue, operated by J.P. Primrose, who resided at the same address; F.P. Allen's Livery Feed and Sales Stable behind the house which still remains at 312 Blair Boulevard, and Edwin A. Stratton's Sales Stable at 457 Blair Boulevard, later Burton's Saw and Supply Shop.<sup>41</sup>

Despite the semi-rural setting to the west and north, however, Blair Boulevard was probably not a sleepy road. At that time Blair Boulevard ran down to the Southern Pacific railroad tracks where a crossing joined it to River Road which was the main route north to Benton County and Portland. This road was originally constructed in 1856 as the "Territorial Road between Eugene City and Booneville in Benton County,"<sup>42</sup> an inland river port a few miles south of Corvallis. It is shown on 1898 maps of Eugene as "County Road" (200) and served as the main road north and west out unto the county. It ran along what is now Blair Boulevard from 8th Avenue. This road became the Pacific Highway by the mid-teens and was designated by the State Legislature as a State Primary Highway in 1917. The Pacific Highway remained the primary route between Eugene and Portland until 1936, when it was redesignated a secondary State Highway because of seasonal flooding along River Road. It was replaced by Prairie Road as the primary route north until construction of the present Highway 99 North was completed in 1947.<sup>43</sup>

The street trolley which extended to the end of Blair Boulevard by the mid-teens as well, served travellers in the River Road area and those commuting from the built up residential areas nearby. The blocks to the east of Blair Boulevard had been developing for some time in 1913.<sup>44</sup>

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Here at the juncture of city and country, at a highly visible section of the major highway, E. A. Stratton, owner of the Sales Stable up the street, and his father, C. O. Stratton, built the "round-roofed shop and the Blair Street Store and Meat Market" in 1913-14. The store building was built first. It contained a grocery store, a meat market, and a barber shop. It also housed four apartments, three upstairs and one downstairs.<sup>45</sup> Its first tenant was J. P. Reader, a retail grocer who lived in one of the apartments.<sup>46</sup>

The Strattons built the "round-roofed shop" expressly for Ernest Hayse, a blacksmith who lived at 1048 West 6th Avenue.<sup>47</sup> According to E. A. Stratton, it was the first such round-roofed structure to be built in the city of Eugene. It drew a lot of interest, curiosity, and admiration in its early years.<sup>48</sup> Round-roofed barns existed elsewhere in the valley, including one that stood off Prairie Road near Irving. The Hayse Blacksmith Shop was the most visible, however, because of its location and commercial use.

The Strattons chose the round-roof structure because it reminded them of similar structures back east in Kalamazoo, Michigan, where the family had lived until departing for Oregon in 1912.<sup>49</sup> In 1913 and 1914, E. A. Stratton boarded with his father, C. O. Stratton and mother, Cora Stratton, at 1080 West 3rd Avenue, a house on the next lot directly north across the alley from the Hayse Blacksmith Shop.<sup>50</sup>

The few blocks of the Blair Boulevard area between his livestock sales stable and his parent's house provided him with more than just work and home, apparently. On February 24, 1915, E. A. Stratton "married the girl that lived where the Tiny Tavern is," a granddaughter of Septumis Spencer.

According to Stratton, his father-in-law, Jefferson Spencer had once moved to Waldport and built the first store there. Supplies had to be brought in by boat from Portland. The store failed, however, because most of the customers bought supplies on credit and could not pay their bills. The family moved back to the large donation land claim farm on River Road near Irving, and then bought approximately 20 acres, including the former Lynch property at 394 (224) Blair Boulevard as well. The family had lived there for many years by the time of Mr. Stratton's wedding. Ed Stratton's wife's grandparents were Rachel and Allen Bond, who had a large donation land claim in the Irving area as well.<sup>51</sup>

In 1915, after seeing the store building and the round roof shop occupied, the Strattons traded the properties to John Whealdon for the 800 acre Cottonwood Ranch in Idaho, already planted in alfalfa and wheat. The Whealdons, from an old pioneer family as well, remained the owners of the properties until 1945.<sup>52</sup>

In 1924, E. A. Stratton and C. O. Stratton built "The Fox Farm" out on River Road. Here they raised foxes which were for sale. Among the Stratton's River Road neighbors were a number of former Blair Boulevard residents including Nels Johansen. Ed Stratton became a salesman and continued to live in the Eugene area until 1940 when he moved to Missoula, Montana. During his years in Eugene, he became friendly with Cal Young, J. Zimmer, and other "old timers" in the area.

In Montana, he started the first commercial river-running trips on the Salmon River, known as "the river of no return." He used McKenzie River boats for this purpose and charged \$1,000 per passenger to make the trip. Some single trips grossed as much as \$10,000. He also became "the oldest man to run the Salmon River."<sup>53</sup>

With the construction of the blacksmith shop at 357 Blair Boulevard, and the grocery store at 1085 West 4th Avenue, the corner of 4th and Blair Boulevard began its history as an active commercial

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center and the district enclave as we know it now. The two buildings housed businesses responding to the needs of neighborhood residents, the highway travelers, and the farmers nearby and out River Road. Much of the traffic was by horse and wagon, trolley, or foot, at first. But within a short time, the automobile began to become the dominant mode of transportation. Ernest Hayse stayed in the "Barn" until 1918. The 1918 Polk's Directory lists a W. B. Robinette under blacksmiths, located at 357 Blair Boulevard, indicating a change in tenants.<sup>54</sup>

In that same year or shortly thereafter, another important building at the intersection was constructed. This was an automobile repair shop at 407 Blair Boulevard. According to Sam Bond who later owned this shop for 46 years, it was built in 1918 by two men who had just returned from the war. One of the men was named Wooley. Mr. Wooley's grandfather was a pioneer preacher who used to travel up and down the valley and had married Sam Bond's parents in the 1880s.<sup>55</sup> (Note: Whitney Scobert disputes Sam Bond's date, saying that it was built in the 1920s.)<sup>56</sup>

The 1921 Polk's Eugene City and Lane County Directory shows a garage operated by Bassett and Hoare at 357 Blair Boulevard, the address of The Barn. It is possible that the "Barn" was used as a garage until 1925. The unaltered 1925 Sanborn map shows the building marked with an "A", meaning automobile garage.

In 1921, J. P. Primrose had moved his retail grocery to the store building at 1085 West 4th Avenue, and his residence to 385 Blair Boulevard--the apartment in the rear of the store building. His son, James S. Primrose, is listed as a co-owner of the Eugene Taxi Company, which was listed for the first time in this year.<sup>57</sup>

In 1919 Verne and Kitty Scobert bought the Gardner house (the former Powell house) at what is now 440 Blair Boulevard (200 Blair Boulevard before 1913). In 1922-23, the Scoberts built the fine craftsman-colonial revival house that is at 440 Blair Boulevard. In order to accomplish this, the Scoberts moved the former Powell house to a lot at 1125 West 5th Avenue in the recently formed Brooks Addition to Eugene City. According to Whitney Scobert, the family continued to live in the house while it still was being moved.<sup>58</sup> At that time the Scobert property was still contiguous with the Spencer property, as 4th Avenue did not go through between Blair Boulevard and Polk Street. The Scobert's property was quite large, extending almost to Polk Street.

Whitney Scobert recalled the division between the Spencer and Scobert properties as a private wagon road lined with plum trees. He also recalled that the Scobert home had a windmill similar to the one associated with the Spencer home. The Scobert's windmill was located at the site of the current well pump in the back yard of 440 Blair Boulevard.<sup>59</sup> Whitney Scobert attended the beautiful Geary School, three blocks to the east at 4th and Monroe, during this period.

The Scobert family was already considered to be quite influential in the Eugene business community at this time; most notably in relation to the Scobert Building Materials Warehouse operated by Frank Scobert. Their front yard on Blair Boulevard was considered to be one of the showpieces of Eugene gardens. Kitty Scobert, Whitney Scobert's mother, operated "The Scobert Style Shop" in downtown Eugene, as well. The Scobert house is very large and of high quality design and construction. Whitney Scobert is said to have let many people use the property for community garden space over the years.<sup>60</sup>

During the mid-1920s, the Scobert family began to develop the collection of buildings that add a special "village-like" quality to the developed portion of the property. In approximately 1925, Verne Scobert built the cottage to the rear of the main Scobert house. This unique dwelling, was composed of three different buildings moved onto the property from other locations. One portion of the house was originally the billiard parlor of a large house which sat at 10th Avenue and Pearl Street downtown,

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directly across from the current Greyhound bus terminal. The Scoberts moved into this house during the depression, in order to rent out the front house.

In the ensuing several years, a number of other dwellings were installed, including one created from the combination of a small hay barn remaining from the Gardner/Powell house. Another, (450-1/2 Blair Boulevard), was moved whole to the location and served as a home for several women who later worked at the Tiny Tavern. Ward Calhoun also lived in this cottage during the 1940s.<sup>61</sup>

During this period, the small tudor-style house at 1060 West 5th Avenue was built. Verne Scobert and his brother liked the house so much that they copied its design exactly to construct the house at 1100 West Fourth Avenue. This house became the home for many years of Herb and Ruth Brett, who were devoted gardeners. Some of their plantings still grace Scobert Park.<sup>62</sup>

The houses and cottages assembled on the Scobert property created what might seem like a small village on a single homestead. But the Scoberts wisely maintained the trees and foliage surrounding the houses, giving the rear of the property an almost forested appearance. The area which now is Scobert Park was kept in farmyard and agricultural uses. During the 1920s, it contained a barn, an apple orchard, cherry trees, laurels, and a variety of large trees all of which were nurtured by Kitty Scobert. Many remnants of the agricultural landscape still remain in Scobert Park.<sup>63</sup>

In 1925, Charles and Bertha Mouse moved into the house that the Strattons had lived in at 1080 West 3rd Avenue. Charles Mouse had previously been a partner in Mouse and Wilson, a candy and cigar store at 921 Willamette. In 1925, he built a small building at the south end of the lot at 1080 West 3rd Avenue. This location was directly across the alley from the "Barn." In two-thirds of this building he operated the "Candy Kitchen," where he manufactured and sold various confections. This building remained until 1981 in its original location. At that time it was replaced with the building which is now the New Day Bakery.<sup>64</sup>

1926 was an eventful year for the 4th and Blair intersection. In 1925, the Eugene City Council had resolved to open Van Buren Street through 3rd Avenue to Blair Boulevard, and in 1926 the project was completed all the way through to the Southern Pacific railroad and connected there with a crossing to River Road. This was the same year that Henry Brogdon opened his Hay, Feed and Seed Store in the former Blacksmith Shop (The Red Barn). Sam Bond bought the auto repair shop at 407 Blair Boulevard in this year and Les Henzler started his lawn mower repair and blade sharpening shop at 3rd Avenue and Van Buren Street.

With a grocery, meat market, barber shop, auto repair shop, a lawn mower shop, and a Hay, Feed and Seed Store, the Blair Boulevard Commercial Area, in 1925, had become the flourishing business center of the neighborhood that it remains today. It had begun to have the characteristics of a small town center. The basis for an enduring grouping of businesses had been formed. At the center of this durable grouping of businesses was Henry Brogdon's Hay and Feed Store in "The Red Barn." Its address was no longer 357 Blair Boulevard. It was now 357 Van Buren Street.<sup>65</sup>

Henry Brogdon came to Lane County from Oklahoma in 1918, where he had operated a trading post on an Indian Reservation. He is first listed on the 1918 Lane County tax list along with Adolphus Brogdon and "Brogdon Bros." At Westlake, a post office and summer resort on Siltcoos Lake about seven miles from Florence, was noted for its supply of duck and deer. The 1925 Polk's Directory lists H. F. Brogdon as an employee at the Dice Grocery Company at 8th Avenue and Olive Street.<sup>66</sup> When Mr. Brogdon opened his Hay and Feed Store at 387 Van Buren Street, he lived at 1757 Lawrence.<sup>67</sup>

Everyone who remembers Mr. Brogdon says he had an excellent business at his store. Many of his customers were farmers and livestock owners from the River Road area. However, people came from

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all over including Elmira, Alvadore, and many other outlying areas to trade at the Brogdon Store.<sup>68</sup> People said Brogdon was a good man to deal with.<sup>69</sup> As more businesses developed, the Blair area became an even more convenient place to trade. Brogdon's business was good enough to support the construction of the rear addition to the "Barn" around 1928.<sup>70</sup> Even though farmers were moving increasingly further away from town, Brogdon's old customers who had once lived in the area kept buying at his store. In the late 1940s, business was still good enough to warrant the second addition to the southeast corner of the building.<sup>71</sup>

Other businessmen formerly at the intersection, such as Sam Bond and Ward Calhoun, remembered many people with horses and wagons pulling in at Brogdon's from the 20s well into the 1940s. Many of them were people with milk cows. They would bring produce into town in their wagons and stop on the way back to pick up feed at Brogdon's.<sup>72</sup>

Garvin Johnson, a machinist who started at Burton's Saw Shop in 1947, knew Brogdon well. He developed a habit of eating lunch at Brogdon's Feed and Seed and became friends with the older gentleman. In a 1975 interview with Andy Whipple, he gave the following description.

"Mr. Brogdon was a real friendly type. One of the old school. He had a fine sense of humor, but he worked hard all the time, too. When he was 65 he'd be right there with them hundred-pound sacks of grain, just like the younger guys."

"We always sat out on the loading dock and BS'd during lunch."

"When Mr. Brogdon was here the barber shop and the market were all goin' good. All the neighbors tried to kinda help one another. Nobody tried to run anybody else down. Nobody ever talked about anybody else, unless if they did it was somethin' complimentary."

"There was no such a thing as breakin' in. You could leave your door open."<sup>73</sup>

Henry Brogdon bought The Barn and the grocery store building from the Whealdon's in 1945.<sup>74</sup> He operated the store himself until 1955 and managed it until 1963, when business began to dwindle. He sold both buildings to Jim and Billie Becroft in 1963.<sup>75</sup>

When Sam Bond bought the Auto Repair Shop at 407 Blair Boulevard, he'd been repairing cars professionally for 13 years, since 1913. He was known to many as the "best mechanic in Eugene." According to Ward Calhoun, during the 1940s, one would have to be on a waiting list for three weeks for Sam to repair your car. In the early days much of his business came from University professors. As cars became more widespread, people came from all around to have their cars repaired at Sam's Shop.

Sam Bond's grandfather, Allen Bond, was an orphan from Shenandoah County, Virginia, who lived with an uncle who had also adopted an orphaned girl. Allen Bond asked the woman, Rachel, to accompany him on a wagon train to Oregon in 1853. They were married and to commemorate the occasion, Allen Bond gave Rachel a \$1.00 gold piece which Sam Bond kept until his death. Their wagon train was the "Oaktown train" led by Captain Vincent S. McLure. Rachel was the cook and Allen took care of the horses. After settling in Oregon, the Bonds took their 360 acre donation land claim near Irving on a site that is now in part Mahlon Sweet Airport. Sam's son, Ray, still lives on a portion of the property.<sup>76</sup>

Sam Bond's mother was the daughter of pioneer, James A. Bushnell, and crossed the plains in 1855 at the age of six weeks. She was almost stolen by an Indian on the way but was saved by Sam's

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uncle. Sam's father's sister married Jefferson Spencer, the son of Septimus Spencer. They were the parents of Ed Stratton's wife.<sup>77</sup> Sam remembered the Spencer home at 394 Blair Boulevard from about 1912-1916. There was a large windmill out back and the house had carbide lights. He remembers the barn-raising of the large pole barn in back of the Spencer's home. Reportedly, all of the farmers in the area helped build the barn in approximately two days. This barn was blown over in a windstorm some years later.

According to Mr. Bond, the building in "Blair Island" created by the intersection of Blair Boulevard and Van Buren Street, was the residence of a junk dealer who drove around town in a horse and wagon. During the 1950s, the building became a beauty parlor and a ceramic studio before being remodeled as the Nice Cream Parlor in 1973.<sup>78</sup> This building later became Blair Island Restaurant and is now the Old Texas Steak House.

Mr. Bond was on the Eugene City Council from 1930 to 1942. He is credited by many with helping to guide the city through the difficult times of the depression. In 1972, Mr. Bond sold his garage to Dick Tuller. He had been in business at that location for 46 years, longer than any single individual in the Blair area except Whitney Scobert. He supplied many of the details for this document.<sup>79</sup>

In 1929, Verne Scobert built the cafe on the southwest corner of 4th Avenue and Blair Boulevard.<sup>80</sup> This cafe used to be commonly referred to as the Dutch Mill Cafe. It is presently one of Eugene's most popular restaurants, Hilda's Latin American Restaurant. Mr. and Mrs. Scobert built it for Marie Watkins Crable to operate as a tea room. Mrs. Crable's husband used to operate the Heilig Theater on Willamette Street. Mr. Scobert had designed the building to be able to serve either as a commercial establishment or a house.<sup>81</sup>

Mr. Scobert organized a contest to name the place. The contest was won by Mrs. Frank Hill who came up with the name, "The Tiny Tavern."<sup>82</sup> Even though prohibition was still in effect, the name was used and first appears in Polk's Eugene and Lane County Directory in 1931 at the address of 400 Blair Boulevard. In 1934 when prohibition was repealed, beer was added to the Tiny Tavern's menu. The Tiny Tavern holds the second oldest liquor license in Eugene.<sup>83</sup>

In 1938, Lucille and R. B. Johnson bought the Tiny Tavern from the Scoberts and in 1945 bought the old Spencer home across the way at 394 Blair Boulevard and remodeled it to become what is now the Tiny Tavern. R. B. Johnson was a former railroad man. When he opened the new tavern many of his customers were railroad men.<sup>84</sup> The Tiny Tavern enjoyed a reputation as "the nicest tavern in Eugene." Ward Calhoun described it as a "working man's tavern." "They treated you right, and the customers returned the attitude with respect."<sup>85</sup>

According to Lucille Johnson, the tavern once served a full selection of sandwiches. During World War II, George Clark kept 15 logging trucks at the end of Blair Boulevard. The loggers also supplied the tavern with much of its business. Mrs. Johnson also remembered that the circus used to set up in the open spaces several blocks west on 4th Avenue for many years, drawing many people into the area.<sup>86</sup>

When the Tiny Tavern moved to its new location, the small cafe structure across 4th Avenue became a grocery store. James and Billy Becroft had just started operating the grocery store across the street and bought out the stock of this grocery store. Ward Calhoun had just taken over the store from a man named Frame in order to start a radio sales and repair shop. Mr. Calhoun recalled that his business and the rest of the businesses in the area were doing well with customers from all over, but that the River Road traffic was significant. Ward was one of the first advertisers on radio station KUGN when it first started in 1946.<sup>87</sup>

He remembered Henry Brogdon well and described him as having an extraordinarily good relationship

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with his customers. He remembered that a farmer who owed Henry Brogdon \$1,200 for supplies went bankrupt. After being relieved of his legal responsibility to pay the debt, the man came back and paid off Brogdon in monthly installments.

Mr. Calhoun also remembered that the neighborhood's semi-rural atmosphere persisted despite the proliferation of businesses in the area. Some of the older houses along Blair Boulevard still had cows in the backyards.

Ward Calhoun closed his radio shop after several years partly because of the difficulty of finding skilled technicians and partly because of his inability to secure a lease from Whitney Scobert for the purpose of obtaining financing. He was succeeded by Jean Lucas' radio shop.

During the 1950s, Mabel and Ray Cline bought the shop and returned it to restaurant use as the White House Cafe. Jim and Billie Becroft recalled that the White House did a very good business, primarily because of Mabel's friendly attitude.

In 1972, Byron Barnes leased the restaurant from Whitney Scobert and called it The Dutch Mill Cafe. Barnes constructed a miniature windmill in the front yard to identify the place. In 1979, it became Aunt Hattie's. During the 1980s it became Hilda's Latin American Restaurant.

In 1942, Ben White built the building that later became George's Garage at 341 Van Buren Street to serve as Ben White's Vulcanizing Service. He also used the small building next door, which had originally been the Candy Kitchen, for this purpose.<sup>88</sup> When Mr. White died, Mrs. White sold nursery stock from this building for a short time. In the early 1950s, the two buildings became Al's Sheet Metal Shop and were joined by a breezeway to serve as one unit. Later the buildings were used as the Valley Rental Store and finally became vacant for a number of years until purchased in 1973 by George Stathakis, after which it became George's Garage. George framed in the breezeway between the two parts of the building to make it effectively one building.<sup>89</sup>

Bert Willis lives in the old unpainted house at 1080 West 3rd Avenue, directly north of 341 Van Buren Street. He was Ben White's brother-in-law and worked with him at White's Vulcanizing. He built the breezeway connecting the two buildings and poured the concrete floor. This is the same house in which the Stratton family lived in 1914 as well as the Mouse family when they operated the Candy Kitchen in 1925. Around 1940, an extension was built on the west side of the house with a little store front facing the sidewalk. This little place was The Shamrock Lunch. According to Sam Bond, the place didn't do too well and only lasted a year or two. Today, the location of the storefront can be noted by the filled-in siding on the west side of the extension. On the tops of the north and south walls, the Shamrock Lunch sign can still be seen with its shamrock symbol, although the sign is very faded.<sup>90</sup>

Les Henzler operated a lawn mower repair shop in the small building on 3rd Avenue between Van Buren and Blair Boulevard from 1925 to 1961. He also lived in the house at that location for some time. According to Ward Calhoun, Les and his brother had also lived in the house that is the Old Texas Steak House at 325 Blair Boulevard and operated a radio shop there in competition with Mr. Calhoun's radio shop at 4th Avenue and Blair Boulevard. During the mid-70s, the small green house where Les had lived and operated his shop became a "massage parlor" much to the annoyance of neighborhood residents and merchants. George Stathakis is credited with exerting enough pressure on city and police officials to finally have the "massage parlor" closed down. The building is now divided into two apartments and is in residential use.<sup>91</sup>

As noted earlier, Jim and Billie Becroft took over the grocery business and meat market in 1945 shortly after H. F. Brogdon had purchased the property from the last Whealdon through an option holder

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named Melvin Sorber. Henry Brogdon was their landlord for 18 years. They also noted Brogdon's excellent business with farmers from all over the area.

**The Blair Boulevard Commercial Area Matures (1945-1973)**

The Becraft's business was quite successful as well. Like the other businesses in the area, many of their customers had been shopping at the intersection for years, but now lived in other places. Still they kept coming back to the store on 4th and Blair. The Becrafts tell of one customer who drove down from Blue River weekly to buy meat from them. They also drew heavily from neighborhood walk-in traffic and from people going to and from the River Road area. While the Becrafts had the store it contained a grocery, a meat market, a barber shop, apartments, and a motor repair shop.

During the 1950s and 1960s as Mr. Brogdon got older, he began to have a hired man named Joe Jones operate the feed store for him. In the last few years of its operation, business began to dwindle. Finally, Brogdon closed the store and sold both the "Barn" and the Grocery Store-Meat Market building to the Becrafts in 1963. Brogdon had been under pressure to sell the property to a partner in the feed business but he wanted the Becrafts to have the property instead.

The Becrafts continued to do well in their store through most of the 1960s with their old customers continuing to shop there. Business started to slow in the late 60s, however.

When traffic loads on Blair Boulevard and Van Buren Street became dangerously high, the city removed much of the street and parking around the intersection, making it difficult for the market's customers to park near the store. The entire neighborhood was in a phase of deterioration as well and as older residents died or moved away, a more transient population began to fill the neighborhood. The grocery store's rate of pilferage began to erode the profits and a number of armed holdups occurred while Mrs. Becraft and her daughter were working alone at night.

Still Mr. Becraft wanted to renovate the building and continue on there but the city building and fire departments refused to allow any new work to be done. At one point, the Becrafts were given a 30-day notice to close by the fire marshal. A sympathetic City Council member prevented the closure.

Finally, the Becrafts closed their store in 1972. They allowed the barber shop to continue for several more years, the last year without rent, until the city condemned the building.

**Neighborhood Revitalization (1973-1982)**

In 1973, both buildings were sold to George Stathakis. Although the Becrafts were under pressure to sell for better terms than Mr. Stathakis could offer, they liked his plan to restore the "Barn" and revitalize the neighborhood. George also purchased the former sheet-metal shop at 341 Van Buren Street and the former residence/beauty parlor at 325 Van Buren Street.<sup>92</sup>

The "Green Building," so named for its color where the Becrafts' store had been, was already condemned at this time. In 1975, Mr. Stathakis made a trade with the Hoedad's Forestry Workers Cooperative for dismantling the Green Building in trade for the salvageable materials in the structure. One of the cooperative members who participated in the salvaging operation was present Lane County Commissioner, Jerry Rust.<sup>93</sup>

With the Green Building gone, the "Barn" remains as the oldest intact commercial structure in the area. The Tiny Tavern is older but has been remodeled to the styling of the late 1930s and early 1940s. It is recognizable as the old Spencer home when viewing photographs of the homestead.

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The barn is now more highly visible than ever as its entire southern elevation can be seen from a considerable distance south on Blair Boulevard. During the mid and late 1970s, the Barn began receiving a great deal of interest and attention from people in both the immediate neighborhood and the entire area.

After 1973 when George Stathakis opened George's Garage, the neighborhood seemed to be moving into a new phase of revitalization. Younger but less transient residents began to move into the area. Existing businesses seemed to stabilize and gain new customers while new businesses began to open. The building in "Blair Island" was remodeled in 1975 to become the Nice Cream Parlor.

The "Barn" became an informal community social center, hosting a variety of activities such as workshops, parties, meetings, dances, and antique sales. It later became used as carpentry studios and artist's studios as well.

In 1975, a friend loaned George \$2,000 with which he installed a new reinforced concrete foundation under the entire structure. Tuller's Automotive received a new concrete floor in that year as well.

During the 1970s and 1980s, the entire Whiteaker neighborhood was a major focus of rehabilitation funding through Eugene's Community Development Block Grant Program. The former Nice Cream Parlor received a thorough rehabilitation as did many of the residences in the neighborhood.

In 1978 under financial pressure, George had to sell the property. It was bought by Chris Moses. In 1979, Robert Painter purchased the property in the hope of preserving the Barn and finding a way to restore it.

He was not able to carry the financial burden of the entire project, however. The Neighborhood Economic Development Corporation purchased The Red Barn and restored it for community commercial use. In the early 1980s, the Neighborhood Economic Development Corporation helped develop the Red Barn Grocery, which currently sells a wide variety of grocery items appealing to the diverse populations in the surrounding neighborhoods. NEDCO, a nonprofit organization, also rehabilitated "George's Garage" to serve as the offices of the "Whiteaker Nerve Center" which housed the staffs of the Whiteaker Community Council and the Neighborhood Economic Development Corporation.<sup>94</sup> It now houses the NEDCO office. A new building has replaced the old candy kitchen and houses the New Day Bakery.

The 1980s brought more changes to the Blair Commercial Area and the surrounding neighborhoods. NEDCO helped start the East Blair Housing Cooperative in the blocks to the east of the commercial district. This project assisted a group of low-income renters to become co-op members and stable, long-term neighborhood residents. More young families began to purchase and rehabilitate older homes. But two major recessions swelled the ranks of the homeless who traveled Blair Boulevard daily on foot on their way to and from the Eugene Mission. While the area directly surrounding the Blair Boulevard Commercial District seemed to be strengthening, the area a few blocks to the south, near 6th and 7th Avenues, experienced a proliferation of strip development, poorly-built apartments, and the attendant crime and transience that generally follows.

The presence of the Red Barn Grocery greatly invigorated the intersection of 4th and Blair. Soon, Johann's Bakery occupied the new building which had replaced the Candy Kitchen. A Chinese restaurant took the place of the Blair Island Restaurant, while Oregon Business Brokers replaced Carhardt's Realty in the Lay family residence.

Tuller's Automotive closed in Sam Bond's old shop and was replaced with a used furniture outlet. The owners of the furniture store enclosed the entry bays and made some minor interior changes, but the

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overall appearance of Sam Bond's garage remained generally the same.

One of the most significant events of the 1980s was the development of Scobert Park. Whitney Scobert and his wife moved from their home at 440 Blair Boulevard around that time, and began renting the house to students. His plan had been to develop the entire property with high-density apartments.

Residents and business people in the neighborhood felt strongly that both the character and stability of the neighborhood were dependent on maintaining the open landscape of the property.

The City of Eugene agreed to purchase the undeveloped portion of the property and re-develop it as a park. With a budget of only \$30,000, and a great many volunteer hours from neighbors, Scobert Park was created.<sup>95</sup> Although outfitted as a public park, the park retains most of the significant vegetation that was present when the Scoberts were using it as a farmyard, orchard, and garden. Some of the trees and larger shrubs may have been present during C.W. Powell's proprietorship or earlier. Thanks to this joint City and neighborhood effort, a beautiful reminder of the historic position of the Blair Boulevard Commercial Area, at the juncture of city and country, has been preserved.

Thanks in great measure to the efforts of the neighbors, the City, the Whiteaker Neighborhood Council, and NEDCO, much progress was made in rejuvenating the Blair Boulevard Commercial Area during the 1980s. The 1990s brought a new wave of energetic activity to the neighborhood. Clergy and Laity Concerned moved into the Koepp family residence at 458 Blair Boulevard. CALC uses the home as offices for itself and related organizations. Save Our EcoSystems moved into Sam Bond's garage in 1990, providing a focal point for issues of environmental concern. The New Day Bakery is operating a bakery and cafe on the site of the old Candy Kitchen and has become a magnet for neighbors and those doing business in the neighborhood as well. The house in Blair Island accommodates the Old Texas Steak House which has become a very popular eatery, drawing customers from all over the metropolitan area. Hilda's Latin American Restaurant has also become a widely acclaimed favorite with customers traveling considerable distances to eat there. The Scobert property is now owned by Doug Ebbitt, who has injected a welcome element of leadership in neighborhood affairs. His work in the neighborhood has included recruitment of a major supermarket, the Red Apple, to replace the departing Safeway several blocks to the south. His commitment to the preservation of the historic character of the Scobert property and the surrounding area has helped spur renewed interest in the preservation of Blair Boulevard Commercial Area and historic resources throughout the surrounding Whiteaker Neighborhood.

While the 1990s have brought a new wave of entrepreneurial energy and a new sense of proprietorship among residents and property owners, another new source of energetic activity has begun contributing to the vitality of the neighborhood. The Blair Neighborhood has become a focus for Eugene's rapidly growing Hispanic and Latin American community. Like the various other groups who have made the Blair area their point of entry into the urban landscape of Eugene, these new residents are adding to the sense of community which has characterized the area since its first development.

Even though it is now far from the present perimeter of urban development, the Blair neighborhood still retains much of the small town or semirural atmosphere that it has had for most of this century. Despite sociological changes, phases of deterioration, redevelopment and rehabilitation, many of the old homes and trees remain as well as some of the remnants of the old farms and orchards which escaped development. Many of the older residents have moved or are dead now, and many new residents have moved here from diverse backgrounds. But the neighborhood is still known as the home of hardworking people, people that build things, work with their hands, or operate small businesses. The Blair Boulevard Commercial Area is still the center of that neighborhood.

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The juxtaposition of city and country is still very evident here. A freeway and modern park cut a misplaced swath through the neighborhood a few blocks to the east of Blair Boulevard, while neighbors a few blocks to the northwest still maintain an almost rural lifestyle.

Log trucks still dump their logs a few blocks to the west and their drivers still stop for a beer at the Tiny Tavern. The Tavern still appears essentially as it did when it was first remodeled from the old Spencer home, inside and out. An afternoon visit to the Tiny Tavern is an experience reminiscent of a more relaxed and friendly time. The atmosphere is quiet yet congenial, featuring a pleasant mix of old timers, local residents, newer arrivals, and Blair Boulevard passers-by. In the spring, views of the beautiful foliage surrounding the house and in Scobert Park shine through the large windows above the naugahyde booths in a subdued way. In the winter, the fireplace is usually ablaze, providing a pleasantly warm spot to drink cold beer. The chili is reputed to be the best in town. Still a working man's tavern, the Tiny Tavern is still viewed by many as "the nicest tavern in town." Ward Calhoun's description of the tavern's atmosphere during the forties could easily apply today, "They treat you right and the customers return the attitude with respect."<sup>98</sup>

Although there is more traffic, more business, more new apartments and more people, the Blair Neighborhood and most of the Whiteaker Neighborhood has managed to retain its older small-scale character. The Blair Boulevard Commercial area, for the most part, still gives the impression of a small town commercial center, as it has for the last five or six decades. Sam Bond's Shop and the Original Tiny Tavern still house thriving operations, looking much the same as they did when they were first built. After a number of remodelings, the Old Texas Steak House is still reminiscent of the old house it started out as, while Oregon Business Brokers retains most of the detailing of the Lay family residence. The Scobert home and property remain much the same. Scobert Park helps maintain the rural quality of the enclave.

Bert Willis' house and the house on 3rd Avenue between Blair Boulevard and Van Buren appear almost exactly as they did when they were built. The building that was White's Vulcanizing still retains most of its original appearance on the exterior. On the interior, however, an insulated and rehabilitated (1981) 341 Van Buren Street until recently housed NEDCO, dispensing information, practical assistance, and project financing, instead of recapped tires. It is now in the process of becoming an addition to the New Day Bakery.

At the center of this ensemble is the "Red Barn," retaining its original exterior details and appearance with only a few compatible alterations. It is a major determinant of the visual character of this interesting grouping of buildings and helps create a sense of history for the entire neighborhood. The combination of agricultural and commercial elements in its appearance tells the story of the Blair Boulevard Commercial Area and the surrounding neighborhood.

The Blair Boulevard Commercial Area remains a place where travelers and neighborhood residents gather to shop, relax, communicate and share information. It is still a place for entering and finding opportunity in the life of the larger community, just as it was for Eugene's Danish community or even Prior Blair. A tradition of cooperation and mutual respect still remains the underlying theme among the neighbors of this unique area.

These qualities become apparent both experientially and visually to those who visit the Blair Boulevard Commercial District. The inter-weaving of the remnants of the district's various phases of development, the marked presence of the natural and farm landscapes, the unique views and relationships visible in the odd angles and positions of the district's resources and the highway, all combine to create the experience of a capsule of the various phases of history in this place. This neighborhood's history is not one of "movers and shakers." Instead, it is a history of pioneer families, farmers, merchants, and working people. These are the people who provided the skills and effort to

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help build the rest of the community."<sup>97</sup>

The Blair Boulevard Commercial Area is now often called "Blair Island" after the unusual triangle at 4th, Blair, and Van Buren. Perhaps this name also reflects an island-like quality in this uniquely preserved collection of symbols of our community's history

**The Blair Boulevard Commercial Area as a Historic District.**

The preceding material (Sections 7 and 8) has examined the physical and cultural qualities which characterize the proposed district as well as the larger social and economic historical themes with which the various resources represented here are associated. This examination of the component elements of the proposed district coupled with the history of the enclave reveal a unique geographically defined area which meets several criteria for eligibility for listing in the National Register of Historic Places. Like the elements which create the area's historic significance, the manner in which the Blair Boulevard Commercial Area demonstrates eligibility is multi-faceted. The proposed district is more than a simple collection of physical resources. Instead it is an enclave in which the historic forces which created it are demonstrated to the visitor, and in which the activities associated with these forces still are carried out on a daily basis in an environment which retains sufficient integrity to impart an understanding of the historic period of the area's development.

**A Historic District**

The Blair Boulevard Commercial Area is clearly a geographically definable area possessing a significant concentration of buildings, structures, and sites which demonstrate historical linkage. This concentration of resources is united by interconnecting associations with past events, historically significant individuals, and significant themes regarding the development of the community, state, and region. The concentration of resources is also united visually through the pattern of development and physical relationships of the individual resources. These elements combine with boundary conditions to create a distinct enclave within the urban landscape of Eugene that weaves visual elements and historic associations to create an environment in which historical empathy is readily experienced. The Blair Boulevard Commercial Area is clearly defined therefore as a district.

The quality of historic significance of the Blair Boulevard Commercial Area is quite high in that it meets two National Register criteria for Evaluation:

- A. The enclave is associated with events that have made a significant contribution to the broad patterns of our history. These events include important developments from the settlement era to the Motor Age such as:
  1. The construction of the Territorial Stage Road.
  2. The development of agriculture on donation land claims and their subdivided successor properties.
  3. The establishment of highway-related commerce.
  4. The development of agriculturally related commerce with outlying areas.
  5. The successive dominance of various crops in the local and regional economy (ie. wheat and fruit).
  6. The subdivision of large donation land claims to smaller farms.
  7. The impact of the railroad on industrial and urban growth, farming, and topography.
  8. The impact of westerly industrial growth and downtown urban growth on residential and commercial development.
  9. The juxtaposition of rural-agricultural and urban-residential economic and cultural needs in a single commercial/light industrial node.

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10. The impact of large scale immigration into the region during the late 19th and early 20th century particularly among German and Scandinavian ethnic groups.
11. The migration of rural families and particularly pioneer families into the urban area during the late 19th and early 20th century.
12. The transition between a horse-drawn society in the "Railroad and Reform Movement Era" to an automobile-based society in the "Motor Age" (a transition that lingered into the 1940's in this district).
13. The advance of modern transportation systems and their impact on commerce and settlement (ie. the street trolley and the advent of the state highway system).
14. The lengthy transition in the area between an agriculturally based economy and culture, and an urban, industrial, and commercially based economy and culture and the impact on family structure and settlement patterns.
15. The rise and predominance in the area of industrial working class families and their relationships to nearby industrial installations (ie. Southern Pacific Administration Building, Cuddeback, Giustina and Starr Lumber Companies, the Railyard, the Eugene Woolen Mills, etc.).
16. The impact of a concentration of skilled and semi-skilled workers on the area's physical and economic development.
17. The geographical association of residence and occupation in the second period of historic significance.
18. The development of 20th century amenities, leisure culture, and various sub-themes such as prohibition.
19. The introduction of radio in the region and its commercial impact.
20. Urban expansion and deterioration.
21. Urban revitalization and population shifts.
22. Contemporary immigration.
23. And most importantly, the role of significant places in the transfer of societal values, and concepts of community through generations and eras of physical and cultural development.

All of these events and elements of the historic development of our community and region are represented in the history of The Blair Boulevard Commercial Area. In turn, each of these themes is represented in an accessible physical resource within the boundaries of the proposed district.

B. **The District and resources within it are associated with the lives of persons significant in our past.** At least four properties within the district are clearly associated with persons who played a significant role in state or local history and in the development of the district. These include:

1. Sam Bond's Garage (407 Blair Boulevard). Sam Bond: City Council Member credited with pulling the City through the Depression; early auto mechanic; Consul General of the Woodmen of the World for many decades; grandson of pioneers Allen and Rachel Bond. Sam Bond's Garage, with its excellent reputation and 46-year tenure, was instrumental in solidifying and stabilizing the district as a commercial node in the secondary era (see Section 8, pgs. 10, 12, 13).
2. The Tiny Tavern-Jefferson D. Spencer Home. Jefferson D. Spencer: founder, first merchant, and first postmaster of Waldport, OR; started the Alsea Store, influential farmer in Lane County; son of pioneer Septimus Spencer. Jefferson Spencer's maintenance of his property in agricultural use to the end of the secondary historic period was instrumental in preserving the semi-rural atmosphere that is evident in the commercial district today (see Section 8, pgs. 6, 7, 10, 13).
3. The C.W. Powell House (1125 West 5th). Originally the property of Phoebe (Skinner) Kinsey, Eugene Skinner's daughter, home of C.W. Powell, prominent fruit grower and

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- land speculator. Also home of the Scobert Family (Verne, Kitty, Whitney). C. W. Powell was one of the late 19th Century "businessman-farmers" whose operation dominated this portion of "Blair Street" (see Section 8, p. 5 & 6).
4. The Scobert House, cottages and property. Home and creations of Verne and Kitty Scobert, originally co-owners of Scobert Building Materials and Scobert Style Shop. These are significant both in their association with Eugene's industrial and commercial development and their impact on the development of the Blair Boulevard Commercial Area through the management of their property (see Section 8, pgs. 10, 13, 14).

In addition, Blair Boulevard itself is associated with early settler Prior F. Blair, having started as a spur road to the Blair farm from the main road from Marysville to the Umpqua Valley. (Note: The relationship between the farm road between the Blair DLC and Huddleston DLC and the current Blair Boulevard would be of interest in future studies.)

The historic associations of the district are reinforced by the visual characteristics of the enclave. One of the distinctive characteristics of the Blair Boulevard Commercial Area is the fact that several 19th century and most early 20th century residential styles are represented. Represented as well are examples of period, commercial, agricultural, and light industrial construction spanning two periods of significance. The examples displayed in the district represent primarily the work of owner-craftsmen rather than renowned architects. Together they form an excellent collection of working class, merchant class, and farm architecture representative of ensembles usually found in small town centers in the Northwest. Together with the unique natural and geographic features of the district, they form a significant and distinguishable entity.

The Blair Boulevard Historic Commercial Area is intriguing in its potential to invite future historic research. Several properties within the district may contain artifacts of historic interest. These properties include the C.W. Powell house at 1125 West 5th Avenue. This virtually intact farm house may have been occupied by members of Eugene Skinner's immediate family. Further research and inspection of the structure may yield important historical information. The Scobert property at 440 Blair Boulevard is the farm site of the C.W. Powell House, currently at 1125 West 5th Avenue. Inspection of the sites of privies and agricultural installations may bring to light additional historical information about farm life along the Territorial Highway and significant individuals. The site of the current Tiny Tavern, 394 Blair Boulevard, also holds promise in this regard. The former Burton Saw and Supply Factory (449 Blair Blvd.) is the site of, and may have been the C.O. and E.A. Stratton Livestock Sales and Livery Stable. Further investigation of the site and structure may produce information on highway and livestock related commerce in the area.

#### Criteria Considerations

Criteria Considerations apply for two properties within the district.

1. Criteria Consideration B, concerning a building or structure which has been removed from its original location, applies to the C.W. Powell House, 1125 West 5th Avenue. It is significant both for its architectural value as an example of a local adaption of the gothic revival farmhouse and as the surviving structure most importantly associated with C.W. Powell and the other occupants of the current "Scobert Property". It has been relocated on land contiguous to its original site, which was part of the original purchase. It is also adjacent to existing former agricultural outbuildings which were part of the farm ensemble in the original location.

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2. Criteria Consideration G, concerning a property which has achieved significance within the past 50 years if it is of exceptional importance, applies to the present Tiny Tavern at 394 Blair Boulevard. The second period of significance for the structure is the result of the 1945 remodeling of the Jefferson D. Spencer home (ca. 1895) into the current tavern. That remodeling occurred before the end of World War II during a period when design and construction had been at a virtual standstill since 1941 in the Eugene area. New materials were generally unavailable at this time. Both in design and materials the Tiny Tavern belongs to the late Motor Age rather than the ensuing post-war period. It is a virtually intact example of leisure-oriented commercial design of the late Motor Age. The remodeled Tiny Tavern represents an architectural design that was fashionable in the late 1930s and a project that was interrupted by the war. The decision of the owners to complete the project in 1945 despite the shortage of materials reflects the enthusiasm and optimism that emerged among Americans as the end of World War II came into view. This enthusiasm blossomed in the immediate post-war period and is reflected in a flurry of new ventures within the district including the purchase by Jim and Billy Becroft of the meat market and grocery in the "Green Building" (1945, see Section 8, p. 13), and the opening of Ward Calhoun's radio and repair shop in the original Tiny Tavern building in 1946, nearly simultaneously with the initiation of Eugene's radio station KUGN (see Section 8, p. 13). Other examples of the same phenomenon were the addition of the retail "Saw and Supply" store in 1946 to the west side of the 1930 Burton Saw Factory and a second addition to Brogdon's Feed and Seed during the same period (see Section 8, p. 12). Because of its high integrity in the roadside Moderne genre, its significant impact on the commercial development of the Blair Boulevard Commercial Area, and its close relationship with surrounding residential neighborhoods, nearby historic industrial installations, and the Blair Boulevard highway, the Tiny Tavern is of exceptional significance in the context of the history of the Blair area and Northwest Eugene. The structure also remains recognizable as the Jefferson D. Spencer house and thus retains significance from the primary period as well.

The Blair Boulevard Commercial Area meets the criteria mentioned above because it is a collection of diverse resources assembled in an unusually cohesive geographical set.

Many of the resources in the district have experienced a number of changes in use but still maintain their original character with considerable integrity. Most changes in individual resources have occurred within or close to the historic periods. As a complete assemblage of resources, the Blair Boulevard Commercial District displays an overall integrity of location, design, setting, materials, workmanship, and association which conveys the historic character of the area and contributes to the quality of significance in the history of the community, region, and nation.

As a potential historic district, the Blair Commercial Area is unique in that it represents a different set of historical concerns than those addressed in many districts. Rather than portraying the lives and work of wealthy citizens, industrialists, or professional politicians, the historical associations of the Blair Boulevard Commercial Area pertain largely to the forces in society whose work directly produced the physical structure and wealth of the community, farmers, craftsman, skilled and unskilled industrial workers, and merchants. The histories of these groups intertwine with histories of pioneer settlers and their descendants and early businessmen-farmers at the corner of Fourth Avenue and Blair Boulevard in Eugene. Their common bond is a work-related ethic, a spirit of initiative, and an ongoing sense of community.

Because of these historical associations, the Blair Boulevard Commercial Area is not a collection of buildings representing architecture of a discrete style, a single period, or one specific era. Instead, it is an eclectic collection of resources which combine to create the atmosphere of an American small

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town. The fact that the Blair Boulevard Commercial Area continues to function as a "town center" as it has for many decades and has been able to retain its historic character, referencing two eras of significance, an array of historic developments, and several sectors of society, is a testament to both its vitality and its unique place within the fabric of the urban landscape. Within the last two decades, residents of Eugene have come to cherish the historic character of the Blair Boulevard Commercial Area. The Blair Commercial Area Community has begun to care for and effect preservation of that character in many incremental ways. Designation of the Blair Boulevard Commercial Area as an Historic District would be an important and timely method of enabling the Eugene, Oregon community to retain and continue restoration of this unique historic treasure.

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19. Interior Tiny Tavern, ca. 1933, "Shortly After the Repeal of Prohibition", "The Blair Neighborhood, Past Present and Future", by Andy Whipple, 1975. No original credit listed. \*
20. Dutch Mill Cafe (Original Tiny Tavern), and Tiny Tavern, ca. 1975, "The Blair Neighborhood, Past Present and Future", by Andy Whipple, 1975. No original credit listed.\*
21. Tuller's Automotive (Sam Bond's Garage), ca. 1975, "The Blair Neighborhood, Past Present and Future", by Andy Whipple, 1975. \*
22. View west from Skinner Butte ca. 1914, panorama #2, courtesy Lane County Historical Museum #13A8/L75-1090.
23. Looking west from Skinners Butte, ca. 1908, photograph signed CLH, courtesy Lane County Historical Museum. #13A8/L8-224.
24. Panorama looking southwest from Skinners Butte courtesy Lane County Historical Museum. #13A8/L84 206FF.
25. Eugene looking west from near Alton Baker Park, ca. 1947 Wiltshire's photographers courtesy Lane County Historical Museum. #13EL75-1110.

**National Register of Historic Places  
Continuation Sheet**

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26. Photographs of 1125 West 5th Avenue, ca. 1919, 1930, 1950 uncredited, Fifth Street File, courtesy of Lane County Historical Museum.
27. 325 Blair Boulevard ca. 1974, uncredited, Whiteaker Community Council Files.

\*Displayed in this manual.

#### **INTERVIEWS**

The following personal interviews were conducted by Jonathan M. Pincus.

1. Becroft, James and Billie. March 18, 1980.
2. Calhoun, Ward. March 25, 1980.
3. Johnson, Lucille. March 27, 1980.
4. Bond, Samuel. March 27, 1980.
5. Stratton, Edwin A. March 28, 1980.
6. Clahoun, Ward. May 17, 1991.
7. Scobert, Whitney. January 11, 1992.

#### **MATERIALS**

1. Eugene City Sewers Record Book ca. 1886, "Alley Between 5th and 6th, Jefferson to Blair" p. 56, "Adams to Blair" p. 59, "Measurement Taken by Ross, Inspector", Courtesy of Lane County Historical Museum.
2. Jefferson Street Studio, "Plan of the 'Red Barn,' 357 Van Buren St.," University of Oregon School of Art and Architecture, 1979.
  - 2a. Floor Plan "Scale = 1/8" = 1'-0".
  - 2b. North and South Elevations, 1/8" = 1'-0".
  - 2c. East and West Elevations, 1/8" = 1'-0".
3. Former Floor Plan, Brogdon Feed and Seed, 1/8" = 1'-0".
4. Lane County Abstract Co., Abstract of Title to Lot Numbered 10, except that part in Van Buren Street and all of Lot 11 in Block 8 in Sladden's Third Addition to Eugene,

**National Register of Historic Places  
Continuation Sheet**

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Lane County, Oregon. 1910-1945. (Complete copy of abstract documents 1860-1945, including depositions on Skinner family available from Jonathan Pincus.)

- 4a. Abstract Cover Sheet 10 and 11.
- 4b. Cover Sheet for Block 8.
- 4c. Photocopy of old Lane County Plat Book, Sladden's Third Addition to Eugene City. Page 9 of Abstract.
- 4d. Abstract of Grant from United States to Eugene F. Skinner and Mary Skinner, August 29, 1860, signed James Buchanan, Pres.
- 4e. Abstract of Grant from U.S. to Eugene F. Skinner and Mary Skinner signed Andrew Johnson, Pres.
- 4f. Abstract of Warranty Deed from St. John B. L. Skinner and his wife, Amanda J. Skinner to O.R. Bean - March 21, 1879.
- 4g. Abstract of Warranty Deed from O. R. Bean and Julia Bean to S. P. Sladden, October 30, 1884.
- 4h. Portion of Admission to Probate, "In the Matter of the Estate of Harriet E. Sladden, deceased," Helmus W. Thompson, County Judge, County Court of the State of Oregon for Lane County, March 21, 1910. Pg. 21.
- 4i. Abstract of Warranty Deed of Sladden heirs to John J. Rude, April 30, 1910.
- 4j. Abstract of Warranty Deed from M. D. and Martha E. Allen, to C. O. Stratton, October 16, 1915. (Stratton did not consummate purchase until after buildings were completed.).
- 4k. Deed from Charles O. Stratton and Cora J. Stratton, his wife to John Whealdon and Isabella Whealdon, his wife, October 25, 1915.
- 4l. Warranty Deed, #161037, from Emma D. Whealdon to Melvin C. Sorber and Lovania Soerber, June 16, 1944.
- 4m. Warranty Deed 161046, Melvin C. Sorber, Lavania 8. Sorber to H. F. Brogdon and Bertha E. Brogdon, October 31, 1945.
5. Lane County, Office of County Assessor, "Official Record of Descriptions of Real Properties."
- 6a. Legal Description Tax Lot No. 2700.

**National Register of Historic Places  
Continuation Sheet**

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- 6b. Legal Description Tax Lot No. 2800.
- 6c. Memorandum of Land Sales Contract, Christopher E. Moses, Vendor, Robert Painter, Vendee. For tax Lots #2200, #2300, #2700, #2800.
7. Letter written by E. A. Stratton to City of Eugene Historic Review Board, October, 1975.
8. Lien Record, "Sewers on 4th and 5th" 1904, City of Eugene Assessment Book #I, 1890-1905, p. 127.
9. Lien Record for Street Improvements Ordinance No. 242 April 18, 1894. Blair Street from the center of 8th northwesterly to the west line of the City Limits. City of Eugene, Assessment Book #I, 1890-1905, p. 76.
10. Notification of proof of Donation Land Claim, Eugene F. Skinner, Claim No. 38, Notification Number 2181, Lane County Recorder Vol. 38, p. 455.
11. Record of Deed from O.R. Bean to Julia Bean, December 20, 1879, Lane County Deed Book M, p. 501.
12. Record of Deed from C.W. and Emmogen Billmire to J.M. Horn, Lane County Deed Book 36, October 27, 1894, p. 519.
13. Record of Deed from J.M. Blair and L.C. Blair, his wife, to James McLaren, March 6, 1879, Lane County Deed Book M, p. 296.
14. Record of Deed from Prior F. Blair to J.M. Thompson and G.M. Cooper, September 12, 1878, Lane County Deed Book M, p. 150.
15. Record of Deed from Prior F. Blair and Ellinor Blair, his wife to James McLaren, September 9, 1878, Lane County Deed Book M, p. 154.
16. Record of Deed from C.J. Brooks and Suzie Brooks, his wife, to C.W. Billmire, April 22, 1891, Lane County Deed Book 29, p. 581.
17. Record of Deed from Amelia R. Combs, St. John Skinner and Phoebe Kinsey to John B. Harris, September 21, 1883.
18. Record of Deed from C.C. Croner and Eveline Croner, his wife, James McLaren and A.V. McLaren, his wife, Mrs. Eleanor Huff, and F.M. Blair (heirs of E.W. Blair) to Mrs. L.C. Blair, April 4, 1894, Lane County Deed Book 36, p. 194.
19. Record of Deed from C.C. Croner and Eveline, his wife, James McLaren and A.V. McLaren, his wife, F.M. Blair and L.C. Blair (heirs of E.W. Blair) to Mrs. Eleanor Huff, April 4, 1894, Lane County Deed Book 36, p. 195.

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Continuation Sheet**

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20. Record of Deed from C.C. Croner, Eveline Croner, his wife, F.M. Blair and L.C. Blair, his wife, and Mrs. Eleanor Huff (heirs of E.W. Blair) to Mrs. A.V. McLaren, April 4, 1894, Lane County Deed Book 36, p. 193.
21. Record of Deed from William Edris and M.M. Edris, his wife, to Emma H. Crane, October 6, 1893, Lane County Deed Book 34, p. 547.
22. Record of Deed from Phoebe Kinsey to William Lynch, April 8, 1884, Lane County Deed Book Q, p. 361.
23. Record of Deed from James McLaren and A.V. McLaren, his wife, F.M. Blair and L.C. Blair, his wife, Mrs. Eleanor Huff and C.C. Croner, (heirs of E.W. Blair), to Mrs. Eveline Croner, April 4, 1894, Lane County Deed Book 36, p. 196.
24. Record of Deed from C.W. Powell to Emmogen L. Billmire, November 19, 1889, Lane County Deed Book 29, p. 563.
25. Record of Deed from St. John B.L. Skinner and Amanda Skinner, his wife, to O.R. Bean, March 19, 1879, Lane County Deed Book M, p. 301.
26. Record of Deed from St. John B.L. Skinner and B.C. VanHouten to Pheobe Kinsey, November 30, 1872, Lane County Deed Book P, p. 420.
27. Thallon, Rob, and Edrington, David, "Structural Analysis and Code Report on the Red Barn, Blair Boulevard, Eugene, Oregon for N.E.D.C.O." The Office of Rob Thallon and David Edrington, Eugene, Oregon, 1980.

All properties within the proposed district boundaries have received deed record and directory searches to the extent that material is available locally. The materials listed here are of special interest to the themes and content of this document. A wide variety of additional deeds, records, articles, and other materials have been reviewed to establish context, themes, and to verify the activities of individuals or groups mentioned in the text.

**HISTORIC PHOTOGRAPHS DISPLAYED - 16 IMAGES**

1. Panorama of Eugene from Skinners Butte, looking southeast ca. 1900 (enlargement) courtesy of Lane County Historical Museum, #13A8/684-20GFF. (I# 1,11,24)
2. Eugene, overview from Skinners Butte, looking south and west ca. 1900, Richard Lane Collection, (enlargement), courtesy of the Lane County Historical Museum, #13A3/L76-284D. (I# 1,11)
3. Eugene overview from Skinners Butte looking west and south, 1902, winter, photographer (enlargement), courtesy of Lane County Historical Museum. #13A3/L80-182E. (I# 1,11,24)

**National Register of Historic Places  
Continuation Sheet**

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4. Jefferson D. Spencer Home, 394 Blair ca. 1905, Courtesy of Lane County Historical Museum, #15L/L75-1131. (I# 24)
5. View southwest from Skinners Butte, 1908, North Bend Photo Gallery. "Order by Number, No. 4", (enlargement), courtesy of Lane County Historical Museum. #13A3/L78-249. (I# 1,11,24)
6. Blair Boulevard ca. 1914, showing a green building and trolley, displayed in "The Blair Neighborhood, Past Present and Future", by Andy Whipple, 1975. No original credit listed. (I# 1)
7. Hayse Blacksmithing, ca. 1914, "The Blair Neighborhood, Past Present and Future", by Andy Whipple, 1975. No original credit listed. (I# 17)
8. Eugene looking north ca. 1923, National Archives Collection, National Archive #(102-14P-15) (5-4-83-1P) (12-8000), (enlargement) courtesy of Lane County Historical Museum #13E/L80-652.
9. Aerial view, "Eugene From the Air" ca. 1927 looking east toward town, Chester Stevenson, photographer, Dot Dotson Collection, courtesy of Lane County Historical Museum (enlargement). #13E/L79-899.
10. Interior Tiny Tavern, ca. 1933, "Shortly After the Repeal of Prohibition", "The Blair Neighborhood, Past Present and Future", by Andy Whipple, 1975. No original credit listed. (I# 2)
11. Aerial Photograph, Blair Boulevard Commercial Area, ca. 1975. Whipple, Andy. The Blair Neighborhood: Past, Present and Future. Written and photographed by Andy Whipple, Eugene, Oregon, 1975
12. Dutch Mill Cafe (Original Tiny Tavern), and Tiny Tavern, ca. 1975, "The Blair Neighborhood, Past Present and Future", by Andy Whipple, 1975. No original credit listed. (I# 2,24)
13. Tuller's Automotive (Sam Bond's Garage), ca. 1975, "The Blair Neighborhood, Past Present and Future", by Andy Whipple, 1975. (I# 15)
14. Sam Bond, ca. 1975. Whipple, Andy. The Blair Neighborhood: Past, Present and Future. Written and photographed by Andy Whipple, Eugene, Oregon, 1975
15. Hayse Blacksmith Shop/Brogdon Feed and Seed/Red Barn ca. 1975. Whipple, Andy. The Blair Neighborhood: Past, Present and Future. Written and photographed by Andy Whipple, Eugene, Oregon, 1975 (I#17)
16. "George's Garage"/Ben White's Vulcanizing ca. 1975. Whipple, Andy. The Blair Neighborhood: Past, Present and Future. Written and photographed by Andy Whipple,

**National Register of Historic Places  
Continuation Sheet**

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Eugene, Oregon, 1975 (I# 18)

Negatives for Historic Photographs 1, 2, 3, 4, 5, 8, 9, and 13 are located at:

Lane County Historical Museum  
740 West 13th Avenue  
Eugene, Oregon 97402

Negatives for Historic Photographs 6, 7, 10, 11, 12, 14, 15, and 16 are located at:

City of Eugene Planning Department  
City Hall  
777 Pearl Street  
Eugene, Oregon 97401

All photographic subjects are in Eugene, Lane County, Oregon.

**PHOTOGRAPHIC RECORD BLAIR BOULEVARD COMMERCIAL AREA - 1992**  
**Photographs Displayed in this document were**  
**taken by John Baugess**

1. Entry to Blair Boulevard Commercial Area from north on Van Buren Street at Third Avenue.
2. Entry to Blair Boulevard Commercial Area from south on Blair Boulevard at Fifth Avenue.
3. West side of Blair Boulevard looking north to Fourth Avenue.
4. Heart of Blair Boulevard Commercial Area looking north at Fourth Avenue, Blair Boulevard and Van Buren Street.
5. East side of Van Buren Street between Blair Boulevard and Third Avenue looking north.
6. I#1. Blair Boulevard looking north near Fourth Avenue.
7. I#2. Original Tiny Tavern, 400 Blair Boulevard, north near Fourth Avenue.
8. I#2. Original Tiny Tavern, 400 Blair Boulevard, north facade.
9. I#2. Original Tiny Tavern, 400 Blair Boulevard, southeast corner.
10. I#3. The Scobert House, 440 Blair Boulevard, front (east) elevation.
11. I#3. The Scobert House, 440 Blair Boulevard, from southeast.
12. I#3. The Scobert House, 440 Blair Boulevard, east facade.

**National Register of Historic Places  
Continuation Sheet**

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13. I#3. The Scobert House, 440 Blair Boulevard, southwest corner and Scobert Property #8.
14. I#3. The Scobert House, 440 Blair Boulevard, south sun porch.
15. I#4. 444 Blair Boulevard, entry, east facade, south wing.
16. I#4. 444 Blair Boulevard, east facade, east wing, original well site and Scobert property, I#8, in foreground.
17. I#4. 444 Blair Boulevard, west facade, south and north wings.
18. I#5. 440 1/2 Blair Boulevard, northwest corner.
19. I#5. 440 1/2 Blair Boulevard, front (east) facade.
20. I#6. 450 1/2 Blair Boulevard, northwest corner.
21. I#6. 450 1/2 Blair Boulevard, garage and bedroom extension from northeast.
22. I#7. 1100 West 4th Avenue, front (north) facade.
23. I#8. Large maples on Scobert property, looking north.
24. I#9. Scobert Park and I#8, Scobert property looking east.
25. I#9. Scobert Park looking east.
26. I#9. Scobert Park looking northeast.
27. I#10. The Koepp House, 458 Blair Boulevard, front (east) facade.
28. I#11. The C.W. Powell House, 1125 West 5th Avenue, from northeast.
29. I#11. The C.W. Powell House, 1125 West 5th Avenue, from northeast.
30. I#11. C.W. Powell House, 1125 West 5th Avenue, front (south) facade.
31. I#12. 1001 West 5th Avenue, southeast corner.
32. I#13. 451, 461, 471 Blair Boulevard, front (west) facades.
33. I#13. 451, 461, 471 Blair Boulevard, from southwest.
34. I#14. Burton's Saw Factory, 449 Blair Boulevard, southwest corner and alley.

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Continuation Sheet**

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35. I#14. Burton's Saw Factory, 449 Blair Boulevard, southwest corner and alley.
36. I#14. Burton's Saw Factory, 449 Blair Boulevard. Entrances to original factory, south side.
37. I#14. Burton's Saw Factory, 449 Blair Boulevard, from northwest.
38. I#14. Burton's Saw Factory, 449 Blair Boulevard, southeast corner and alley.
39. I#14. Burton's Saw Factory, 449 Blair Boulevard, east facade from southwest.
40. I#14. Burton's Saw Factory, rear (north) shed extension.
41. I#15. Sam Bond's Garage, 407 Blair Boulevard.
42. I#15. Sam Bond's Garage, 407 Blair Boulevard, northwest corner.
43. I#15. Sam Bond's Garage, 407 Blair Boulevard, front (west) facade.
44. I#15. Sam Bond's Garage, 407 Blair Boulevard, south end.
45. I#15. Sam Bond's Garage, 407 Blair Boulevard, interior motor pulley and track.
46. I#16. Cash O. (C.O.) Smith House, 1022 West 4th Avenue, from northwest.
47. I#17. Hayse Blacksmith Shop/Red Barn, 357 Van Buren Street, from southwest.
48. I#17. Red Barn, 357 Van Buren Street, I#18, New Day Bakery, 345 Van Buren Street and I#18, Ben White's Vulcanizing from southwest.
49. I#17. Red Barn from northwest.
50. I#18. Ben White's Vulcanizing, 341 Van Buren Street, front (west) facade.
51. I#18. Ben White's Vulcanizing, 341 Van Buren, New Day Bakery; and I#17 Red Barn from northwest.
52. I#18. Ben White's Vulcanizing, 341 Van Buren, windows and siding, front (west) facade.
53. I#19. 1080 West 3rd Avenue, "Shamrock Lunch" extension and sign, west side from north.
54. I#19. 1080 West 3rd Avenue, front (north) elevation.
55. I#20. Henzler House and shop, 1110 West Third Avenue, from northwest.

**National Register of Historic Places  
Continuation Sheet**

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56. I#21. Old Texas Steak House, 325 Blair Boulevard, and Blair Island, from southeast.
57. I#21. Old Texas Steak House, 325 Blair Boulevard, front (south) facade, Blair Boulevard and Van Buren Street.
58. I#22. 312/324 Blair Boulevard, F.P. Allen House, front (east) facade.
59. I#22. 312/324 Blair Boulevard, F.P. Allen House, northeast corner.
60. I#23. 358 Blair Boulevard, front (east) facade.
61. I#24. Tiny Tavern, 394 Blair Boulevard, from Fourth Avenue and Blair Boulevard.
62. I#24. Tiny Tavern, from southeast.
63. I#24. Tiny Tavern, from southeast.
64. I#24. The Tiny Tavern, entry from south.
65. I#24. The Tiny Tavern, interior, looking south.
66. I#24. The Tiny Tavern, interior, looking north.
67. I#24. The Tiny Tavern, interior, northeast corner.
68. I#18. New Day Bakery, 345 Van Buren Street, front (west) facade.
69. I#N6. JESCO Club, 340 Blair Boulevard, I#22, 312/324 Blair Boulevard and I#25 Surata Soy Foods, 302 Blair Boulevard, looking northwest from Blair Island.
70. Brooks Addition, north side, 1100 block, Fifth Avenue.

Negatives for all photographs of the 1992 Photographic Record are located at:

City of Eugene Planning Department  
City Hall  
777 Pearl Street, Room 106  
Eugene, Oregon 97401

All photographic subjects are in Eugene, Lane County, Oregon.

**National Register of Historic Places  
Continuation Sheet**

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**BLAIR BOULEVARD COMMERCIAL DISTRICT SLIDES - 1992**  
**All slides by John Baugess**

1. Entry to Blair Boulevard Commercial Area from north on Van Buren Street at Third Avenue.
2. Entry to Blair Boulevard Commercial Area from east at Fourth Avenue and Blair Boulevard.
3. Entry to Blair Boulevard Commercial Area from south on Blair Boulevard at Fifth Avenue.
4. Heart of Blair Boulevard Commercial Area looking north at Fourth Avenue, Blair Boulevard and Van Buren Street.
5. Heart of Blair Boulevard Commercial Area, looking south on Blair from Blair Island.
6. I#1. Blair Boulevard looking north near Fourth Avenue.
7. I#2. Original Tiny Tavern, 400 Blair Boulevard, north near Fourth Avenue.
8. I#3. The Scobert House, 440 Blair Boulevard, front (east) elevation.
9. I#3. The Scobert House, 440 Blair Boulevard, southwest corner and Scobert Property #8.
10. I#4. 444 Blair Boulevard, entry, east facade, south wing.
11. I#4. 444 Blair Boulevard, east facade, east wing, original well site and Scobert property, I#8, in foreground.
12. I#4. 444 Blair Boulevard, north wing from northeast.
13. I#4. 444 Blair Boulevard, west facade, south and north wings.
14. I#4. 444 Blair Boulevard, interior of former billiard room, facing northwest corner.
15. I#5. 440 1/2 Blair Boulevard, northwest corner.
16. I#5. 440 1/2 Blair Boulevard, front (east) facade.
17. I#6. 450 1/2 Blair Boulevard from northeast.
18. I#7. 1100 West 4th Avenue, front (north) facade.
19. I#8. Scobert Property, alley entry from east.

**National Register of Historic Places  
Continuation Sheet**

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20. I#8. Large maples on Scobert property, looking north.
21. I#9. Scobert Park, looking southwest.
22. I#9. Scobert Park, looking east.
23. I#10. The Koepp House, 458 Blair Boulevard, front (east) facade.
24. I#11. The C.W. Powell House, 1125 West 5th Avenue, from northeast.
25. I#11. C.W. Powell House, 1125 West 5th Avenue, front (south) facade.
26. I#12. 1001 West 5th Avenue, front (south) facade.
27. I#12, 1001 West 5th Avenue, west facade.
28. I#13. 451, 461, 471 Blair Boulevard, front (west) facades.
29. I#13. 451, 461, 471 Blair Boulevard, from southwest.
30. I#14. Burton's Saw Factory, 449 Blair Boulevard, southwest corner and alley.
31. I#14. Burton's Saw Factory, 449 Blair Boulevard, from northwest.
32. I#14. Burton's Saw Factory, 449 Blair Boulevard, east facade from southwest.
33. I#14. Burton's Saw Factory, rear (north) shed extension.
34. I#15. Sam Bond's Garage, 407 Blair Boulevard.
35. I#15. Sam Bond's Garage, 407 Blair Boulevard, northwest corner.
36. I#15. Sam Bond's Garage, 407 Blair Boulevard, interior motor pulley and track.
37. I#16. Cash O. (C.O.) Smith House, 1022 West 4th Avenue, from northwest.
38. I#17. Hayse Blacksmith Shop/Red Barn, 357 Van Buren Street, from southwest.
39. I#17. Red Barn, 357 Van Buren Street, I#18, New Day Bakery, 345 Van Buren Street and I#18, Ben White's Vulcanizing from southwest.
40. Looking north on Van Buren Street, from Fourth Avenue.
41. I#18. Ben White's Vulcanizing, 341 Van Buren Street, front (west) facade.
42. I#18. Ben White's Vulcanizing, northwest corner.

**National Register of Historic Places  
Continuation Sheet**

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43. I#19. 1080 West 3rd Avenue, "Shamrock Lunch" extension and sign, west side from north.
44. I#19. 1080 West 3rd Avenue, front (north) elevation.
45. I#20. Henzler House and shop, 1110 West Third Avenue, from northwest.
46. I#21. Old Texas Steak House, 325 Blair Boulevard, and Blair Island, from southeast.
47. I#22. 312/324 Blair Boulevard, F.P. Allen House, front (east) facade.
48. I#22. 312/324 Blair Boulevard, F.P. Allen House, front (east) facade.
49. I#23. 358 Blair Boulevard, front (east) facade.
50. I#24. Tiny Tavern, 394 Blair Boulevard, from Fourth Avenue and Blair Boulevard.
51. I#24. Tiny Tavern, from southeast.
52. I#24. Tiny Tavern, 394 Blair Boulevard, entry detail.
53. I#24. Tiny Tavern, interior, looking north.
54. I#N6. JESCO Club, 340 Blair Boulevard, I#22, 312/324 Blair Boulevard and I#25 Surata Soy Foods, 302 Blair Boulevard, looking northwest from Blair Island.

**HISTORIC MAPS DISPLAYED IN THIS DOCUMENT**

1. Preston, B. U.S. Geological Survey 1853, Surveyor General Oregon City. Map of township No. 17, south of Range No. 4, west of the Willamette Meridian, Territory of Oregon. Surveyed by James E. Freeman and Butler Ives, 1852.
2. Cadastral Map: Leiber, John S., Surveyor General of Oregon, Map of the survey of Claim in Township No. 17, south range No. 4, west of the Willamette Meridian, Territory of Oregon, 1857.
3. Koch, Joseph, Draughtsman, "Plat of Eugene, Fairmount, Glenwood and Springfield, Lane County, Oregon", 1892.
4. U.S. Geological Survey Map, Surveyed 1908, printed 1910.
5. Sanborn Fire Deed Insurance Maps, Eugene, Lane County, Oregon, Sanborn Map Co., New York, 1925.

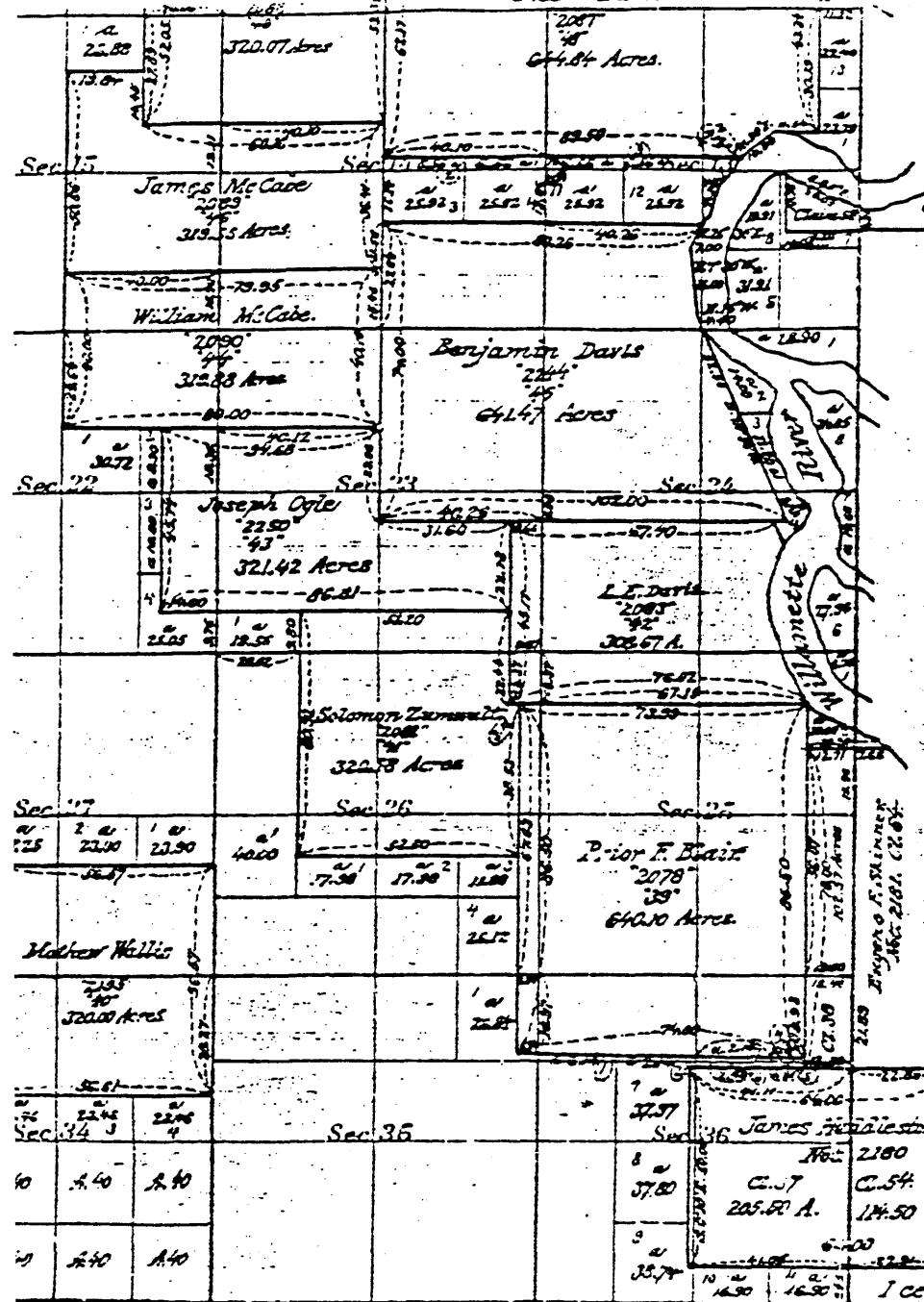


The above Map of Township No. 17 south of Range No. 4 west  
of the Willamette Meridian, Territory of Oregon, is strictly conformable  
to the field notes of the Survey thereof on file in this office, which have  
been examined & approved -

Surveyor General's Office  
Oregon City Feb 18 1853

B. F. Preston

Preston, B. U.S. Geological Survey 1853, Surveyor General Oregon City. Map of township No. 17, south of Range No. 4, west of the Willamette Meridian, Territory of Oregon. Surveyed by James E. Freeman and Butler Ives, 1852.



W. Meanders of Claim 42, left bank up stream as follows:

S. 17° 15' E. 7.40 Chs.  
 S. 22° 45' W. 10.50  
 S. 3° 30' E. 9.30  
 S. 17° 45' E. 4.70  
 S. 11° 45' E. 1.40  
 S. 32° 15' E. 13.90  
 S. 45° E. 1.60 - to the S.E. Corner Claim

Aggregate area of Public lands 15855.3  
 Private Surveyed 7116.2  
 " Bad error in Computations 9.0  
 Total returns in Township Grid 22983.3

Area in Acres	
Public Land	
Indian Reservation	
Indian Allotments	
Mineral Claims	
Water Surface	
Total Area	

I certify the above to be a correct copy of the original plat on file in this office.  
 U.S. Surveyor General's Office  
 Portland, Oregon September 17, 1921.

John S. Leiber  
 Surveyor General of Oregon.

The above map of Township No. 17 South, Range No. 4 West, of the Willamette Meridian Territory of Oregon, is strictly conformable to the field notes of the survey thereto on file in this office, which have been examined and approved.

Surveyor General's Office.

Salem, December 11th, 1857.

John S. Leiber  
 Surveyor General of Oregon.

Cadastral Map: Leiber, John S., Surveyor General of Oregon, Map of the survey of Claim in Township No. 17, south range No. 4, west of the Willamette Meridian, Territory of Oregon, 1857.

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UNG

KINSEY

Peace

HOUSE

ON

L . C . BLAIR ET AL 3

MRS . H . E . S I

132.00

W. LYNCH  
4.00 A.

C.W.POWELL  
3.00 A.

C.J.BROOKS  
2.72 A.

WM.EDRIS  
4.00 A.

A.E.WHEELER  
4.44 A.

G.W.WEIDER  
15.92 A.

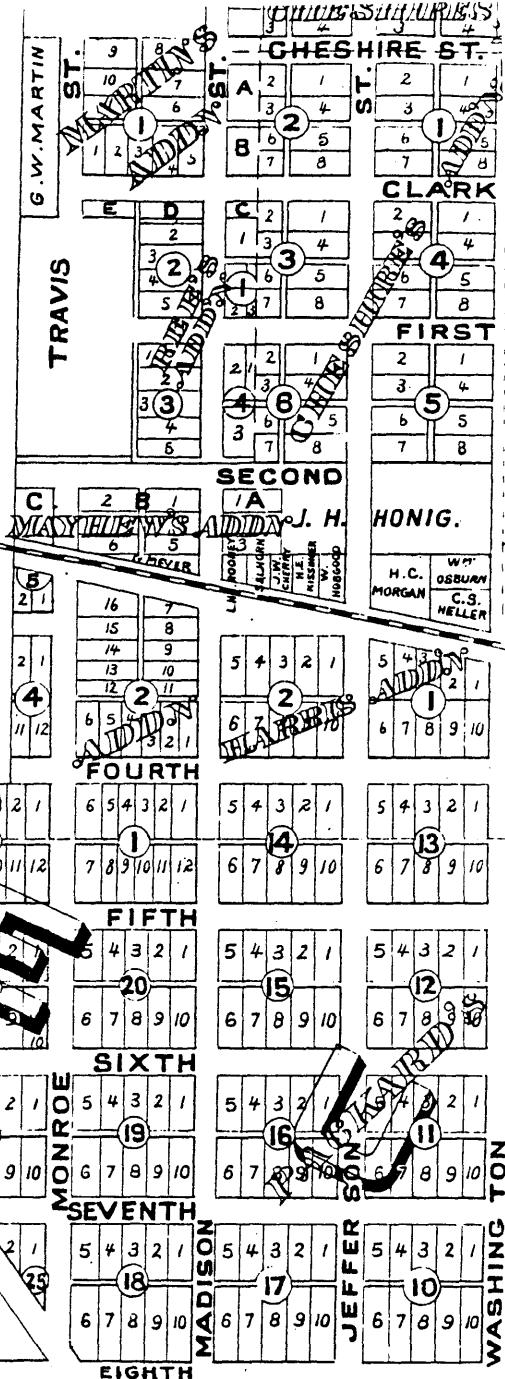
CITY LIMITS

EMMA SPAULDING  
7.92 A.

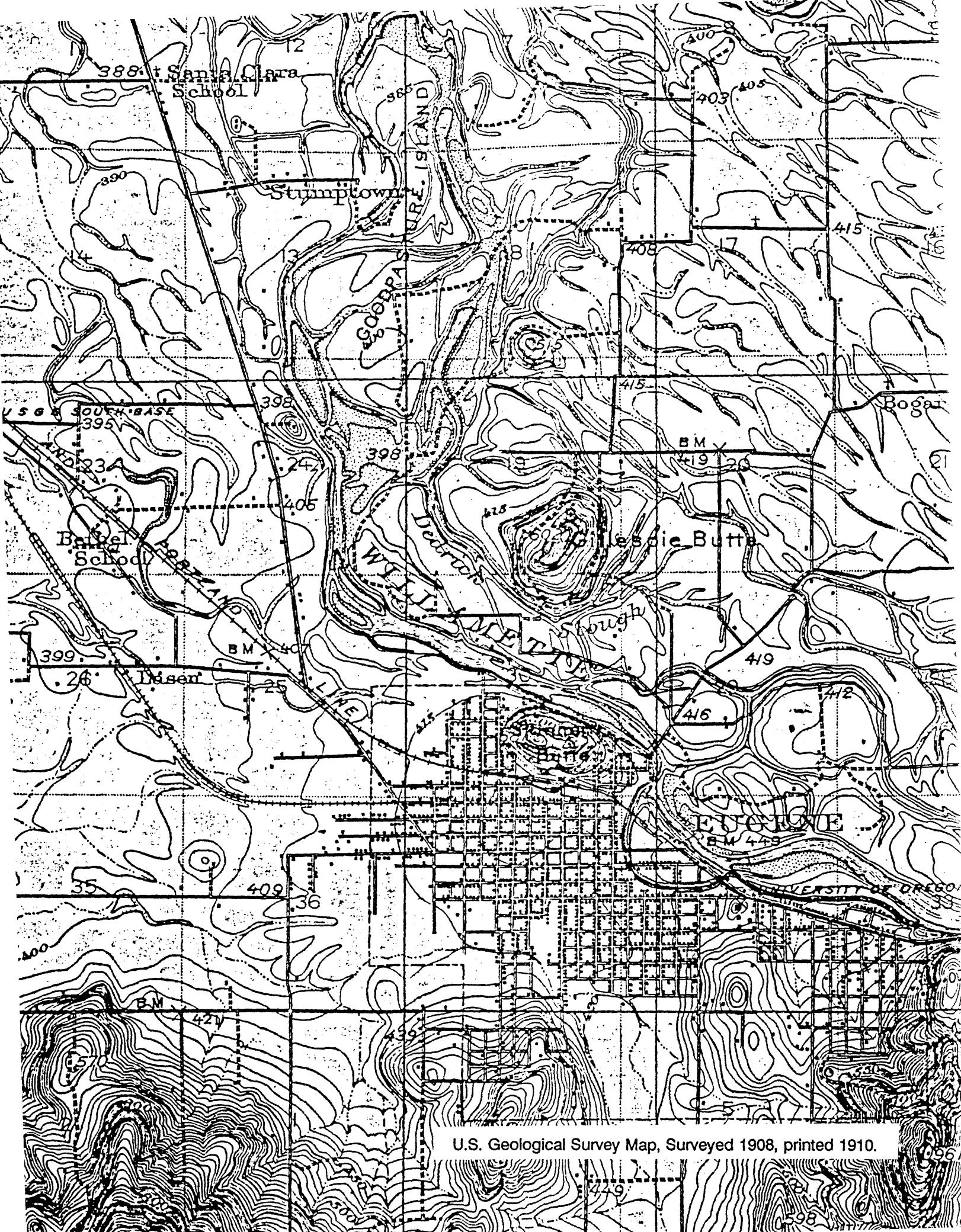
W.FRY  
1.00 A.

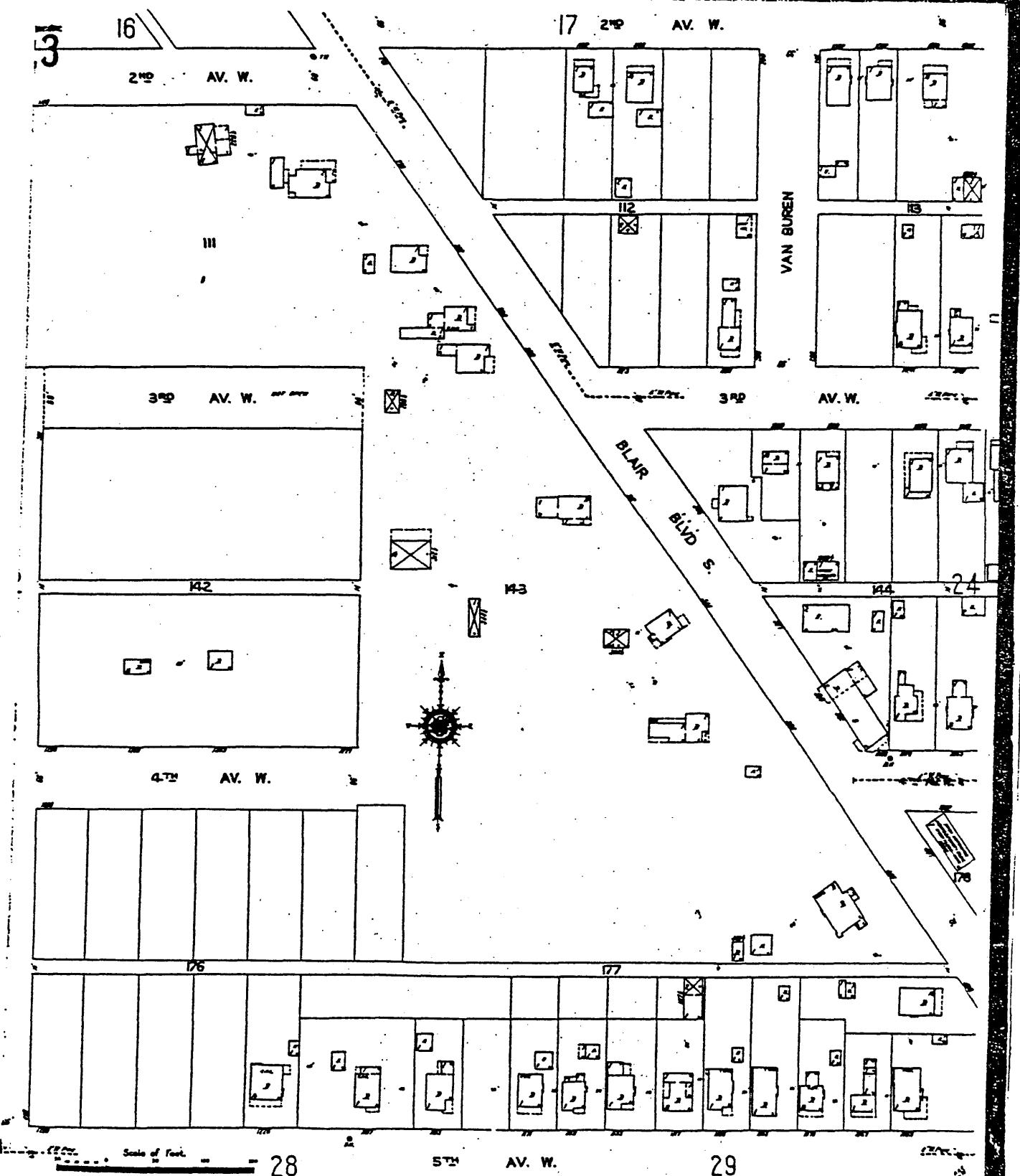
PETER JOHNSON  
7.76 A.

COUNTY ROAD	
ALMADEN ST.	1
ANDREW ST.	2
ANDREW ST.	3
ANDREW ST.	4
ANDREW ST.	5
ANDREW ST.	6
ANDREW ST.	7
ANDREW ST.	8
LEWIS AYA	5.00 A.
P.PARRISH	5.00 A.
E.REAM	2.4
G.B.DORRIS	2 A.
MRS.E.WRAY	2 A.
GEO.A.DORRIS	5.24 A.
E.G.EASTHAM'S ESTATE	6.77 A.
F.G.VAUGHN	5.00 A.
LIZZIE S. KERNS	23.08 A.
JAMES HUDDLESTON	156.64 A



Koch, Joseph, Draughtsman, "Plat of Eugene, Fairmount, Glenwood and Springfield, Lane County, Oregon", 1892.



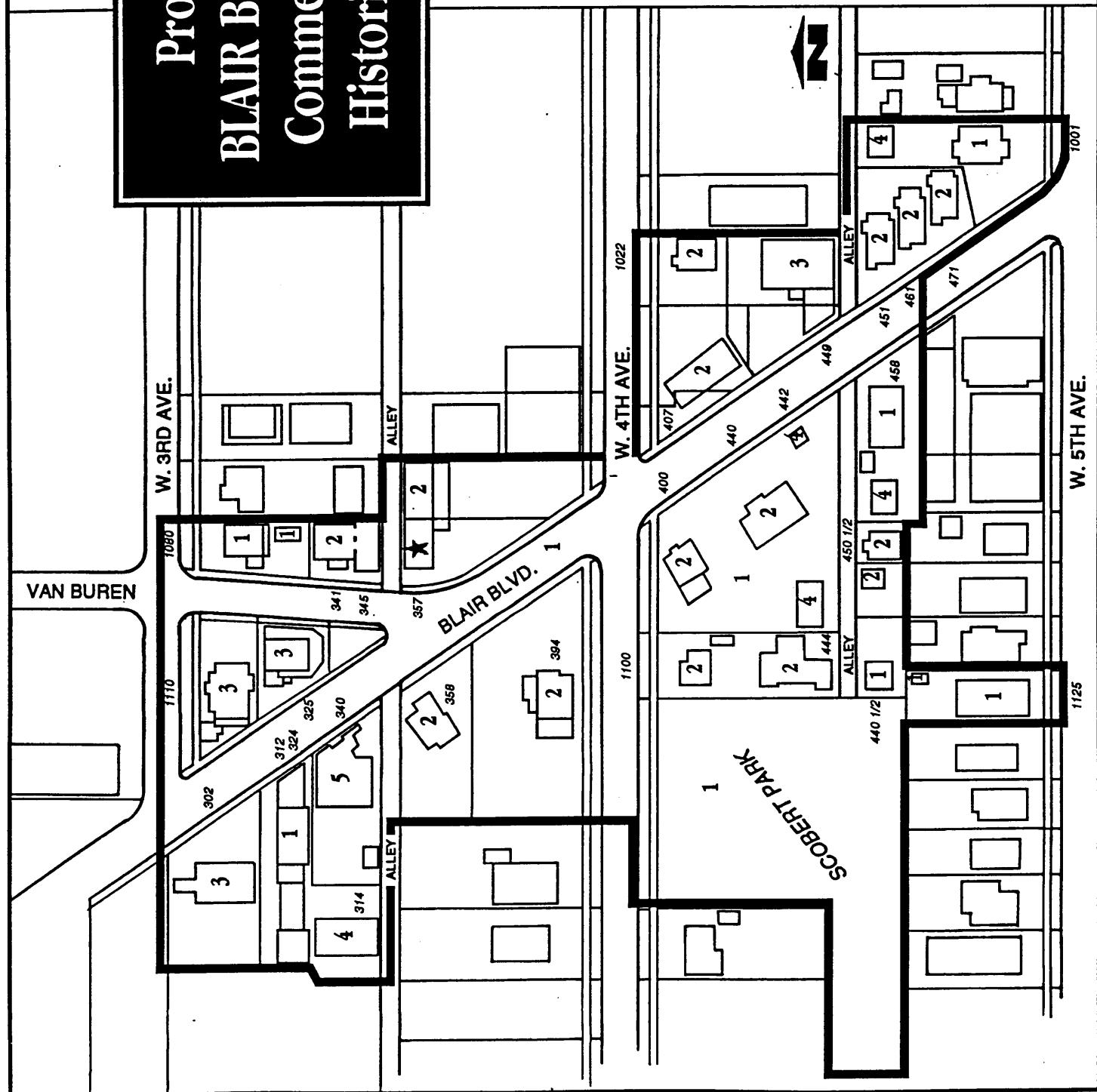


Sanborn Fire Deed Insurance Maps. Eugene, Lane County, Oregon, Sanborn Map Co., New York, 1925.

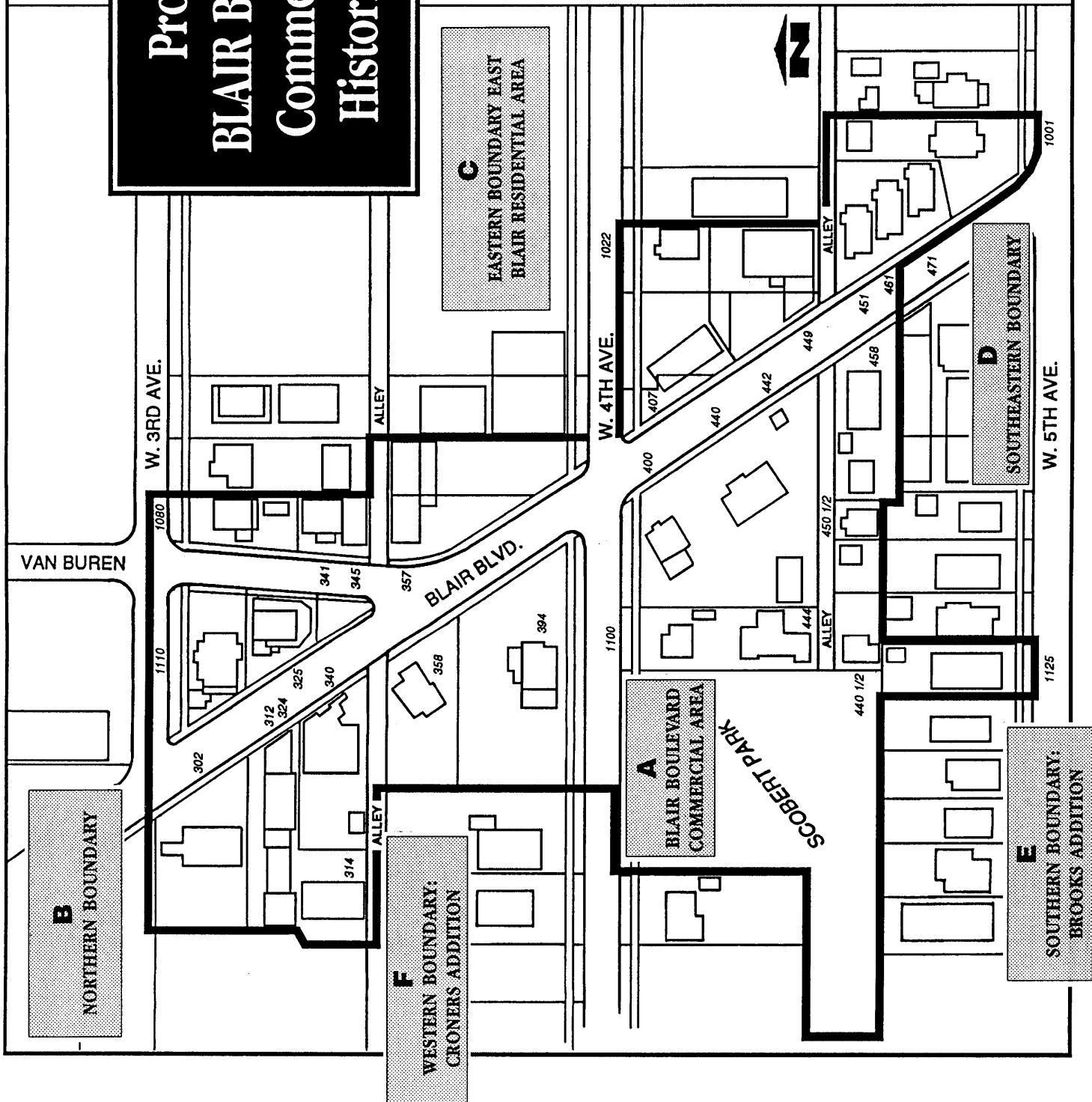
# Proposed BLAIR BOULEVARD Commercial Area Historic District

## Age and Significance of Resources

1. Primary/Contributing
  2. Secondary/Contributing
  3. Historic/Non-Contributing  
in Current Condition
  4. Compatible/Non-Historic/  
Non-Contributing
  5. Non-Compatible/  
Non-Contributing
  6. Vacant
- ★ Designated Landmark



# Proposed BLAIR BOULEVARD Commercial Area Historic District



**A - BLAIR BOULEVARD COMMERCIAL AREA**  
Characterized by a mixture of older commercial, residential and industrial built resource and intervening vegetation including a high number of contributing resources representing every cycle of development from the settlement period through the late Motor Age. Includes a listed National Register resource and several other potentially eligible resources. Two significant concentrations of historic natural resources are included.

**B - NORTHERN BOUNDARY**  
Primarily industrial landscape extending to the railroad tracks. Most features were created later than the historic period or have been altered too substantially to reflect significance.

**C - EASTERN BOUNDARY E. BLAIR RESIDENTIAL AREA**  
Almost exclusively residential area characterized by a high concentration of resources of mostly residential styles built between the 1880s and 1920s. Originally single family in character. Streetscape dominated by a canopy of large closely planted street trees and a rectangular street grid. Area declared eligible for the National Register in 1981. Western portion of eligible area intersects the eastern portion of the Blair Blvd. Commercial Area. Highest concentration of residential historic resources in eastern portion of the eligible area.

**D - SOUTHEASTERN BOUNDARY**

Southeast Blair and 6th and 7th street corridor, characterized by strip development and physical degradation of existing resources.

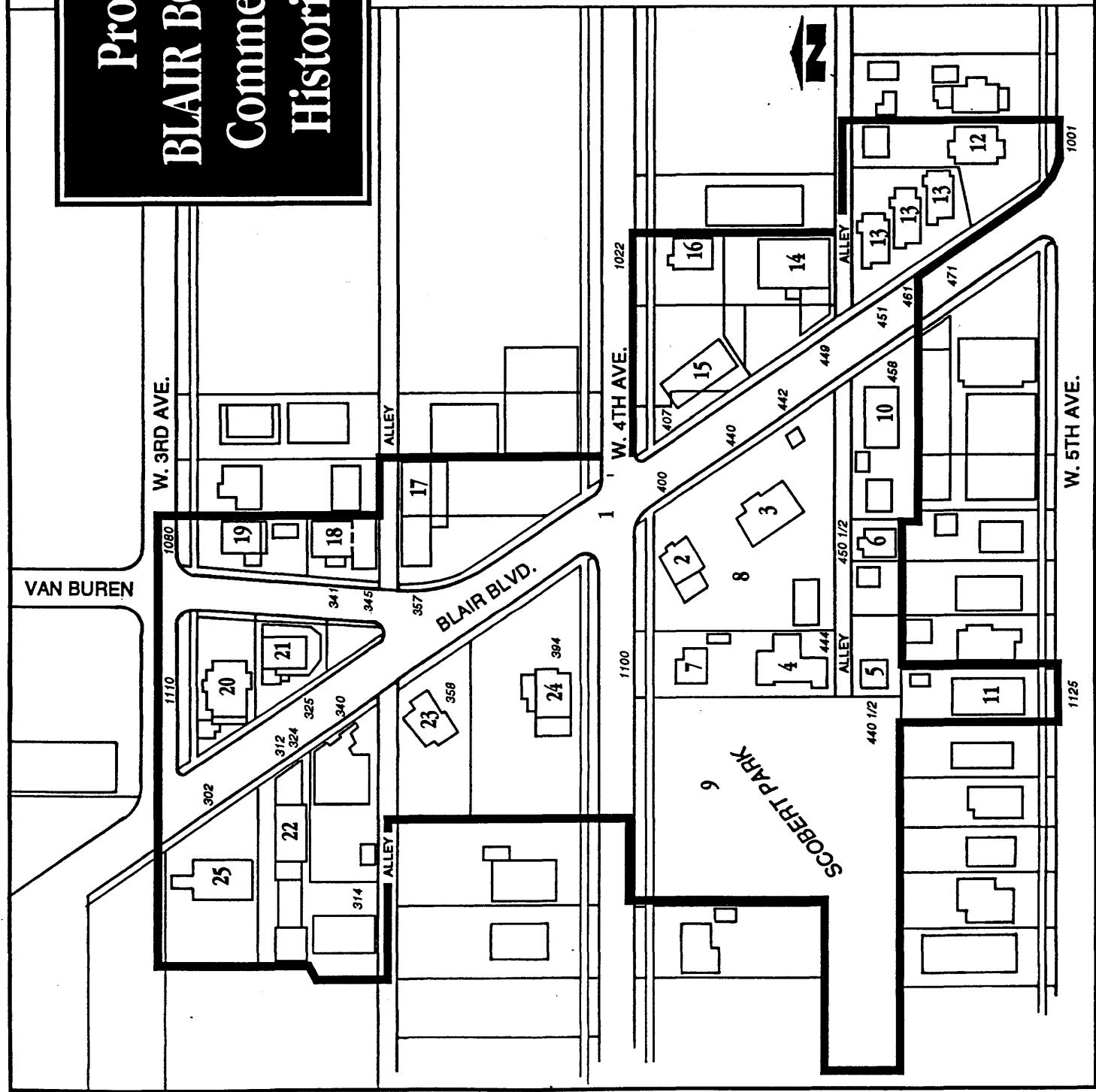
**E - SOUTHERN BOUNDARY: BROOKS ADDITION**  
Characterized by strictly residential development of 1910s and 1920s. Intersected by proposed Blair Boulevard Commercial area District at Lot 8, 1125 W. 5th. Facades orient south on street grid, rear towards Scoberry Park and Scobey property. Buffers the proposed district. Potentially part of a 5th Ave. district.

**F - WESTERN BOUNDARY: CRONERS ADDITION**  
Purely residential development of the 1920s separated physically and visually by open landscape and vegetation of Scoberry Park and Tiny Tavern property.

# Proposed BLAIR BOULEVARD Commercial Area Historic District

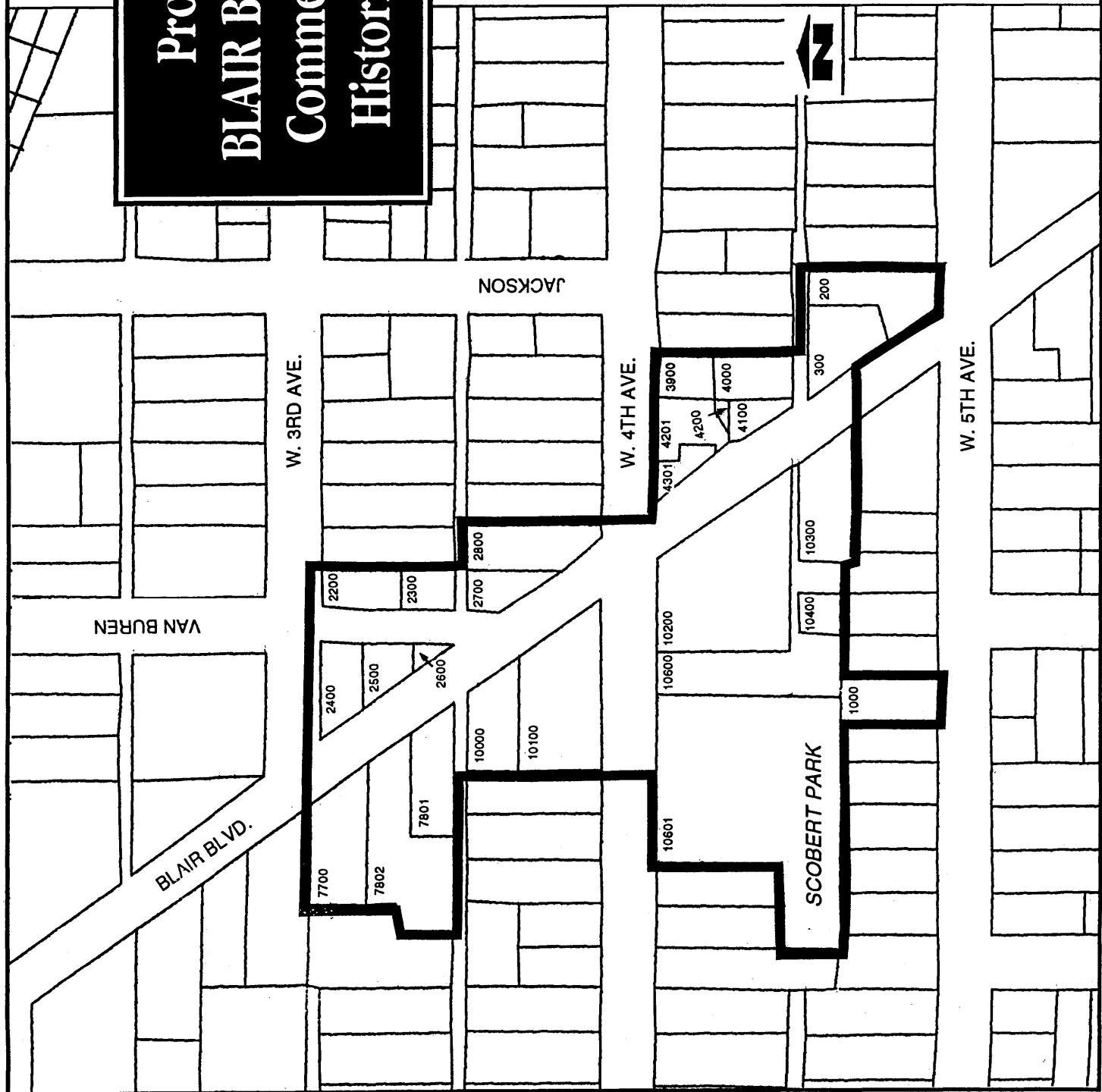
## Architectural Styles of Significant Resources

1. Blair Blvd - Historic Highway, no style
2. Original Tiny Tavern, 400 Blair - Bungalow
3. The Scober House, 440 Blair Blvd - Bungalow (eclectic features)
4. 444 Blair Blvd - Vernacular-Craftsman-Cottage
5. 440 1/2 Blair Blvd - Agricultural
6. 450 1/2 Blair Blvd - Craftsman Bungalow Cottage
7. 1100 W. 4th Ave. - Tudor Revival (simplified)
8. Scobert Property - Farm/Residential Landscape Features
9. Scobert Park - Natural & Landscape Features
10. The Koepf Family House - Craftsman Bungalow
11. The C.W. Powell House, 1125 W. 5th Ave. - Gothic Revival
12. 1001 W. 5th Ave. - Bungalow
13. 451, 461, & 471 Blair Blvd - Bungalow Cottage
14. Buttons Saw Factory, 449 Blair Blvd - Commercial-Industrial
15. Sam Bond's Garage, 407 Blair Blvd - Vernacular-Industrial
16. 1022 W. 4th Ave. - Craftsman Bungalow
17. Hayse Blacksmith Shop/Bogdon Feed & Seed/"Red Barn", 357 Van Buren St - Vernacular Commercial/Age Red
18. Ben White's Vulcanizing, 341 Van Buren - Commercial
19. 1080 W. 3rd Ave. - Bungalow
20. Henzler Home & Shop, 1110 W. 3rd Ave.- Vernacular Craftsman
21. Old Texas Steak House, 325 Blair Blvd - Bungalow
22. 312/324 Blair Blvd - Vernacular Gothic
23. 358 Blair Blvd - Craftsman Bungalow
24. The Tiny Tavern, 394 Blair Blvd - (Remodeled) Modern
25. Surata Sofoods, 302 Blair Blvd - Industrial



**Proposed  
BLAIR BOULEVARD  
Commercial Area  
Historic District**

**Tax Lots within  
the Historic District**



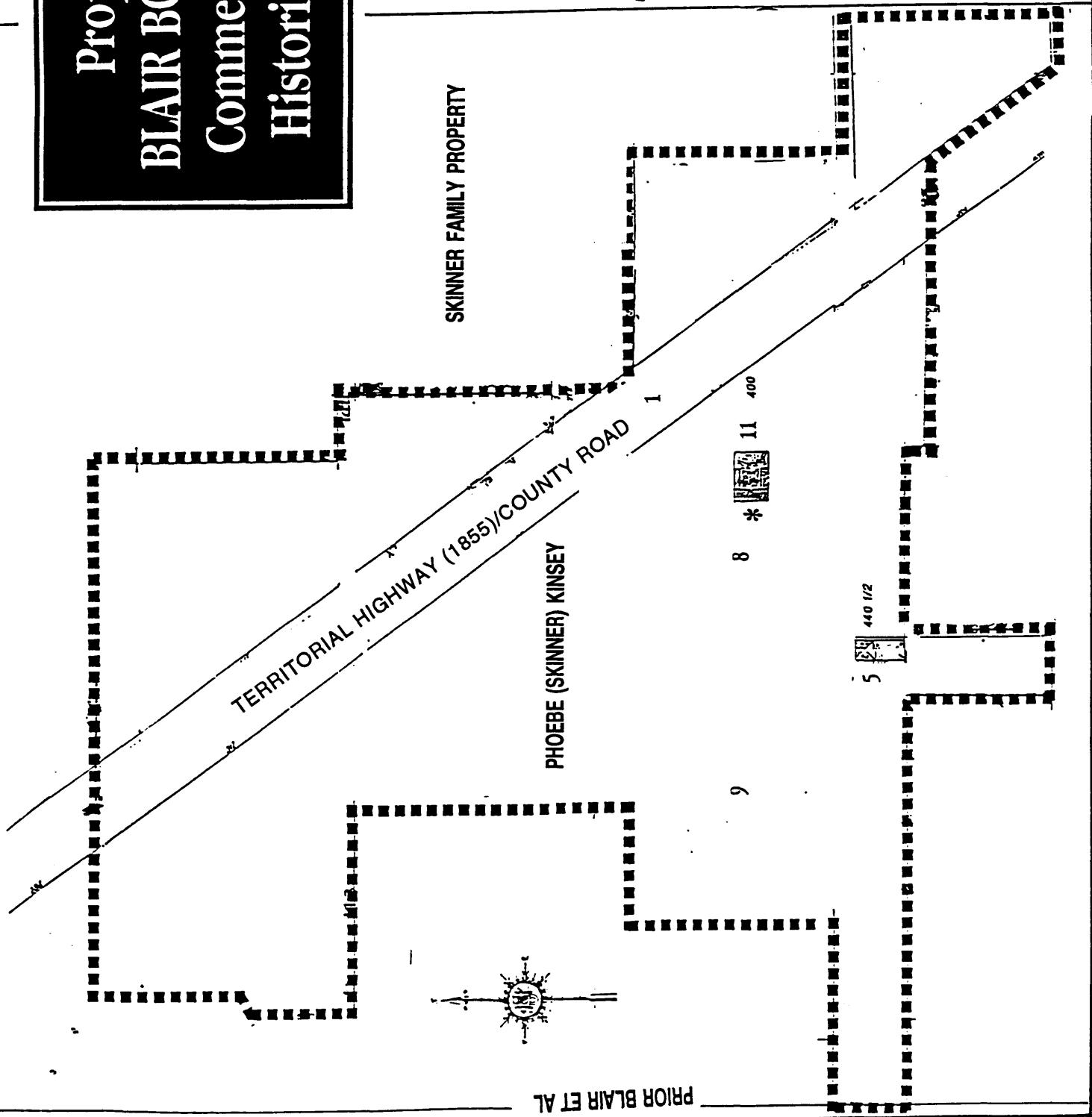
# Proposed BLAIR BOULEVARD Commercial Area Historic District

## Known Resources ca. 1875

1. Blair Blvd. - c. 1855/1891/1912
5. 440 1/2 Blair Blvd. - c. 1875
8. Scobert Property - c. 1875
9. Scobert Park - c. 1875
11. The C.W. Powell House - c. 1875

• Location presumed by photo or other records

NOTE: Post 1913 address numbers used for reference



PRIOR BLAIR ET AL

SOURCE: Derived from 1925 SANBORN INSURANCE MAP

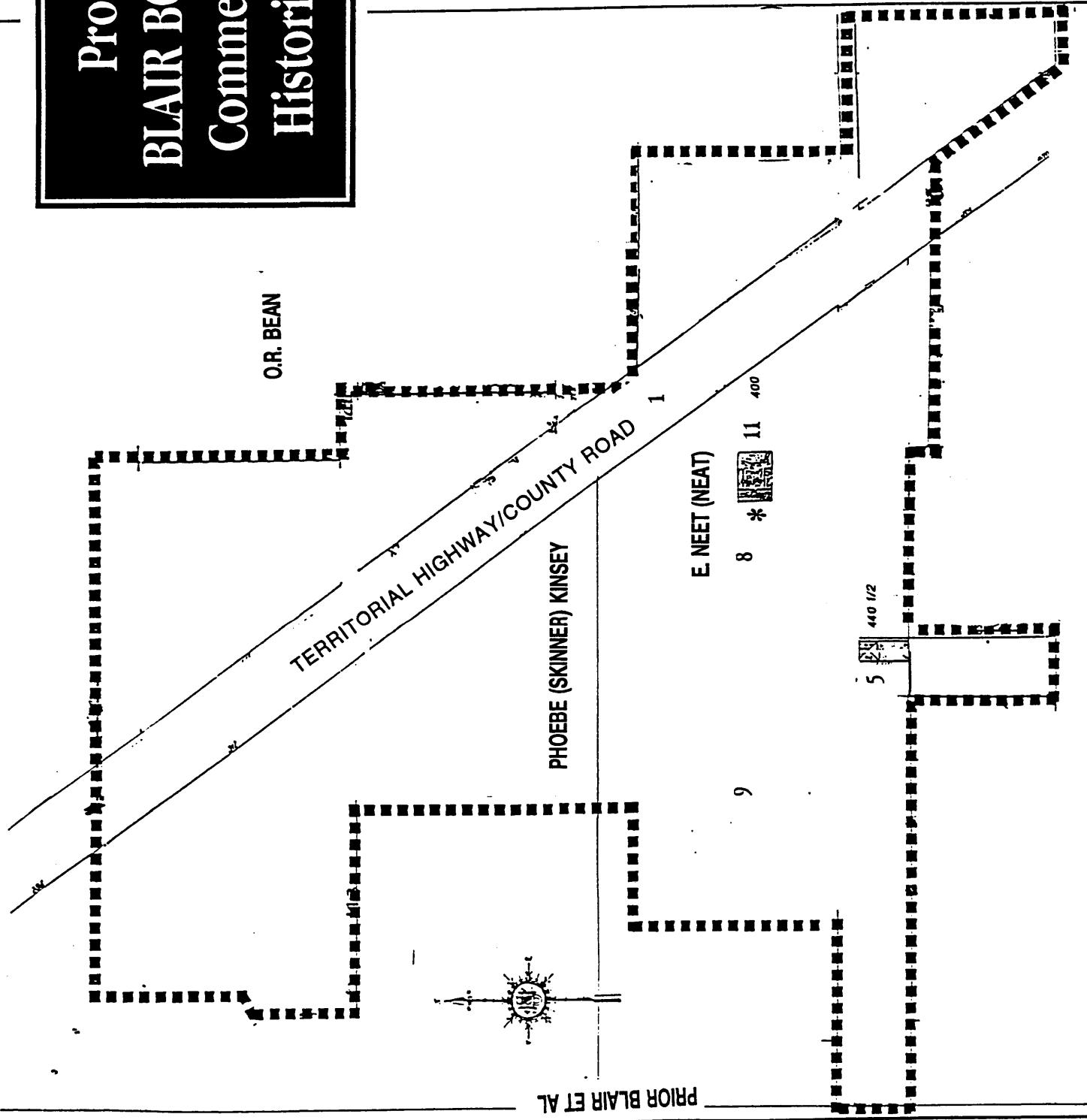
**Proposed  
BLAIR BOULEVARD  
Commercial Area  
Historic District**

**Known Resources ca. 1880**

1. Blair Blvd. - c. 1855/1893/1912
5. 440 1/2 Blair Blvd. - c. 1875
8. Scobet Property - c. 1875
9. Scobet Park - c. 1875
11. The C.W. Powell House - c. 1875

• Location presumed by photo or other records

*NOTE: Post 1913 address numbers used for reference*

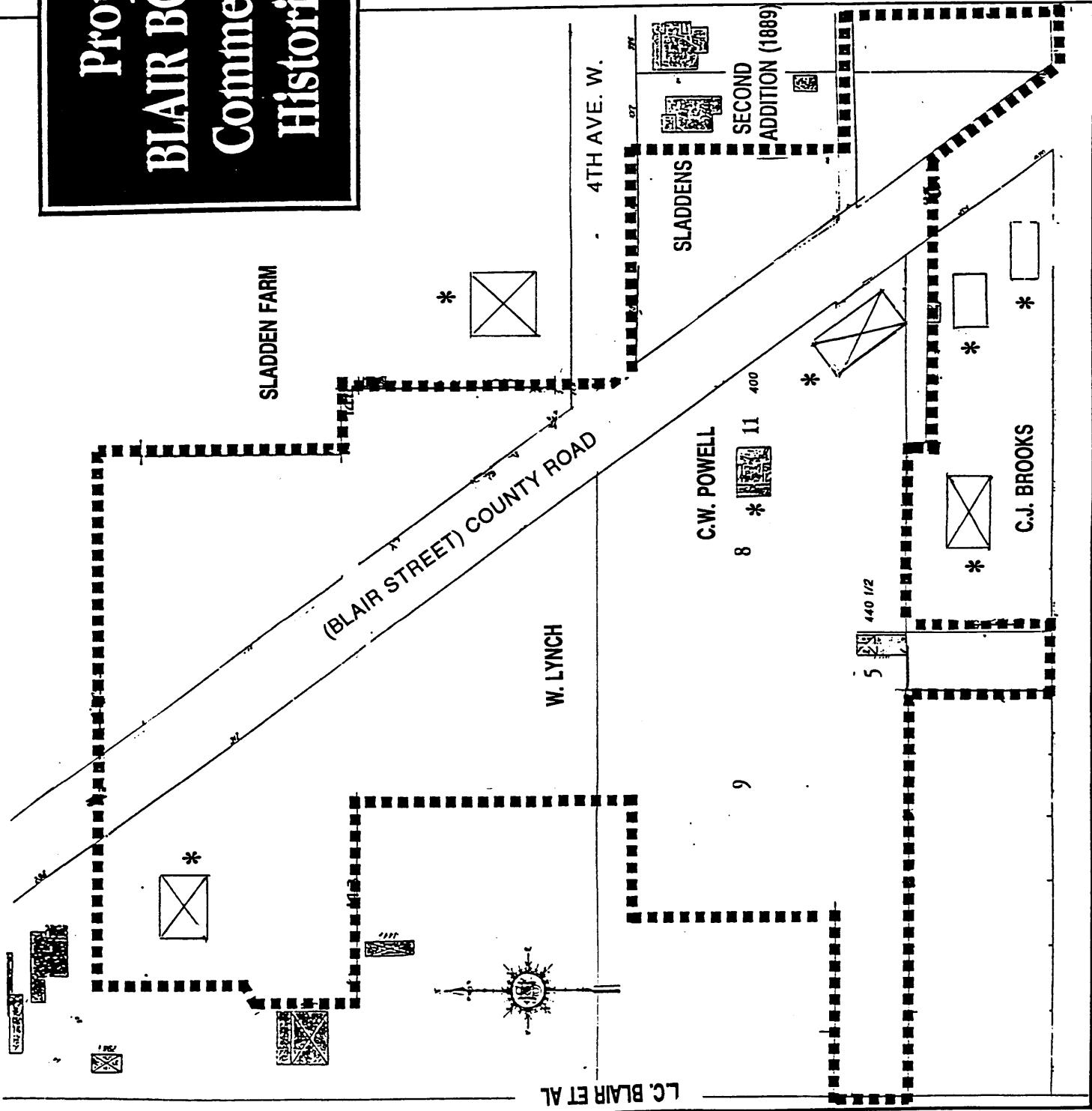


# Proposed BLAIR BOULEVARD Commercial Area Historic District

## Known Resources ca. 1892

1. Blair Blvd - c. 1855/1893/1912
5. 440 1/2 Blair Blvd. - c. 1875
8. Scobert Property - c. 1875
9. Scobert Park - c. 1875
11. The C.W. Powell House - c. 1875
- Location presumed by photo or other records

NOTE: Post 1913 address numbers used for reference



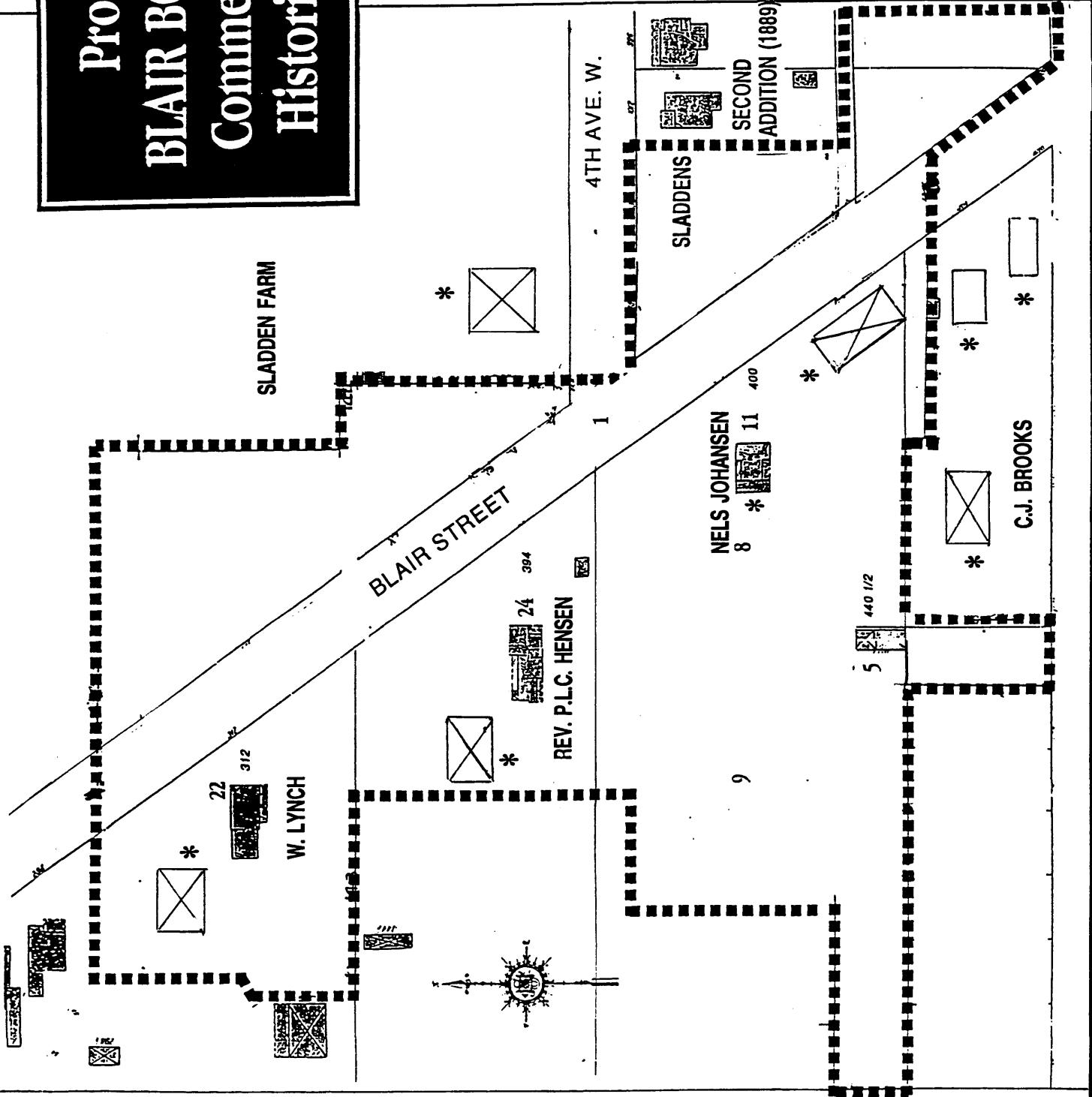
SOURCE: Derived from 1925 SANHORN INSURANCE MAP

# Proposed BLAIR BOULEVARD Commercial Area Historic District

## Known Resources ca. 1900

1. Blair Blvd - c. 1855/1893/1912
5. 440 1/2 Blair Blvd - c. 1875
8. Scobert Property - c. 1875
9. Scobert Park - c. 1875
11. The C.W. Powell House - c. 1875
22. F.P. Allen House - c. 1900
24. Spencer Farmhouse/(The Tiny Tavern) - c. 1895
- Location presumed by photo or other records

NOTE: Post 1913 address numbers used for references

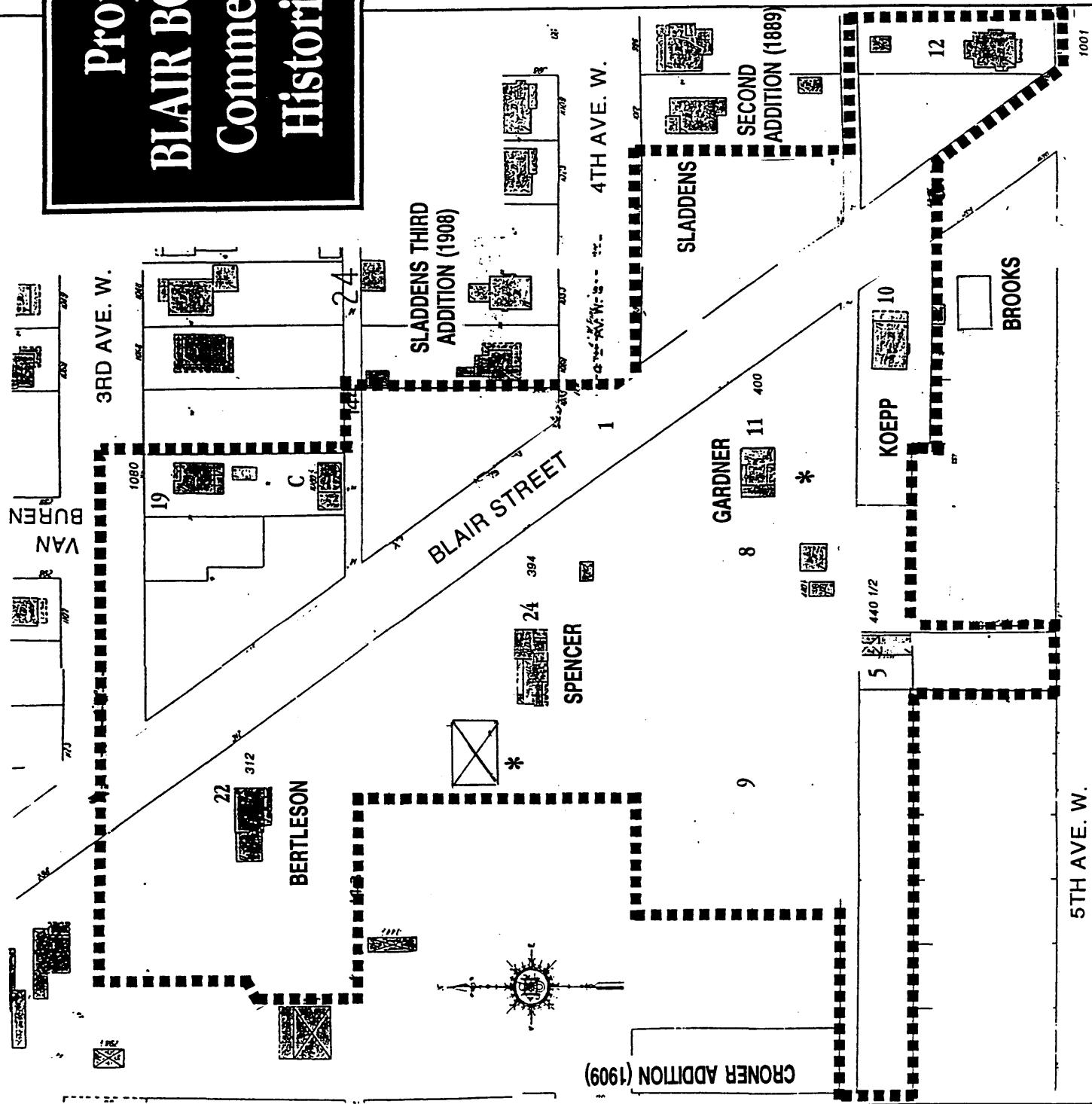


# Proposed BLAIR BOULEVARD Commercial Area Historic District

## Known Resources ca. 1910

1. Blair Blvd - c. 1855/1893/1912
5. 440 1/2 Blair Blvd - c. 1875
8. Scobert Property - c. 1875
9. Scobert Park - c. 1875
10. The Koopp Family House - c. 1902
11. The C.W. Powell House - c. 1875
12. 1001 W. 5th Ave. - c. 1910
19. Stratton/Bond House - c. 1900
22. F.P. Allen House - c. 1900
24. Spencer Farmhouse/(The Tiny Tavern) - c. 1895
- Location presumed by photo or other records

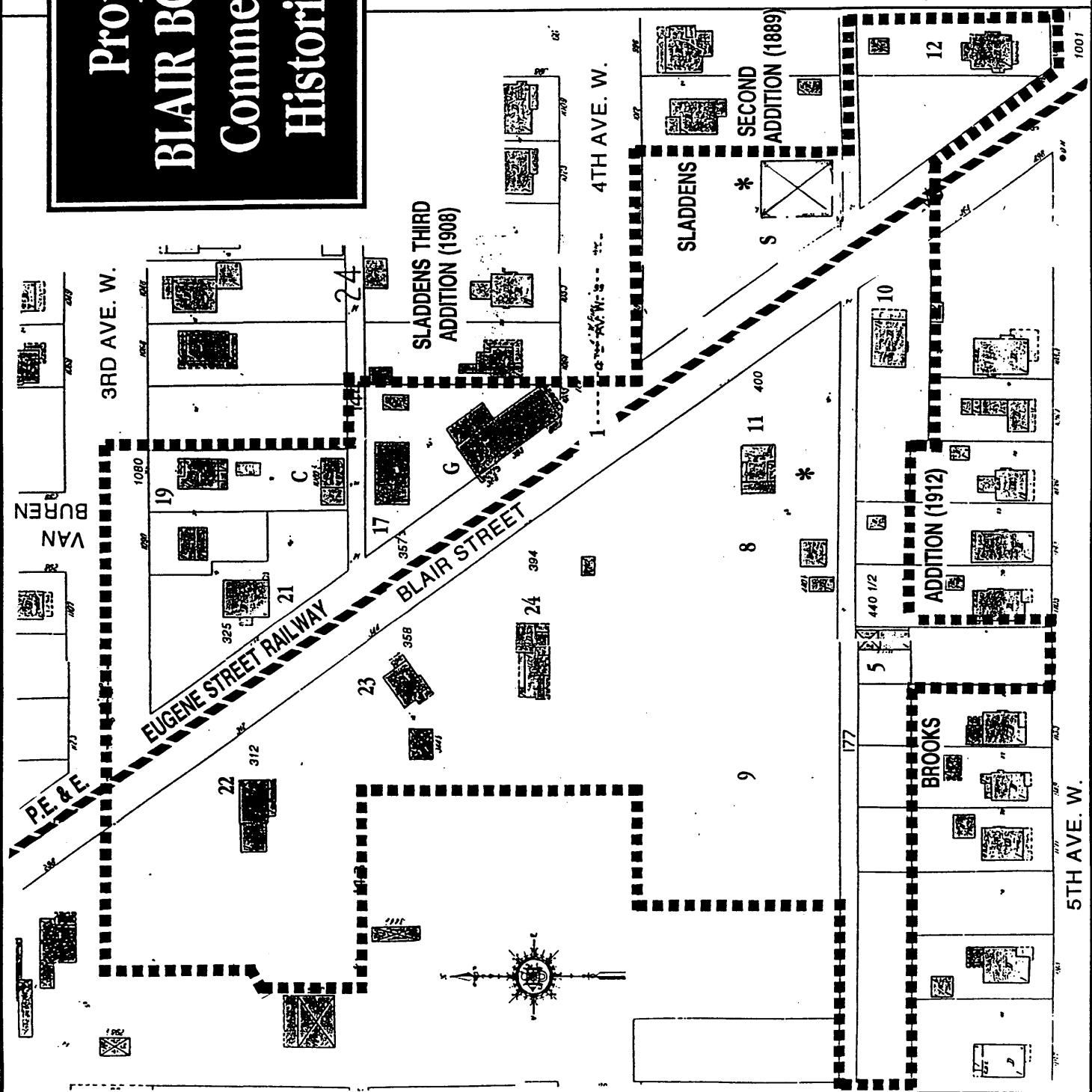
NOTE: Post 1913 address numbers used for references



# Proposed BLAIR BOULEVARD Commercial Area Historic District

## Known Resources ca. 1914

1. Blair Blvd - c. 1855/1859/1912
  5. 440 1/2 Blair Blvd. - c. 1875
  8. Scobet Property - c. 1875
  9. Scobet Park - c. 1875
  10. The Koepf Family House - c. 1902
  11. The C.W. Powell House - c. 1875
  12. 1001 W. 5th Ave. - c. 1910
  17. Hayse Blacksmith Shop/Brogdon Feed & Seed/"Red Barn" - c. 1914
  19. Stratton/Bond House - c. 1910
  21. Old Texas Steak House - c. 1914
  22. 312/324 Blair Blvd. - c. 1900
  23. F.P. Allen House - c. 1912
  24. Spencer Farmhouse/(The Tiny Tavern) - c. 1895
- \* Location presumed by photo or other records

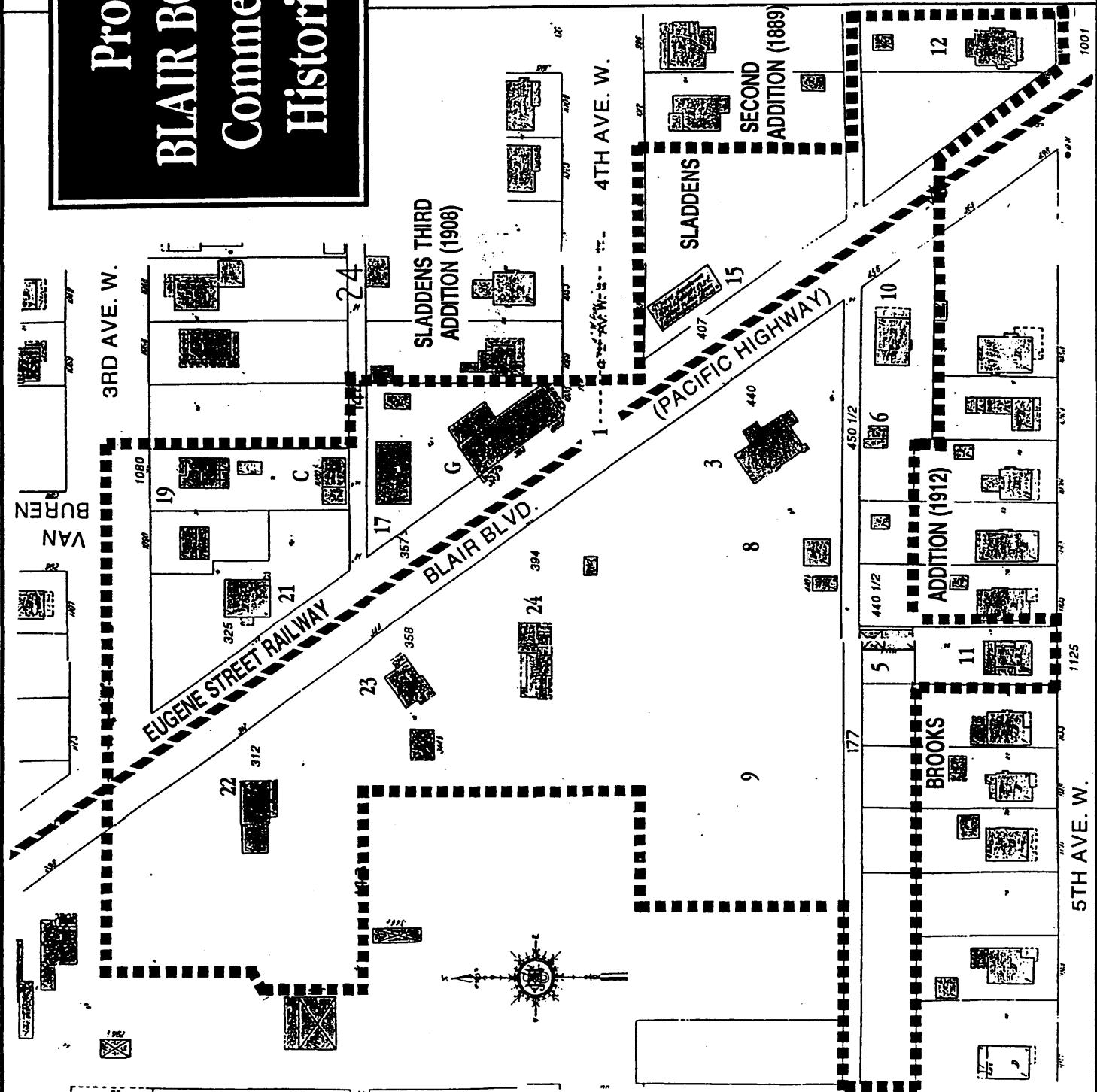


SOURCE: Derived from 1925 SANBORN INSURANCE MAP

# Proposed BLAIR BOULEVARD Commercial Area Historic District

## Known Resources ca. 1925

1. Blair Blvd - c. 1855/1899/1912
3. The Scobert House - c. 1923
5. 440 1/2 Blair Blvd - c. 1875
6. 450 1/2 Blair Blvd - c. 1925
8. Scobert Property - c. 1875
9. Scobert Park - c. 1875
10. The Kepp Family House - c. 1902
12. 1001 W. 5th Ave. - c. 1910
14. Burton's Saw Factory - c. 1930
15. Sam Bond's Garage - c. 1918
17. Hayse Blacksmith Shop/Brogdon Feed & Seed/"Red Barn" - c. 1914
19. Station/Bond House - c. 1910
21. Old Texas Steak House - c. 1914
22. 312/324 Blair Blvd. - c. 1900
23. F.P. Allen House - c. 1912
24. Spencer Farmhouse/The Tiny Tavern) - c. 1895



SOURCE: Derived from 1925 SANBORN INSURANCE MAP

# Proposed BLAIR BOULEVARD Commercial Area Historic District

Known Resources ca. 1945

1. Blair Blvd - c. 1855/1893/1912
2. Original Tiny Tavern - c.1929
3. The Scobert House - c. 1923
4. 444 Blair Blvd. - c.1930
5. 440 1/2 Blair Blvd. - c. 1875
6. 450 1/2 Blair Blvd. - c. 1925
7. 1100 W. 4th Ave. - c. 1930
8. Scobert Property - c. 1875
9. Scobert Park - c. 1875
10. The Koepff Family House - c. 1902
11. The C.W. Powell House - c. 1875
12. 1001 W. 5th Ave. - c. 1910
13. 451,461, & 471 Blair Blvd. - c. 1930
14. Burtons Saw Factory - c. 1930
15. Sam Bond's Garage - c. 1918
16. 1022 W. 4th Ave. - c. 1927
17. Hayse Blacksmith Shop/Brogdon Feed & Seed/Red Barn" - c. 1914
18. Ben White's Vulcanizing - c. 1942
19. 1080 W. 3rd Ave. - c. 1910
20. Henzler Home & Shop - c. 1926
21. Old Texas Steak House - c. 1914
22. 312/324 Blair Blvd. - c. 1900
23. 358 Blair Blvd. - c. 1912
24. The Tiny Tavern - c. 1895/1945
25. Surata Soyfoods - c. 1935

C. Candy Kitchen - c. 1910  
G. Green Building - c. 1913

SOURCE: Derived from 1948 SANBORN INSURANCE MAP

