

Identification of Historic Resources: 1846-1945

The purpose of this section is to identify the types of historic and cultural resources that might be found within the Historic Context study area prior to future survey work. This identification is a compilation of the information gathered during the Historic Context project as well as the resources identified during the various surveys that have been completed by the City of Eugene.

Previous Surveys

The current City of Eugene inventory of cultural and historic resources has been based on several surveys completed between the 1980s and the present. These surveys include:

- Whiteaker Neighborhood Survey (1993-1995)
- Chase Gardens/Old Coburg Road Survey (1991-1992)
- Downtown Western Edge Survey (1992)
- Eugene Downtown Survey (1991)
- West University Neighborhood Survey (1986-1987)
- South University Neighborhood Survey (1985-1987) completed in conjunction with The
- Fairmount Neighborhood Survey (portion) (1985-1987)
- 11th Avenue Survey (1987)
- Ellis Lawrence Thematic Survey (1989)
- Masonic Cemetery Survey (1994 - 1995)

In addition, a context statement has been completed for the Willakenzie Area (1989). The Blair Boulevard Commercial Area and the East Skinner Butte neighborhood have been documented and designated as National Register Historic Districts. Numerous individual buildings have also been documented and listed in the National Register and/or on the local landmark list. (See Evaluation section) The City of Eugene has also produced several brochures and walking tours which help promote Eugene history.

Resource Distribution

This section will identify resources and resource types associated with each of the chronological periods. A brief description of each type will be given below. Distribution of built resources occurred in response to various influences including population growth, land use (i.e. agriculture, industry, commerce, etc.), and geography. Historically, heavier concentrations of both residential and commercial buildings occurred in the Eugene City and Irving central business areas, with surrounding areas occupied primarily by farms, larger parcels and open space.

The distribution of resources around the downtown core area is graphically like a donut, with the center nearly empty of historic resources and a fairly dense ring of historic resources lying just outside the downtown. Beyond that ring the pattern begins to follow a more complex arrangement governed by the dates of plats and transportation routes.¹ The University was an important factor in the growth of areas east of downtown such as the West and South University neighborhoods and Fairmount.

As time progressed, residential growth in Eugene moved principally to the east, west and north, with the south hills inhibiting significant growth until the 1960s. Agricultural pursuits occurred in areas outside the core area, making farmhouses, barns and outbuildings more common further from downtown. The scattered distribution of these types of resources in the Willakenzie or Santa Clara areas, for example, suggests a historic pattern of large parcels that were used for agriculture, rather than the loss of significant numbers of resources in a once more densely developed area. Industrial resources were located along the millrace, and later along the railroad. Many of the remaining older industrial buildings are still situated along the railroad today.

Generally, buildings in the study area were constructed of either wood or masonry. Wood was an extremely abundant resource that was utilized for both residential and commercial buildings. Initially, nearly all structures were built of wood, and exhibited finer workmanship as sawmills provided sawn lumber. Masonry was utilized, especially for commercial and education-related buildings, as soon as brickyards and masons were available. Single family residential buildings in the community were historically and are presently built almost exclusively of wood. Apartment houses were initially of wood frame construction. Beginning in the 1920s, the larger apartment buildings were often built of brick.

Agriculture related resources such as barns and outbuildings were generally also constructed of wood. Industrial and transportation related resources utilized wood framing, and were sometimes faced with stucco or brick for a more elegant finish. The process of facing a wood framed building with masonry gradually became more common, though masonry bearing wall buildings continued to be constructed.

The following description of resource types that are or may be found within the study area is divided into sections by chronological period. Each period is then sub-divided by resource type.

The Pioneer Period: 1846-1870

This section will describe the resource types that were typical of the settlement period, 1846-1870. Agriculture was the primary endeavor during this period, resulting in a large number of farm groups and farm-related buildings. Residential buildings would also have been numerous. Many of these early structures however, have been lost to deterioration and development. In the following description, specific extant sites will be identified, and patterns of distribution will also be discussed.

The resource types associated with this period include

- Farm Groups, including "Little Farms"
- Domestic (log cabin, hewn log house, frame house)
- Agriculture (livestock and hay barn, granary, pumphouse, hop houses, etc.)
- Industry (millrace, quarry, mill)
- Transportation (stage stop, millrace, ferry, bridge, wagon road)
- Education and Religion (schools, churches)
- Government (clerk's office)
- Commerce & Trade (specialty store, warehouse, tavern)

- Social (meeting halls, grange halls, theatres)
- Funerary (cemeteries)

Most of the resources from this early period in Eugene's history are gone, lost to replacement, growth or deterioration. Each type will nonetheless be discussed in the following section, and will be described in terms of style, material, and distribution. Good examples of each type, if still in existence, will be identified.

Farm Groups ²

The earliest period of settlement was characterized by farm groups, which included both domestic (residential) buildings and agricultural structures. According to local historian Philip Dole, the early farm:

. . . was an extensive, industrial enterprise, initiated by one family. It involved not only the planning and management of six hundred acres [size of Donation Land Claim], but also the design, construction and operation of a variety of buildings, each of which had special requirements. One may guess that a typical farm would contain ten or twelve different structures. However, the number of kinds of farm buildings used in the county a hundred years ago, including all specialized types, might make a list of as many as fifty buildings. ³

The most important structure in the group was the barn, which was built soon after the first house was completed. Early settlement barns had a distinct appearance. They were usually rectangular in shape with a low-pitch gable roof and often lean-tos that gave the building a broad, low appearance. These barns were built of hand-hewn timbers with mortise-and-tenon joints and were clad with vertical board siding of varying widths.

Other outbuildings such as granaries, implement sheds or hop houses were built subsequent to the first barn. Each farm building had a distinct appearance which corresponded directly to its function. While agricultural building types may be more likely to survive if retained within a farm group, there appear to be none of the above building types *from this period* remaining within the Urban Growth Boundary.

Because Eugene became a town so soon after initial settlement, many of the farm groups that sustained agricultural use through the following decades were located north of the core area, in the Willakenzie and Santa Clara areas. Few groupings remained intact once development began to encroach on these areas. The buildings that most often remained were the frame houses, and perhaps one or more of the smaller outbuildings (i.e. pumphouse, outhouse, storage shed, brick cellar).

Domestic

Residences during this period can be divided into three groups: the log cabin, the hewn log house, and the frame house. The log cabin was the first structure built by the earliest settlers, and was usually made with round, notched logs. This type of log construction was also used for early

outbuildings. Not only did these crude buildings serve as shelter, they also fulfilled the legal requirements for the acquisition of a Donation Land Claim from the government. None of these log cabins remain, although a half scale replica of Eugene Skinner's first cabin is located on the north side of Skinner Butte in Skinner Butte Park.

The hewn log house was traditionally the second house built on a claim. These houses were built of hewn, squared logs, and were somewhat larger than the temporary log cabins. The pioneer house, whether log or hewn, can be recognized for its simple, low rectangular shape occasionally modified by a parallel lean-to porch. An end chimney and perhaps one or two small windows were typical of this type of building. It appears that no hewn log houses remain within Eugene's Urban Growth Boundary. These buildings can date from the 1840s to the 1870s.

Frame houses began to appear as soon as the lumber mill was established. In Eugene, this was in 1851. Frame houses often utilized heavy timber framing, and were clad in clapboard. Simple details were found in the gable, eaves, and door and window surrounds. Many of these earliest frame houses defy stylistic definition, being a combination of eastern or southern regional styles and functional necessity. Vernacular forms consisted of one or one-and-a-half stories with a low-pitched gable roof and sometimes a one story kitchen wing to the rear of the house.

There were two distinct styles that were popular during this period. The Classical Revival style was the earliest to appear in Eugene, and was popular during the 1840s through the 1860s. The building form was characterized by one or one-and-a-half stories, with a low pitched gable roof. A porch with column-like supports usually ran across the width of the front of the building, and a rear ell often housed the kitchen. Features of the Classical style included symmetrical window and door placement with six-over-six or nine-over-nine double hung sash windows, weatherboard siding, corner boards, a wide frieze board and prominent eave returns. Classical Revival buildings usually displayed a complete entablature, which included an architrave, a frieze and a cornice.⁴ These buildings were usually painted white, and were very balanced and proportional in appearance. There are three good examples of this style in the study area. The County Clerk's Office (1853), located near the Historical Museum in the Lane County Fairgrounds; the Daniel Christian House (c. 1855), located on West 12th Avenue; and the Abraham Landes House (1850s) located on Old Coburg Road.

The Gothic Revival or Vernacular Gothic style became popular as a result of Andrew Jackson Downing's promotion of the style through various publications. In frontier communities the style was simplified significantly, though several characteristics were commonly found, even in farmhouses. Typically, the buildings were one-and-a-half to two stories tall with a steeply pitched gable roof. L and T-shaped houses were common, without the symmetry found in the Classical style. The style had a distinct vertical emphasis, found in the tall two-over-two or four-over-four double hung sash windows and steep roof. Jigsaw work often embellished shed or hipped roof porches and eaves. Horizontal weatherboard siding was used until 1875, when shiplap became popular.⁵ There are several examples of this style that remain in the study area, though most have been altered. One good example is the Peters-Liston-Wintermeier House on Lincoln Street. This house utilizes board and batten siding, and exhibits more of the detailing typical of the Gothic style than many of the more modest farmhouses built in the city. The

Powell House on W. 5th Avenue (1865) and the Bristow House located on Lincoln Street (1860s) both retain the vertical emphasis and some of the window details typical of this style.

Education and Religion

*A school building was usually the first community center in a rural area, and often doubled as a church or public hall. The earliest log school was frequently built by a family -- one with a number of school-age children -- on their own property. Typically, the school was a simple one-story, one-room gabled structure with an entrance at the gable end and, perhaps, a cupola with bell over the entrance.*⁶

Although there were several different schools established during this period in the study area, none remain today. Schools seemed to spring up wherever they were needed, and early maps indicate school houses in several different locations within the study area. There was a higher number of schools within the City of Eugene, but smaller schools also existed in Bethel, several in Willakenzie, and one in Irving.

The building type consisted of a simple, rectangular structure, first of logs and later frame. Both would usually contain only one room, with a door in the gable end. The log buildings had dirt or puncheon floors, and small windows. The frame structures were an improvement over the log buildings, with windows and usually a belfry over the entrance.

Because many early schools also served as places of worship, the earliest church and school buildings were often one and the same. Once congregations were firmly established and had money to build a church building, however, many were constructed within the downtown area of Eugene City, and the church and school structures were separate.

There were numerous churches built during the years between 1846 and 1870. Most of the earliest church buildings were simple, with details suggesting the Classical or Gothic styles. Later buildings may have exhibited greater detail, with tall, sometimes pointed arch windows, a gable roof, and a bell tower or steeple over the entrance. The Cumberland Presbyterian Church, now demolished, was the first formal church building within the limits of Eugene. Unfortunately, none of the earliest churches remains. The oldest remaining churches in the Urban Growth Boundary date to the 1890s. While there appear to be no school or church buildings from this period remaining in the Urban Growth Boundary, it is possible that an older church or school structure may have been remodeled for use as a residence.

Industry

Industrial buildings or features from this period include mills, millrace or power production sites, or breweries. The millrace is the oldest remaining industrial feature remaining in Eugene. Industrial buildings from this period were located primarily along the Millrace. Although mills served many different purposes, most early utilitarian buildings were large, barn-like structures built of sawn lumber. The buildings had large door openings and few windows. Mill wheels would also have been found along the Millrace. These structures housed flour, lumber and

woolen mills and tanneries during this period. There are no industrial buildings from this period remaining in the study area.

Transportation

Transportation resources from this period include stage stops, old road beds, ferry sites, canals, and bridges. There were few transportation-related resources from this period. In many cases the transportation routes themselves remain, though altered, widened, paved or grown over. The main road within the downtown area

. . . was the Eugene City to Booneville Territorial Road established in 1856 as the main stage road north to Corvallis and Portland. It was later known as 'County Road 200' until its designation as the 'Pacific Highway' in 1917. This road ran west from downtown on 8th Avenue, then turned north on Blair Boulevard connecting River Road. It remained the primary road north until 1936 when Prairie Road was chosen as the primary road. . . ⁷

Other major roads that were established during this period that are still in use include Coburg Road, the road to Springfield via Glenwood (Franklin Boulevard), Alder Street and Willamette Street. The grid system within the downtown was also established during this period, and initiated the existing grid pattern seen in Eugene. Many of these historic roads still exist and continue to be used today.

The Ferry Street Bridge crosses the Willamette River only a short distance from Skinner's original ferry crossing, though no traces of the original ferry crossing remain. Other roads, such as the Territorial Road, follow ancient paths established by the Native Americans years ago. Other than ferry sites and long established land transportation routes, there are no transportation related buildings remaining from this time period.

Government

Government buildings from the Pioneer period included courthouses, jail buildings, city halls, fire stations, clerks offices, and post offices. The only government building remaining from this period is the County Clerk's Office (1853), located at the Lane County Fairgrounds south of the Lane County Historical Museum. Throughout the years, government buildings have utilized various interpretations of the Classical style, and the settlement period was no exception. The Lane County Clerk's Office is one of the most well preserved examples of the Classical Revival style in Lane County. Government related buildings were concentrated within the boundaries of the City, most being located within or very near the courthouse square (now the Park Blocks) because Eugene City was the county seat. Other government offices such as post offices were located within the community which they served, though none from this period appear to remain.

Commerce and Trade

Commercial buildings in the settlement period were usually of wood frame construction. Generally, the earliest commercial buildings were one to two story frame structures, with gable

roofs and false fronts. "This false-front arrangement [was] . . . common to small, wooden buildings erected during the second half of the nineteenth century to serve neighborhoods and create the commercial core of new towns during their initial period of development."⁸ Early buildings were most often clad in shiplap or shingles. Simplified Classical or Gothic detail was limited to a simple band of trim on a modest cornice or frieze board. Windows were multi-pane, double hung sash along the sides and on the upper stories. Early storefronts had multi-pane display windows with transoms above, and recessed entrances with narrow double doors, or wider single doors. Wooden frame commercial buildings dominated the downtown area from settlement until the 1870s and 1880s, when brick became more widely used. Because fire and demolition were common occurrences, no frame buildings from this period remain in the study area.

Once a local brickyard was established, masonry structures began to appear. The earliest brick structure in Eugene, the Bristow Bank, was built in 1866. Brick commercial buildings were also simple during the early years. They were one to two stories in height, with similar window and door arrangements to their wooden counterparts. Storefronts displayed recessed entries, wooden doors and large glass display windows with transoms. Cast iron storefront elements, such as columns, pilasters and various decorative features, began to appear on masonry structures in the late 1860s. Masonry commercial structures were built very close together, often sharing exterior walls (called party walls) with adjacent buildings.

Commercial structures during this period were concentrated around the courthouse (on the Park Blocks) and along Willamette Street near Eighth and Ninth Avenues. There appear to be no remaining wooden or brick commercial structures from this period in the study area.

Social

Resources associated with social movements included meeting halls, club houses and civic facilities. Although fraternal and social organizations were established relatively early in Eugene, official meeting halls were often not constructed until several years later, when the organization had the funds to build their own building. Until that time, meetings were held in rented space, or space that was shared with other fraternal organizations. There are none of these building types remaining from this period in the study area.

Funerary

Funerary resources included cemeteries, mortuaries, burial sites, or funeral homes. There are several cemeteries in the study area that were established during this period.⁹

Perhaps the most prominent is the Masonic Cemetery. This cemetery was platted in 1859 for the Masonic Lodge, and is where Eugene Skinner, Oregon's first Governor, John Whiteaker and other prominent citizens are buried. Other cemeteries that were established during this period of development are the Gillespie Cemetery on Gillespie Butte (1850s), Mulkey Cemetery (1850s), Oak Hill Cemetery (1853; outside the study area but includes graves of the Bailey Family), and the Luper Cemetery north of Irving (1859). All of these cemeteries except the Luper Cemetery are sited on a knoll or a slight rise, to avoid flooding. Cemeteries that were established during

this period were distributed evenly throughout the study area, each serving a distinct region, income group or early settlement.

Summary

Many of the built resources that were commonly found during this period have been lost to replacement, deterioration and decay. Because many of them were of wood frame construction, fire was also a threat, capable of destroying several structures at a time. Alteration to and updating of these settlement structures was common, even in the early years. Houses were dismantled, rebuilt, moved, enlarged, windows replaced and siding changed. A house built in the 1860s may have undergone its most drastic changes by 1890, but it may still retain significance architecturally as a testimony to its changing times. These changes therefore make it difficult to determine definitively whether structures may indeed date to an earlier period than their appearance suggests.

Railroads and Industrial Growth: 1871-1883

As time progressed, the number of different resource types that may have been found in the community increased. This was due to the advancement and growth of the community and the buildings, structures, and sites that were associated with specific uses. New resource types related to the railroad and industry began to appear, and residential and commercial structures began to exhibit greater detail and exuberance.

The resource types associated with this period include:

- Domestic (Gothic, vernacular, Italianate)
- Agriculture, including "Little Farms"
- Industry
- Transportation (bridges, train stations, stage stops)
- Education
- Religion
- Commerce/Trade (business blocks)
- Social (fraternal halls, meeting halls)
- Government (courthouse, city hall, jail, civic buildings such as firehouses, etc)
- Funerary (cemeteries)
- Recreation and Culture (Play houses, theatres, halls)

Domestic

There were two styles that dominated residential architecture in the study area during this period: the **Gothic Revival** and the **Italianate**. The **Second Empire** style, while popular during the period in other locales, was less common in Eugene. The earliest Gothic house type, such as the W.W. Bristow House, gave way to a vernacular gothic style which became a dominant farmhouse design for over thirty years, from before 1870 until just after 1900. The basic house form consists of a gabled, one-and-a-half or two story, L or T-shaped building. Verticality was emphasized with a steep roof pitch, tall chimney, and long two-over-two or four-over-four

double hung sash windows. Siding consisted of weather boards, and later shiplap. This style was used for both farmhouses and urban houses, and depending on the location and the desire of the owner, the buildings were embellished with scrollwork along the eave and porches. Overall, the number of houses of this style remaining in good condition is small. "Most of the remaining examples [in the downtown area] originally occupied large parcels of land which were either farms or very large house sites. These urban homesteads were frequently a block or larger in size, sometimes as much as ten acres."¹⁰ Gothic features were sometimes also applied to commercial buildings. Elongated windows, pointed or elaborate window heads, and a general vertical emphasis to the structure were common applications of Gothic elements to commercial structures.

The Italianate style began to appear in the early 1880s. In Eugene, houses were often square or rectangular in shape, with paired symmetrically placed windows, bracketed bay windows, a shallow pitched hip roof, projecting eaves, eave brackets and more elaborate frieze details. Italianate houses were either one or two stories with a broad front porch. Details included with elaborate scroll work, eave brackets and bay windows. The style was also sometimes asymmetrical in shape, with towers and belvederes accenting the basic form.¹¹ The amount of detail found on Italianate houses rivaled and often exceeded that of any other styles seen thus far in Eugene.

The Second Empire style was borrowed from nineteenth century French architecture. The Second Empire building was frequently symmetrical in shape, with a small porch or porches. The characteristic elements included a mansard roof often pierced by dormers, a cornice supported by decorative brackets, and tall segmental-arched windows. The Belshaw-Condon House on Jackson Street is a rare residential example of the style in Eugene. Deady and Villard Halls on the University of Oregon campus are two excellent examples of the style as applied to institutional buildings.

Agriculture

Many of the agricultural buildings during this period were carried over from the settlement period and were retained until they were either no longer needed or had deteriorated beyond repair. The types of agricultural buildings that were found in the community included stock and hay barns, hop houses, flax dryers, as well as the smaller outbuildings found in farm groups such as cellars, woodsheds, outhouses and pumphouses. The characteristics of these structures remained very similar to those in the settlement period. Barns displayed gable roofs with end or side openings, hewn frame, and varied interior layout depending on their use. The smaller of these building types are more likely to survive, as they were often located within the "house yard" and therefore had a better chance of surviving surrounding development. The larger buildings have survived on parcels that have not been totally divided and sold for development, though there are few of these left within the Urban Growth Boundary.

Agricultural buildings are no longer abundant in the study area. Because of encroaching development and age, many of these now obsolete buildings have been lost to demolition or have simply deteriorated beyond repair.

Industry

The only remaining early industrial building in the study area is Abrams Cider Mill at 620 1/2 E. Eighth Avenue. "Its barn-like appearance reflects the unity of agriculture and industry during the early settlement period. This resource type included early flouring mills, tanneries, carding mills, woolen mills, furniture factories, door and sash factories, etc."¹¹ Most early industrial buildings exhibited some resemblance to agricultural structures, with gable roofs, simple design, small windows, and perhaps lean-tos. By the early twentieth century, most of these structures had been demolished or completely altered.

Industrial buildings from this period related to the railroad may remain in the study area and would exhibit similar characteristics to those found along the Millrace.

Transportation

The most obvious new transportation-related resource types to emerge during this period were associated with the railroad. The train depot and various storage warehouses were located along the railroad, primarily in the area around Willamette Street. All of the earliest rail-related resources within the study area appear to be gone, the last of the wooden warehouses were demolished in 1991.

Other transportation resources that would have been found during this period include steamship launches along the river, stagecoach stops (or taverns), and bridges. None of these resources from this period remain, although the current Ferry Street Bridge is located very near where the two previous bridges crossed.

The road system in the study area is vast, and many routes that were established during this period are still in use.

Education

School buildings built during this period were usually the second building for the area or site and would have been substantially larger than the original log structures. Often these buildings were enlarged only a few years after their erection to accommodate the growing number of school aged children. The Central School, built in 1878, was a huge leap from the small one room log school houses of only 20 years before. Buildings were usually frame structures, with simple details and abundant windows. In rural areas, smaller, one-story buildings usually replaced the first school house, and often consisted of two classrooms. Early school houses that have been converted to residential use may remain in the study area, but there appear to be none that remain in use as schools or meeting places.

The University of Oregon building (Deady Hall) was constructed in the Second Empire Baroque style, and was the last building designed by architect William W. Piper. University buildings were often built to express a grandeur not found in buildings elsewhere in a community, and the Second Empire Baroque provided an imposing, though outdated impression. Characteristics of this style include a mansard roof, corner towers, an exterior finish of stone or that mimics stone,

and large elongated windows. Deady Hall is one of Oregon's National Historic Landmark buildings.

Religion

Church buildings from this period continued to display Gothic influences, though only one new building was constructed between 1871 and 1883. This was the First Presbyterian Church, a simplified Gothic style building, which has been demolished.

Commerce/Trade

During the late 1860s through the 1880s, commercial and residential architecture in Oregon became more elaborate, partially as a result of greater settlement and capacity to produce more finished building materials. Wood was still commonly used, although brick began to gain in popularity as a "fireproof" material for downtown buildings. Commercial structures exhibited elements of the Vernacular Gothic and Italianate styles, which included elongated two-over-two or four-over-four double hung sash windows (in both wood and masonry buildings), a vertical emphasis in massing, and greater elaboration in the eaves and frieze. The use of pre-made, cast iron elements became extremely popular during this period, and entire storefronts often utilized this new innovation. Wrought iron was also used for decorative features such as balcony railings or roof cresting.

Early masonry commercial buildings in small towns generally consisted of one to two stories, with a sloping roof and a parapet. Details were more elaborate than those found on frame structures, though masonry buildings displayed a wide array of ornamentation. The upper stories may have included corbelling, brackets, or a stepped cornice along the eave with applied frieze details. The windows were multi-paned (usually two-over-two), and later one-over-one double hung sash, with segmental or flat arches of brick or stuccoed brick.

Storefronts continued the use of recessed entrances with large, wood or cast iron framed display windows and transoms. Cast iron columns or brick pilasters placed at the corners of the building provided detail and delineated the edges of the individual buildings and the display windows. Above the storefront a boldly decorated cornice provided division between the first and second stories, which were often used for different purposes. (Upper levels were used for offices or meeting halls, with access through a door alongside the storefront. The street level was used for commercial purposes.)

Although there may be some portions of structures from this period remaining within or around current buildings, for identification purposes there appear to be no commercial buildings from this period remaining in the study area. The Smeede Hotel, completed in 1884, is a good example of the type of structures that lined the main streets of downtown Eugene during this period.

Social

When social organizations were initially established, they often rented space in an existing building until they could afford to build their own meeting hall. The I.O.O.F., the Masons, the Knights of Pythias and numerous other fraternal groups existed in Eugene during this period, but none of the meeting halls or buildings constructed during the early years survive.

Government

Typically, government buildings such as city halls and courthouses were built with classical elements, though structures that served as fire houses or post offices were less formal. The first city hall in Eugene was built in 1883 in the Park Blocks. This building was eventually demolished, and there are no government related buildings remaining from this period.

Funerary

The cemeteries that were established during this period include the Pioneer Cemetery near the University Campus, established in 1873 and the Laurel Grove Cemetery in Glenwood (1878). Each of these cemeteries is or was once associated with the I.O.O.F., and all are currently in use.

Recreation and Culture

There are no play houses, theatres or halls from this period remaining in the study area.

Summary

There are few resources remaining from this period. Many have been lost to development and deterioration. Those that do remain are rare reminders of a period of high hopes and significant steps in growth and development for Eugene. From this period, resources related to transportation, industry and the University are particularly important in describing the evolution of the town.

The Progressive Era: 1884-1914

The number and types of resources that appeared during the Progressive Era increased with the arrival of the automobile and the use of new residential building styles. New recreational facilities such as movie theatres also began to appear.

The resource types associated with this time period include:

- Government (county courthouse, post office)
- Commerce & Trade (business blocks, financial institutions, specialty stores, department stores)
- Domestic (single-family and multi-family dwellings; Italianate, Stick Style/Eastlake, Queen Anne, Shingle, Romanesque, Colonial Revival, Neo-Classical, Classic Box, American Renaissance, Prairie School, Craftsman, Western Stick Style, and Bungalow)

- Education (schools, colleges/university, library)
- Religion (churches)
- Funerary (funeral home, cemetery)
- Social (lodges and meeting halls)
- Recreation & Culture (theaters, auditorium, outdoor recreation, fairgrounds)
- Health Care (hospitals, clinics)
- Defense (armory)
- Industry (mills, factories, waterworks, power plant, warehouses)
- Agriculture (cannery, agricultural fields, horticultural facilities)
- Transportation (streetcar line, railroad, steamboat, roads, garages)

Government

Government resources from this period included a courthouse, city hall, jail building, fire house and post office. During this period, government buildings generally were built in the Richardsonian, Beaux Arts or Classical Revival styles, or exhibited elements of these styles. Only three government buildings were constructed during this time period (two county courthouses and a post office), none of which exists today.

Commercial

Commercial resources from this period include business blocks, financial institutions and specialty and department stores. The primary change in commercial architecture prior to 1900, was the use of masonry construction which was more permanent and less susceptible to fire. Stylistic elements were adopted from both the Gothic and the Italianate. The Italianate style was easily adapted to commercial architecture, both in wood and masonry, and was most commonly used in the 1880s and 1890s. Commercial buildings may have also exhibited gothic elements, though the purest forms of this style were reserved for churches and residences. Cast iron storefront elements continued to be used.

During this period, commercial building styles displayed corbelled brick cornices and large arched windows on the upper stories. As the turn of the century approached, buildings began a slight decline in the amount of elaborate detail on the storefronts. Entrances were still recessed, and the use of transom windows continued, but as time progressed (circa 1900), the storefront became somewhat more streamlined, losing the smaller, more elaborate details of earlier years. The idea of a transparent storefront was evident in the large, single paned display windows that replaced the multi-paned windows of previous years. Strips of metal soon began replacing cast iron or wood for structural framing of the display glass. The transom windows were more integrated into the main display section, and metal awnings were replaced with canvas. Buildings generally became less embellished as time progressed.

Although much of Eugene's downtown commercial core was developed during this time period, very few of the historic structures are intact today. Many were demolished to make way for new development in the 1960s and 1970s. Those that remain include the Smeede Hotel on Willamette Street between 7th and 8th Avenues (commercial Italianate style - 1884), the Gross Hotel, now known as the Lane Building, on the northwest corner of 5th Avenue and Willamette Street

(commercial Italianate style, 1903), the Quackenbush Hardware Store on E. Broadway between Oak and Pearl Streets (1902) and the Booth-Kelly Lumber Company office building on the southeast corner of 5th Avenue and Willamette Street (1909).

Residential

Residential resources are the most abundant and visible resources which have survived from this time period. Residential architecture during the Progressive Era reflects a wide variety of styles.¹³

During the 1880s, several Late Victorian styles could be found which were actually carried over from the previous decade and used until the late 1890s. These included the Gothic (Revival and Vernacular), Italianate, and Stick/Eastlake styles. (The Gothic styles are described in the previous section.)

The **Italianate** style, popular during the 1880s and 1890s, was used for buildings that were usually two stories, although there are some local examples of one story Italianates. Usually square or rectangular in shape, these houses balanced a vertical tendency with strong horizontal emphasis along the roofline and eave. Italianate houses had low-pitched hipped roofs with wide overhanging eaves with decorative brackets. The double hung sash windows had a distinct vertical emphasis and were often paired. The windows may have displayed flat or segmental arches with elaborate, decorative crowns. On domestic architecture, single story porches were almost always present. Paired doors, with large-pane glazing in the door itself, became popular in Italianate houses. Examples of Italianate architecture in Eugene from this time period include the Collier House (1885-86), the McNail-Riley House (1889) and the Ayers House (1880s).

Stick/Eastlake was another style utilized during this time period, though it actually had its beginnings in the late 1860s in the eastern states. This style is defined primarily by decorative detailing. Identifying features include a steeply-pitched, cross gabled roof with decorative trusses at the apex of the gables; overhanging eaves, usually with exposed rafter tails, wooden wall cladding interrupted by patterns of horizontal, vertical, or diagonal boards (the stickwork) raised from the wall surfaces for emphasis and porches with diagonal or curved brackets. Eastlake detailing (decorative panels above doors and windows, sunbursts, and spindlework) was sometimes incorporated into the ornate detailing of the Stick Style house. This style was reserved primarily for residential architecture. Its application in Eugene seems to have been primarily Stick/Eastlake details used in conjunction with other styles. The Shelton-McMurphey House (1888) is an example of a house with Eastlake detailing, although it is also identified with the Queen Anne style.

There were several other Late Victorian styles which emerged in the 1880s and were used into the 1890s. These included the popular Queen Anne (and Queen Anne Cottage), the Shingle Style, and the Romanesque Revival styles. The **Queen Anne** style grew out of the Stick Style, but became far more influential and widespread. Characterized by an irregular building shape with a steeply pitched roof (often with a front-facing gable), patterned shingles, cutaway bay windows, partial or full-width porches (often extending along one or both side walls), the Queen Anne style is easily recognized as a highly decorated type of architecture. Numerous Queen

Anne houses and cottages were built in Eugene in the 1880s and 1890s. Examples include the Snodgrass House (circa 1880s), the Shelton-McMurphy House (1888), the F. Smith House (also known as Lansdowne House, circa 1890s), the Chambers House (1891) and the Calkins House (1902).

The **Shingle Style** was free-form and variable, dependent solely on its shingle cladding to differentiate it from other styles. It was influenced by three other traditions: from Queen Anne, it borrowed wide porches, shingle surfaces, and asymmetrical forms; from the Colonial Revival it adapted gambrel roofs, rambling additions, classical columns, and Palladian windows; and from the Richardson Romanesque it borrowed an emphasis on irregular, sculpted shapes. Used primarily in residential architecture, the Shingle style does not emphasize decorative detailing and contrasting textures, but aims instead to create the effect of a complex shape enclosed within a smooth surface (the shingled exterior) which unifies the outline of the house. Although this style was most popular in coastal New England, occasional examples appear in Oregon. There was one Shingle style house identified in the Fairmount neighborhood on Fairmount Avenue during the 1987 survey.

Romanesque Revival (also known as **Richardson Romanesque**) is a style that was used primarily for commercial and public architecture between about 1880 and 1900, although it was occasionally used for large, elaborate houses. This style is characterized by masonry construction, usually with at least some rough-faced, squared stonework. segmental-arched windows, porticoes and entrances, asymmetrical facades, and often, towers which are normally round with conical roofs. Frequently two or more colors or textures of brick or stone are combined to create decorative wall patterns. There are currently no identified residential examples of the Romanesque Revival in Eugene.

Several late 19th and early 20th century period styles were used in domestic architecture. These include the Colonial Revival (from c. 1890 to 1915), Neo-Classical (from c. 1890 to 1920), and the American Renaissance (also known as Beaux Arts; from c. 1895 to 1930).

Colonial Revival houses are usually rectangular in shape, with one-and-a-half to two stories and low pitched gable roofs. The style is characterized by a symmetrical facade with multi-paned, double-hung sash windows. The entry displays a classically influenced pediment supported by columns and pilasters with a front door accentuated with sidelights and/or fanlight. One of the subtypes includes a second-story overhang. This style of architecture was popular in Eugene and several examples have been identified through surveys in the College Hill, Fairmount, South University, and West University neighborhoods.

The **Neo-Classical** style is based on earlier Classical Revival types. Usually rectangular with gable roofs, houses of this style may be large or small, with common elements including a symmetrical facade, multi-paned double hung sash windows, a simple frieze and eave returns. Doorways commonly have elaborate, decorative surrounds. Larger Neo-Classical houses are easily recognized by a facade with a full-height porch with a roof supported by classical columns, typically with Ionic or Corinthian capitals. There are currently no identified Neo-Classical style houses in Eugene, although there are some which could be considered a simplified vernacular or regional version of this style.

Another style which appears to have been infrequently used for residential architecture in Eugene is the **American Renaissance** (or **Beaux Arts**) style. This style tended to lend itself well to large public buildings, large apartment houses, townhouses, and private mansions. It is characterized by masonry construction of usually smooth, light-colored stone, wall surfaces decorated with garlands, floral patterns and shields, a symmetrical facades decorated with quoins, pilasters, or columns (usually paired) and a rusticated first story. There have been no houses of this style identified in Eugene, although Johnson Hall on the University of Oregon campus and the First Christian Church were constructed during this period in the Beaux Arts style.

There were several additional styles which might be generally described as late 19th and early 20th century American Movement styles. These include the Classic Box (1890 to 1915) (also known as the Transitional Box or American Foursquare), the Prairie School (circa 1900 to 1930), the Craftsman style (1905 to 1915) and the Bungalow (1900 to 1930).

The **Classic Box** is a style that might best be described as transitional, as it was used between about 1895 and 1905, bridging the gap between the Victorian styles and the bungalow craze. It is also sometimes called the American Foursquare or Transitional Box. Exemplified by a two-story square or rectangular box with a hipped roof, these houses have double-hung sash windows and clapboard or shingle siding. Ornamentation is limited to simple window headers and sometimes the use of two types of siding. Clapboard or shiplap may be used on the first level, and shingles on the second. There are several good examples of this style in Eugene, including the houses at 342 W. Broadway and at 320 High Street.

The **Prairie School** was mastered and promoted by architect Frank Lloyd Wright. The style is influenced by Japanese design and a sensitivity for the environment in which the building is placed. It can be identified by its strong horizontal emphasis. The low-pitched roof, which is usually hipped, widely overhanging eaves and banks of windows all contribute to this horizontality. Houses of this style also exhibit one-story wings or porches on two-story houses, simple detailing which emphasizes horizontal lines, and massive, square porch posts on high-style examples. Vernacular examples might also have the massive supports, but more likely will have simple square posts. The high-style examples often have contrasting colors, window boxes, geometrical patterns in the window glazing, and stylized ornamentation. There are few buildings of this style in Oregon, though its influence can be seen in some buildings of the bungalow or Craftsman style. There has not as of yet, been any examples of this style identified in Eugene from this period, though a 1959 Frank Lloyd Wright house is located in Eugene on Ridgewood Drive.

The **Craftsman** style was inspired by the work of designers such as Gustav Stickley and the California architectural firm of Greene and Greene. The style is influenced by the Arts and Crafts movement, and is often a term used to denote a decorative style as well as a house type. The style was most often applied to bungalow house forms, but also appears in others. The Craftsman style was characterized by a horizontal emphasis, an irregular shape, banks of windows, broad open porches and the use of local materials. The interior of the Craftsman house was very distinctive for its open floor plan, abundant use of naturally finished wood and a connection to nature through the many windows and porches.

What are generally referred to as Craftsman are the high-style "ultimate bungalows" characterized by low-pitched, gabled roofs with wide unenclosed eave overhangs, exposed roof rafters, decorative beams or braces under the gables, battered porch columns often on pedestals or massive piers that extend to the ground level. Shed or gable dormers are common; wood clapboard and wood shingles are the most typical wall claddings; stone, brick, concrete block, and stucco are also used. Occasionally, a house will display a secondary influence of Tudor half-timbering, Swiss balustrades, or Oriental roof forms. There are several excellent examples of the Craftsman style in Eugene, including the Ball House at 1310 Lincoln Street (1912), the Soultz-Westfall Duplex (c. 1914) at 1412 Pearl Street and the Wheeler House at 710 Lincoln Street (c. 1912).

The **Bungalow** house form was exceedingly popular in Eugene between 1900 and 1930. In their purest form, bungalows are one story with a low pitched gable roof with broad eaves, exposed rafters, large porches, and banks of windows, and are constructed of local materials. During the peak of their popularity, bungalows appeared in many different forms. Most houses of this style are one or one-and-a-half stories with shed or gable dormers, decorative beams or braces under the gables and wood clapboard and shingle wall cladding. The use of stone, brick, concrete block and stucco are also found, especially on chimneys and foundations. Bungalows may exhibit Craftsman features or elements of other styles such as Classical or Colonial. Decoration is usually simple, limited to braces and beams under the gables and/or decoratively sawn rafter tails. There are several fine examples of the Bungalow style throughout Eugene including the Zimmerman House at 146 E. 12th Avenue, built in 1914 and the Lord House, built in 1910 and located at 372 W. 10th Avenue.

A newly emerging residential building type found during the Progressive Era was the apartment house. There are at least six early apartment houses remaining from this period in Eugene. These wood frame buildings took the form of two story, rectangular, hipped roof structures with prominent front porches for each of four units (two above and two below). The individual apartments were often as large as small houses of the time, including a living room, dining room, kitchen, two or three bedrooms and a bathroom, as well as a front porch. The buildings displayed elements of the bungalow, Craftsman and Classical styles. There are several excellent examples in the Westside neighborhood, including the Working Flats at 614 Lawrence Street and the Humphrey Apartments at 856 Lincoln Street.

Commercial buildings continued to serve the dual purpose of retail and housing with apartments upstairs. This trend continues today in buildings such as the Booth-Kelly Office Building (507 Willamette) and the Tiffany Building (E. 8th and Willamette).

Education

Primary and Secondary Schools

Education resources that may have been found during this period include schools, libraries, and college/university buildings. School buildings constructed during this time period exhibited several different styles, which seem to have been determined in part by the location of the school. Rural schools were often built using wood frame construction, and were considerably

smaller than urban schools. Larger urban school buildings were often two stories, of masonry construction with more elaborate detail such as that found on the Geary School building. Because of continuing growth, none of these large schools survive in Eugene. The earliest of the non-collegiate educational resources constructed during this time period that survives today is the Blanton School (1908), which may now be a residence on Crest Drive. There may be other school buildings from this period that survive as residences or other uses, but none have been identified.

University of Oregon

The other surviving educational resources constructed during this time are buildings on the University of Oregon campus. Styles popular for University buildings during this period include the Second Empire Baroque, as seen in Villard Hall (1887), the Jacobean Style found in Friendly Hall (1893), and Fenton Hall (1907). Styles chosen for university buildings continued to exhibit rather grandiose characteristics, though toward the end of this period, with the arrival of Ellis Lawrence, architecture became more classically elegant.

Other Higher Education Institutions

The Northwest Christian College (then called the Eugene Divinity School and later the Eugene Bible University) retains one structure from this period. The Administration Building, at 828 E. 11th Avenue, was constructed in 1908 in the Italian Renaissance style for use as classrooms and offices.

Religious

Churches built in the Progressive Era exhibited greater scale and detail than in previous years, and continued to be influenced by the Gothic and Classical styles. The First Christian Church, built in 1911, is an excellent example of the American Renaissance style. The Fairmount Presbyterian Church (1895) exhibits elements of the Georgian and Gothic styles, and the Irving Christian Church (formerly the United Brethren Church, c. 1891) is also a simplified Gothic style church. The latter two buildings exemplify the character of early and rural churches, and it was this type of building that was replaced by the larger masonry churches that began to appear during the Progressive Era.

Funerary

Funerary resources from this period are represented by cemeteries and funeral homes. The Danebo Cemetery on Danebo Drive in west Eugene appears to be the only cemetery in Eugene's urban growth area that was once associated with and adjacent to a church, and was established in 1901. The church no longer stands. The Catholic Mt. Calvary Cemetery on Crest Drive was established in 1889.

The Hope Abbey Mausoleum, constructed in 1913 by Ellis Lawrence, is one of the state's best examples of the Egyptian Revival style. Located in the Masonic Cemetery, it is the oldest mausoleum in the city.

In previous decades, funeral homes were associated with furniture makers, who also built coffins. During this period, funeral homes began to appear as separate businesses. The Branstetter Mortuary (1911) was established during this time, and continues operation today. It is located at 1152 Olive, and is now known as the Lounsbury-Musgrove Mortuary.

Social, Cultural, and Recreational

Resources associated with Social, Cultural and Recreational activities from this period include fraternal lodges and meeting halls, theatres, auditoriums, fairgrounds and outdoor recreational sites or buildings. Although Eugene was socially vibrant during this era, very few buildings associated with these activities remain. The Eagles Building (1906) is located on Willamette, but has been altered. The Rex Theatre (1908) was extensively remodeled in 1991 and retains none of its historical integrity.

The County Farm served to house the poor in the community, and was located in the vicinity of Coburg and County Farm Roads.

Hendricks Park (1906), Skinner Butte Park (1908), Melvin Miller Park (1910) and the upper millrace are surviving examples of outdoor recreational resources. During the Progressive Era, the Millrace began to be used for canoeing and picnicking, activities which continue today. All three of the parks continue to be used and improved upon through additional land acquisitions and shelters built to promote year-round use. The Lane County Fairgrounds was also established during this period, though none of the original structures remain on the site.

Health Care

Health care resources found in Eugene during this era included two hospitals and doctors' and dentists' offices. The only known remnant of any of these resources are the steps that once led to the Mercy Hospital on College Hill that are still located on Willamette Street near 20th Avenue.

Defense

With the exception of the armory building, the resources related to defense in Eugene in this period were temporary sites. The only resource from this time period which survives is the memorial marker dedicated to the soldiers in the Spanish-American War located at the Pioneer Cemetery. The armory (1901) was demolished in 1976.

Industry and Manufacturing

Industrial buildings from this time period included mills, warehouses, factories, power plants and waterworks. Many of these buildings were similar in style to the previous time period, being box-like and utilitarian in nature, with few windows. These building types tended to be constructed of sawn lumber, although by 1913 the use of concrete for floors and foundations was becoming common. Most of the resources from this period have been demolished. The Gross Brothers Foundry (1902, later the Eugene Foundry and Machine Shop) remains on its original

site at 518 E. 8th Avenue. This frame structure retains its basic shape and several of the early multi-pane windows, and is still in use.

The Fifth Street Public Market area contains a collection of agriculturally related industrial buildings. Most of the structures from this period have been altered or demolished. The Bag Building (c. 1908) located at 295 E. 5th Avenue is one of the oldest structures in the area, but has been extensively altered. Other industrial or manufacturing related resources from this period may include warehouse buildings along the railroad or in the vicinity of the old Eugene Planing Mill.

Agricultural

Agricultural resources continued to include residential buildings and agricultural structures such as barns, storage buildings, pumphouses, granaries, hops barns and sheds. In addition to an occasional farmhouse and barn, two primary resources that appeared during this time period remain. The first is the site of Agripac (c. 1908), which may retain some elements or features from this period. The second resource is the multiple remnants of orchards which can be found throughout Eugene's urban growth area, primarily in the Willakenzie and the River Road/Santa Clara areas. There are several barns and agricultural outbuildings throughout the Urban Growth area that may date to the Progressive Era as well.

Transportation

The resources associated with transportation during this time period pertain to roads and railway tracks. The tracks of the original streetcar system were removed in 1903 and most of the tracks from the Eugene Street Railway have either been removed or paved over. A short section of tracks remains intact on Columbia Street between 22nd and 23rd Avenues and is visible to the passerby.

Another remaining resource from this time period associated with transportation is the Southern Pacific Railroad Depot. Built in 1908, this depot is a simplified version of the Richardson Romanesque style, a prototype used by the Southern Pacific Railroad for depots during this time period. The Railroad Express Office, east of the depot, probably dates to around 1900. The small bunk house may also date to the turn of the century.

The introduction of the automobile prompted several new resource types such as repair shops and garages. There are numerous garages associated with houses that remain standing and can be seen along the alleys of many Eugene streets. There have been no specific repair shops or repair garages from this period identified to date.

Summary

There are more resources remaining from this period than from previous years, particularly residential structures from the early 1900s to mid-1910s. The population grew from 2,275 in 1890 to 9,009 in 1910, making growth an important trend during this era. Physical growth of the community sometimes involved moving or demolition of structures to make way for new

development. This was the case with several church buildings in Eugene during this period. Progress also meant expansion of urban residential areas, as evident in the Westside, Whiteaker and Fairmount neighborhoods. The sheer number of buildings constructed during the Progressive Era attests to the incredible growth and advancement experienced during these years.

The Motor Age: 1914-1940

During the Motor Age Eugene experienced growth in transportation systems, commerce and residential development. The automobile prompted the development of new resource types such as auto repair shops, filling stations, auto parks and garages. The auto also allowed residential areas to expand beyond the core area, and residents were able to live further from town.

The resource types associated with this time period include:

- Transportation (railroad depots, auto garages/showrooms/filling stations, tourist camps, motor lodges, airfields)
- Industry (mills, factories, waterworks, power plants, warehouses, lumber resources)
- Agriculture (cannery, agricultural fields and orchards, horticultural facilities; granges)
- Commerce and Trade (business blocks, specialty stores, department stores, hotels)
- Government (reservoirs)
- Education and Religion (schools, colleges/university, churches)
- Social (lodges, meeting halls, community clubs)
- Recreation and Culture (theaters, auditorium, stadium, outdoor recreation)
- Health Care (hospital and clinics)
- Defense (training facilities, practice drill fields, barracks, monuments)
- Domestic (single-family and multi-family; Colonial Revival, Neo-Classical, Tudor/Jacobethan, Dutch Colonial, Georgian Revival, Spanish Colonial, Mediterranean, American Renaissance, Exotic Styles, French Provincial, Norman Farmhouse, Prairie School, Craftsman, Western Stick Style, Bungalow, California Mission/Pueblo, Adirondack Rustic/National Park Style, Art Deco/Moderne, International, Stripped Classical/Half Modern, and Minimal Tract)

Transportation

Transportation resources from this period are very diverse, and includes railway stations, airplane landing strips or airparks, street railway resources and auto related resources, which includes everything from auto showrooms to highway bridges. Many resources such as roads, airstrips, and rails, have been replaced, removed or covered over, though the original route is often still in use. Buildings associated with the time period, however, varied in construction and represent a wide variety of styles.

Railroad

One of the most prominent transportation-related structures surviving from the Motor Age is the Georgian Revival Oregon Electric Railway depot (1914) on the northeast corner of 5th Avenue and Willamette Street. Other structures related to the railroad may include warehouses or railroad

service sheds. There are three small sheds located along the railroad south of the vast rail yard, on Bethel Drive. Railroad depots built during the Motor Age were more often of masonry construction, replacing the earlier wood frame depots. Railroad maintenance and utility buildings continued to be constructed of wood.

Automobile

Despite the loss of many of the early resources associated with the automobile, there are numerous garages that remain, primarily those associated with private residences. Houses built after about 1910 were frequently paired with a matching garage, such as that seen at 13th Avenue and Lincoln Street or at the Harlow House (1922) on Harlow Road. These garages were usually sited to the rear of the house. The conversion of carriage houses to garages was common on sites that had been developed earlier. Multiple family dwellings also had associated garages, such as those seen behind the Petersen Apartments on W. Broadway between Lincoln and Lawrence. In urban areas, the garage became the primary "outbuilding" associated with the house, and in rural areas the garage was an added feature to the collection of outbuildings normally found on a rural home site.

The earliest auto-related buildings, such as the Bangs Livery/Garage, are gone. There are several commercial structures related to the automobile remaining from later in this period. Representing the styles of Art Deco and Moderne are the Firestone Building (1930), the Humphries Building (1940) and the Kendall Motor Co. building, all located near the city center. These buildings, like many that were associated with transportation at this time, were constructed of masonry, including brick and stucco. Sam Bond's garage, on the corner of 4th Avenue and Blair Boulevard, (1926) is a good example of a neighborhood auto repair shop that was in use until 1973. This building retains some of its original features including the motor hoists in the rafters, and has been converted to non-auto business use. Other resource types common during this period include filling stations, tourist camps and motor lodges. These resources were found along main roads and along the route of the Pacific Highway. There are several older filling stations in the vicinity of W. 6th Avenue and Blair Boulevard. Seavers Car Camp was a popular location in Glenwood, and the site is now the location of a mobile home park. Motor lodges such as the Eugene Motor Lodge on Franklin Boulevard were simple but attractive structures that served tourists.

Air Travel

There are no visible surviving remnants of the Eugene Airpark visible, Westmoreland Park was built on much of that site, and it retains the broad open space that was found at the airpark.

Industry and Manufacturing

Industrial buildings from this time period continued to be utilitarian in nature. As certain manufacturing processes became more specialized, so did building shapes and sizes. Many were constructed with wood framing, but the use of masonry for exterior walls seems to have grown in popularity during this time period. There was an increased use in metal construction, especially by the oil companies, in building tanks for petroleum products. While many of the industrial

resources from this period have been lost (particularly those associated with the Millrace) there are surviving remnants of early buildings at the Agripac complex, an occasional warehouse along the railroad, early buildings associated with the lumber industry, and examples of early oil company facilities in the Whiteaker neighborhood. Now used as commercial space, the Vitus Electric Works (1940) is still located at 140 E. 5th Avenue.

The Brenner's Furniture Warehouse, at 220 W. 8th Avenue, was constructed about 1925 and exhibits the typical simplicity of storage and warehouse buildings dating from this period. Warehouse buildings also remain standing along the railroad. One example is the Parks Warehouse and Storage building located at 410 Pearl Street, which was built about 1925.

Sites related to timber have necessarily experienced change over time, but one of those remaining from this period is the Giustina Lumber Company in west Eugene, dating from circa 1938. The Star Lumber Company also dates from this period, about 1940.

Agricultural

Agricultural resources from this period may include warehouses constructed to store produce, grain and feed, barns, greenhouses, and the orchards and gardens of the fruit and nut industry. Remnants exist throughout the city. Some of the horticultural resources associated with Chase Gardens, such as the greenhouses and smokestack, survive. There were few new farms developed during this time period in which new farmhouses and barns would have been built, although there may be some located in the Willakenzie area. A pair of gambrel-roofed barns and a large unidentified agricultural building can be seen on Royal Avenue just east of Greenhill Road. There are other agriculture related structures scattered throughout the urban growth area. The Willakenzie Grange, built in 1913, remains standing on Willakenzie Drive. The Jefferson Elevator structures are highly visible landmarks west of the Washington-Jefferson Bridge.

Agricultural resources located closer to the core area are found in the 5th Avenue area and include the Allen & Lewis Wholesale Grocery (1918, now the Fifth-Pearl Shops), the Granary Building (1927), the Swift Company Poultry Plant (1929, now the west portion of the Fifth Street Public Market complex) and the Farmer's Union building and the egg taking station on the corner of 5th Avenue and Olive Street. All of these structures retain some of their historic appearance on the exterior, and several retain interesting historic interior features.

Remnants of fruit and nut orchards are evident through out the urban growth area. There are large tracts remaining in the River Road and Willakenzie areas, as well as smaller, non-producing sections or groups of trees in neighborhoods throughout the Eugene area.

Commerce and Trade

The trend in commercial architecture during this time period was toward simpler, more linear design with fewer elaborate details. Following the Craftsman-type features added to commercial storefronts in 1910s, the stylistic influence of Art Deco became popular in the 1920s and 1930s, with its flat surfaces ornamented with simple geometric elements. While most commercial buildings continued to be constructed of masonry, new materials such as metal framed windows,

tile and colored glass panels, and neon lighting were also being used. Several commercial resources from this time period have survived, although some have been altered from their original appearance. Examples include the Stanley Building at 94 W. Broadway (1925), the Miner Building at 132 E. Broadway (1924), the Eugene Hotel located at 222 E. Broadway (1924), the Eugene Steam Laundry at 245 E. Broadway (1925), and the Schaefer's Building on the corner of 10th Avenue and Willamette Street.

Government

Government resources constructed during this time period were related primarily to the waterworks and electric company, and include the College Hill reservoir. Another example of a government related resource is the Columbia Substation on Hwy 99 in Bethel. The present Post Office was built in 1938 in the Art Deco style, and remains one of the better examples of the style found in Eugene.

Educational

Schools constructed during this period have many of the same features as those found in the latter part of the Progressive Era. Commonly one or two stories with low pitched hipped roofs, most schools exhibit a central pediment entrance with double doors and sidelights. Banks of multi-paned windows provided abundant light to classrooms, and a flagpole was often located near the entrance. Stylistic influences of the educational buildings constructed during the Motor Age include Georgian Revival, Tudor/Jacobethan, Lombardic Romanesque, Beaux Arts, Art Deco, and Stripped Classical. These styles were applied in varying degrees to many of the educational buildings that remain in the community.

Two of the schools constructed during this time period, the high school at 17th Avenue and Lincoln Street and the Francis Willard School, no longer exist. The "twin" junior highs known as the Lincoln and Condon Schools (1924), however, have survived and have been successfully renovated for use as housing and administrative offices. The two elementary schools, Edison and Stella Magladry (1930s), continue to be used for educational purposes. The University High School also survives, and is part of the University of Oregon.

There are several other schools that remain in use, such as the Willakenzie School (c 1930s) on Willakenzie Drive, the Willagillespie School (c. 1930s), the Santa Clara School (1935) designed by local architect John Hunzicker, and the Dunn School (c. 1930s) on South Willamette Street.

University of Oregon

Many of the University of Oregon buildings constructed during this time period have survived. Some structures, such as the army barracks (1918), the original Gerlinger Annex (c. 1919) and the YMCA bungalow (1918) have been demolished. Of those that remain, some have been altered or added onto, but most are excellent representations of their original forms. The campus buildings displayed several different influences in style, while maintaining a sense of continuity in spatial planning and use.

The largest influence on the University's physical development during this period was the work of Ellis Lawrence, the campus architect and planner. Lawrence was able to implement much of his grand campus plan, including the Memorial Quadrangle plan on the west side of campus surrounded by the Library, the Museum, and Gilbert, Condon and Chapman Halls. Lawrence was also responsible for the design of the University High School, the Education Building, the Music School and the Women's Quadrangle, among others. (Lawrence's last designs on the University campus include the ERB Memorial Union building and Carson Hall.)

Johnson Hall, which houses the President's office, was built in 1914 and designed by William Knighton in the American Renaissance style. Knighton also designed the west wing of Fenton Hall in 1914. According to University of Oregon archivist Keith Richard, Johnson Hall is the last building designed by someone other than Ellis Lawrence between 1914 and 1946.

Religious

Several churches survive from this time period. Stylistic influences continued to include the Classical and Gothic, but as the years progressed churches became less "pure" in their interpretations and applications of these styles and became more "modern" in appearance. The First Congregational Church is one example, being built in the Mediterranean style by W.R.B. Willcox in 1924-25. This building is now known as the Willcox Building, and houses offices and the Bijou Theatre.

Funerary

Funeral homes continued to serve the community during this period, and generally adopted the styles found in residential buildings. The Poole-Larson Funeral Home, located on W. 11th Avenue and Charnelton Street, is located in a large, formerly residential building that has been converted.

Social, Cultural, and Recreational

There are a few identified remaining resources from this time period related to social, culture, and recreation. These resources may include theatres, meeting halls, auditoriums, lodges and parks.

Although several organizations and clubs were active during the Motor Age, few actually built facilities. One exception was the Woodmen of the World Hall, constructed in 1932, with an Art Deco influence. The River Road Women's Club built a community center which survives in an altered state. The Willakenzie Grange Hall, previously discussed as an agricultural resource, could also be considered a meeting place and therefore a social resource.

Theatres from this period often attempted to create a fantastic environment in which to view plays and movies. Some of the themes commonly used included Egyptian Revival, or Moroccan. The McDonald Theater (1924) is the only surviving example of Eugene's early motion picture theaters, and is an example of Mediterranean style architecture. Once opulent, the

interior has been extensively altered. The Rex Theatre, built in 1912, was totally altered in 1991. Although there were several drive-in theatres in Eugene during the Motor Age, none survives.

Health Care

Because of the rapid growth and advancement of medical technology, none of the early resources related to health care remain. The steps on Willamette Street between 20th and 21st Avenues are the last remnant of the Mercy Hospital on College Hill. The Sacred Heart Hospital complex retains none of its original structures.

Defense

Defense related resources in Eugene often consisted of temporary encampments. The only permanent defense related resource in Eugene was the Armory (built in 1901 and demolished 1976) and barracks built at the University of Oregon during World War I. Neither of these resources survive.

Residential

As with the previous time period, residential structures are the primary type of resource which have survived throughout the city. Residential architecture in the Motor Age represents a wide variety of styles and changing technology in building materials. Several of the styles found during this time period were carried over from the Progressive Era and were described in detail in that section. Information pertaining to the Colonial Revival, Neo-Classical, American Renaissance (Beaux Arts), Prairie School, Craftsman and Western Stick Style, and Bungalows can be found there. Other styles popular during this time period are described below.

Several early 20th century period styles were popular in Eugene. The **Tudor** or **Jacobethan** style was found in Eugene between about 1915 and 1935. Identifying features include a facade dominated by a prominent gable of a steeply pitched roof; decorative half-timbering; tall, narrow windows, usually in multiple groups with multi-pane glazing; and massive chimneys, generally crowned with decorative chimney pots. Materials include stucco, brick and stone wall cladding, as well as wood. Composition roofing shingles are sometimes rolled around the eaves and rakes to simulate the appearance of a thatched-roof. Occasionally, parapet gables are seen. Examples of this style have been identified in the Fairmount, South University, College Hill, West University (along the Millrace) and River Road areas.

The **Dutch Colonial Revival** style was popular between about 1920 and 1940, and is found in several of Eugene's neighborhoods. As a revival style, the Dutch Colonial is actually a subtype of the Colonial Revival (described in the Progressive Era section), but is distinguished primarily by its gambrel roof. The side gambrel, often with elongated shed dormers, was the predominant form built in Eugene in the 1920s and 1930s. Most of these houses include the characteristics associated with the Colonial Revival houses of the period. Numerous examples of this style have been identified through prior survey work, including the Carl G. Washburne House (1916) in the Fairmount neighborhood.

The **Georgian Revival** style is also a subtype of the Colonial Revival styles popular between 1920 and 1940. Georgian is often considered the "high-style" of the Colonial Revival and examples often include elaborate detailing associated with the earlier Georgian period, such as decorative doorways and cornices and Palladian windows. Examples of Georgian Revival houses have been identified in the South University neighborhood. This style, also used for academic buildings, can be seen at the University of Oregon campus on the Women's Quadrangle buildings.

Spanish Colonial or **Mediterranean** style, popular between 1910 and 1925, is characterized by an asymmetrical facade with a low-pitched roof, usually with little or no eave overhang, tile roofing materials, stucco wall surfaces, one or more prominent arched doorway or windows. The style may be highly ornamented with the use of stained glass, decorative tiles, cantilevered balconies, and round or square towers, and sometimes includes arcades walkways and fountains in stylized gardens. Examples of this style have been identified in previous Eugene surveys and several can be found in the Fairmount and South University neighborhoods.

A variety of **Exotic Styles** were used throughout Oregon between 1920 and 1930, but few have been identified in Eugene. These styles include the influences of Egyptian Revival, Moorish, and Swiss Chalet. No residential examples of these styles have been identified through previous surveys, although an excellent example of Egyptian Revival can be seen in the Hope Abbey Mausoleum in the Masonic Cemetery.

The **French Provincial** style was popular between 1920 and 1940. It is generally characterized by a tall, steeply pitched hipped roof with eaves that commonly flare upward at the roof-wall junction. These houses usually have brick, stone, or stucco wall cladding, and may be decorated with quoins or Renaissance detailing such as pilasters and pediments. The **Norman Farmhouse** style is generally used to describe the rural, vernacular manifestation of this style and is characterized by a gabled roof, sometimes with flared eaves, and doors set in simple arched openings. Typically constructed of wood, sometimes with masonry cladding, it is common to find a front gabled entrance with one side of the gable extended into a flare. Both the high style and vernacular may have either double-hung or casement windows. There are several examples of the Norman Farmhouse style found throughout Eugene's neighborhoods.

Most of the styles considered part of the 20th Century American Movement were described in the Progressive Era section, including the Prairie School, the Craftsman and Western Stick Style, and the Bungalow. Several examples of these styles can be found throughout Eugene, many of them constructed during the Motor Age. One of the finest examples, however, is the Soult-Westfall Duplex on the corner of 14th Avenue and Pearl Street, a Craftsman house built in 1914.

Three other styles fall in this category and should be mentioned here. The first are the **California Mission** and **Pueblo** styles, both popular between about 1915 and 1940. The Mission style is characterized primarily by the use of shaped **dormers** and roof parapets. This style commonly has wide overhanging eaves, tile roofs, porch roofs supported by large, square piers, and smooth-surfaced stucco walls. Decorative detailing is generally absent, although patterned tiles or carved stonework can occasionally be found. The Pueblo style, on the other hand, is characterized by a flat roof with a parapet wall; rounded, blunt edges; projecting wooden roof beam (called vigas)

extending through walls; and a stucco wall cladding, usually earth-colored. Examples of the California Mission style have been identified in the Fairmount, College Hill and Whiteaker neighborhoods, although previous surveys have not identified examples of the Pueblo style in Eugene.

The last style of the 20th Century American Movements is the **Adirondack Rustic** (or **National Park**) style. Popular between about 1920 and 1940, this style is best described as a rustic log house with massive stone fireplaces and chimneys. Only one example of these style has been identified through surveys in Eugene and it is located in the Fairmount neighborhood.

Several styles of the modern movement were built in Eugene during the Motor Age. These styles included Art Deco and Moderne, International Style, Half-Modern or Stripped Classical, and Minimal (eave less) Tract styles. These styles started to appear in the 1920s and were used through the 1930s and into the 1940s. The Minimal Tract style was used into the mid-1950s.

The **Art Deco** and **Moderne** styles were particularly popular in use for commercial architecture in Eugene during the 1920s, 1930s and 1940s. There seems to be, however, few example (if any) of these styles being used for residential architecture. Both are characterized by smooth wall surfaces, usually of stucco and flat roofs. The Moderne, however, is typically horizontally oriented with grooves or lines in walls, distinct coping at the roof line, and horizontal balustrades to emphasize the horizontality. The Moderne is also rounded at the corners and often employs glass block in windows which wrap around the corners. Art Deco, on the other hand, is vertically inclined, using towers and other projections above the roofline to give a vertical emphasis. Ornamentation on the Moderne is minimal, while ornamentation on the Art Deco consists of zigzags, chevrons, and other stylized geometric patterns.

The **International** style is similar to the Moderne in that it, too, is horizontally oriented, has smooth wall surfaces and a flat roof. The difference comes in the lack of ledge (coping) at the roof line, generally square corners (unless a cylindrical form is used in the overall massing), and the use of metal casement windows. This style is devoid of ornamentation and has no decorative detailing. Also preferred for commercial and business buildings, no residential examples of this style have been identified through Eugene surveys.

The **Minimal Tract** house appeared just before the beginning of World War II and was a style which continued to be popular after the war as well. Often described as a compromise style, the Minimal Tract house reflects the form of traditional Eclectic houses but lacks the decorative detailing. Roof pitches are low or intermediate; eaves and rakes are close rather than overhanging; often there is a front-facing gable. Generally built of wood framing, exterior wall cladding may be wood, brick, stone, or a mixture of materials. Most are relatively small houses, usually one story. This style was built in great numbers, commonly in large tract developments, immediately preceding and following the war. There are numerous examples of this style throughout Eugene, particularly in West Eugene.

Apartment Buildings and Multi-Unit Housing

The apartment houses of the previous period evolved into larger apartment buildings during the Motor Age. Designed with smaller living units and more units per building, many of the apartment buildings dating from the 1920s through the 1940s are built of brick or wood framing faced with brick. These buildings display symmetrical fenestration, central hall plans, and two to four stories. Details are simple, with Classical or Colonial influences. There are several excellent examples of early to mid-twentieth century apartment buildings in Eugene, including the Petersen Apartments at 361 W. Broadway and the Wilder Apartments at 259 E. 13th Avenue.

One of the larger apartment buildings constructed in Eugene was the Osburn Apartments (now demolished), which was similar in design and scale to hotels such as the Eugene Hotel. Most, however, were smaller scale buildings located in neighborhoods near downtown or the University.

Summary

As the years progressed, new architectural styles and types augmented the already existing stock of buildings in the community. As new developments such as the automobile appeared, new styles were introduced and old ones altered to accommodate the needs and tastes of the population. This evolution can be seen in many buildings that remain in use today.

The War Era: 1941-1945

While the country concentrated on the war on two fronts, this was a short time period of extremely slow growth. Therefore there are fewer resources identified in this section than in previous periods.

Resource types associated with this time period include:

- Transportation (airport)
- Agriculture (agricultural fields and orchards, horticultural facilities, granges)
- Industry (lumber resources)
- Recreation and Culture (outdoor recreation, theaters, skating rinks)
- Defense
- Domestic (single-family and multi-family; International, Moderne, and Minimal Tract)

Transportation

Transportation resources from this time period are limited to the developments at the new Eugene airport site. Though recently updated, the Eugene Airport Terminal was constructed in 1943.

Agricultural

Agricultural resources from this time period include further development of agricultural fields, orchards, and greenhouses. There are several barns within the Eugene Urban Growth Boundary which may also date to this period.

Industry and Manufacturing

Industry and manufacturing resources from this time period are represented primarily by timber related sites. The Giustina and Star Lumber Company sites west of Eugene were both operating during this period, with resources dating to the late 1930s and 1940s.

Health Care

There were no health-related resources constructed during this time period.

Defense

There have been no defense-related resources identified from this time period, however Quonset huts and other buildings appear to have been relocated following the war in 1945.

Residential

All of the styles associated with this time period (International, Moderne, and Minimal Tract) were described in the Motor Age section. Because new residential construction was almost non-existent during the war years, few (if any) houses constructed during these years have been identified and stylistic influences are presently unknown. Generally, however, houses built in the 1940s exhibited much simpler character than the styles that came before. Houses were smaller, square or rectangular in shape with shingle siding, hipped or gable roofs, diminutive eaves, and often horizontally divided two-over-two double hung sash windows. The larger porches of the 1910s and 1920s were reduced to small stoops, and garages began to be attached to the house, rather than standing as individual structures.

Identification Summary

World War II brought new construction of any kind to a virtual halt. The building boom following the war resulted in many hundreds of buildings, particularly residential types being built in Eugene. Developments in west Eugene, such as the Friendly Street area, display many of the post-war 1940s and 1950s houses that were so prolifically built during the following years.

New building technology allowed rapid and inexpensive construction, which influenced urban growth and neighborhood design. The use of the automobile also increased, influencing urban growth patterns, paving the way for neighborhood centers, shopping malls and freeways that mark the modern landscape. The natural landscape continued to be an important feature of Eugene, and residents were and continue to be active in the designation and development of city parks and the maintenance of open spaces.

Although many of the early resources have been lost to deterioration and growth, many historic sites and resources remain in and around Eugene, contributing to the special character of the City.

Identification of Historic Resources Endnotes

1. Pincus, Jonathan, Eugene Downtown Core Area Historic Context Statement (Eugene: City of Eugene Planning Department, 1991), 35.
2. For an interesting discussion of early farm groups in the area, see "Farmhouse and Barn in Early Lane County" by Professor Philip Dole. This appears in the Lane County Historian 10 (1965).
3. Dole, Philip, "Farmhouse and Barn in Early Lane County" Lane County Historian 10 (1965).
4. Clark, Rosalind, Oregon Style: Architecture from 1840 to the 1950s. (Portland, OR: Professional Book Center, 1983), 35.
5. Johnson, Maura Willakenzie Area Plan Historic Context (Eugene, OR: City of Eugene Planning Division, August 1989), 27.
6. Johnson, 29.
7. City of Eugene Planning Department files, "Historic: Transportation."
8. Longstreth, 55.
- 9.
10. Pincus, 37.
11. Clark, Rosalind, 59.
12. Pincus, 36.
13. Information regarding styles is gathered from Virginia and Lee McAlester's A Field Guide to American Houses (New York: Alfred A. Knopf, 1989) and from Rosalind Clark's Oregon Style: Architecture from 1840 to the 1950s (Portland, OR: Professional Book Center, 1983). The list of styles was taken from a SHPO-prepared list of styles for Oregon.