



Eugene Historic Review Board

Phone: 541-682-5481
www.eugene-or.gov/hrb

AGENDA

Meeting Location:
Atrium Building – Sloat Room
99 West 10th Avenue

Eugene’s Historic Review Board welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours of notice prior to the meeting. Spanish-language interpretation can also be provided. To arrange for these services, please contact the receptionist at (541) 682-5086.

Thursday, September 1, 2016 – 8:30-10:30 A.M.

I. Public Comment

Up to 10 minutes will be reserved for public comment regarding historic preservation issues, except for any items scheduled for public hearing.

II. City Landmark Application - Robinson-Link Cottages (HD 16-1)

III. City Landmark Application - Norman Farmhouse Duplex (HD 16-2)

IV. City Landmark Application - William Orr Heckart House (HD 16-3)

V. City Landmark Application - Pre’s Rock (HD 16-4)

VI. Info Share/Updates

Time-permitting, HRB members are encouraged to provide any brief informational updates to staff and the board.

BOARD MEMBERS

Ellen Currier (Chair), Andrew Fisher (Vice-Chair), Steven Baker, Zarina Bell, David Edrington, Kay Porter and Sarah Shmigelsky.

AGENDA ITEM SUMMARY
September 1, 2016

To: Eugene Historic Review Board

From: Erik Berg-Johansen, Assistant Planner, Eugene Planning Division

Subject: Public Hearing on Historic Designation for:
Robinson-Link Cottages (HD 16-1)
Norman Farmhouse Duplex (HD 16-2)
William Orr Heckart House (HD 16-3)
Pre's Rock (HD 16-4)

ACTION REQUESTED

Following a brief staff introduction and opportunity for public testimony, the Historic Review Board will deliberate to determine whether the applicant properties meet the applicable criteria for City of Eugene Historic Landmark designation.

INTRODUCTION

In this case, the current landmark nominations are a product of staff's proactive approach. Landmark status encourages protection and recognizes the significance of historic community resources. Additionally, the landmarks should increase community and visitor awareness of Eugene's history. All of which is consistent with Historic Review Board goals.

Staff reviewed a recent historic resource survey of the West University Neighborhood and identified a number of historic properties. Staff also reached out to owners of these eligible properties and inquired about their interest in the City Landmark program. Through a partnership with the University of Oregon, staff were also able to inform owners that graduate students would be made available to research their property and draft a historic nomination application. Over their winter term, graduate students in the Historic Preservation Program researched and compiled intensive property histories and descriptions. Next, with approval from each property owner, Program Assistant Rodney Bohner finalized the research and filed the landmark applications of those properties confirmed as significant and retaining historic integrity.

Andrew Fisher, Vice-Chair of the Historic Review Board, initiated the historic research for the Pre's Rock nomination. Andrew also compiled the application materials and wrote the narrative for the City Landmark application. The City of Eugene Parks and Open Space Division is the applicant for the proposal as they manage the park land where Pre's Rock exists.

BRIEFING STATEMENT

Robinson-Link Cottages (HD 16-1)

This property contains four houses and is located within the West University Neighborhood at 1262-1268 Patterson Alley. The property is described the east 80 feet of Lot 7, Block 5 of Shaw's Addition

to Eugene. The most prominent of the four units is a 1880s Italianate style house originally located at the west edge of the currently subdivided lot. The other three cottages were moved onto the site sometime around the 1920s. The property is zoned C-2 Community Commercial with a /TD Transit Oriented Development Overlay and is identified as Tax Lot 6000 of Assessor's Map 17-03-32-32.

The applicant suggests that the historic name of "Robinson-Link Cottages" be considered for this City of Eugene Historic Landmark. Ownership records indicate that Juanita Robinson owned this property from 1949 to 1974, reflecting ownership tenure of 25 years. The Link name has been associated with the lot since 1974.

Norman Farmhouse Duplex (CO-OR Land Development) (HD 16-2)

This property contains a duplex and is located within the West University Neighborhood at 771-773 East 16th Avenue. The property is .25 acres, rectangular in shape, with a narrow alley (E. 15th Alley) abutting the north boundary. The tax lot also contains a multi-unit apartment situated to the north end. To either side of the property are multi-unit student apartments. The property is zoned R-4 High-Density Residential and is identified as Tax Lot 3300 of Assessor's Map 17-03-32-34.

The applicant suggests that the historic name of "Norman Farmhouse Duplex" be considered for this City of Eugene Historic Landmark. The structure was originally constructed as a duplex in 1938 and exemplifies the Norman Farmhouse style.

William Orr Heckart House (HD 16-3)

This property is located within the West University Neighborhood at 465 East 11th Avenue. The tax lot is described as 0.25 acre, rectangular in shape, and located on the north edge of East 11th Avenue. A narrow alley (Ferry Alley) abuts the west of the parcel. The property is surrounded on three sides by commercial uses and to the north by a multi-family residential apartment. The property is zoned C-2 Community Commercial with a /TD Transit Oriented Development Overlay and is identified as Tax Lot 9300 of Assessor's Map 17-03-32-23.

The applicant suggests that the historic name of "William Orr Heckart" be considered for this City of Eugene Historic Landmark. Ownership records indicate that William Orr Heckart purchased the property in 1905. William Orr Heckart conceptualized and constructed the house a year later. It is suggested that the property continue to be named the William Orr Heckart House because it accurately reflects the original builder.

Pre's Rock (HD 16-4)

Pre's Rock is a rock outcropping on Judkins Point along a curved, inclined section of Skyline Boulevard in the Fairmount Neighborhood. The site is part of the City of Eugene's 1.3 acre Prefontaine Memorial Park. The lot is zoned R-1 Low-Density Residential and identified as Tax Lot 3500 of Assessor's Map 17-03-33-43.

The applicant suggests that the historic name of "Pre's Rock" be considered for this City of Eugene Historic Landmark. In 1975 it was the site of a tragic automobile accident that took the life of Steve "Pre" Prefontaine at age 24. It is suggested that the property continue to be named Pre's Rock because it accurately reflects the memorial site for Steve "Pre" Prefontaine.

BACKGROUND

As noted above, the applicants are requesting that the properties be designated as a City of Eugene Historic Landmarks. For additional details of the requested City Historic Landmark Designation, site characteristics and history of the structure, please refer to the applicants' written statements and other supporting application material, as well as the following staff evaluations and attachments. The properties will be subject to historic alteration review in accordance with the EC Sections 9.8175, 9.8180, and 9.8185, should this application be approved.

If the properties are successfully listed as a City of Eugene Historic Landmark, they will be subject to review according to Eugene Code (EC) provisions for Historic Property Applications including alterations, moving or demolition according to EC 9.8150 through EC 9.8185. City of Eugene Historic Landmarks are also eligible for consideration for the Historic Zoning designation, which might allow specifically crafted uses that are appropriate for the historic property under consideration.

RECOMMENDATION

Robinson-Link Cottages (HD 16-1)

Based on the information and materials in the record, and the findings contained in this report, staff recommends **approval** of the Historic Landmark Application for the Robinson-Link Cottages (HD 16-1) because the proposal meets the approval criteria at EC 9.8165(1), 9.8165(2)(a)(c), and 9.8165(3)(a).

Norman Farmhouse Duplex (CO-OR Land Development) (HD 16-2)

Based on the information and materials in the record, and the findings contained in this report, staff recommends **approval** of the Historic Landmark Application for the Norman Farmhouse Duplex (HD 16-2) because the proposal meets the approval criteria at EC 9.8165(1) and 9.8165(2)(a)(c).

William Orr Heckart House (HD 16-3)

Based on the information and materials in the record, and the findings contained in this report, staff recommends **approval** of the Historic Landmark Application for William Orr Heckart House (HD 16-3) because the proposal meets the approval criteria at EC 9.8165(1) and 9.8165(2)(c).

Pre's Rock (HD 16-4)

Based on the information and materials in the record, and the findings contained in this report, staff recommends **approval** of the Historic Landmark Application for Pre's Rock (HD 16-4) because the proposal meets the approval criteria at EC 9.8165(1), 9.8165(2)(a)(b), and 9.8165(3)(b)(c).

ATTACHMENTS

- Attachment A: Staff Report for Robinson-Link Cottages (HD 16-1)
- Attachment B: Staff Report for Norman Farmhouse Duplex (HD 16-2)
- Attachment C: Staff Report for William Orr Heckart House (HD 16-3)
- Attachment D: Staff Report for Pre's Rock (HD 16-4)

FOR MORE INFORMATION

Please contact Erik Berg-Johansen, Assistant Planner, City of Eugene Planning Division, at: (541) 682-5437; or by e-mail, at: erik.berg@ci.eugene.or.us



Atrium Building, 99 West 10th Avenue
Eugene, Oregon 97401
Phone: 541-682-5377
Fax: 541-682-5572
www.eugene-or.gov/planning

CITY HISTORIC LANDMARK DESIGNATION STAFF REPORT

ROBINSON-LINK COTTAGES (HD 16-1)

File Name (Number):

Robinson-Link Cottages – (HD 16-1)

Applicant:

Thomas Link, applicant and owner

Applicant's Request:

Thomas Link is the current owner of the rental properties at 1262-1268 Patterson Alley. Mr. Link seeks to preserve and recognize the significance of these properties by designating them as a City of Eugene City Landmark.

Subject Property/Location:

1262, 1264, 1266, 1268 Patterson Alley (approximately 5,227 sq. ft.); Tax Lot 6000 of Assessor's Map 17-03-32-32; See attached vicinity map.

Relevant Dates:

Application submitted and deemed complete on July 18, 2016; public hearing scheduled for September 1, 2016.

Lead City Staff:

Rodney Bohner, Program Assistant, City of Eugene Planning Division, (541) 682-8385
Erik Berg-Johansen, Assistant Planner, Eugene Planning Division, (541) 682-5437

Background and Present Request

The applicant is requesting that the Robinson-Link Cottages be designated as a City of Eugene Historic Landmark. For additional details of the requested City Landmark Designation, site characteristics and history of the structure, please refer to the applicant's written statement and other supporting application materials, as well as the following staff evaluation and attachments. The Robinson-Link Cottages will be subject to historic alteration review in accordance with Eugene Code Sections 9.8175, 9.8180, and 9.8185, should this application be approved.

The Eugene Code (EC) requires City staff to prepare a written report concerning any request for designation of a property as a City of Eugene Historic Landmark. In accordance with the Type III land use application procedures (see EC 9.7320); the staff report is printed and available 7 days prior to the public hearing on the request, to allow citizens an opportunity to learn more about the request and to review the staff analysis of the application. The staff report provides only preliminary information and recommendations. The Historic Review Board will also consider additional public testimony and any other materials presented at the public hearing before making a decision on the application. The Historic Review Board's written decision on the application is generally made within 15 days following closing of the public record, after the public hearing (see EC 9.7330). For reference, the quasi-judicial hearing procedures applicable to this request are described at EC 9.7065 through EC 9.7095.

Referrals/Public Notice

On July 18, 2016, staff provided information concerning the application to other appropriate City departments, public agencies, and the affected neighborhood group, West University Neighbors (WUN). No relevant referral comments were submitted so none are incorporated into the following evaluation of compliance with the applicable historic landmark designation criteria.

City staff mailed and posted the public hearing notice on July 28, 2016, in accordance with the applicable code requirements of EC 9.7315. No public testimony has been received in response to that notice, as of the date of this staff report. Any written testimony received after the date of this report but prior to the public hearing will be forwarded to the Historic Review Board for consideration in making a decision. Public testimony, written or otherwise, may also be presented at the public hearing and submitted into the record for this application.

Staff Analysis

In accordance with EC 9.7330, the Historic Review Board is required to approve, approve with conditions, or deny a Type III land use application. The decision must be based on, and accompanied by, findings that explain the criteria and standards considered relevant to the decision. It must also state the facts relied upon in rendering the decision, and explain the justification for the decision based upon the criteria, standards, and facts set forth.

To assist the Historic Review Board in rendering a decision on this application, staff presents the following City Historic Landmark Designation approval criteria (shown below in bold typeface) with findings related to each, based on the evidence available as of the date of this staff report.

EC 9.8165:

Historic Landmark- Designation Approval Criteria. The historic review board shall designate a historic resource as a historic landmark if it finds that the following criteria are met:

EC 9.8165(1):

Designation is consistent with applicable provisions of the Metro Plan and West University Refinement Plan.

Applicable provisions of the Metropolitan Area General Plan (Metro Plan) are addressed below.

Metro Plan – Historic Preservation Element

- **Adopt and implement historic preservation policies, regulations, and incentive programs that encourage the inventory, preservation, and restoration of structures, landmarks, sites, and areas of cultural, historic, or archeological significance, consistent with overall policies.(Policy 1, page III-I-2)**
- **Institute and support projects and programs that increase citizen and visitor awareness of the area’s history and encourage citizen participation in and support of programs designed to recognize and memorialize the area’s history. (Policy 2, page III-I-2)**

The subject property zoned C-2 Community Commercial with a /TD Transit Oriented Development Overlay, and is designated in the Metro Plan for commercial use. Establishment of the Robinson-Link Cottages as a City Landmark supports the implementation of the above policies, because they were identified and documented in the West University Neighborhood Cultural Resource Survey of 1987 and subsequent Reconnaissance Level Survey in 2014. Landmark designation will recognize the historic significance and encourage the continued preservation and restoration of the Robinson-Link Cottages and landscape for the future through compliance with historic alteration, moving and demolition requirements of Eugene’s land use code.

Furthermore, the research found in the application contributes to the body of knowledge that the City of Eugene maintains on the history of development of the West University Neighborhood of Eugene. Historic landmark designation helps to ensure the preservation of the Robinson-Link Cottages and will help to increase citizen awareness of historic preservation and local history.

West University Refinement Plan – Neighborhood Design Element

- **Elements that enhance neighborhood identity, character, or the “image” of the plan area, as well as livability, shall be maintained and/or encouraged whenever possible. Examples include: pitched roofs, wood-framed windows, wood exterior siding, alley cottages, and older homes.**
- **The City shall encourage preservation of existing older structures in the plan area that merit saving because of structural soundness or historic or architectural merit, using methods such as rehabilitation and housemoving.**

The proposed historic designation is consistent with the above policies. The Robinson-Link Cottages enhance the neighborhood's character and stand as a significant reminder of its history. Preservation of the subject property is consistent with the neighborhood design element due to its architectural merit and consistency with historic neighborhood trends and character.

EC 9.8165(2):

Designation is based on a determination of historic significance according to one or more of the following:

- (a) Is associated with events that have made a significant contribution to the broad patterns of history.**

The cottages sit at the west side of Patterson Alley, just north of East 13th Avenue. The property is near the center of the West University Neighborhood (WUN), which is characterized by a variety of land uses, historic structures, and proximity to the University of Oregon and Sacred Heart Hospital.

The development of Patterson Alley with a collection of moved buildings evolved into local lore as "Max's Alley," because of its direct association with Max's Tavern, which exists at the end of Patterson Alley to the south at East 13th Avenue. Sanborn Map research reveals that the original large lots abutting Patterson Alley to the west and east were subdivided around 1925 to allow for infill construction and for placement of moved buildings (primarily for student rentals). The four houses on tax lot 6000 are modest in size and typically were not designed by architects, but constructed by local builders from pattern book designs. Also, research has revealed that "an additional component in the character of the neighborhood has been the propensity to move buildings, both during and since the historic period."

It appears that the Italianate House was originally built around 1880. The house was originally located at the west side of the large lot (now divided in two) facing Ferry Street as indicated by the 1890 Sanborn Map. By 1925, the Italianate house was moved to the east side of the lot which faces Patterson Alley.

It appears that the Robinson-Link Cottages are associated with the early development of the West University Neighborhood. The trend of growth and expansion in the area highlights the importance of these historic student housing structures. The house at 1266 Patterson Alley is associated with the Progressive Era: 1884-1913 of Eugene and development of the West University Neighborhood. The house's integrity of location on the original tax lot, albeit moved, and its prominence among early development in the area contribute to the pattern of history associated with the development of this neighborhood of Eugene. The moving in of three more rental houses also contributes to the long history of infill construction to allow for residential rentals associated with students attending the University of Oregon. Therefore, the Robinson-Link Cottages should be considered to be significant and meet the requirements of this criterion.

(b) Is associated with the lives of persons significant to our past.

Property ownership records indicate that there were several separate owners. Significance related to a person is assigned to the property that is associated with the tenure and productive history of the individual. Because research indicates no one of significance to the history or development of Eugene ever lived at the Robinson-Link Cottages, we cannot establish significance for persons with this property. Therefore, this criterion does not apply.

(c) 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 may lack individual distinction.

The Italianate style house form was exceedingly popular in Oregon between 1870 and 1885. The house exemplifies the Italianate style through the use of materials, including the vertical board construction and two-over-two double hung windows (vertical glazing) evident in the bay window. Low-pitched hip and gable roofs and overhanging eaves with decorative brackets are all characteristic of the Italianate style. The emphasis is on verticality, which is seen in window and door openings and the bay window. The Italianate House sits on its original lot, however the structure was moved to its current location at the back of the lot facing west on Patterson Alley. The Sanborn Insurance Map dated 1925 supports this location.

The two student cottages to the east (1264 & 1266) are one-story with multi-pane windows in various configurations, narrow horizontal board siding with metal caps at the convergence of the corners, and small shed roofs over the entrance doors supported by brackets. Stylistically, they are vernacular but influenced by the bungalow craze of the early 20th century. These houses are set on piers and do not show evidence of a substantial foundation.

The third cottage at 1268 Patterson Alley is elevated on a poured concrete foundation. The wide horizontal board tongue-and-groove siding is typical of the post-World War Two era, as are the two-over-two (horizontal glazing) double-hung windows. This house could be described as a modest minimal tract style house typical of this period.

Each of the dwellings retain noteworthy design features with no significant or noticeable alterations. High quality construction techniques and materials were identified from on-site evaluation of the property. The Robinson-Link Cottages possess distinctive characteristics of type, period and method of construction. As such, the Robinson-Link Cottages are considered to be significant and meet the requirements of this criterion.

(d) Yields, or may be likely to yield, information important to prehistory or history.

This criterion is not applicable because it is unknown if any archaeological resources exist at this site.

EC 9.8165(3):

In addition to EC 9.8165(1) and (2) above, criteria for designation of a historic resource that was moved, is primarily commemorative in intent, or less than fifty years of age shall include the following considerations:

- (a) A historic resource moved from its original location or a place that has historic significance can be eligible if it has historic architectural significance or is the surviving property most importantly associated with a historic person or event.**

All four buildings on tax lot 6000 have been moved from other locations. The Italianate style house has been moved from the “front” of the lot facing Ferry Street to the “back” of the lot on Patterson Alley. As detailed above, the homes have architectural significance and a high level of integrity, and are therefore eligible for City Landmark status despite being moved. Further, staff notes that the vicinity to the original location and history of moving houses in the area contribute to the historic significance and integrity of the house and associated cottages. Further, all four houses were moved over 50 years ago; therefore, the moving events reflect the history of house moving and historic development patterns of the neighborhood.

- (b) A historic resource that is primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historic significance.**

This criterion is not applicable because the subject structures are not a commemorative historic resource (like a monument or plaque).

- (c) A historic resource achieving significance within the last fifty years can be eligible if it is of exceptional importance.**

This criterion is not applicable because the subject structures are over fifty years of age.

Staff Recommendation

Based on the information and materials in the record, and the findings contained in this report, staff recommend approval of the Historic Landmark Application for the Robinson-Link Cottages (HD 16-1) because the proposal is consistent with the Metro Plan and meets or exceeds the significance criteria at 9.8165(2)(a), 9.8165(2)(c) and 9.8165(3)(a).

Attachments

- Exhibit 1: Robinson-Link Cottages Site and Vicinity Map
- Exhibit 2: Applicant’s Written Statement and Application

For More Information

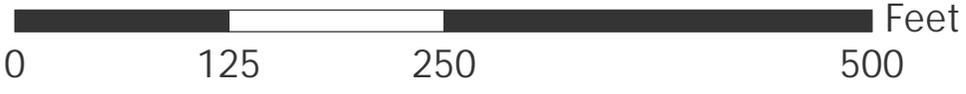
Please contact Erik Berg-Johansen, Assistant Planner, City of Eugene Planning Division, at: (541) 682-5437; or by e-mail, at: erik.berg@ci.eugene.or.us

Exhibit 1 - Vicinity Map



Legend

-  Subject Property
-  Streets
-  Taxlots

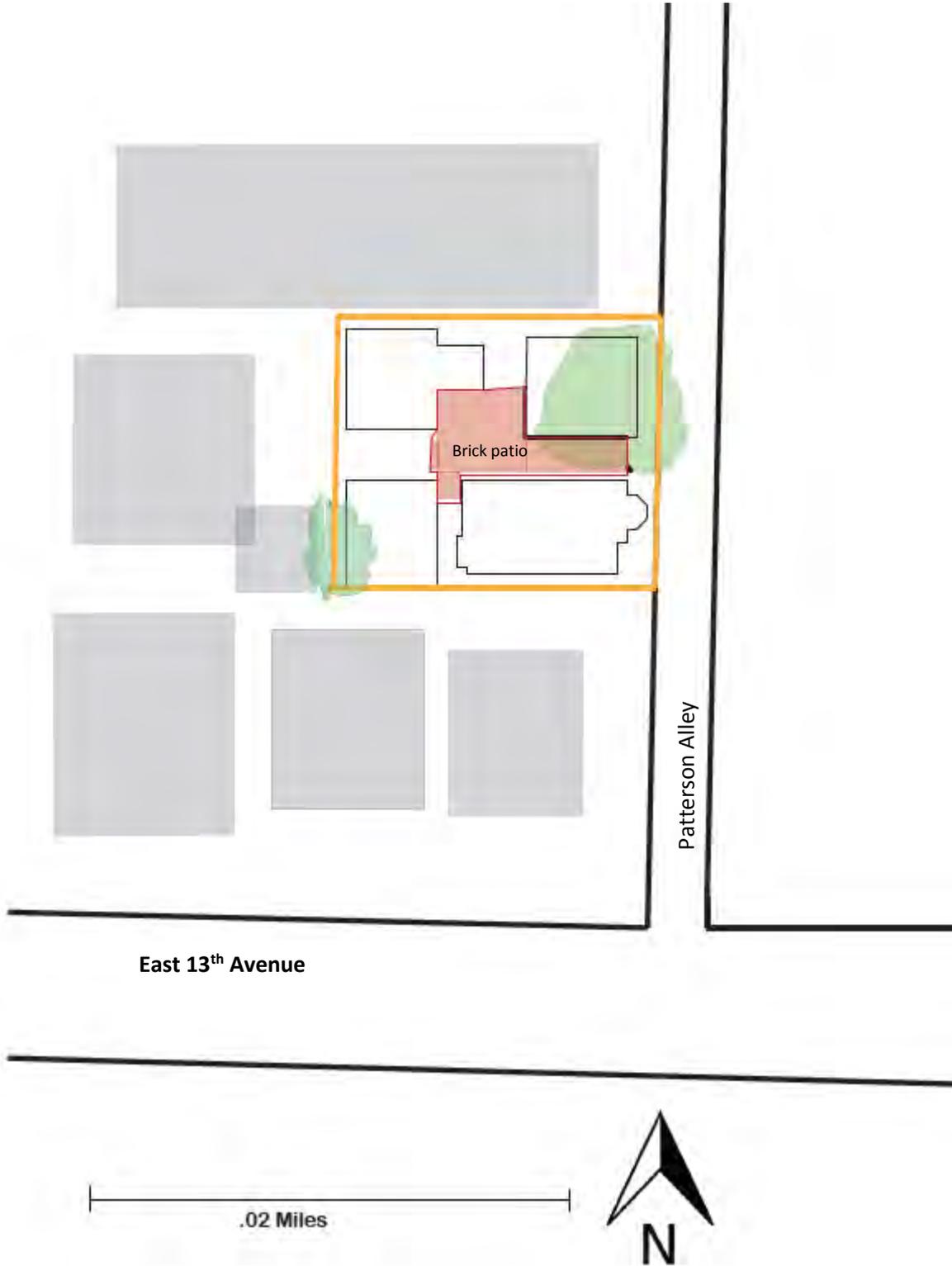


Caution:
This map is based on imprecise source data, subject to change, and for general reference only.



Exhibit 1
Site Plan

Site Plan





1266 PATTERSON ALLEY

HISTORIC DESIGNATION APPLICATION

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I. Land Use Request

Tom Link is the current owner of the four houses located at 1262, 1264, 1266, and 1268 Patterson Alley, on tax lot 6000, map number 17-03-32-32. All four buildings are currently used as residential rental units. The Italianate style house at 1266 Patterson Alley dates to circa 1880s, with original windows, siding and floors. Research reveals a long history of rental use associated with providing student housing in the West University Neighborhood. Mr. Link seeks to preserve and recognize the significance of these four houses by nominating them to the City of Eugene Historic Landmark Inventory.

II. Site Conditions

A. Tax Lot

The tax lot involved is Lane County Assessor’s Map 17033232, Tax Lot 06000. A tax lot map is enclosed. The deed and legal description of the property are also included as attachments.

B. Site Context

The house sits on the west side of Patterson Alley, just north of East 13th Avenue. The property is near the center of the West University Neighborhood (WUN), which is characterized by a variety of land uses, historic structures, and proximity to the University of Oregon and Sacred Heart Hospital.

The development of Patterson Alley with a collection of moved buildings evolved into local lore as “Max’s Alley,” Because of its direct association with Max’s Tavern, which terminates Patterson Alley to the south at East 13th Avenue. Sanborn map research reveals that the original large lots abutting Patterson Alley to the west and east were subdivided around 1925 to allow for infill construction, or moved buildings, for student rentals. The four houses on tax lot 6000 are modest in size and typically were not designed by architects, but constructed by local builders from pattern book designs. Also, research has revealed that “an additional component in the character of the neighborhood has been the propensity to move buildings, both during and since the historic period.”¹

C. Site History and Planning Context

¹ Land and Community Associates. *West University Neighborhood Cultural Resources Survey*. Planning Department, City of Eugene, 1987.

The Italianate style house was originally built around 1880. The house was originally located at the west side of the large lot (now divided in two) facing Ferry Street as indicated by the 1890 Sanborn Map. By 1925, as indicated by that year's Sanborn Map, the Italianate house is now moved to the east side of the lot (facing Patterson Alley) and the three additional cottages are present.

The history of WUN has been documented in the West University Neighborhood Cultural Resources Survey. The West University Neighborhood reflects the changing tastes in student housing since the founding of the University of Oregon in 1876. What originally was a generally single-family house neighborhood in the 19th century has evolved over the decades to accommodate a diverse collection of student housing types of multiple styles. This trend continues to this day, primarily because of the high-density zoning that overlays the neighborhood.

D. Resource Description

Information sources consulted for the resource descriptions contained herein are listed at the end of this written statement.

E. Record of Ownership

1856: Property is part of Lot 7, Block 5 Hilyard Shaw's Add to Eugene City, as platted and recorded in Vol. A, page 234, Lane County Oregon Plat Records

1856 – 1909: Additional deed research needed

1909: James Firth to Mary Firth (wife) – entire lot

1910: Mary Firth to W. E. Boddy

1914: Elizabeth Boddy (wife) purchases from W. E. Boddy

1925: Otto B. Eglund purchases from Boddy

1925: Lillian Moore and Lon Moore from Eglund (some confusion here regarding dates on deeds)

1946: Keith and Ruth Stump purchase from Moore – first mention of east 80 feet of Lot 7, Block 5

1949: Max and Juanita Robinson purchase from the Stumps

1974: The Estate of Juanita Robinson conveys property to Nelly Link

1985: Nelly Link conveys property to Thomas Link

F. Physical Description

The main house exemplifies the Italianate style through the use of materials, including the vertical board construction and two-over-two double hung windows (vertical glazing) evident in the bay window. Low-pitched hip and gable roofs and overhanging eaves with decorative brackets are all characteristic of the Italianate style. The emphasis is on verticality, which is seen in window and door openings and the bay window.

The typically open porch on the east elevation has been in-filled with multi-pane windows to make it usable as interior space. The house has been divided down the middle so it is now a duplex. The interior illustrated some original materials at the former parlor, including vertical-board construction once covered with muslin and wallpaper, a shiplap board ceiling that matches the exterior siding, and original door and window surrounds.

The two student cottages to the east (1264 & 1266) are one-story with multi-pane windows in various configurations, narrow horizontal board siding with metal caps at the convergence of the corners, and small shed roofs over the entrance doors supported by brackets. Stylistically, they are vernacular but influenced by the bungalow craze of the early 20th century. These houses are set on piers and do not show evidence of a substantial foundation.

The house at 1268 Patterson Alley is elevated on a poured concrete foundation. The wide horizontal board tongue-and-groove siding is typical of the post WWII era, as are the two-over-two (horizontal glazing) double-hung windows. This house could be described as a modest minimal tract style house typical of this period.

Recommendation: All four of the houses located on tax lot 6000 are over 50 years of age, making them eligible for listing as City of Eugene Historic Landmarks. The Italianate style house is architecturally significant for Eugene because of the rarity of this style remaining in the historic inventory. Patterson Alley is unique as an example of infill construction in the West University Neighborhood through the partitioning of the original large lots of Hilyard Shaw's addition into smaller lots for rental housing.

III. Supportive Findings and Facts

Historic Landmark Designation Approval Criteria are found in Section 9.8165 of the Eugene Code. Following each criterion are proposed findings of fact.

A. Eugene Code Zoning Amendment Criteria

9.8165 Historic Landmark- Designation Approval Criteria. *The historic review board shall designate a historic resource as a historic landmark if it finds that the following criteria are met:*

(1) *Designation is consistent with applicable provisions of the Metro Plan and applicable refinement plans.*

Metro Plan

Tax lot 6000 is designated-2, Community Commercial. Establishment of the structures as a historic landmark will ensure the preservation of the historic community character. Preservation of the property will further the goals, objectives, and policies of the Historic Preservation Element of the Metro Plan.

(2) *Designation is based on a determination of historic significance according to one or more of the following:*

(a) Is associated with events that have made a significant contribution to the broad patterns of history.

The house at 1266 Patterson Alley is associated with the Progressive Era: 1884-1913 of Eugene and development of the West University Neighborhood. The house's integrity of location on the original tax lot, albeit moved, and its prominence among early development in the area contribute to the pattern of history associated with the development of this neighborhood of Eugene. The moving in of three more rental houses also contributes to the long history of infill construction to allow for residential rentals associated with students attending the University of Oregon.

(c) 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 may lack individual distinction.

The house at 1266 Patterson Alley embodies the distinctive characteristics of the Italianate style. The structure is intact and is an excellent example of this early historic house style. This is a rare style in Eugene, with an early construction date and good integrity of exterior materials. The other three houses contribute to the grouping and are over 50 years of age, but are not considered to be significant individually for architectural merit.

Italianate is an umbrella term used to describe the romantic style of Italian inspiration popular between 1855 and 1890. These styles attempted to capture the look of Italian Renaissance palaces and villas. Italianate, part of America's picturesque movements, was popularized in the 1850s and 1860s by such pattern books as Andrew Jackson Downing's *Cottage Residences* (1842) and *The Architecture of Country Houses* (1850), The style was adaptable and could be used for public and commercial buildings, and modest but dignified houses. In general, the Italianate style was not used for residential architecture in Oregon until 1870. Once adopted, it remained popular through the mid-1880s.

(3) *In addition to EC 9.8165 (1) and (2) above, criteria for designation of a historic resource that was moved, is primarily commemorative in intent, or less than fifty years of age shall include the following consideration:*

(a) A historic resource moved from its original location or a place that has historic significance can be eligible if it has historic architectural significance or is the surviving property most importantly associated with a historic person or event.

All four buildings on tax lot 6000 have been moved from other locations. The Italianate style house has been moved from the 'front' of the lot facing Ferry Street to the 'back' of the lot on Patterson Alley. The vicinity to the original location and history of moving houses in the area contribute to the historic significance and integrity of the house and associated cottages.

(b) A historic resource that is primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historic significance

The proposed Landmark designation is not primarily commemorative in nature. Therefore, this criterion does not apply.

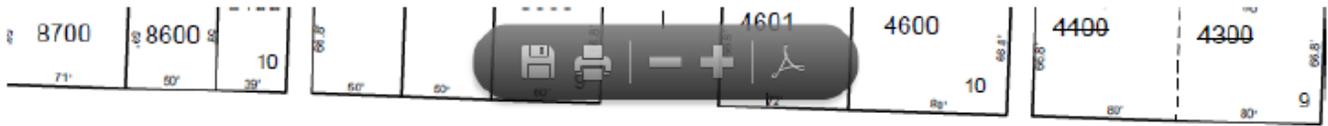
(c) A historic resource achieving significance within the last fifty years can be eligible if it is of exceptional importance.

The proposed Landmark is over 50 years old. Therefore, this criterion does not apply.

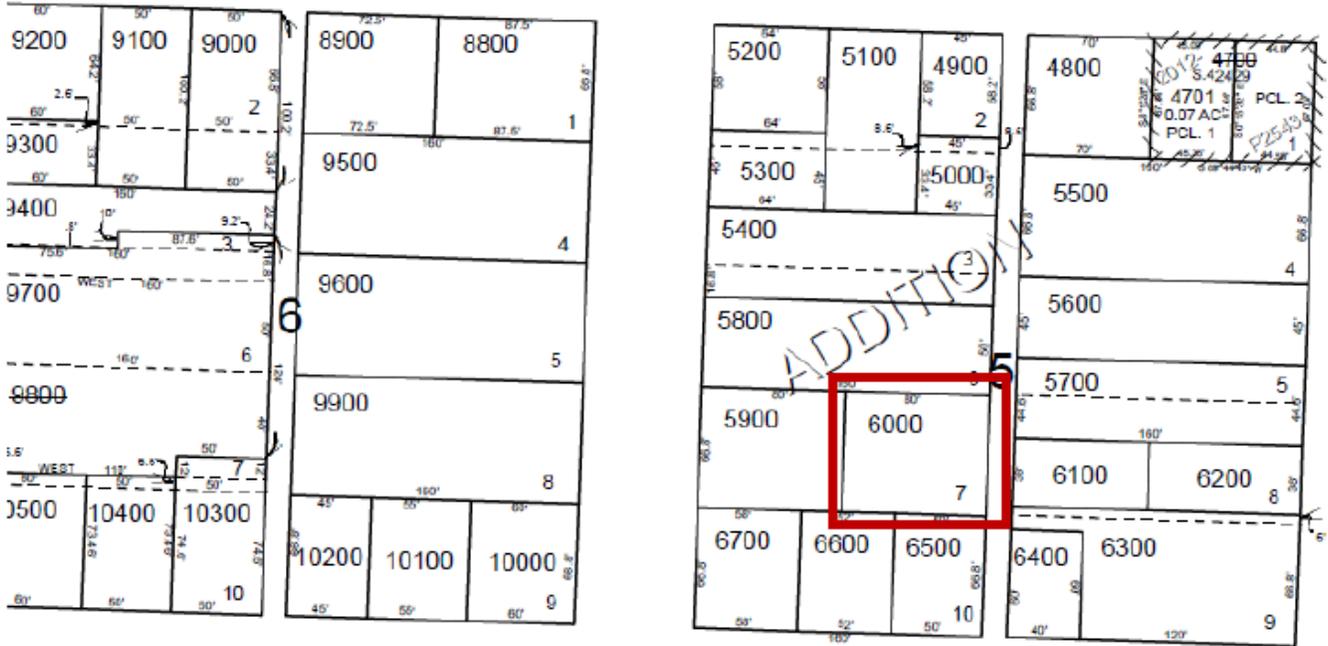
IV. Conclusion

As outlined in this application, the proposed designation the four houses on tax lot 6000, facing Patterson Alley meets applicable Historic Landmark designation criteria A and C. The listing as a City Landmark furthers the goals of Eugene's Historic Preservation Program. The property owner is to be commended for recognizing the historic significance of the Italianate House and this residential grouping on Patterson Alley in the West University Neighborhood.

Attachment A: Tax Lot Map

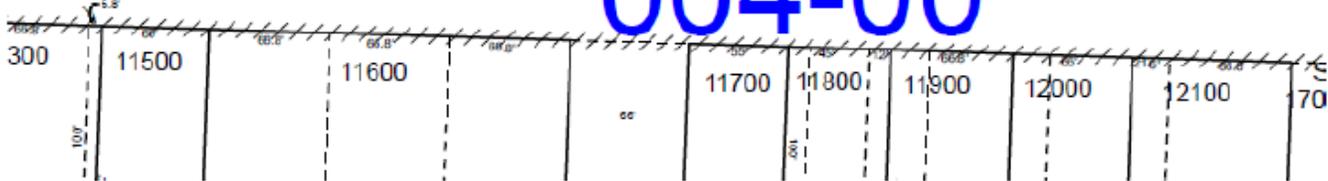


12TH



13TH

004-00



Attachment B

<p>40421 OLD NUMBER</p>		<p>OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON</p>				<p>CODE NO. 004-00</p>	
<p>MAP NO. 17.03.32.3.2</p>		<p>TAX LOT NO. 6000</p>	<p>284 891</p>	<p>SECTION _____</p>	<p>TOWNSHIP _____ S.</p>	<p>RANGE _____ W.M.</p>	<p>AERIAL PHOTO</p>
<p>ACCOUNT NUMBER</p>		<p>LOT NO. 7</p>	<p>BLOCK NO. 5</p>	<p>ADDITION SHAW'S ADD. TO EUGENE</p>			<p>CITY _____</p>
<p>INDENT EACH NEW COURSE TO THIS POINT</p>		<p>LEGAL DESCRIPTION</p>			<p>DEED RECORD</p>		<p>ACRES REMAINING</p>
		<p>E. 80 feet of Lot 7, Block 5 Shaw's ADD to Eugene, as platted and recorded in Bk. A Pg. 234, LCDR., LCO</p>			<p>DATE OF ENTRY</p>	<p>DEED NUMBER</p>	
					<p>1950</p>	<p>396/101</p>	
					<p>1974</p>	<p>92</p>	
					<p>1986</p>	<p>R689/18825</p>	<p>R1366/85-31923</p>

Figure 2 1890 Sanborn Map

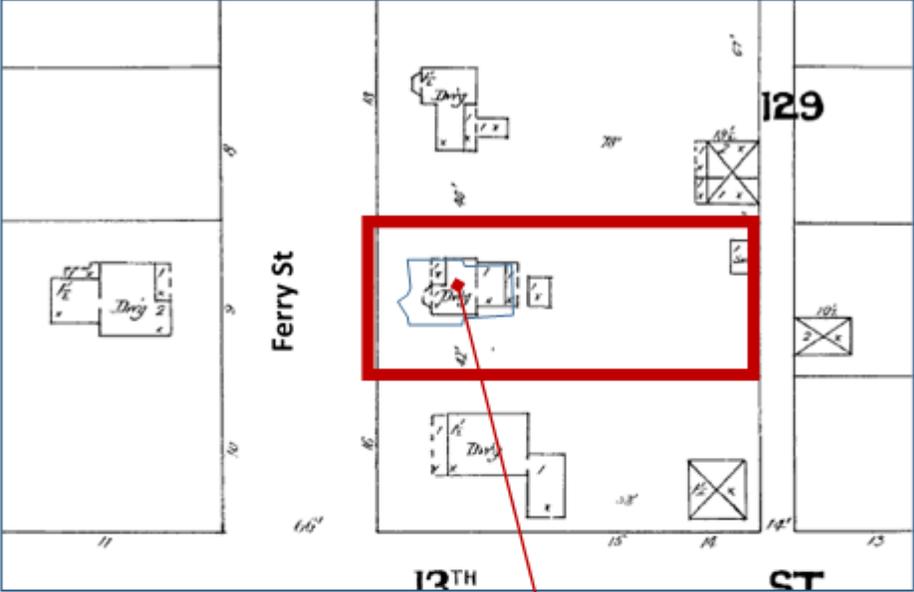
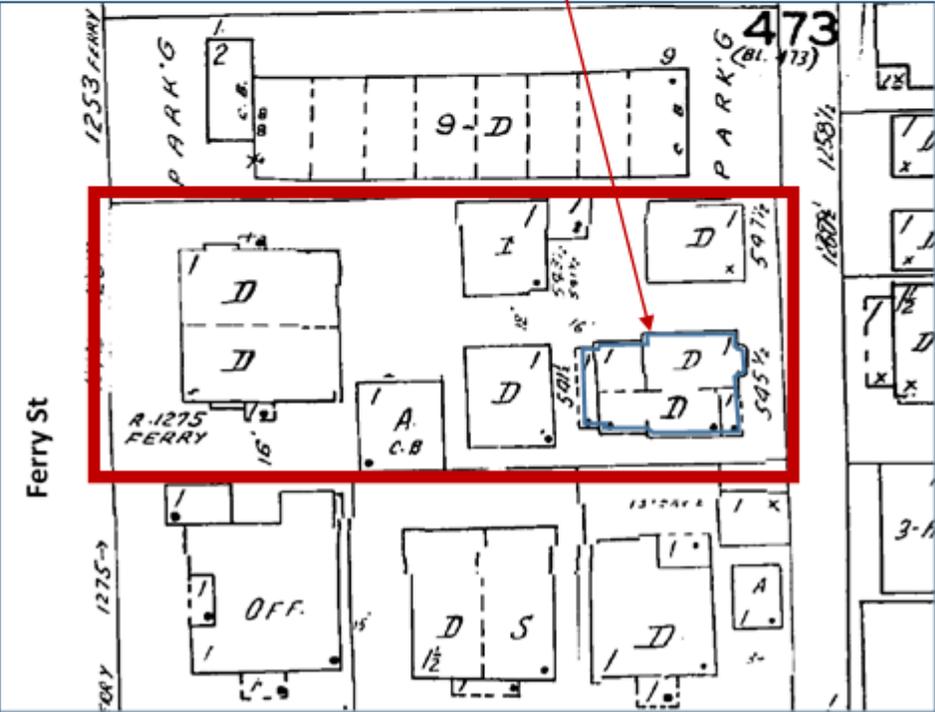


Figure 2 1925 Sanborn Map



Photos & Sketches for Tax Account



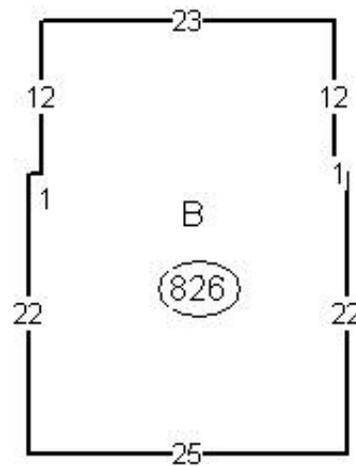
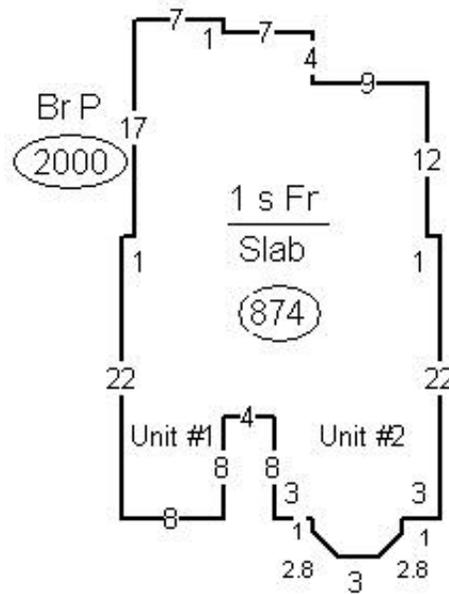
Map & Taxlot # 17-03-32-06000



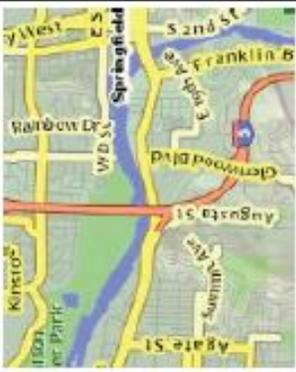
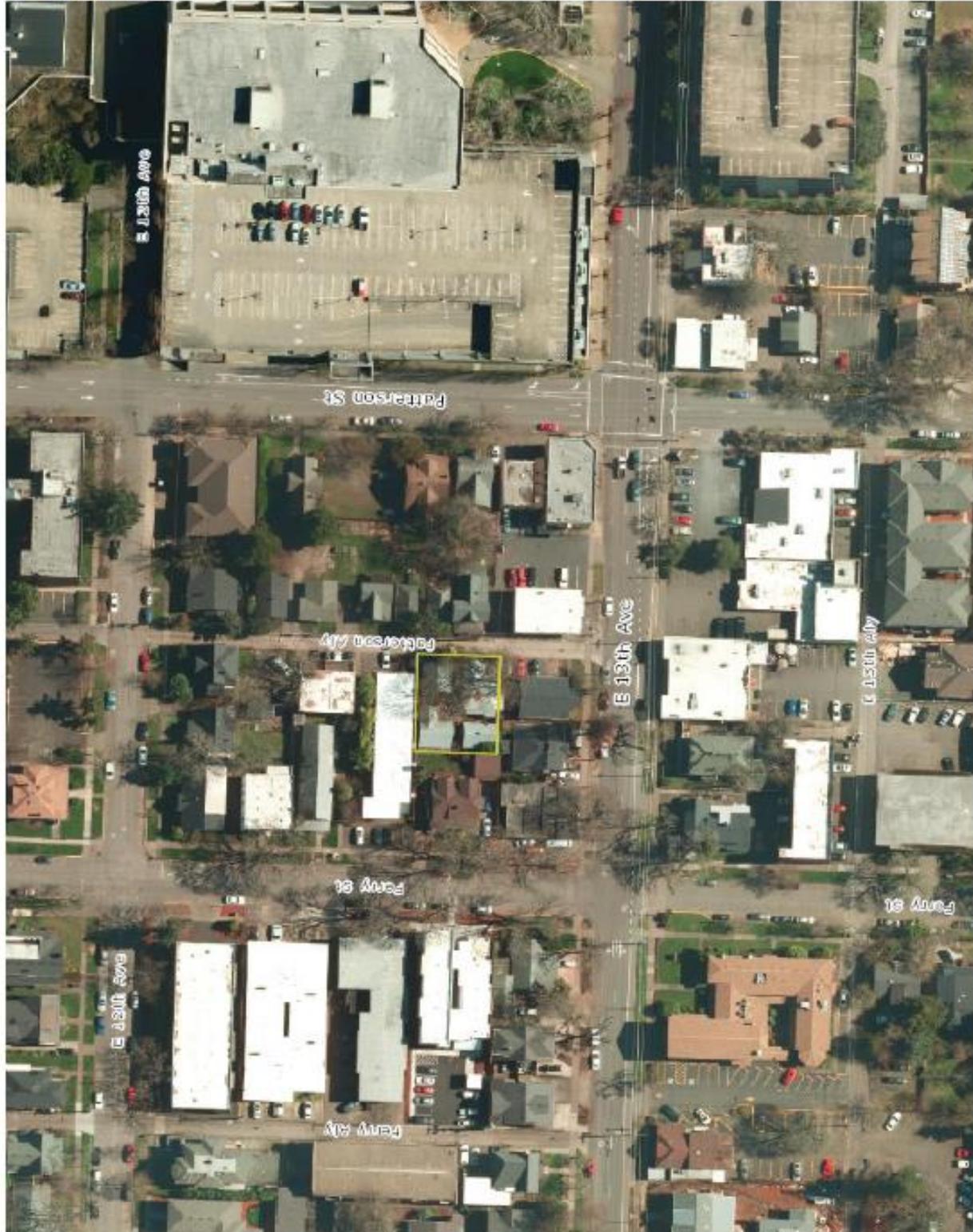


0284891 C01
1900 Built
1419 SF

17-03-32-32-06000
(4) 1BR/1BA
(1) 2BR/1BA
3027 Total SF



1266 Patterson Alley



Legend

- Freeway Names
- Highway Names
- Major Road Names
- Minor Road Names
- Local Road Names
- Rail Lines



1:1,447

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

0.0 0.02 0.0 Miles

NAD_1983_HARN_StatePlane_Oregon_South_FIPS_3602_Feet_Int
 © Lane Council of Governments

Oregon Historic Site Form

1266 Patterson Alley
Eugene, Lane County

LOCATION AND PROPERTY NAME

address: 1266 Patterson Alley apprx. addr
Eugene vcnty Lane County

historic name:
current/
other names:

Optional Information
assoc addresses:
(former addresses, intersections, etc.)
location descr:
(remote sites)

block nbr: _____ lot nbr: _____ tax lot nbr: _____
township: 18S range: 3W section: 8 1/4: _____
zip: _____

PROPERTY CHARACTERISTICS

resource type: Building height (# stories): 1
elig. evaluation: eligible/contributing
primary constr date: 1900 (c.) secondary date: _____ (c.)
(optional—use for major addns)
primary orig use: Single Dwelling
secondary orig use: _____
primary style: Italianate
secondary style: _____
primary siding: Horizontal Board
secondary siding: _____
plan type: Other Residential Type

total # eligible resources: 1 total # ineligible resources: 0
NR status: _____
NR date listed: _____ (indiv listed only; see Grouping for hist dist)
orig use comments: _____
prim style comments: _____
sec style comments: _____
siding comments: _____
architect: _____
builder: _____

comments/notes: **(Moved circa 1925-30) wood windows, excellent integrity, bay window**

GROUPINGS / ASSOCIATIONS

survey project name or other grouping name	Eugene West University Neighborhood Cultural Resources Survey, 1987	Survey & Inventory Project
	Eugene West University Neighborhood RLS 2014, 2014	Survey & Inventory Project

farmstead/cluster name: _____ external site #: _____
(ID# used in city/agency database)

SHPO INFO FOR THIS PROPERTY

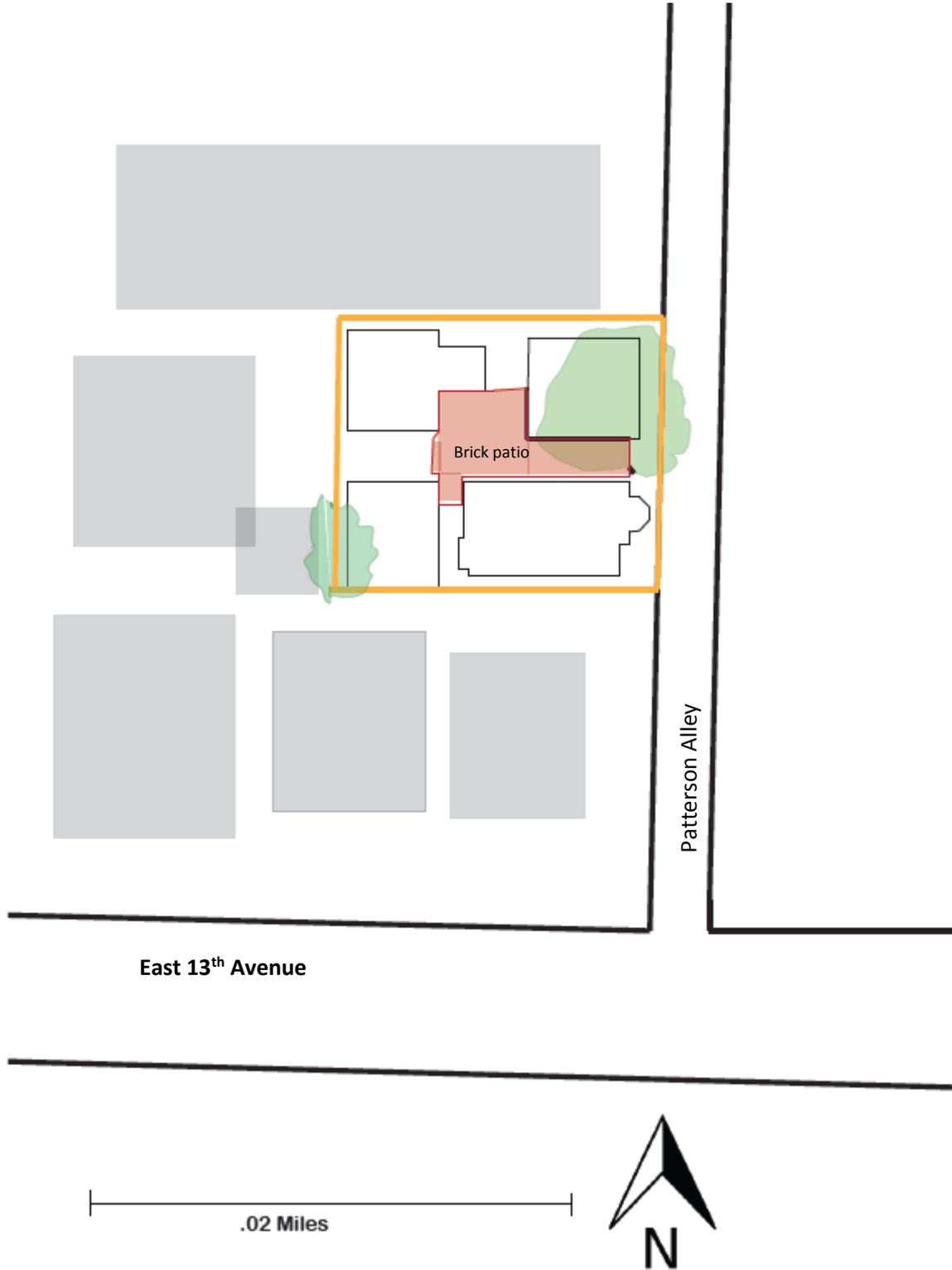
NR date listed: _____
ILS survey date: _____
RLS survey date: 7/1/2014
Gen File date: _____

106 Project(s)



front façade

Site Plan





Atrium Building, 99 West 10th Avenue
 Eugene, Oregon 97401
 Phone: 541-682-5377
 Fax: 541-682-5572
www.eugene-or.gov/planning

CITY HISTORIC LANDMARK DESIGNATION STAFF REPORT

NORMAN FARMHOUSE DUPLEX (HD 16-2)

File Name (Numbers):

Norman Farmhouse Duplex – (HD 16-2)

Applicant:

CO-OR Land Development LLC, applicant and owner

Applicant's Request:

The applicant seeks to preserve and recognize the significance of this property by nominating it to the City of Eugene City Landmark Inventory.

Subject Property/Location:

771-773 East 16th Avenue (approximately 0.10 acre); Tax Lot 3300 of Assessor's Map 17-03-32-34; See attached vicinity map.

Relevant Dates:

Application submitted and deemed complete on July 18, 2016; public hearing scheduled for September 1, 2016.

Lead City Staff:

Rodney Bohner, Program Assistant, City of Eugene Planning Division, (541) 682-8385
 Erik Berg-Johansen, Assistant Planner, Eugene Planning Division, (541) 682-5437

Background and Present Request

The applicant is requesting that the Norman Farmhouse Duplex be designated as a City of Eugene City Landmark. For additional details of the requested City Landmark Designation, site characteristics and history of the structure, please refer to the applicant's written statement and other supporting application materials, as well as the following staff evaluation and attachments. The Norman Farmhouse Duplex will be subject to historic alteration review in accordance with Eugene Code Sections 9.8175, 9.8180, and 9.8185, should this application be approved.

The Eugene Code (EC) requires City staff to prepare a written report concerning any request for designation of a property as a City of Eugene Historic Landmark. In accordance with the Type III

land use application procedures (see EC 9.7320); the staff report is printed and available 7 days prior to the public hearing on the request, to allow citizens an opportunity to learn more about the request and to review the staff analysis of the application. The staff report provides only preliminary information and recommendations. The Historic Review Board will also consider additional public testimony and any other materials presented at the public hearing before making a decision on the application. The Historic Review Board's written decision on the application is generally made within 15 days following closing of the public record, after the public hearing (see EC 9.7330). For reference, the quasi-judicial hearing procedures applicable to this request are described at EC 9.7065 through EC 9.7095.

Referrals/Public Notice

On July 28, 2016, staff provided information concerning the application to other appropriate City departments, public agencies, and the affected neighborhood group (West University Neighbors (WUN)). No relevant referral comments were submitted so none are incorporated into the following evaluation of compliance with the applicable historic landmark designation criteria.

City staff mailed and posted the public hearing notice on July 28, 2016, in accordance with the applicable code requirements of EC 9.7315. No public testimony has been received in response to that notice, as of the date of this staff report. Any written testimony received after the date of this report but prior to the public hearing will be forwarded to the Historic Review Board for consideration in making a decision. Public testimony, written or otherwise, may also be presented at the public hearing and submitted into the record for this application.

Staff Analysis

In accordance with EC 9.7330, the Historic Review Board is required to approve, approve with conditions, or deny a Type III land use application. The decision must be based on, and accompanied by, findings that explain the criteria and standards considered relevant to the decision. It must also state the facts relied upon in rendering the decision, and explain the justification for the decision based upon the criteria, standards, and facts set forth.

To assist the Historic Review Board in rendering a decision on this application, staff presents the following City Historic Landmark Designation approval criteria (shown below in bold typeface) with findings related to each, based on the evidence available as of the date of this staff report.

EC 9.8165:

Historic Landmark- Designation Approval Criteria. The historic review board shall designate a historic resource as a historic landmark if it finds that the following criteria are met:

EC 9.8165(1):

Designation is consistent with applicable provisions of the Metro Plan and applicable refinement plans.

Applicable provisions of the Metropolitan Area General Plan (Metro Plan) are addressed below.

Metro Plan – Historic Preservation Element

- **Adopt and implement historic preservation policies, regulations, and incentive programs that encourage the inventory, preservation, and restoration of structures, landmarks, sites, and areas of cultural, historic, or archeological significance, consistent with overall policies. (Policy 1, page III-I-2)**
- **Institute and support projects and programs that increase citizen and visitor awareness of the area’s history and encourage citizen participation in and support of programs designed to recognize and memorialize the area’s history. (Policy 2, page III-I-2)**

Recognition of the historic significance of the Norman Farmhouse Duplex as a City Landmark supports the implementation of the above policies because it was identified and documented in the West University Neighborhood Cultural Resource Survey of 1987 and subsequent Reconnaissance Level Survey in 2014. City Landmark designation will encourage the continued preservation and restoration of the duplex and its landscape for the future through compliance with historic alteration, moving and demolition requirements of Eugene’s land use code.

Furthermore, the research found in the application contributes to the body of knowledge that the City of Eugene maintains on the history of development of the West University Neighborhood of Eugene. Historic landmark designation helps to ensure the preservation of the Norman Farmhouse Duplex and will help to increase citizen awareness of historic preservation and local history.

West University Refinement Plan – Neighborhood Design Element

- **Elements that enhance neighborhood identity, character, or the “image” of the plan area, as well as livability, shall be maintained and/or encouraged whenever possible. Examples include: pitched roofs, wood-framed windows, wood exterior siding, alley cottages, and older homes.**
- **The City shall encourage preservation of existing older structures in the plan area that merit saving because of structural soundness or historic or architectural merit, using methods such as rehabilitation and housemoving.**

The proposed historic designation is consistent with the above policies. The Norman Farmhouse Duplex enhances the neighborhood’s character and stands as a significant reminder of its history. Preservation of the subject property is consistent with the neighborhood design element due to its architectural merit and consistency with historic neighborhood trends and character.

EC 9.8165(2):

Designation is based on a determination of historic significance according to one or more of the following:

- (a) Is associated with events that have made a significant contribution to the broad patterns of history.**

In 1903, Samuel M. Manerud purchased the current lot at 771 East 16th Avenue. Research indicates that the lot was part of R.F. Scott's Addition, a 1902 subdivision. Newspaper articles and classified ads indicate that the duplex was constructed in 1938 by the Haynes Brothers construction company following designs by architect John Hunzicker.

Much of the West University Neighborhood grew and developed in tandem with the University of Oregon. According to the 1987 *West University Neighborhood Cultural Resources Survey*, the growth of the University impacted the building of student, staff and faculty housing as well as commercial development. Furthermore, many houses served as rental property for students. Fraternities and sororities also developed in the campus vicinity, many of which were designed by local architects, including John Hunzicker. Today, the University continues to impact the West University Neighborhood, witnessed through demolitions and new apartment construction and varied land uses including commercial, service, and educational.

It appears that the Norman Farmhouse Duplex is associated with the early development of the West University Neighborhood. The trend of growth and expansion in the area highlights the importance of preservation in the neighborhood; protecting these remaining examples of student housing will ensure that some of the historic character of the neighborhood is preserved.

- (b) Is associated with the lives of persons significant to our past.**

Property ownership records indicate that there were several separate owners. Because research indicates no one of significance to the history or development of Eugene ever lived at the Norman Farmhouse Duplex, we cannot establish significance for persons with this property. Therefore, this criterion does not apply.

- (c) 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 may lack individual distinction.**

The Norman Farmhouse style was popular in Oregon between 1910 and 1935. The Norman Farmhouse style is characterized by steeply pitched gable roofs, asymmetrical mass, round-arched door and window openings, windows with small panes, a mix of building materials including shingles, bricks, stucco, and wooden siding, and English and French country house

elements. The style is part of the larger Historic Period characterized by the simultaneous appearance of various historic modes constructed between the World Wars.¹

Records indicate the architect of the duplex was John Hunzicker, a prolific architect in Eugene and Oregon who is responsible for many noteworthy commercial, public, religious and residential buildings. Hunzicker's Eugene designs date from 1906 through the early 1940s. He was responsible for many noteworthy buildings including the Miner Building (132 East Broadway), the McMorran and Washburne building (8th and Willamette), the Eugene Hotel (222 East Broadway), and many residences, fraternities, and sororities.

The duplex retains noteworthy design features with no significant or noticeable alterations. Constructed in 1938, this building is a representative example of the Historic Period and Norman Farmhouse Style. The house has a hipped roof with a central chimney. The second story has shingle cladding while stucco covers the main story. The paint on the house is red on the stucco and a dark brown color for the shingles on the second floor. There are two entrances into the building that lead to the two separate dwelling units within the duplex. Both of these entrances are mirrored front gabled roofs with an arched door. There is a ribbon of windows on the sides of the building's entrances that are six pane window over six pane. The windows are double hung with six over six panes. On the east elevation there is a false triangle front that has a cornice coming to a point. Outside of the Norman Farmhouse styling, the house displays minimal decorations with the few decorative features including the Tudor arch detail around the front doors.

The Norman Farmhouse Duplex possesses distinctive characteristics of style, period and method of construction. The impact of Architect John Hunzicker is well noted and the duplex reflects his work. Because of its direct association with a prominent architect and the retention of the original design elements, the house should be considered significant and meeting the requirements of this criterion.

(d) Yields, or may be likely to yield, information important to prehistory or history.

This criterion is not applicable because it is unknown if any archaeological resources exist at this site.

EC 9.8165(3):

In addition to EC 9.8165(1) and (2) above, criteria for designation of a historic resource that was moved, is primarily commemorative in intent, or less than fifty years of age shall include the following considerations:

(a) A historic resource moved from its original location or a place that has historic significance can be eligible if it has historic architectural significance or is the surviving property most importantly associated with a historic person or event.

¹ Clark, Rosalind, Oregon Style: Architecture from 1840 to the 1950s (Portland: Professional Book Center, 1983) 130-157.

This criterion is not applicable because the Norman Farmhouse Duplex has not been moved from its original location.

- (b) A historic resource that is primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historic significance.**

This criterion is not applicable because the Norman Farmhouse Duplex is not a commemorative historic resource (like a monument or plaque).

- (c) A historic resource achieving significance within the last fifty years can be eligible if it is of exceptional importance.**

This criterion is not applicable because the Norman Farmhouse Duplex is over fifty years of age with a construction date of 1938.

Staff Recommendation

Based on the information and materials in the record, and the findings contained in this report, staff recommend approval of the City Landmark Application for the Norman Farmhouse Duplex (HD 16-2) because the proposal is consistent with the Metro Plan and meets or exceeds the significance criteria at 9.8165(2)(a) and 9.8165(2)(c).

Attachments

- Exhibit 1: Norman Farmhouse Duplex Site and Vicinity Map
- Exhibit 2: Applicant's Written Statement and Application

For More Information

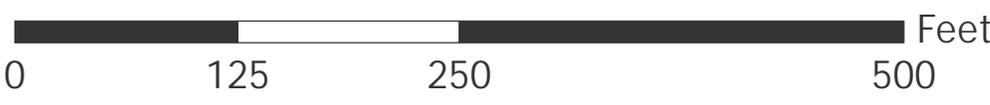
Please contact Erik Berg-Johansen, Assistant Planner, City of Eugene Planning Division, at: (541) 682-5437; or by e-mail, at: erik.berg@ci.eugene.or.us

Exhibit 1 - Vicinity Map



Legend

-  Subject Property
-  Streets
-  Taxlots



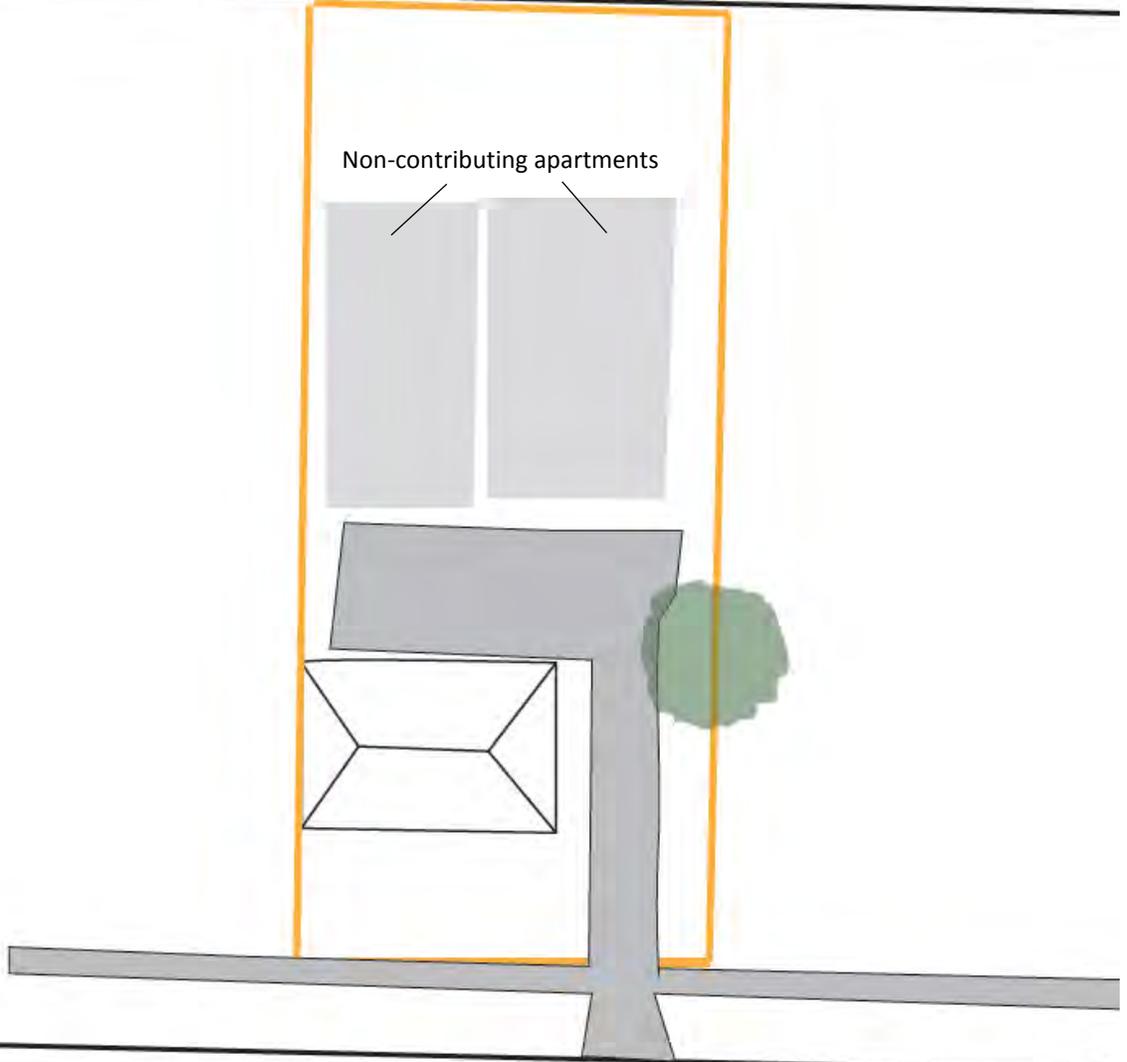
Caution:
This map is based on imprecise source data, subject to change, and for general reference only.



Exhibit 1
Site Plan

East 15th Alley

Non-contributing apartments



East 16th Avenue



771 – 773 EAST 16TH AVENUE

HISTORIC DESIGNATION APPLICATION

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I. Land Use Request

Jennifer Belknap is the current owner of the house located at 771 (771 – 773) East 16th Avenue, on tax lot 3300, map number 17-03-32-34. The buildings currently houses two (duplex) residential rental units. The house was built in 1938 and intended as an income producing property. The architect of the house, John Hunzicker, oversaw a wealth of projects throughout Eugene. Because of its association with trends in Eugene’s development and the involvement of a prominent architect, the house is significant to Eugene’s history and should be acknowledged as a City Landmark.

II. Site History and Context

771 East 16th Avenue is located within the West University Neighbors area near its eastern boundary, nearly abutting the University of Oregon campus. The lot is zoned as R-4, High-Density Residential with no overlay or special zoning considerations.

As with most of the West University Neighborhood, the regular grid system of streets cardinally oriented was platted about 1860. The lots in vicinity of 3300 reflect the original grid layout. Within the West University Neighborhood, on its eastern border approaching campus, building types become increasingly campus related including fraternities, sororities, and student housing. Many of these off-campus student housings are associated with important architects and builders were constructed during the historical development of the neighborhood coinciding with the growth of the university.

771 East 16th reflects the Tudor style common amongst social and fraternal student housing construction. The rise in Tudor styling during construction between World War I and II was part of a concurrent resurgence of a variety of historic styles identified as the Historic Period (1910-1935).¹ English Tudor style represents one of the

¹ Rosalind Clark, *Oregon Style: Architecture from 1840 to the 1950s* (Portland, OR: Professional Book Center, 1983), 153.

most popular of the era and generally features steeply pitched gable roofs, prominent chimneys, many-paned windows, stucco finishing, arched-openings, and overall rectangular shape with vertical projections.²

III. Record of Ownership

1903: R.F. Scott sells portion of his Addition to Samuel Manerud.

1903 – 1921: Deed for the property switches hands multiple times through property liens, sheriff sale, and shared ownership. Temporary property owners include Mohawk Lumber Company, Katherine and L.E. Bean, and the Lane County Sherriff's Office.

1922: Olivia and Samuel Manerud sell the lot to Guy and Sadie Mock, husband and wife.

1925: Sadie and Guy divorce – Guy Mock obtains full ownership.

1967: Guy Mock dies in 1963 and Ethel Mock inherits the property.

1968: Ethel Mock dies, her will splits the lot into two parcels and split between Jessie Wills (sister) and Jean O. Kerr (friend).

1968: Jessie Wills sells her interest to Jean Kerr.

1975: Jean Kerr sells the full lot to Richard and Josephine Cole, husband and wife.

1976: The Coles sell the property to Robert and Susan Belknap.

1991: Susan Belknap conveys full property to Robert

2001: Robert Belknap's Estate conveys the property to Jennifer and John Belknap

2008: John and Jennifer Belknap convey property to CO-OR Land Development, LLC.

IV. Ownership Background

Olivia and Samuel Manerud, who owned the lot before the house construction, were both born in Norway and moved to Eugene from South Dakota. They had eight children and lived at 942 Alder Street.

Guy Mock was born in December 1883 in Hubbard County, Minnesota. 'Farmer' was listed as his occupation in his 1917 World War Draft Registration Card although he later worked as a plastering contractor. When he was 28, he married Sadie Douglas in Oregon. In 1925, Guy involved Sadie Mock and a D. G. Preston in a suit charging infidelity. Guy divorced Sadie at this time and later remarried Ethel Mock of Corvallis, Oregon.

V. Architect

The Haynes Brothers construction company was the builder of the house.

John Hunzicker designed this house in about 1937.³ Hunzicker was a Eugene architect that designed over 150 houses within the Eugene area, including the Eugene Hotel.⁴ Hunzicker was born in Hubbleton, Wisconsin in

² Ibid, 156.

³ RLS survey form. Oregon Historic Site Database.

⁴ Richard Ellison Ritz, *Architects of Oregon* (Portland: Lair Hill Publishing, 2002), 201.

1867. His father, Jacob Hunzicker, was a carpenter and he taught sons the trade while they were growing up.⁵ John married in 1899 to Ruth Benton in Wisconsin. He worked as a carpenter with his brother Emile until 1903 when he decided to move to Eugene, Oregon to practice architecture.⁶

Shortly after arriving in 1904, Hunzicker gained employment with the Woodmen of the World in Springfield. His business peaked in 1925, then declined until 1930.⁷ Hunzicker designed many different types of buildings, including a hospital, six armories, six lodge buildings, nine fraternity and sorority houses, thirteen schools, numerous commercial buildings, five churches and some 64 houses.⁸ He designed the 1925 Douglas County Courthouse. In 1925 Graham Smith came to work for Hunzicker and in 1927 became a partner and the business was renamed Hunzicker and Smith. In 1929 Truman Phillips was made partner with his name also added to the company's title.⁹

Hunzicker died May 26, 1945 at the age of 78. He had one child, Elizabeth. Hunzicker never had any formal training in architecture but in 1919 when Oregon required licensing he was grandfathered in and given license number 49.¹⁰

There is a master's thesis titled *The Life and Work of John Hunzicker Architect*, written by Kimberly Keir Lakin in 1982 available at the University of Oregon library.

VI. Physical Description

The 771 E. 16th Street duplex is built in the Norman Farmhouse style and constructed in 1938. The house has a hipped roof with a central chimney. The second story has shingle cladding while stucco covers the main story. The paint on the house is red on the stucco and a dark brown color for the shingles on the second floor. There are two entrances into the building that lead to different sections of the duplex. Both of these entrances are mirrored front gabled roofs with an arched door. There is a ribbon of windows on the sides of the building's entrances that are six pane window over six pane. The windows are double hung with six over six panes. On the east elevation there is a false triangle front that has a cornice coming to a point. Outside of the Norman Farmhouse styling, the house displays minimal decorations with the few decorative features including the Tudor arch detail around the front doors.

VII. Conclusion

The Norman Farmhouse duplex represents a portion of the architecture portfolio of a prolific Eugene, Oregon architect, John Hunzicker. The cottage reflects the trends and styles of the neighborhood, period, and its close affiliation to the adjacent University of Oregon. The building retains much of its original construction, design, setting, and feeling. As such, the building marks an important era in Eugene's development and should be preserved through City Landmark listing.

⁵ Ritz, *Architects of Oregon*, 201.

⁶ Ritz, *Architects of Oregon*, 201.

⁷ Ritz, *Architects of Oregon*, 201.

⁸ Ritz, *Architects of Oregon*, 201.

⁹ Ritz, *Architects of Oregon*, 201-202.

¹⁰ Ritz, *Architects of Oregon*, 202.

Bibliography:

Aerial Photo Collection. University of Oregon.

Clark, Rosalind. *Oregon Style: Architecture from 1840 to the 1950s*. Portland, Oregon: Professional Book Center, 1983.

Ritz, Richard Ellison. *Architects of Oregon*. Portland: Lair Hill Publishing, 2002.

RLS Survey form. Oregon Historic Site Database. Accessed March 10, 2016.
<http://heritagedata.prd.state.or.us/historic/index.cfm>

Deeds

Deeds of Sale of Lot 11, Block 2, R. F. Scott's Addition, as platted and recorded in book 2, Page 51, Lane County Oregon Plat Records, in Lane County Oregon (1903-2008). Lane County, Oregon. County Recorder's Office, Eugene, Oregon (accessed July 12, 2016).

Ancestry.com

United States of America, Bureau of the Census. *Sixteenth Census of the United States, 1940*. Washington, D.C.: National Archives and Records Administration, 1940. T627, 4,643 rolls.

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Social Security Administration. *Social Security Death Index, Master File*. Social Security Administration.

Newspapers.com

"Houses for Rent." *Eugene Guard* (Eugene, Oregon), Sep 16, 1938.

"Eugene Building Advances at Steady Pace." *The Register-Guard* (Eugene, Oregon), July 31, 1938.

The Register-Guard (Eugene, Oregon), November 30, 1912.

The Register-Guard (Eugene, Oregon), January 13, 1925.

The Register-Guard (Eugene, Oregon), March 26, 1931.

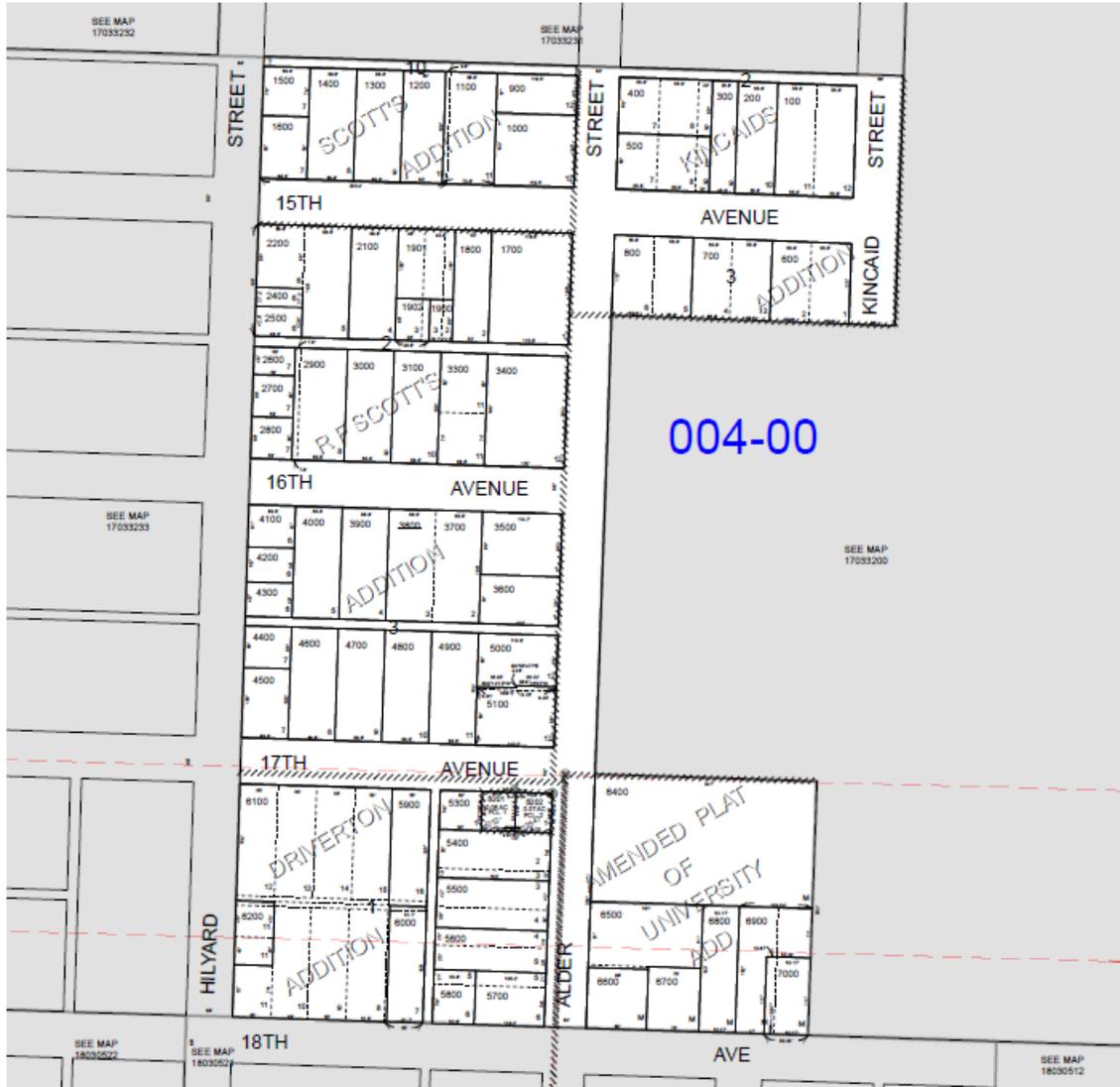
Attachment A: Tax Lot Map

FOR ASSESSMENT AND TAXATION ONLY

S.E. 1/4 S.W. 1/4 SEC. 32 T. 17S. R. 3W. W.M.
Lane County
1" = 100'

17033234
EUGENE

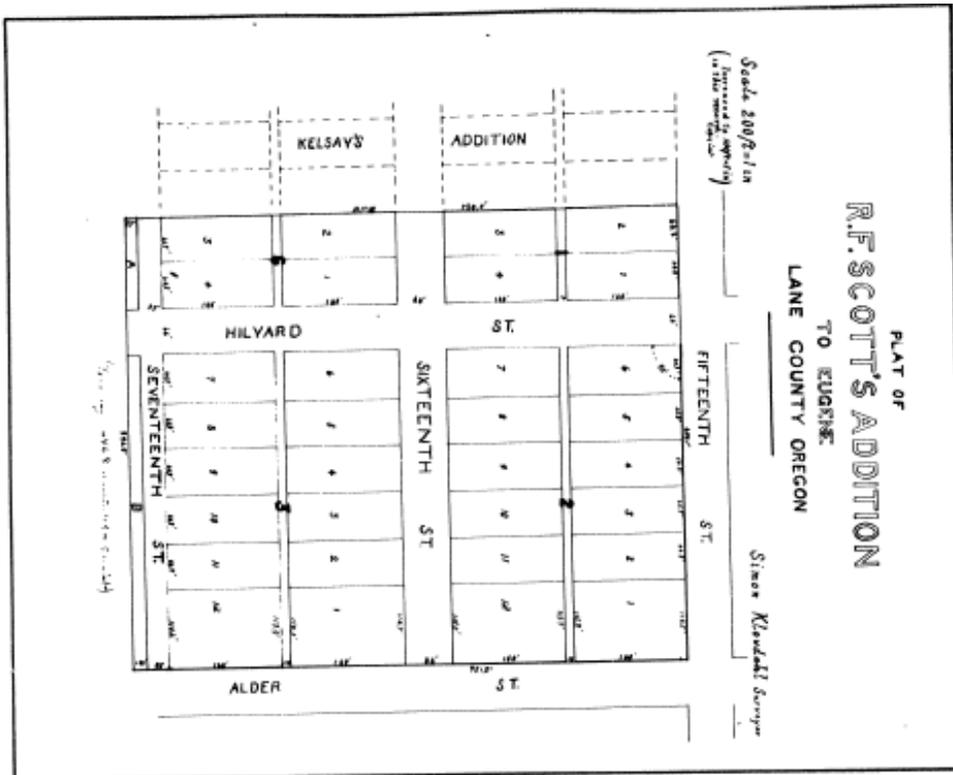
July 9 - 2013-10-19 09:21



CANCELLED
3800
3900
4000
4100

EUGENE

Attachment B: Plat Map



Scale 200 Feet
 (1" = 200 Feet)
 Simon Kneadell, Surveyor

Direction: R.F. SCOTT'S ADDITION to Eugene is land set in all particulars as represented on the above plat and bounded on the North by the South line of 1st Street, on the South by Street 1st St., as shown by figure on the plat, on the East by the West line of Alder Street, while the West line of the plat is identical with the East line of Hilgard's Addition according to recorded plat thereof. Hilgard Street has a bearing of N 77° 40' and a right angle with 10th, 11th and 12th Streets.

All distances are designated on the plat in feet and fractions. The total area of the land is laid out and platted as follows, all in the City of Eugene, Lane County, Oregon.

State of Oregon }
 County of Lane }
 Certificate of Survey

I, R.F. SCOTT, Commissioner, do hereby certify that I am the owner of the land represented on the above map, and that I caused it to be laid out, subdivided and platted as R.F. SCOTT'S ADDITION to Eugene, in accordance with the above plat, and I hereby declare all streets and alleys on said plat to be public ones.

Witness my hand and seal this 14th day of July, A.D. 1908.

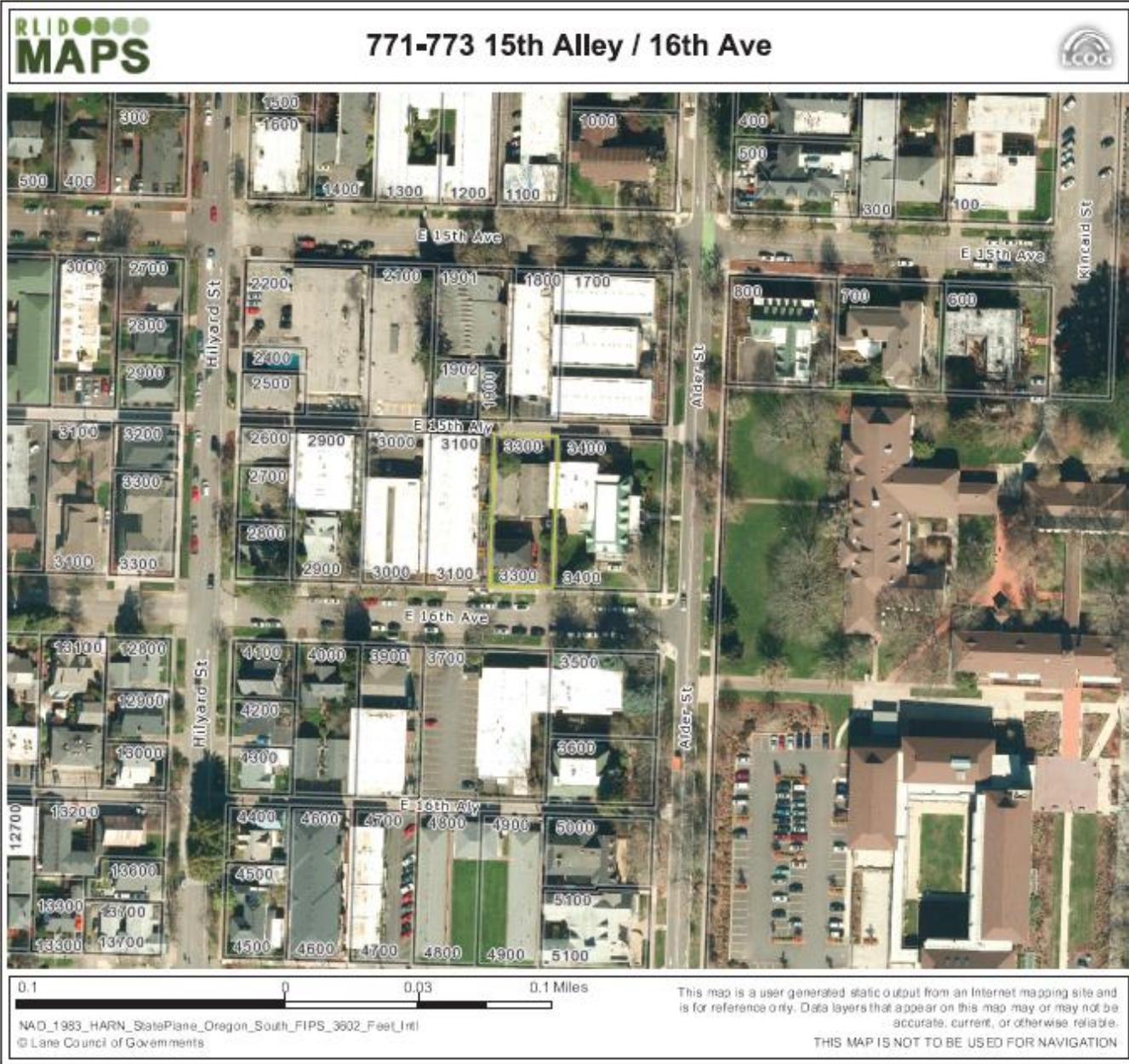
In presence of
 C. C. Chapman
 State of Oregon }
 County of Lane }

Eugene, Ore., on 14th day of July, A.D. 1908, in and for the State of Oregon, appeared this day R.F. SCOTT, to me known to be the person who made the foregoing subdivisions, and acknowledged the same to be his free and lawful act.

I, _____, County Clerk, do hereby certify that the above is a true and correct copy of the original record of the above plat, as recorded in my office on the 14th day of July, A.D. 1908.

 County Clerk, Lane County, Oregon

Attachment C: Vicinity Map



Attachment D: Property Description Card

40333 OLD NUMBER		OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTIES				CODE NO. <u>004-00</u>
OFFICE OF COUNTY ASSESSOR LANE COUNTY, OREGON						
MAP NO. <u>17.03.32.3.4</u>	TAX LOT NO. <u>3300</u>	SECTION <u>288 280</u>	TOWNSHIP _____ S.	RANGE _____ W.M.	AERIAL PHOTO _____	
ACCOUNT NUMBER						
LOT NO. <u>11</u>	BLOCK NO. <u>2</u>	ADDITION <u>R.F. SCOTT'S ADD. TO EUGENE</u>			CITY _____	
<div style="border: 1px solid black; padding: 2px; font-size: 8px;">INDENT EACH NEW COURSE TO THIS POINT</div>	<p style="text-align: center;">LEGAL DESCRIPTION</p> <p>S. 74 feet of Lot 11, Block 2 R F Scott's ADD To Eug., LCO.</p> <p style="text-align: center; font-size: 2em; opacity: 0.5; transform: rotate(-15deg);">CANCELLED <i>'76</i></p> <p>Lot 11, Block 2, R. F. SCOTT'S ADDITION, as platted and recorded in Book 2, Page 51, Lane County Oregon Plat Records, in Lane County, Oregon.</p>	<p style="text-align: center;">DEED RECORD</p> <p>DATE OF ENTRY</p>	<p>DEED NUMBER</p>	<p>ACRES REMAINING</p>		
		1941				
		1967	Probate # 16235			
		1968	Probate/ 18359			
		1969	R413/43105			
		1976	R764/44328	*		
		1976	R764/44328			
		1976	R805/38196			
		1991bs	R1683/9110414			
		<i>2001 DE</i>	<i>2001-017542</i>			
		<i>2001 BS</i>	<i>2001-04713</i>			
		<i>2003 BS</i>	<i>2003-042944</i>			
		<i>2005 BS</i>	<i>2005-081514</i>			
		<i>2007 BS</i>	<i>2007-034075</i>			
		<i>2008 BS</i>	<i>2008-053609</i>			
	<p>*Does not read like the above, however is included therein.</p>					

Exterior Photos



Figure 3. Main Entry/North elevation, Feb 26, 2016.



Figure 3. Southeast elevation. Feb 26, 2016.



Figure 3. Southwest elevation, Feb 26, 2016.



Figure 4. South elevation, Feb 26, 2016.

<p>hotel. 289 E. 8th.</p> <p>NEW duplex Apt. on Millrace. 4 rooms, bath, hardwood floors, fireplace, furnce. Adults only. Ph. 1289-W.</p> <p>FOUR room A1 unfurnished Apt. Electric range and refrigerator. Adults only. D. E. Yoran, 355 8th Ave. W.</p> <p>UPSTAIRS Campus Apt. 4 rooms, bath, elec. range, wash. machine, hot water, for families only. 828 E. 12th.</p> <p>NEW Duplex, 4 rooms near Univ. Oil heat. Elec. range, refrig.; wtr, heater. Adults. 771½, 773½ E. 16th Ave.</p> <p>MOD. furn. 3 rooms. Frig. Garage. Adults. Monthly and weekly rates. 1230 Oak.</p>	<p>Houses for Rent 630</p> <p>FOR RENT Large mod. home reasonable. See Claude Van Wysk, American Mortgage & Loan Co., 303 Tiffany Building.</p> <p>FOR RENT—Modern 6 R. \$35. ANOTHER 6-R. some furniture \$22.50. SAM RUGH REALTY CO. 1029 Willamette Phone 64</p> <p>3-RM. hse. 4 bedrooms, hot air furnace, laundry trays; built-ins. 1144 Wash. Inq. 1172 Jefferson St. Ph. 1508.</p> <p>SMALL furn. house on College Crest. Sawdust burner furnace. Elec. stove, refrig. Ph. 1147-W.</p> <p>AVAILABLE Oct. 1. neat 4-room</p>
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Page Two

THE REGISTER-GUARD, EUGENE, OREGON

July 31, 1938

Eugene Building Advances at Steady Pace

AS though with an eye on the possibilities for development under the great Willamette valley project, Eugene building advanced with steady strides during the first six months of 1938 and with the new postoffice scheduled to lead the way during the second half of the year, prospects for building appeared bright at the mid-year.

To a considerable extent, Eugene's building during the first half of the year featured the erection of many small homes. Permits issued at the office of the city building inspector showed a total of 28 residences started during that period, ranging in cost from \$1200 to \$5700.

In addition to the single family residences, there were eight duplexes started, one auto court and an apartment house constructed.

Processing Plant Adds to Figure

The larger building featured the processing plant constructed by the Eugene Fruit Growers association at a cost of \$10,000 to replace the one destroyed by fire; the construction of a new edifice by the St. Mary's Episcopal church and the remodeling of the cannery at the Eugene Fruit Growers plant.

New building during the first six months period had a total value of \$201,600, according to figures released by the building inspector. Permits for repairs to residential structures increased the valuation by \$31,405 while industrial repairs added another \$43,914.

Thus the total valuation of building in Eugene during that period was \$276,919, considered a substantial figure for the period.

The appended list shows the extent of new building in the city during the first six months:

- Residences**
- Otto Hughes.....1896 Washington
 - Mr. and Mrs. E. B. McCall.....1698 Fairmount
 - Ethelmer J. Nelson.....1760 Mill
 - C. R. McKee.....286 18th W.
 - Fred V. Hoyen.....1155 28th E.
 - C. A. Coulter.....1835 Longview
 - Mr. and Mrs. A. B. Cornell.....2238 University
 - Clyde McDougal-Agt., 1793 Willard
 - Frank Miner.....1146 7th W.
 - Mrs. Emily Robertson.....1714 Moss
 - James C. Peebles.....1491 Agate
 - Dr. Edward Gray.....1259 22nd E.
 - Carol P. Williams.....2042 Harris
 - Miss Fannie McCamant.....2262 Rose Lane



THESE two bedroom views shown above give evidence of what can be done to make what was once a drab, cluttered near-to-well-lighted chamber into an attractive, well-lighted bedroom of which anyone might be proud.

- L. M. Webb.....1633 Willard Deflinger Bros.....868 W. Broadway
- Earl Thompson.....132 30th W. J. R. Martin.....1390 4th W.
- Emerson Brickley 1990 Garden Ave. R. E. Buck.....725 19th E.
- L. E. Clark.....1960 17th E. Wike, Jordanger & Nail

- 1911 Jefferson
- Jens Elgaard.....1343 4th W.
- Mrs. Roy Deal.....81 W. Broadway
- J. P. Neve.....1391 4th W.
- Derflinger Bros.....1992 Washington
- J. C. Walks.....628 8th W.
- Clyde McDougal.....692 8th W.

- Duplex Houses**
- Ethel Graves.....773 1/2 16th E.
 - S. C. Mitchell.....721 17th E.
 - Ada Healy.....741 15th E.
 - Harry Abele.....236 & 238 7th W.
 - H. C. Hagg.....454-464 6th W.
 -571-679-685-693 Lincoln
 - Mr. and Mrs. George Ruitter.....808 & 814 Jefferson
 - E. M. Johnson.....265 & 267 12th W.
 - Mrs. Hall and Mrs. Hacker.....1260 & 1270 14th E.

Auto Court

- H. B. Brady.....969 Franklin

Apartments

- J. O. Olsen.....
- R. & B. Investment Co. Concrete Warehouse, 51 1/2 7th E.
- Stanley R. Steveson, Concrete Store Bldg.....1151 Willamette
- T. N. Dunbar Service Station.....590 Olive
- Eugene Fruit Growers Processing Plant.....708 1/2 Ferry
- Dr. F. M. Day Service Station.....195 11th W.
- Eugene Planing Mill Co. Warehouse.....312 Lawrence
- A. W. Fogelstrom Repair Shop.....543 Blair
- M. P. Bonnett Repair Shop.....175 7th W.
- St. Mary's Episcopal Church.....13th & Pearl

The Cover Page

Eugene—a city of beautiful homes—saw many new homes built during the past few months. Most of these houses were low-cost residences, designed along modern lines and constructed with an eye for housing comfort. A few of these new homes are shown on the cover page. At the upper left is the modernistic type bungalow of Emerson Brickley, 1990 Garden avenue. At the upper right is the paternal country home of Mr. and Mrs. Elmer F. Keller on the McKenzie river, the picture showing the river side of the house. In the center panel, from the left to right, the modernistic bungalow owned by Harold E. Bailey, Nineteenth and Hilyard streets; one of Eugene's newest duplex houses owned by George Ruitter, 808 and 814 Jefferson streets; Harold Berg's modern bungalow at 807 West Nineteenth. Lower left, the Arthur Warberg home at 1954 Hoffman, one of the newer designs in small houses; lower right, the attractive English Colonial home of Dewey Campbell, 543 West Seventeenth. (Register-Guard photos, Wittshire engraving)

PRECISION BUILT -
Mill Work

THE PAINTERS' PAINT



PITTSBURGH PAINTS' oil paint—see paints—the finishes these soft surfaces rely upon. They flow easily and evenly from the brush leaving a smooth, hard surface of long-lasting beauty. They offer more paint "value" for every bushel. The

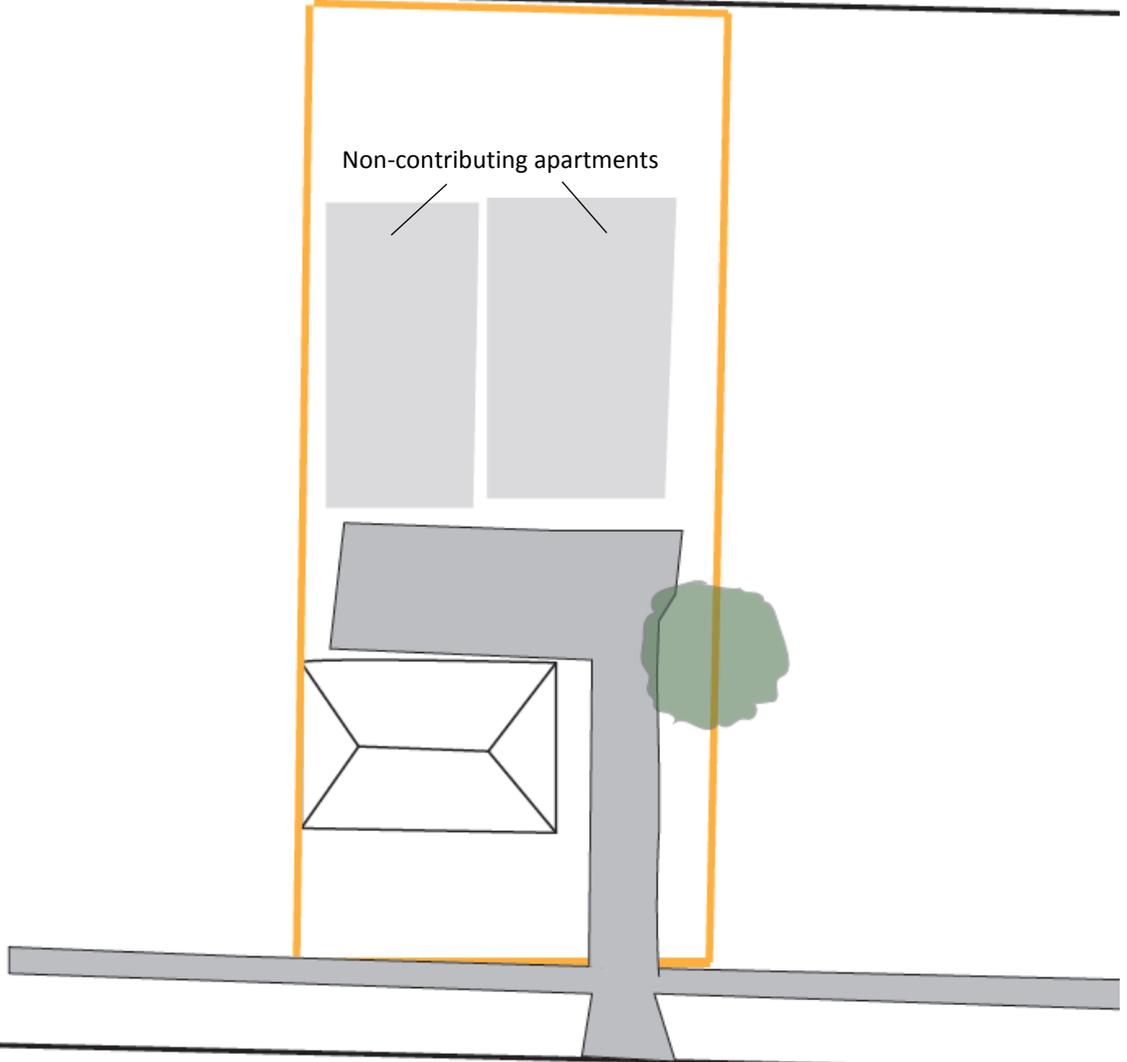
A Home Is An Investment



Just as you would investigate thoroughly any other

East 15th Alley

Non-contributing apartments



East 16th Avenue



Atrium Building, 99 West 10th Avenue
 Eugene, Oregon 97401
 Phone: 541-682-5377
 Fax: 541-682-5572
 www.eugene-or.gov/planning

CITY HISTORIC LANDMARK DESIGNATION STAFF REPORT

WILLIAM ORR HECKART HOUSE (HD 16-3)

File Name (Number):

William Orr Heckart House – (HD 16-3)

Applicant: Gail Gould, applicant and owner

Applicant's Request:

Gail Winguard Gould is the current owner of the property located at 465 E. 11th Avenue. Ms. Gould seeks to preserve and recognize the significance of this property by nominating it to the City of Eugene Historic Landmark Inventory.

Subject Property/Location:

465 East 11th Avenue (approximately 0.25 acre); Tax Lot 9300 of Assessor's Map 17-03-32-23; See attached vicinity map.

Relevant Dates:

Application submitted and deemed complete on July 18, 2016; public hearing scheduled for September 1, 2016.

Lead City Staff:

Rodney Bohner, Program Assistant, City of Eugene Planning Division, (541) 682-8385
 Erik Berg-Johansen, Assistant Planner, City of Eugene Planning Division, (541) 682-5437

Background and Present Request

The applicant is requesting that the William Orr Heckart House be designated as a City of Eugene Historic Landmark. For additional details of the requested City Landmark Designation, site characteristics and history of the structure, please refer to the written statement and other supporting application materials, as well as the following staff evaluation and attachments. The William Orr Heckart House will be subject to historic alteration review in accordance with Eugene Code Sections 9.8175, 9.8180, and 9.8185, should this application be approved.

The Eugene Code (EC) requires City staff to prepare a written report concerning any request for designation of a property as a City of Eugene Historic Landmark. In accordance with the Type III land use application procedures (see EC 9.7320), the staff report is printed and available 7 days

prior to the public hearing on the request, to allow citizens an opportunity to learn more about the request and to review the staff analysis of the application. The staff report provides only preliminary information and recommendations. The Historic Review Board will also consider additional public testimony and any other materials presented at the public hearing before making a decision on the application. The Historic Review Board's written decision on the application is generally made within 15 days following closing of the public record, after the public hearing (see EC 9.7330). For reference, the quasi-judicial hearing procedures applicable to this request are described at EC 9.7065 through EC 9.7095.

Referrals/Public Notice

On July 28, 2016, staff provided information concerning the application to other appropriate City departments, public agencies, and the affected neighborhood group (West University Neighborhood). No relevant referral comments were submitted so none are incorporated into the following evaluation of compliance with the applicable historic landmark designation criteria.

City staff mailed and posted the public hearing notice on July 28, 2016, in accordance with the applicable code requirements of EC 9.7315. Written testimony was received from neighbor Deborah McGinley. Ms. McGinley comments that "It is wonderful to learn [the home] may be designated as Historic." She also inquired how historic status would affect the home's ability to continue as a rental property. Any additional written testimony received after the date of this report but prior to the public hearing will be forwarded to the Historic Review Board for consideration in making a decision. Public testimony, written or otherwise, may also be presented at the public hearing and submitted into the record for this application.

Staff Analysis

In accordance with EC 9.7330, the Historic Review Board is required to approve, approve with conditions, or deny a Type III land use application. The decision must be based on, and accompanied by, findings that explain the criteria and standards considered relevant to the decision. It must also state the facts relied upon in rendering the decision, and explain the justification for the decision based upon the criteria, standards, and facts set forth.

To assist the Historic Review Board in rendering a decision on this application, staff presents the following City Historic Landmark Designation approval criteria (shown below in bold typeface) with findings related to each, based on the evidence available as of the date of this staff report.

EC 9.8165:

Historic Landmark- Designation Approval Criteria. The historic review board shall designate a historic resource as a historic landmark if it finds that the following criteria are met:

EC 9.8165(1):

Designation is consistent with applicable provisions of the Metro Plan and applicable refinement plans.

Applicable provisions of the Metropolitan Area General Plan (Metro Plan) are addressed below.

Metro Plan – Historic Preservation Element

- **Adopt and implement historic preservation policies, regulations, and incentive programs that encourage the inventory, preservation, and restoration of structures, landmarks, sites, and areas of cultural, historic, or archeological significance, consistent with overall policies. (Policy 1, page III-I-2)**
- **Institute and support projects and programs that increase citizen and visitor awareness of the area’s history and encourage citizen participation in and support of programs designed to recognize and memorialize the area’s history. (Policy 2, page III-I-2)**

The subject property is zoned C-2 Community Commercial with a /TD Transit Oriented Development Overlay, and is designated in the Metro Plan for commercial use. Establishment of the structure as a City Landmark will ensure the preservation of the historic residential character. Preservation of the property will further the goals, objectives, and policies of the Historic Preservation Element of the Metro Plan. In particular, the proposal is consistent with the above policies by preserving the residential character which originally existed along 11th Avenue while providing higher density residential units desired within C-2 Community Commercial zones.

Furthermore, the research found in the application contributes to the body of knowledge that the City of Eugene maintains on the history of development of the West University Neighborhood of Eugene. Historic landmark designation helps to ensure the preservation of the William Orr Heckart House and will help to increase citizen awareness of historic preservation and local history.

West University Refinement Plan – Neighborhood Design Element

- **Elements that enhance neighborhood identity, character, or the “image” of the plan area, as well as livability, shall be maintained and/or encouraged whenever possible. Examples include: pitched roofs, wood-framed windows, wood exterior siding, alley cottages, and older homes.**
- **The City shall encourage preservation of existing older structures in the plan area that merit saving because of structural soundness or historic or architectural merit, using methods such as rehabilitation and housemoving.**

The proposed historic designation is consistent with the above policies. The William Orr Heckart House enhances the neighborhood’s character and stands as a significant reminder of its history. Preservation of the subject property is consistent with the neighborhood design element due to its architectural merit and consistency with historic neighborhood trends and character.

Downtown Plan Refinement Plan – Special Places Element

- **Encourage listing of appropriate structures and sites of historic importance in the National Register of Historic Places or as City of Eugene Historic Landmarks.**

The subject property recalls the history of the community and the architectural heritage that characterizes Eugene. City Landmark designation will help to ensure the preservation of the William Orr Heckart House and will increase our understanding of local history.

EC 9.8165(2):

Designation is based on a determination of historic significance according to one or more of the following:

- (a) Is associated with events that have made a significant contribution to the broad patterns of history.**

Constructed c. 1906, the house sits at 465 E. 11th Avenue (formerly 231 E. 11th Avenue before renumbering in 1913). The property is near the northwest corner of the West University Neighborhood (WUN), which is characterized by a variety of land uses, historic structures, and proximity to the University of Oregon and Sacred Heart Hospital.

The history of the West University Neighborhood has been documented in the West University Neighborhood Cultural Resources Survey and the 11th Avenue Historic Survey. Due to the neighborhood's location on the outskirts of the Downtown Core area and its substantial transportation corridors including the Old Territorial Road (11th Ave.) and street car in 1907, the neighborhood contains a variety of land uses. The West University Neighborhood reflects the changing tastes in student housing since the founding of the University of Oregon in 1876. What was a generally single-family house neighborhood in the 19th century has evolved over the decades to accommodate a diverse collection of student housing types of multiple styles. This trend continues to this day, primarily due to the University's growing enrollment and the presence of high-density residential zoning in the neighborhood.

It appears that the William Orr Heckart House is associated with the early development of the West University Neighborhood and 11th Avenue. The trend of growth and expansion in the area highlights the importance of these remaining historic housing structures.

- (b) Is associated with the lives of persons significant to our past.**

Property ownership records indicate that there were several separate owners. Significance related to a person is assigned to the property that is associated with the tenure and productive history of the individual. Because research indicates no one of significance to the history or development of Eugene ever lived at the William Orr Heckart House, we cannot establish significance for persons with this property. Therefore, this criterion does not apply.

- (c) 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 may lack individual distinction.**

The Craftsman style 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, banks of windows, and are constructed of local materials. This house, built in the Colonial Revival style, is a two-story structure, built of light-timber frame construction with a central hall entry. It is located on the north side of East 11th Avenue between Ferry Street and Mill Street. It is adjacent to Ferry Street Alley.

The dwelling retains noteworthy design features with no significant alterations. The main massing of the house is rectangular with a central entry door, partial width porch, and hip roof with hip dormers. There are projections on every elevation, including bay and oriel windows, making for an asymmetrical appearance. There is an addition to the rear of the building on the north-east corner and north elevation. It is a rectilinear addition with a shed roof and parapet on the east side. There is also a shed roof overhang above a cement patio and raised porch that is part of a later addition.

High quality construction techniques and materials were identified from on-site evaluation of the property. The William Orr Heckart House possesses distinctive characteristics of type, period and method of construction. The level of craftsmanship evident in the wood details and construction of the house are considered to be significant and meet the requirements of this criterion.

- (d) Yields, or may be likely to yield, information important to prehistory or history.**

This criterion is not applicable because it is unknown if any archaeological resources exist at this site.

EC 9.8165(3):

In addition to EC 9.8165(1) and (2) above, criteria for designation of a historic resource that was moved, is primarily commemorative in intent, or less than fifty years of age shall include the following considerations:

- (a) A historic resource moved from its original location or a place that has historic significance can be eligible if it has historic architectural significance or is the surviving property most importantly associated with a historic person or event.**

The William Orr Heckart House has not been moved. Therefore, this criterion does not apply.

- (b) A historic resource that is primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historic significance.**

This criterion is not applicable because the William Orr Heckart House is not a commemorative historic resource (like a monument or plaque).

- (c) A historic resource achieving significance within the last fifty years can be eligible if it is of exceptional importance.**

This criterion is not applicable because the William Orr Heckart House is over fifty years of age with a construction date of around circa 1906.

Staff Recommendation

Based on the information and materials in the record, and the findings contained in this report, staff recommends approval of the Historic City Landmark Application for the William Orr Heckart House (HD 16-3) because the proposal is consistent with the Metro Plan and meets or exceeds the significance criteria at EC 9.8165(1) and 9.8165(2)(c) regarding architectural significance.

Attachments

- Exhibit 1: William Orr Heckart House Site and Vicinity Map
- Exhibit 2: Applicant's Written Statement and Application

For More Information

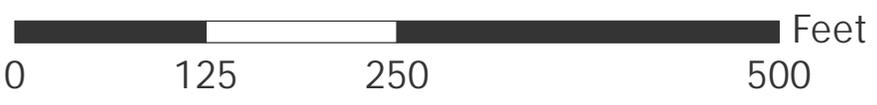
Please contact Erik Berg-Johansen, Assistant Planner, City of Eugene Planning Division, at: (541) 682-5437; or by e-mail, at: erik.berg@ci.eugene.or.us

Exhibit 1 - Vicinity Map



Legend

-  Subject Property
-  Streets
-  Taxlots



Caution:
This map is based on imprecise source data, subject to change, and for general reference only.



Exhibit 1
Site Plan





Historic City Landmark Designation

465 E. 11th Avenue

Researched and compiled:
Amanda Tully | Sabrina Ferry

Edited:
Rodney Bohner

Street Address: 465 E 11th Avenue, Eugene, Oregon, 97401

Existing Use(s) of the Property: Multi-family Residence

Historic or Common Name: William Orr Heckart House

I. Land Use Request

Gail Winguard Gould is the current owner of the rental property located at 465 E. 11th Avenue, on tax lot 9300, map number 17033223. The former house is currently used as residential rental units. Ms. Gould seeks to preserve and recognize the significance of this property by nominating them to the City of Eugene Historic Landmark Inventory.

II. Site Conditions

A. Tax Lot

The tax lot involved is Lane County Assessor's Map 17033223, Tax Lot 9300. A tax lot map is enclosed as Attachment A. The deed and legal description of the property are included as attachments.

B. Site History and Planning Context

The house was conceptualized by William Orr Heckart and designed by Yousta D. Hensill in 1905. William Orr Heckart constructed the house as his family's residence. However, Mr. Heckart passed away before the family moved in to their new house. Widow Heckart began to convert the residence into apartments. The property continues to serve as residential units today. The property also provided accommodations for additional uses including office space.

Constructed c. 1906, the house sits 465 E. 11th Avenue (formerly 231 E. 11th Avenue before renumbering in 1913). The property is near the northwest corner of the West University Neighborhood (WUN), which is characterized by a variety of land uses, historic structures, and proximity to the University of Oregon and Sacred Heart Hospital.

The history of WUN has been documented in the West University Neighborhood Cultural Resources Survey and the Eleventh Avenue Historic Survey. Due to its location on the outskirts of the downtown core area and its substantial transportation used including connecting to the old Territorial road and street car in 1907, Eleventh Avenue contains a variety of land uses. The West University Neighborhood reflects the changing tastes in student housing since the founding of the University of Oregon in 1876. What originally was a generally single-family house neighborhood in the 19th century has evolved over the decades to accommodate a diverse collection of student housing types

of multiple styles. This trend continues to this day, primarily because of the high-density zoning that overlays the neighborhood.

The tax lot is currently zone C-2 Community Commercial Zone. This zoning implements the Metro Plan by providing areas for community commercial uses as well as housing.

C. Resource Description

This house, built in the Colonial Revival style, is a two-story structure, built of light-timber frame construction with a central hall entry. It is located on the north side of 11th Avenue between Ferry Street and Mill Street. It is adjacent to Ferry Street Alley. There is a large conifer tree in front of the house on the west side of the property. There are two large camellias that flank the porch steps. The back yard can be accessed from the west side of the property through a gate facing the alley, and on the east side of the property which has grass and some shrubbery along a fence on the property line.

Massing

The main massing of the house is rectangular with a central entry door, partial width porch, and hip roof with hip dormers. There are projections on every elevation, including bay and oriel windows, making for an asymmetrical appearance. There is an addition to the rear of the building on the north-east corner and north elevation. It is a rectilinear addition with a shed roof and parapet on the east side. There is also a shed roof overhang above a cement patio and raised porch that is part of a later addition. The first level of the original massing has colonial siding. The first floor addition has v-groove drop-lap siding. The second floor and dormers have wood shingle siding in a staggered pattern. There are pilasters on the corners of both stories on each elevation. These pilasters are echoed in the Square-column porch supports. The entire original foundation is poured board form concrete topped with simulated, etched stone, molded concrete blocks. The addition has a poured concrete foundation.

South elevation

The front elevation has a partial width porch, with hipped roof, on the east half of the facade. There are two false stone concrete constructed piers that project from the porch and flank the concrete stairs. The porch and front elevation have a molded concrete block foundation. There are awning, 4-light windows, two under the porch and two in the foundation to the west. There are Square-columns on either side of the porch that have a decorative, abstracted plant, sawn-wood detail set into each side of the wood framing on the pilasters.

To the west of the porch is a large picture window with a geometric leaded patterning fixed panel above a single-hung sash. There is a similar window on the east side of the elevation, under the covered porch. Between these two windows is the front door, with flanking side-lights. The sidelights have a central arched pane that is almost the height of the window. This is surrounded by smaller panes to fill the rectilinear shape of the frame. On the east side of the door is a row of four lions-head doorbells that are operational. There is a wood-trim belt course that is on all elevations between the first and second story.

The second story, on the south elevation, has an oriel window on the west side aligned above the picture window on the first story. The central window of this oriel is an 8:1 single-hung sash, and the two side windows are 6:1 single-hung sash. In the center of the second story is another oriel window. The center of the oriel window has two lights and each side of the oriel window has a single light. Each of these lights has the same leaded pattern with a central circle and crossed central lines with decorative borders.

There is a projecting decorative wooden support at the base of the window that creates a small platform which extends past the window several feet on either side, with four modillions underneath. On the east side of the second story is a pair of 8:1 single-hung windows. The eaves overhang and feature an enclosed soffit with modillions along the entire elevation. There are two dormers above the second story that are symmetrical. They have hipped roofs and feature a 12-light fixed window.

East elevation

This elevation has a combination of foundation materials. A poured concrete foundation with two, below-grade stair wells, each allowing access into the basement, abuts the molded concrete block foundation which contains several 4-light, awning windows. To the north is the addition which has a poured concrete foundation.

The main feature of this elevation is a bay window which is centered on the original massing of the house. The bay window has three 8:1 single-hung sash window units, one on each side. Between the bay window and the addition is a casement window with a diamond muntin pattern at the top of the frame and vertical panes from the diamond to the bottom of the frame. On the addition there are two 3:1 single-hung sash windows that are on either side of the projecting south-east corner of the addition. On the east elevation of the addition there is also a 6-light casement window. The second story on the east elevation projects several feet over the first story and there are modillions running underneath the projection. There are four 4-light awning windows in the original foundation, one in the front porch foundation on the south, and three in the foundation of the addition on the north.

The second story of the east elevation has an inset balcony on the north-east corner of the house. It has a single square-column at the projecting corner and two pilasters on the house on each side of the porch. To the south of this balcony is a ribbon of three, six-light casement windows. There are modillions along the enclosed soffit of the roof. On this elevation there is one centered dormer with a hipped roof and 12-light fixed casement window.

North elevation

The North elevation, which is the back of the house, has a combination of molded concrete and poured foundation. The west half of the elevation has the original stone block, and to the east, the addition has a poured concrete foundation. There is a concrete pad patio leading off of the west side of the addition which is abutted to the back of the house. A door leads from the patio into the projecting addition. There is a shed roof which extends off the length of the original structure and is attached to the addition on its east elevation. This shed roof extension is supported by square posts along the front. This roof extension covers the patio, which has above it on the original structure, a ribbon of three 6-light, casement windows. To the west of the patio is a projecting entry vestibule leading to the basement. To the west of the vestibule is a raised entry door, with wooden steps. The north elevation of the addition has two casement windows and an overhanging eave with exposed rafter tails.

On the second story there is a projection that has a shed roof. There is a pair of 6-light casement windows on the east side, and a less prominent projection to the west has a 1:1 double-hung sash. Below these windows, but above the shed roof of the patio is a hipped roof eave projection. There are modillions and an enclosed soffit all along the eaves of the second story.

There is a large centered dormer on the roof of this elevation. It has eave returns and a flat topped front-facing gable. It has three windows two single-light fixed panels flank a larger window with a geometric leaded patterning. To the east of the dormer is a cement encased chimney

West elevation

The west elevation abuts to the alleyway. It has the molded concrete foundation found on the front elevation. There is a poured concrete stairwell with a below-grade door to the basement. There are three, 4-light awning windows in the foundation.

There is a two-story projection with windows on each story. The first story has a pair of 8:1 single hung sash; the second story has an 8:1 single-hung sash. There is an enclosed cornice with modillions along the entire elevation. There is no dormer on this side.

Interior

There is a central entry hall with wooden stair case which extends through the house, bisecting it. The entryway has a wooden bench to the east of the door has built in storage. There is a half wall with two pilasters flanking the entrance into the central hall with staircase. The staircase has a curved wooden banister and a wooden partition at the first floor landing facing the doorway. The stairway leads up to a mezzanine landing which overlooks the backyard with the pair of 6-light windows which correlate to the central second story projection on the north elevation of the house. There is a built in bench along the exterior rear wall of the mezzanine.

On the first floor there are currently two apartments, one to the east and one to the west. The entry door to the west apartment is on the staircase landing. The door to the east apartment is a non-original door that has been retro-fitted into the former grand opening to the living room. This opening has a half wall with two square columns flanking an entry space between the hall and the east room. This opening has been framed and dry walled, but the square columns remain in-situ and visible, although their decorative molding has been removed they appear intact. These two apartments share a bathroom which is situated under the staircase.

The second floor has two apartments and four doors. These apartments are also bisected by the stairwell into east and west apartments. At the top of the stair in the central south side of the house is an attic entry door with staircase winding up to the attic which is full standing height, unfinished storage space, and has access to all the dormers.

D. Record of Ownership

February 1905 - Mary Livermore sold the land to William Orr Heckart (\$1,100)

January 1909 - William Orr Heckart & Laura M. Heckart sold the house to Mrs. Minnie G. Tobey (\$2,500)

August 1918 - Mrs. Minnie G. Tobey sold the house to Joseph F. Starr & Ellen F. Starr

June 1943 - Joseph F. Starr & Ellen F. Starr sold the house to John H. Lewis & Dora B. Lewis

August 1958 - Dora B. Lewis & Anna Lynnette Rhay sold the house to Edna Wingard (1/2), George Wingard (1/4), and Don Furtick (1/4)

December 1996 - Gail Wingard Gould took over the property from George Wingard & Rhea Wingard

E. Bibliography of References

Streets renumbered in 1913 Source,
http://www.friendlyareaneighbors.org/archive_docs/timeline.html, Accessed on
03/11/2016

Newspapers:

Eugene Morning Register, March 27, 1906

The Eugene Daily, Monday Evening, February 3, 1908

Historic Photograph:

Lane County Historical Society, Catalog number GN1759, Image 782CD744-4DD6-4195-83DC-852861954640

Deed Information:

Eugene County Courthouse, Deeds and Records office
February 1, 1905 – Mary Livermore sold property to William Orr Heckart Lane
Co. Records v.67 p. 105

January 14, 1909 – William Orr Heckart & Laura M. Heckart to Mrs. Minnie G.
Tobey Lane Co. Records v.91 p. 223

August 24, 1918 – Mrs. Minnie G. Tobey to Joseph F. Starr & Ellen F. Starr Lane
Co. Records v.118 p. 620

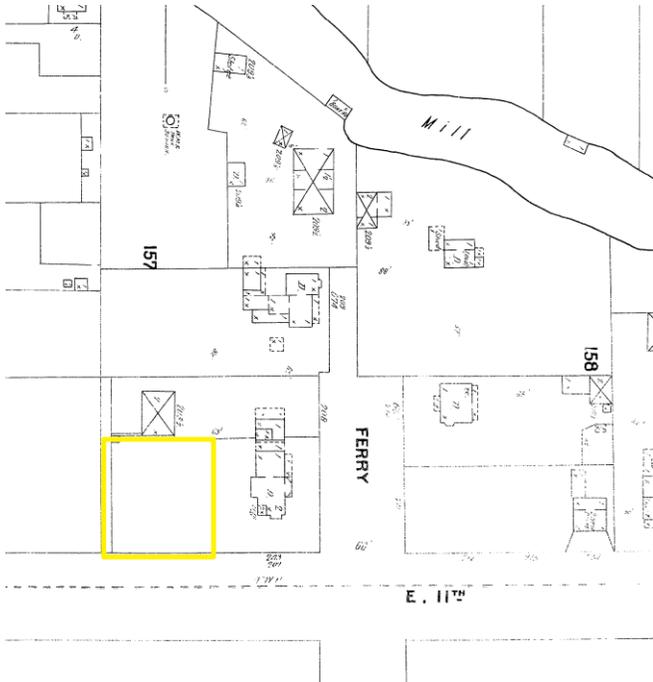
June 16, 1943 - Joseph F. Starr to John H. Lewis and Dora B. Lewis Lane Co.
Records v.249 p. 595

August 18, 1958 – Dora B. Lewis, widow, to Harold V. Johnson, then to Dora B.
Lewis & Anna Lynnette Rhay
Lane Co. Records, Reel 120, yr. 58-D, #46832 + #46833

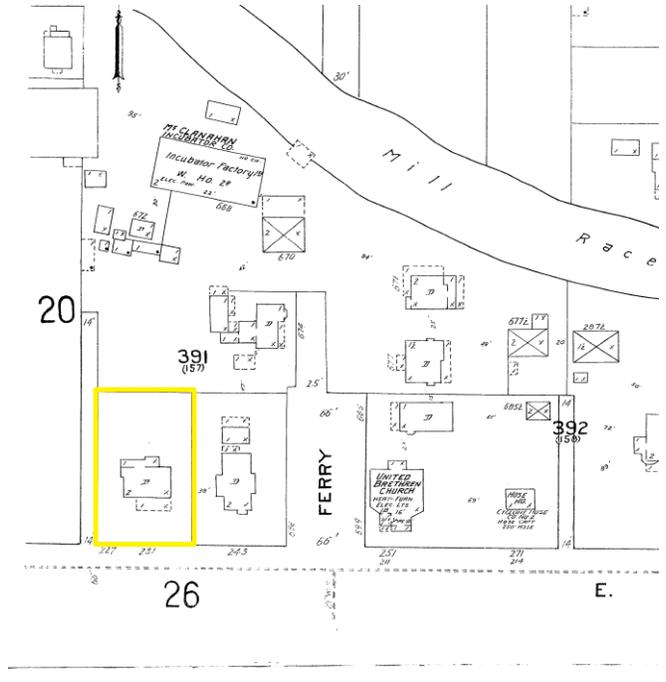
August 22, 1958 – Dora B. Lewis & Anna Lynnette Rhay to Edna Wingard (1/2),
George Wingard (1/4), and Don Furtick (1/4)
Lane Co. Records Reel 469 R, #96021

December 31, 1996 - Gail Wingard Gould took over the property from George
Wingard & Rhea Wingard

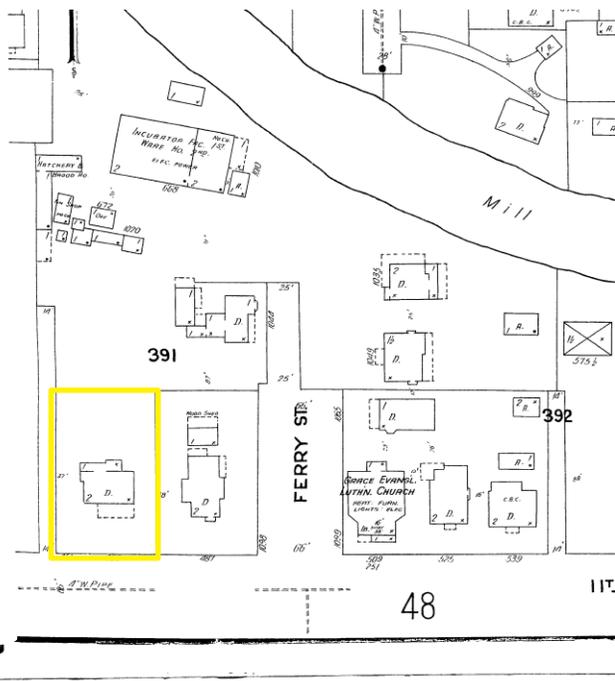
F. Maps



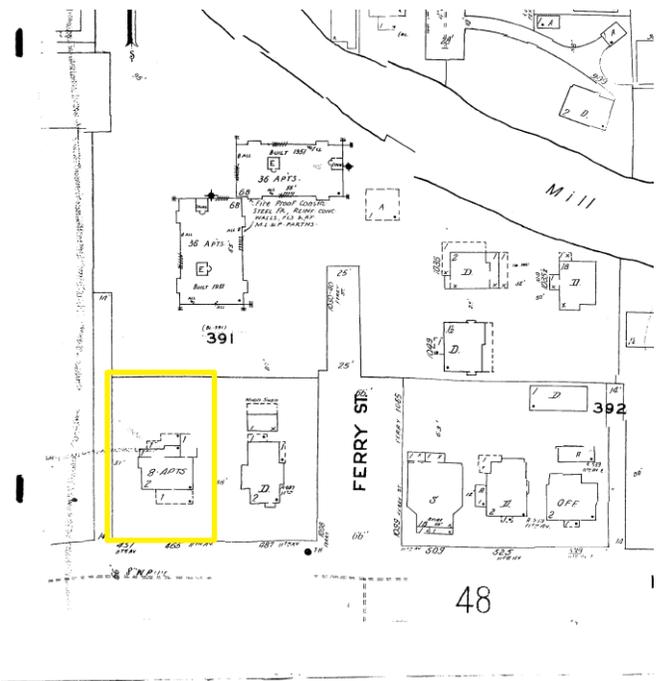
Sanborn Map: May 1902, Sheet 21
Eugene, Oregon



Sanborn Map: May 1919, Sheet 21
Eugene, Oregon



Sanborn Map: May 1925, Sheet 14
Eugene, Oregon



Sanborn Map: May 1925+1962, Sheet 14
Eugene, Oregon

Historic Photographs

MILL
 Residence of W. O. Heckart,
 1034 (670) Mill, Jan. 1909.
 J. H., photographer.
 Eugene Commercial Club

#18X/L72-332
 negative/original



JH

*This is 465
 his Muller's
 11/26/82*

THE EUGENE DA

VOL. 26
 EUGENE, OREGON, MONDAY EVENING, FEBRUARY 5

EUGENE'S NEW RESIDENCES---NO 7.

ANTI-TRUST LAW IS UPHELD BY THE SUPREME COURT

BAD FIRE IN CITY OF PORTLAND

were killed and 34 persons injured including a number of theatrical people. They were brought to hospitals here on a relief train.

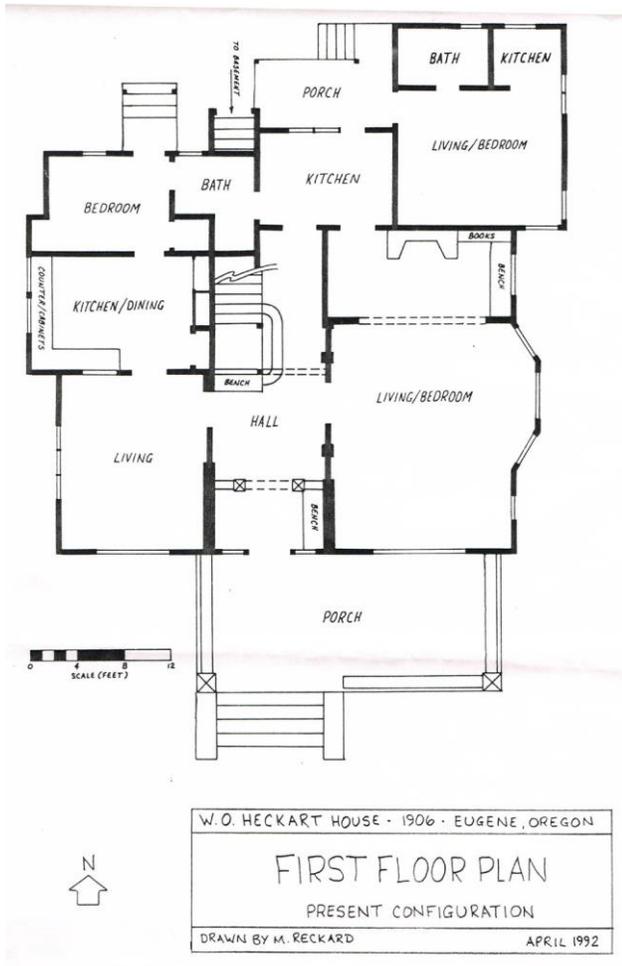
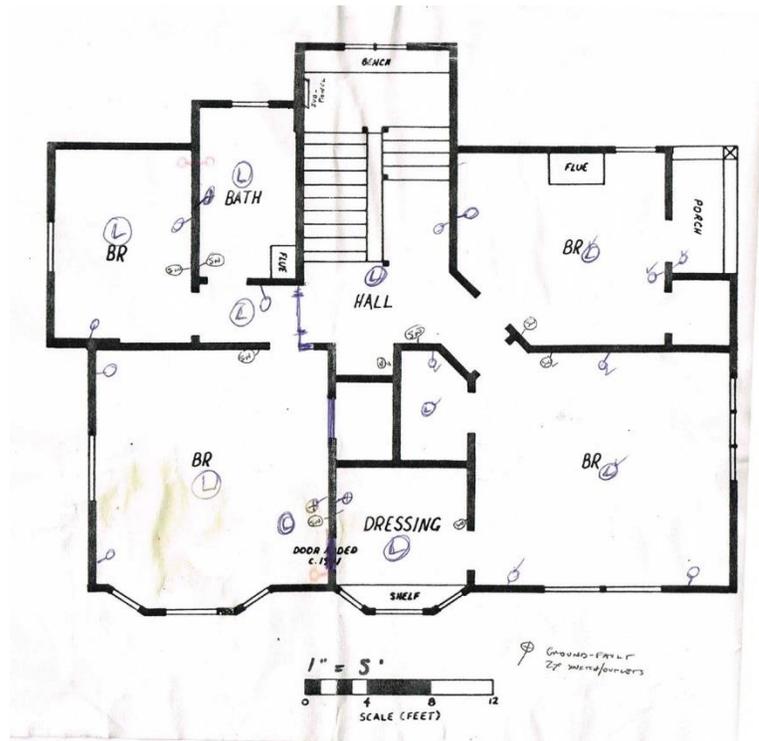
TWO WERE KILLED TWENTY FOUR INJURED

SEVEN WERE KILLED AND MANY INJURED

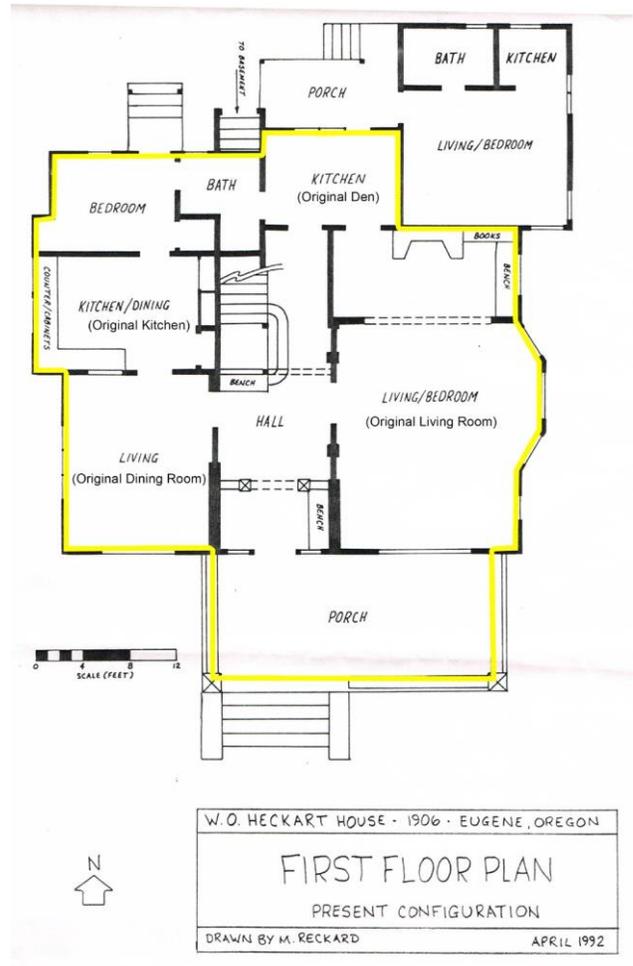
BOARD OF MR. AND MRS. W. O. HECKART

Plans

Second Floor Plan



First Floor Plan, present day



First Floor Plan, outline of original plan
 (Deduced from Sanborn maps and Eugene Morning Register Article, March 27, 1906)

Photographs 2016



South Elevation



South Elevation



East Elevation (looking toward rear of house)



East Elevation (from back)



North Elevation



North and west Elevation (From alley)



West Elevation (from south west corner)



West Elevation



Projection on East Elevation



East Elevation basement stairwell



East Elevation
Inset Porch



Molded concrete faux stone foundation



Attic window on North elevation (interior)



Ribbon of windows, West elevation



Single-hung windows West elevation



Porch window on South elevation



Leaded window second story South elevation

Square
Porch
Column







Atrium Building, 99 West 10th Avenue
Eugene, Oregon 97401
Phone: 541-682-5377
Fax: 541-682-5572
www.eugene-or.gov/planning

CITY HISTORIC LANDMARK DESIGNATION STAFF REPORT

PRE'S ROCK (HD 16-4)

File Name (Number):

Pre's Rock – (HD 16-4)

Applicant:

City of Eugene, applicant and owner

Applicant's Request:

The City of Eugene is the current owner of Prefontaine Memorial Park, which is the site of Pre's Rock. The City of Eugene Parks and Open Space Division seeks to designate Pre's Rock as an official City Landmark.

Subject Property/Location:

2401 Skyline Blvd (approximately 1.30 acre); Tax Lot 3500 of Assessor's Map 17-03-33-43, 03500; See attached vicinity map.

Relevant Dates:

Application submitted and deemed complete on July 18, 2016; public hearing scheduled for September 1, 2016.

Lead City Staff:

Rodney Bohner, Program Assistant, City of Eugene Planning Division, (541) 682-8385
Erik Berg-Johansen, Assistant Planner, Eugene Planning Division, (541) 682-5437

Background and Present Request

The applicant is requesting that Pre's Rock be designated as a City Landmark. For additional details of the requested City Landmark Designation, site characteristics and history of the structure, please refer to the written statement and other supporting application materials, as well as the following staff evaluation and attachments. Pre's Rock will be subject to historic alteration review in accordance with Eugene Code Sections 9.8175, 9.8180, and 9.8185, should this application be approved.

The Eugene Code (EC) requires City staff to prepare a written report concerning any request for designation of a property as a City of Eugene Historic Landmark. In accordance with the Type III

land use application procedures (see EC 9.7320); the staff report is printed and available 7 days prior to the public hearing on the request, to allow citizens an opportunity to learn more about the request and to review the staff analysis of the application. The staff report provides only preliminary information and recommendations. The Historic Review Board will also consider additional public testimony and any other materials presented at the public hearing before making a decision on the application. The Historic Review Board's written decision on the application is generally made within 15 days following closing of the public record, after the public hearing (see EC 9.7330). For reference, the quasi-judicial hearing procedures applicable to this City Landmark Designation request are described at EC 9.7065 through EC 9.7095.

Referrals/Public Notice

On July 18, 2016, staff provided information concerning the application to other appropriate City departments, public agencies, and the affected neighborhood group (the Fairmount Neighborhood). No relevant referral comments were submitted so none are incorporated into the following evaluation of compliance with the applicable historic landmark designation criteria.

City staff mailed and posted the public hearing notice on July 28, 2016, in accordance with the applicable code requirements of EC 9.7315. Written testimony was received from neighbor Bob Nelson. Mr. Nelson has concerns about traffic safety because there are commonly pedestrians standing in the road near Pre's Rock. He recommends speed bumps or another mitigation that could slow or warn cars that pedestrians may be within the right-of-way. Planning staff agrees that safety improvements, if feasible, should be made in the area around Pre's Rock. Hence, staff has contacted the Public Works Department and have started discussions regarding potential traffic safety improvements.

Any additional written testimony received after the date of this report but prior to the public hearing will be forwarded to the Historic Review Board for consideration in making a decision. Public testimony, written or otherwise, may also be presented at the public hearing and submitted into the record for this application.

Staff Analysis

In accordance with EC 9.7330, the Historic Review Board is required to approve, approve with conditions, or deny a Type III land use application. The decision must be based on, and accompanied by, findings that explain the criteria and standards considered relevant to the decision. It must also state the facts relied upon in rendering the decision, and explain the justification for the decision based upon the criteria, standards, and facts set forth.

To assist the Historic Review Board in rendering a decision on this application, staff presents the following City Historic Landmark Designation approval criteria (shown below in bold typeface) with findings related to each, based on the evidence available as of the date of this staff report.

9.8165

Historic Landmark- Designation Approval Criteria. The historic review board shall designate a historic resource as a historic landmark if it finds that the following criteria are met:

EC 9.8165(1):

Designation is consistent with applicable provisions of the Metro Plan and applicable refinement plans.

Applicable provisions of the Metropolitan Area General Plan (Metro Plan) are addressed below. In this case there is no applicable refinement plan.

Metro Plan – Historic Preservation Element

- **Adopt and implement historic preservation policies, regulations, and incentive programs that encourage the inventory, preservation, and restoration of structures, landmarks, sites, and areas of cultural, historic, or archeological significance, consistent with overall policies. (Policy 1, page III-I-2)**
- **Institute and support projects and programs that increase citizen and visitor awareness of the area’s history and encourage citizen participation in and support of programs designed to recognize and memorialize the area’s history. (Policy 2, page III-I-2)**

Recognition of the historic significance of the Pre’s Rock as a City of Eugene Historic Landmark supports the implementation of the above policies. The Prefontaine Rock “Pre’s Rock”, on Skyline Boulevard, consists of rock outcropping and a memorial set in stone at the site of the roadside boulder where Steve Prefontaine died in 1975. The site was dedicated by the City of Eugene in December of 1997. City Landmark designation will encourage the continued preservation of this commemorative site and the surrounding landscape through the protections afforded by Eugene’s land use code. Furthermore, listing of Pre’s Rock as a City Landmark solidifies the City’s dedication to the preservation of Pre’s Rock, and will also help to increase citizen awareness of historic preservation and local history.

EC 9.8165(2):

Designation is based on a determination of historic significance according to one or more of the following:

- (a) Is associated with events that have made a significant contribution to the broad patterns of history.**

Pre’s Rock is associated with Steve Prefontaine. Although Prefontaine is important to track and field and Eugene’s history as “Track Town”, Pre’s Rock is significant for its association with his

life as opposed to broad patterns of history or the events where Prefontaine competed. Therefore, this criterion is not applicable to this application.

(b) Is associated with the lives of persons significant to our past.

Steve Prefontaine's historic athletic accomplishments significantly support the identity of Eugene as "Track Town, USA". A biography by the University of Oregon Athletic Department sums up his success: "His quest for Olympic glory fueled the American running craze in the mid-1970s, and even though he was tragically killed in a car crash at the age of 24, he still claimed seven NCAA titles, a fourth-place Olympic finish in 1972, and American records from 2,000 meters through 10,000 meters." Prefontaine's legacy also endures because of his connection to the Nike Company which was started in Eugene by Prefontaine's coach, Bill Bowerman, and teammate, Phil Knight. Prefontaine was the first athlete signed by the company and helped to promote its track shoes.

Research confirms that Steve Prefontaine is a significant figure in the history of Eugene, the University of Oregon, the State of Oregon, and internationally in the world of track and field.

Significance related to a person is generally assigned to the property that is associated with the tenure and productive history of the individual. However, the rock formation is significant as the place of Prefontaine's sudden and tragic death at a young age. The site has been naturally adopted as an important memorial to his life.

(c) 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 may lack individual distinction.

This criterion is not applicable because Pre's Rock is a naturally formed landscape.

(d) Yields, or may be likely to yield, information important to prehistory or history.

This criterion is not applicable because it is unknown if any archaeological resources exist at this site.

EC 9.8165(3):

In addition to EC 9.8165(1) and (2) above, criteria for designation of a historic resource that was moved, is primarily commemorative in intent, or less than fifty years of age shall include the following considerations:

(a) A historic resource moved from its original location or a place that has historic significance can be eligible if it has historic architectural significance or is the surviving property most importantly associated with a historic person or event.

This criterion is not applicable because Pre's Rock has not been moved from its original location.

- (b) A historic resource that is primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historic significance.**

The area has served as an informal landmark since Pre's untimely death, although it has never been designated as "historic" or as an official City Landmark. In more recent years, people from our community and around the world have visited this special site east of Downtown Eugene and the University of Oregon campus to leave photos, ticket stubs, running shoes, and other varied items of personal meaning. The Rock has become a place for one to offer their respects to Pre's memory and the impact he made upon the world. It also serves as a place for personal reflection for runners, track fans, and anyone else who has been inspired by Pre's life and accomplishments.

In summary, Pre's Rock is a unique and significant symbol dedicated to running phenomenon and native Oregonian, Steve Prefontaine. Based on these findings, this criterion is met.

- (c) A historic resource achieving significance within the last fifty years can be eligible if it is of exceptional importance.**

The significance of Pre's Rock begins with his death in 1975. This date is within the last fifty years, which means this criterion must be considered. Staff finds that Steve Prefontaine's legacy is of exceptional importance. The Rock serves as an important commemorative site to the worldwide track community and citizens of Eugene. Based on these findings and additional information included in the application file, staff finds this criterion is met.

Staff Recommendation

Based on the information and materials in the record, and the findings contained in this report, staff recommends approval of the City Landmark Application for the Pre's Rock (HD 16-4) because the proposal is consistent with the Metro Plan and meets or exceeds the significance criteria at 9.8165(2)(b) and 9.8165(3)(b)(c).

Attachments

- Exhibit 1: Pre's Rock Site and Vicinity Map
- Exhibit 2: Applicant's Written Statement and Application

For More Information

Please contact Erik Berg-Johansen, Assistant Planner, City of Eugene Planning Division, at: (541) 682-5437; or by e-mail, at: erik.berg@ci.eugene.or.us

Exhibit 1 - Vicinity Map



Legend

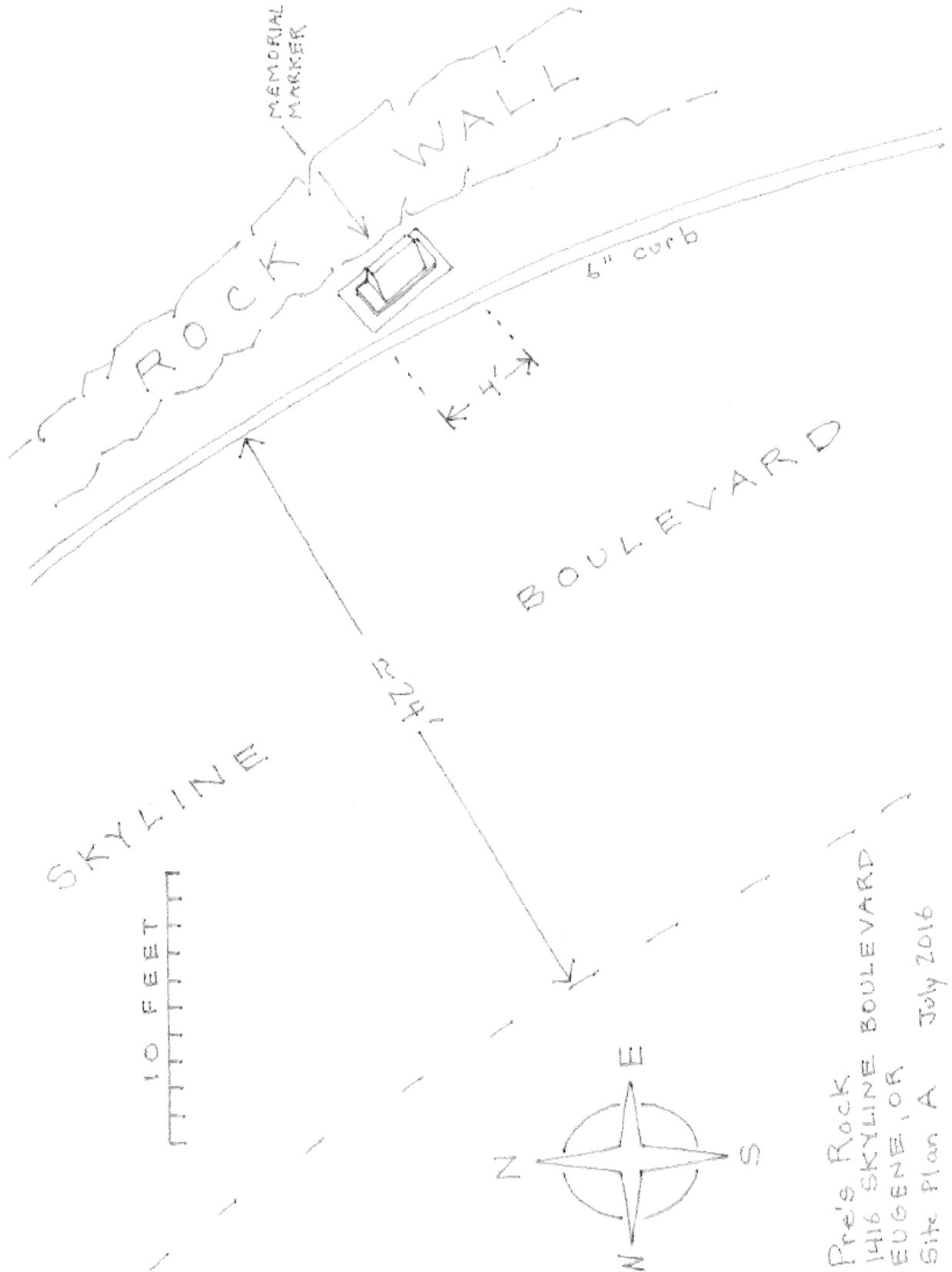
- Prefontaine Memorial Park
- Streets
- Taxlots



Caution:
This map is based on imprecise
source data, subject to change,
and for general reference only.



Attachment C





Pre's Rock

Skyline Boulevard, Eugene, Oregon

HISTORIC DESIGNATION APPLICATION

Researched and Compiled by:
Andrew Fisher, Vice Chair
City of Eugene Historic Review Board

Contents

Summary	3
Written Statement	4
Physical Description	4
Photos	7
Attachment A	19
Attachment B	27
Attachment C	28
Attachment D	30

PRE'S ROCK
Skyline Boulevard, Eugene, Oregon
Historic Landmark Designation Application

Summary

Pre's Rock is a rock outcropping on Judkins Point along a curved, inclined section of Skyline Boulevard in Eugene, Oregon. In 1975 it was the site of a tragic automobile accident that took the life of Steve "Pre" Prefontaine at age 24.

The area has served as an informal landmark since Pre's untimely death, although it has never been designated as a landmark or historic. In more recent years, runners, citizens, visitors, and others regularly make their way to the special site east of Downtown Eugene and the University of Oregon campus to leave photos, ticket stubs, and other varied items of personal meaning. The spot is a special site and a place to offer one's respects to Pre's memory and the impact he made upon the world. It may also serve as a place for personal reflection for runners and others.

The land was dedicated by the City of Eugene as the Prefontaine Memorial Park in December of 1997 and includes 1.3 acres within the Fairmount Neighborhood. The property was previously owned by the State of Oregon, by and through its Department of Transportation. The City of Eugene assumed ownership of the property in 2001.

The site is visited by hundreds, if not more, visitors per year; particularly during track tournaments at nearby Hayward Field and other major athletic events around the University of Oregon campus.

Assessor's Map:

17033343

Tax Lot:

3500

Zoning:

R-1 Low-density Residential

Existing Use of the Property:

Memorial Park

Proposed Use of the Property:

Memorial Park

Historic or Common Name:

Pre's Rock

Historic Designation Status: (Currently designated in National Register? Yes/No)

No

Written Statement

Steve Roland “Pre” Prefontaine was born January 25th, 1951 in Coos Bay, Oregon to Raymond and Elfriede Prefontaine. He was the only boy in the family with sisters Neta and Linda. Pre reportedly discovered a love of running in middle school with cross country running. He participated in basketball and football as well.

Pre attended high school at Marshfield in Coos Bay and was coached by Walt McClure Jr. Mr. McClure was coached by well-known track coach Bill Bowerman. Pre signed letter of intent to attend UO in early May 1969 and came to Eugene in 1970 to enroll at University of Oregon. He was then coached by Bill Bowerman. Bill Bowerman is a significant figure because he, along with Phil Knight, would later found the athletic foot wear company that would become Nike.

Pre gained national attention when he appeared on the June 17, 1970 cover of Sports Illustrated magazine at age 19. The cover read “America’s Distance Prodigy - Freshman Steve Prefontaine” over a full-length, color photo of Pre in mid-stride wearing his official green and yellow University of Oregon track gear running along a grass-covered trail high above a section of meandering river valley.

On Thursday, May 29th, 1975 Pre was driving his convertible when it collided with a natural rock wall and flipped over, trapping Pre. Reports in local media include a Register Guard article dated May 30th, 1975 by Blaine Newnham and Don Mack whose headline which read “Pre’s death ‘the end of an era’”. Pre was laid to rest in Coos Bay’s Sunset Memorial Park.

The first Pre Classic was held June 7th, 1975. It had previously been the Hayward Field Restoration Meet since 1973. Nike has been the primary sponsor of the Pre Classic since 1978.

Pre was inducted into the USA Track & Field Hall of Fame in 1976 and the Oregon Sports Hall of Fame in 1983. His life was also the subject of a pair of major-production movies: “Prefontaine” released in 1997 starred Jared Leto and “Without Limits” was produced by Tom Cruise in 1998 and starred Billy Crudup.

Pre’s Rock is a unique and significant as both a location and object associated with the tragic death of running phenomenon and native Oregonian, Steve Prefontaine. Pre’s Rock will always be inexorably associated with his tragic death. A brother, son, and family member was lost that day in 1975 - an inspirational figure and hero for many.

Steve Prefontaine is a significant figure for Eugene, the State of Oregon, and the world of track and field. His historic, athletic accomplishments and celebrity significantly support the identity of Eugene as “Track Town, USA”.

Physical Description

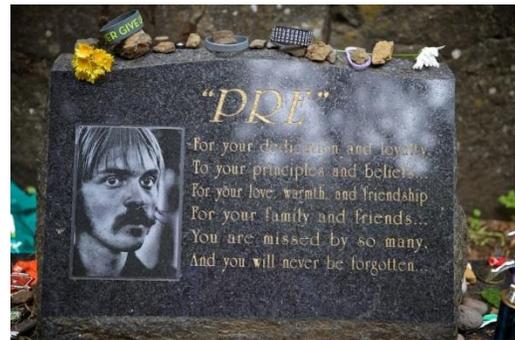
The rock formation identified as Pre’s Rock is located along the outside corner of an inclined curve of Skyline Boulevard in Eugene, Oregon. East of Downtown Eugene and the University of Oregon campus, Birch Lane climbs gently above the Fairmount Neighborhood and nearby Franklin Boulevard along the prominent form of Judkins Point. After a brief cluster of houses the curving road leaves much of the

residential development behind and navigates a modest incline affording impressive views of the Willamette River, Interstate 5, open space, and more. At a hairpin turn, Birch Lane forks off to one end of Skyline Boulevard. The area is seemingly undeveloped and natural with a stretch of moss, rocks, forest-like undergrowth, and a variety of trees.

About 140' or so from the turn, on the northeast side, is the location of Pre's Rock; a roughened and weather-aged, natural rock face. The Rock is actually part of a much larger "wall" form measuring dozens of feet in length. The road inclines slightly and the rock forms a "wall" along the boulevard's curve. At the location of Pre's Rock, the wall is about 8' in height.

A carved, granite memorial marker now rests at ground level just a few inches in front of the naturally-formed, rock wall in the narrow space before the curb. The marker is a memorial to Oregon-born runner Steve "Pre" Prefontaine who died tragically at the location in 1975. The marker front features a sloped face measuring about 24" wide by 15 3/4" tall by 11 inches deep at the base. On the left it depicts a poignant, photographic portrait of Steve Prefontaine. On the right side of the marker is displayed the following:

"PRE"
For your dedication and loyalty
To your principles and beliefs...
For your love, warmth, and friendship
For your family and friends...
You are missed by so many,
And you will never be forgotten...



Source: Thomas Boyd/Staff, OregonLive.com May 29, 2015

The marker rests atop a stone plinth of matching material. This base measures about 36" wide by 6" tall by 12 1/2" deep. The faces are worked smooth while the sides retain a rough appearance. The plinth sits atop a 24" by 48" poured, concrete pad whose top face is flush with the surrounding grade. According to "Pre's Rock-40 Years Later" (June 2015) the granite marker was contributed in 1997 by inmates at the Oregon state prison "...whom Pre often spoke to and mentored away from the public eye".¹

A small, bronze relief-sculpture of Steve Prefontaine is mounted to the rock face directly behind and slightly above and to the left of the memorial stone measuring about 8" tall and its' origins are unknown.

An additional feature of Pre's Rock that appears to endure the test of time is the text: "PRE 5-30-75 R.I.P." in white, hand-painted lettering approximately 2 1/2" in height located directly behind and above

¹ Adam Elder, "Pre's Rock-40 Years Later," *Competitor.com*, June 8, 2015, http://running.competitor.com/2015/06/features/pres-rock-40-years-later_129573

the stone marker. According to "Pre's Rock - 40 Years Later" by Adam Elder, the graffiti-like writing was originally applied days after Pre's death and receives "regular touching up".²

According to "Fossil Localities of the Eugene Area," Oregon by Margaret L. Steere (June 1958)³:

"...in Miocene time, the Spencer, Fisher, and Eugene formations were intruded by lavas which in places spread out over the strata as extensive flows. The prominent topographic features such as Skinner Butte, Spencer Butte, and Judkins Point are erosional remnants of these resistant volcanic rocks."

Most of the surrounding area is steep with dense undergrowth; covered with moss and other vegetation. The exception is the face of Pre's Rock directly along Skyline Boulevard. Opposite Pre's Rock and about 24' across the street stands an abrupt wall of vegetation and what appears to be rock face underneath.

Pre's Rock itself shows evidence of possible past rock drilling in the form of a circular hole while a few inches away the partially-broken form of a cylindrical metal shaft that appears embedded in the rock; possibly a drill bit.

Provide the name of original or subsequent owners, architect, builder, and contractor, if known:

Previous owner: State of Oregon (Oregon Department of Transportation)

Provide other available historical information/documents, such as legal abstracts, photos, plans, elevations, and architectural drawings:

(see Attachment "A")

Provide a list of bibliographic references for all written, oral, graphic, or photographic materials used in preparing written application materials:

(see Attachment "B")

Site Plan (show date, north arrow, and standard engineer's scale on the site plan):

(see Attachment "C")

Show a vicinity map on the site plan

(see Attachment "D")

² Elder, "Pre's Rock-40 Years Later."

³ Margaret L. Steere, "Fossil Localities of the Eugene Area, Oregon," *The Ore.-Bin* 20, no. 6 (June 1958).

Photos

Facing North on Skyline Blvd. *Courtesy of A. Fisher*



1. Facing northeast on Skyline Blvd. *Courtesy A. Fisher.*



2. Facing Northeast on Skyline Blvd. View of memorial and Pre's Rock. *Courtesy A. Fisher*



3. Facing north on Skyline Blvd. Memorial, Pre's Rock, and graffiti. *Courtesy A. Fisher*



4. Facing north-northeast. *Courtesy A. Fisher*



5. Facing east on Skyline Blvd. *Courtesy A. Fisher*



6. Vicinity facing east. *Courtesy A. Fisher*



7. Close-up of graffiti on rock. *Courtesy A. Fisher*



8. Close-up of Pre figure. *Courtesy A. Fisher*



9. Close-up of drill hole plugs. *Courtesy A. Fisher*



10. Rock outcropping to east of Pre's Rock site. *Courtesy A. Fisher*



11. Memorials left at site. *Courtesy A. Fisher*

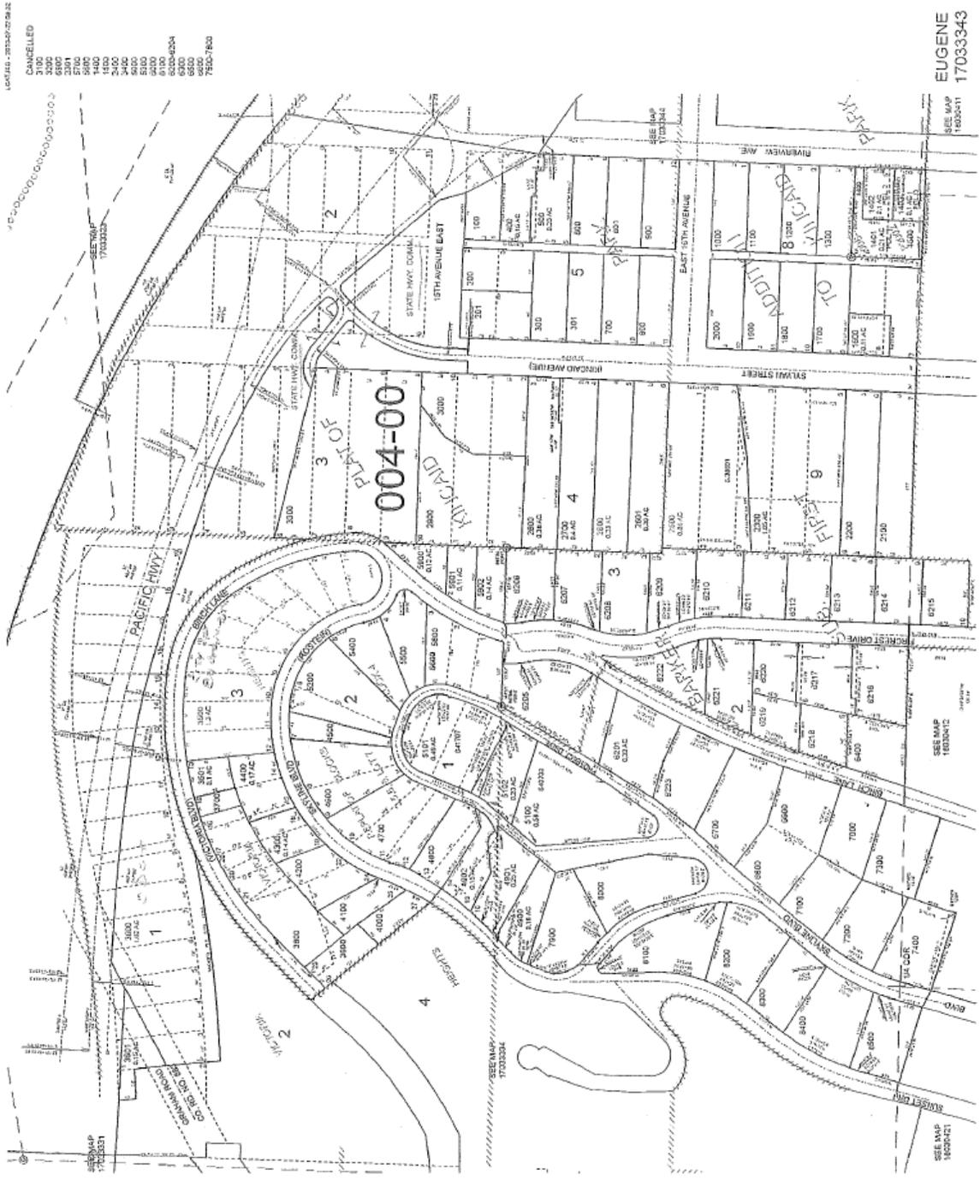


Attachment A
Taxlot Map

17033343
EUGENE

S.W.1/4 S.E.1/4 SEC. 33 T.17S. R.3W. W.M.
Lane County
1" = 100'

FOR ASSESSMENT AND
TAXATION ONLY



CANCELLED
3100
3000
2900
2800
2700
2600
2500
2400
2300
2200
2100
2000
1900
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100

EUGENE
17033343

Deed to City of Eugene, April 12, 2001

Approved for Recording
by City of Eugene

17-03-33-43 03700

16602
ORIGIN

Date: 4-12-2001

Sent Blok
Deputy City Recorder

ODOT
File 09317
5B-31-19 & 6B-18-18

DEED

The STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Grantor, for the true and actual consideration of \$108,000.00 heretofore received does convey unto the CITY OF EUGENE, a municipal corporation of the State of Oregon, Grantee, the following described property:

Lots 1 through 12, Block 3 REPLAT OF VICTORIA HEIGHTS, Lane County, Oregon

This conveyance is made and delivered upon the following express conditions, reservations, and restrictions:

1. Subject to special assessments, existing restrictions, reservations and easements of record, if any; "Including the covenants, conditions and restrictions contained in that certain Agreement for Acquisition and Development of Pre's Memorial Park between the City of Eugene and Philip H. Knight, as benefactor, dated March 23rd, 2001."

It is understood that the conditions, reservations, restrictions, and covenants herein set-out have been considered in determining the amount of consideration of this conveyance.

The rights and remedies herein reserved or provided shall not be exclusive and shall not be in derogation of any other right or remedy which Grantor may have. The conditions and restrictions herein contained shall run with said land and shall forever bind Grantee and grantee's heirs, successors and assigns. Where any action is taken to enforce the above mentioned conditions and restrictions, Grantor shall not be liable for any trespass or conversion as to any real or personal property. Where legal proceedings are commenced by Grantor to enforce the foregoing conditions and restrictions or for the recovery of the aforementioned removal or destruction costs, the successful party shall be entitled to reasonable attorney fees and court costs.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

3-2-01

TAX STATEMENTS SHALL BE SENT TO

City of Eugene
858 Pearl Street
Eugene OR 97401

AFTER RECORDING RETURN TO
OREGON DEPARTMENT OF TRANSPORTATION
PROPERTY MANAGEMENT RIGHT OF WAY SECTION
355 CAPITOL STREET NE, ROOM 411
Salem OR 97301-3871

Division of Chief Deputy Clerk
Lane County Deeds and Records

2001-020909



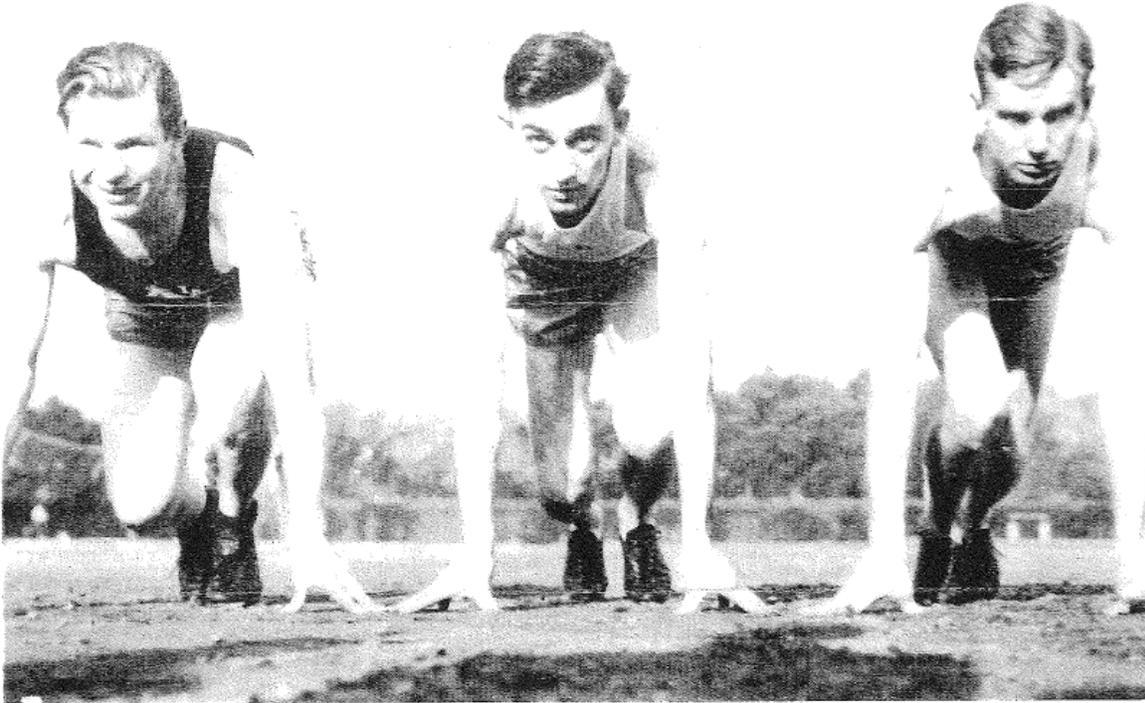
\$31.00

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\$10.00 \$11.00 \$10.00

HISTORY OF TRACKTOWN USA



For some people, Eugene, Oregon is just a town on the map. For a different demographic in America, Eugene is so much more. It is a holy site of track and field. Each year, Eugene hosts some of the most prestigious track competitions not just in the United States, but the whole world. Events range from the U.S. Olympic Trials and the Diamond League-Prefontaine Classic to the N.C.A.A Track & Field championships. All these prestigious meets take place at Historic Hayward Field.

Aside from the high level meets that are hosted at Hayward Field, one of the most successful sports companies ever, Nike, originated in Eugene. Legends such as Steve Prefontaine, Alberto Salazar, Mary Decker Slaney, and Bill McChesney had their amazing careers start in Eugene, known today as TrackTown, USA.

This area hasn't always been the track mega-giant it is today. There was a time when track was still in its infancy, a time when most

people today wouldn't recognize the sport.

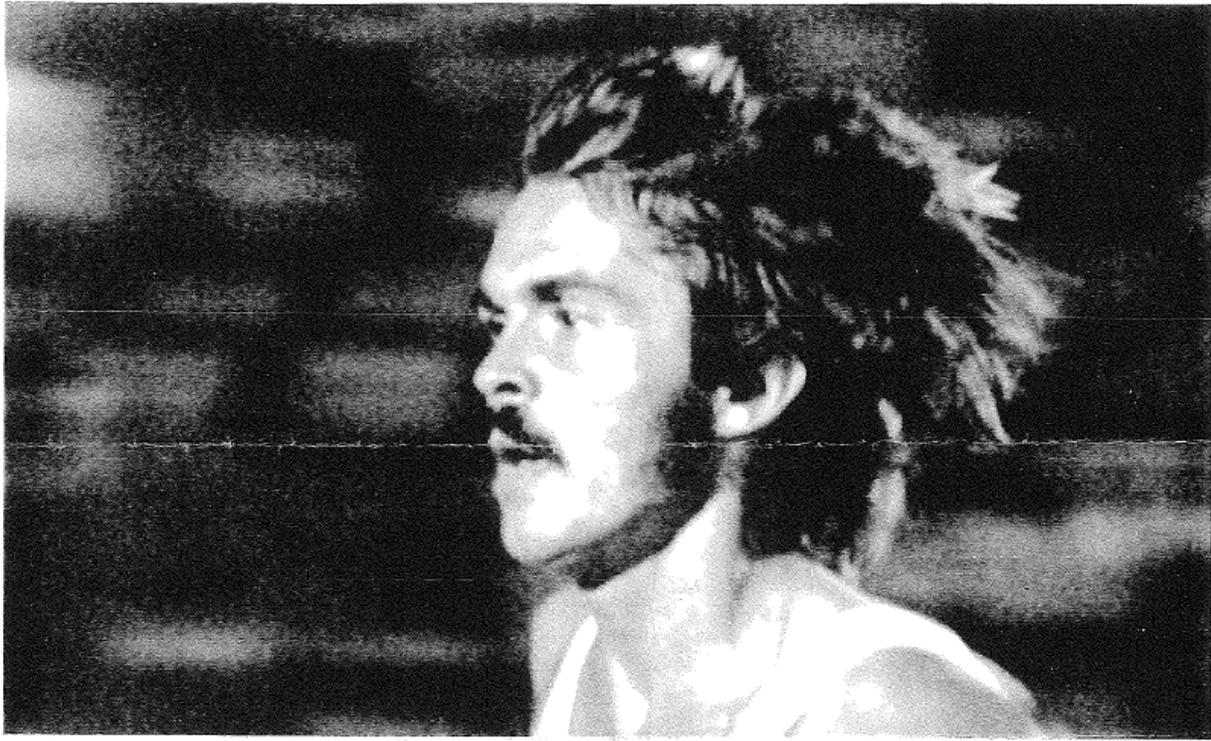
Track and field got its first big start in Lane County when the University of Oregon introduced a track and field team in 1895. The sport was a cruder version of what it is today. The original running track for the university was located near Deady Hall. The track surfaces were different combinations of dirt, sand, and cinder until the all-weather track was introduced. Events were run without the same level of safety standards we use today.

Bill Hayward took over the team in 1904 and brought them into the national stage. Dan Kelly, Ralph Hill, and Mack Robinson were some of the greats from this time. After Bill Hayward passed away in 1947, John Warren took over the duties for the team until Bill Bowerman arrived in 1949, thus beginning one of the greatest distance running eras in track history. Bill Bowerman brought countless innovations to sport of running. He coached legendary

runners such as Jim Bailey, Bill Dillinger, and Steve Prefontaine. He co-wrote the instructional booklet *Jogging*, a guide to help convince Americans of the benefits that running brings.

Bill Bowerman later created one of the most innovative revolutions in running shoe technology by creating the waffle shoe. This unique shoe was then marketed by former UO runner Phil Knight, thus spawning the hugely successful sport company, Nike. One of Bill Bowerman's most famous athletes, Steve Prefontaine, embodied the type of running attitude people think of when they think of Tracktown. During his lifetime, he held the American records in every distance from the 2,000 meter to the 10,000 meter. He died tragically in 1975 in a car crash just hours after he had given a great performance at Hayward Field. His memorial in Eugene is on Skyline Boulevard, at the site of his crash.

Eugene still produced legendary runners and teams well into the 1980s. Bill Dillinger,



a stand out University of Oregon runner and an Olympic bronze medalist, would lead the program into new levels of fame. Runners such as Alberto Salazar, Otis Davis, Rudy Chapa, Bill McChesney, and Joaquim Cruz would lead the school and area into the next era of greatness. One of the more notable moments came when the women of Oregon won their first track national championship in 1985.

The Eugene area continues to produce accomplished runners year after year. Modern legends such as Galen Rupp, Matthew Centrowitz Jr., Ashton Eaton, Jenna Prandini, and Nick Symmonds have added to the prestige of track in Eugene. Other institutes in Eugene have made their mark. The Oregon Track Club is the training group of many Olympic hopefuls and in 2015 the Northwest Christian University Women's Cross- Country team won their first NALA national title. Eugene continues to draw the best runners in hopes of pushing their running dreams to the top.

Hayward field, has seen the rise of the sport in Eugene and has grown with it. Originally built as a football field, it wasn't

until 1921 that the university added a six lane cinder track around it. Hayward became a track and field only facility when Autzen Stadium was finished in 1967. The track was official upgraded in the late 1980's to a 400 meter track as part of a series of facility upgrades. Between 1987 and 2008, the track, which had been lacking many features, was upgraded to the highest standard of international tracks. Many improvements such as a state-of-the-art score board, east grand stand seats, heavy lighting for night meets, the Bowerman Building/Athletic Facility, and the Powell Plaza were added. Because of these improvements Hayward field has been able to host some of the most famous events in U.S. track and field history. The facilities have hosted 12 NCAA Outdoor Championships, 7 USATF Outdoor Championships, 6 Olympic Track & Field Trials, 40 years of the Diamond-League Prefontaine Classic, and more.

While the track accolades and prestige of the Eugene area runners has made the appeal of Tracktown great, the environment that has also contributed to drawing people here. One of the leading groups bringing people to

the community has been TrackTown, USA, a non-profit organization that is in charge of bringing and maintaining high caliber track and field events to Eugene, Oregon. Eugene is not just a place for elite runners. The culture in Eugene is friendly to runners of all ages and abilities. The city spends a great deal of money and effort into maintaining an abundance of soft bark running trails. No matter where you are in Eugene, you are never too far from a trail. Another popular landmark of the sport here in Eugene is TrackTown Pizza, a local restaurant that has been in operation since 1977 that houses track and field memorabilia. The magic of TrackTown continues to grow with the sport. It's a success that holds much promise for a bright future.

By: Hunter Tyler, Volunteer

PHOTOS: Left - *Track and Field* by Conger, Ray Milton Published 1939 Right - Steve Prefontaine, Photo courtesy of Flickr

ORAL HISTORY: LEAVING WITH A TALL TALE



Oral history is being discontinued at the Lane County Historical Museum, and I will be gone from employment at the museum when you read this. The first person account of history as it is lived, the conflict between groups (such as both sides of the Skinner Butte Cross controversy) and the telling of personal experiences, rings with more authority and authenticity when told by the people who lived it. I've been privileged to hear their stories. Those voices are now an accessible part of the museum collections and I'm happy to have been a part of that work.

I've been at the museum just over eleven years, and while I worked mainly in oral history, I also worked the front desk, spent a year in research in the archives and inventoried and cataloged items in collections. I installed and helped with numerous exhibits, worked as the membership coordinator for several years and was the interim housekeeper. My first year I helped with training staff in our collections and migrating volunteer and membership record keeping to a computer database. I then managed, updated and maintained the database for collections. I have fully enjoyed working with area history, the staff and my numerous, capable volunteers who devoted time to the project.

I leave you with this glimpse of a Northwest icon seen through the eyes of Don Hunter. The Oregon Historical Society interview #16 collected October 4, 1993 yielded this surprising occurrence, and I hope you enjoy it as much as I did.

EXCERPT. . . I was in service so it would've been 1942. We'd [Don and first wife Dolores] been camping up in the Cascades. We went up to Cultus Lake, "Big Cultus Lake" and camped there overnight on the beach of the lake. You could drive right out to the lake then. . . . during the night the wind came up and it was blowing quite a bit. In the morning we got up and the waves were coming [in] . . . it started to rain once in a while so we had our breakfast then decided sometimes it's better if you go east - get away from the high area there - and maybe it wouldn't be so rainy. So we started going east and went to Elk Lake and spent most the day exploring around some trails and taking pictures of flowers and ended up at Devils Rockpile and took some more pictures there. . . [We] started exploring Tye Crick - a little stream comes into Devils Lake - and we discovered that's a beautiful little stream. It comes out of a

big spring and runs about less than a mile and goes into the lake. . . The water level is always about the same so moss comes right down to the edge of the water, and mushrooms were blooming and the sun would come out once in a while, then it would rain a little bit. So, by late afternoon we decided that we'd better start looking for a place to stay that night. . . . we went further east and drove up to Todd Lake and it was late afternoon then. We drove. . . right up the side of the lake and got out and parked the car right there overlooking the . . . and started looking around for a place to camp overnight. Well, it had been raining . . . so we went along the edge of the lake looking for a sheltered area where there was a lot of foliage that would shelter the ground and while we were out looking it started to rain again - lot of fine little drops.

So we came back and got in the car to wait

out this storm. . . and sat there looking out through the windshield 'cross the lake, and at far end of Todd Lake meadow . . . there was a tall figure; couldn't believe how tall it was. I pointed. . . out the door and we got out of the car to get a better look 'cause there were raindrops on the windshield. And in closing the door apparently it heard us, because it was just standing over there,

then it started walking over to the left 'cross this meadow and it's strides were giant, it seemed like it's legs were even long for its height. And it must have been, I would judge eight, nine feet tall and slender, fairly slender

. . . these long legs, it was striding across the meadow there. He got over into the trees and we couldn't see him anymore. We thought he might circle around over toward us. We were just satisfied

/// Pre's Rock—40 Years Later

By Adam Elder, Published Jun. 8, 2015



Photo: Kennett Mohrman

Every day for the past 40 years on a narrow neighborhood road in Eugene, Ore., people of all ages, from all over the world, come to this slate-black rock on the side of the street. They're here to pay their respects to Steve Prefontaine, America's greatest distance runner—at the very spot where the 24-year-old took his last breaths.

At 12:40 a.m. on May 30, 1975, Prefontaine's 1973 gold MGB convertible flipped while he drove home, after dropping off Frank Shorter at Kenny Moore's house, both friends and fellow elite American runners who ran in the 1972 Olympics. Despite the help of a neighbor on the scene, the weight of the car suffocated Prefontaine.

To this day, the exact details of Pre's accident are unclear. The questions will remain unanswered, likely forever at this point.

Whether by inattention, inebriation, or another errant driver headed up the hill toward Prefontaine head-on (Eugene's enduring version of a second-gunner-on-the-

toward Prefontaine head-on (Eugene's enduring version of a second-gunner-on-the-grassy-knoll theory), Pre veered left, straight into that 15-foot slab of rock. This outcropping upended his car, crushing the driver, who was, at the time, an irresistible force in running. Pre oozed charisma, swagger and sex appeal, and held every American distance running record between 2,000 and 10,000 meters, all while tirelessly fighting for athletes' rights at great risk to his own career. He was what we nowadays call a crossover star: In the context of the ensuing 40 years, the fact that he made non-sports fans care about distance running, of all things, is no mean feat. He made running cool as no one else has before or since.

If Pre was larger than life, his tragic death, occurring just as he was on the cusp of realizing his nearly limitless potential in the following year's Olympics, also had a rock-star quality to it that you just can't make up (which is why James Dean is a frequent, though somewhat lazy, comparison). Pre was a cult hero—with a genuine cult of personality in running-mad Eugene—and right away, that chunk of rock on Skyline Boulevard attracted visitors. The next day, the teenage neighbor who tried to help Prefontaine graffitied "PRE 5-30-75 RIP" on the rock, which has remained since, with regular touching up. In 1997, inmates at the Oregon state prison (whom Pre often spoke to and mentored away from the public eye) contributed an elegant, headstone-like granite marker, the only formal display on site.

Just as Pre's outsized personality outlived his physical time on earth, the site of his death has also gained momentum over the years, morphing into a quasi-pilgrimage site for runners. Every day—and especially during large track events—the rock draws visitors who bequeath running-specific offerings to Pre. There's always a curious and sometimes poignant array of track spikes, trophies, medals, personal notes, bib numbers, friendship bracelets, singlets, race T's and other assorted items, all arranged individually at the base of the rock—a tithe to both the sport of running and to a man now deified in its pantheon.

As each successive generation of runners discovers and gets seduced by the story of Pre, they come here.

Forty years later, it's somewhat of a macabre tourist attraction in a city that proudly calls itself "Tracktown USA." And if that last sentence makes you a bit uneasy, you're not alone. In Eugene, Pre's Rock straddles an uncomfortable line between its recognition as a memorial and as a roadside attraction that sometimes attracts a carnival atmosphere on important race days (the spot is promoted by tourism bureaus; it's on local running maps; and road signs, before they inevitably get stolen, refer people in its general, winding direction). As a native Eugenean, I've never been sure how I've felt about this myself.

Attachment B

Elder, Adam. "Pre's Rock—40 Years Later," *Competitor.com*, June 8, 2015,
http://running.competitor.com/2015/06/features/pres-rock-40-years-later_129573

Steere, Margaret L. "Fossil Localities of the Eugene Area, Oregon," *The Ore.-Bin* 20, no. 6 (June 1958).

Lane County Assessment and Taxation Office. Real Property Tax Lot Record: 1703334303500. July 28, 2016. Lane County Assessment and Taxation Office, Eugene, Oregon.

Lane, County of. Deeds and Records files.

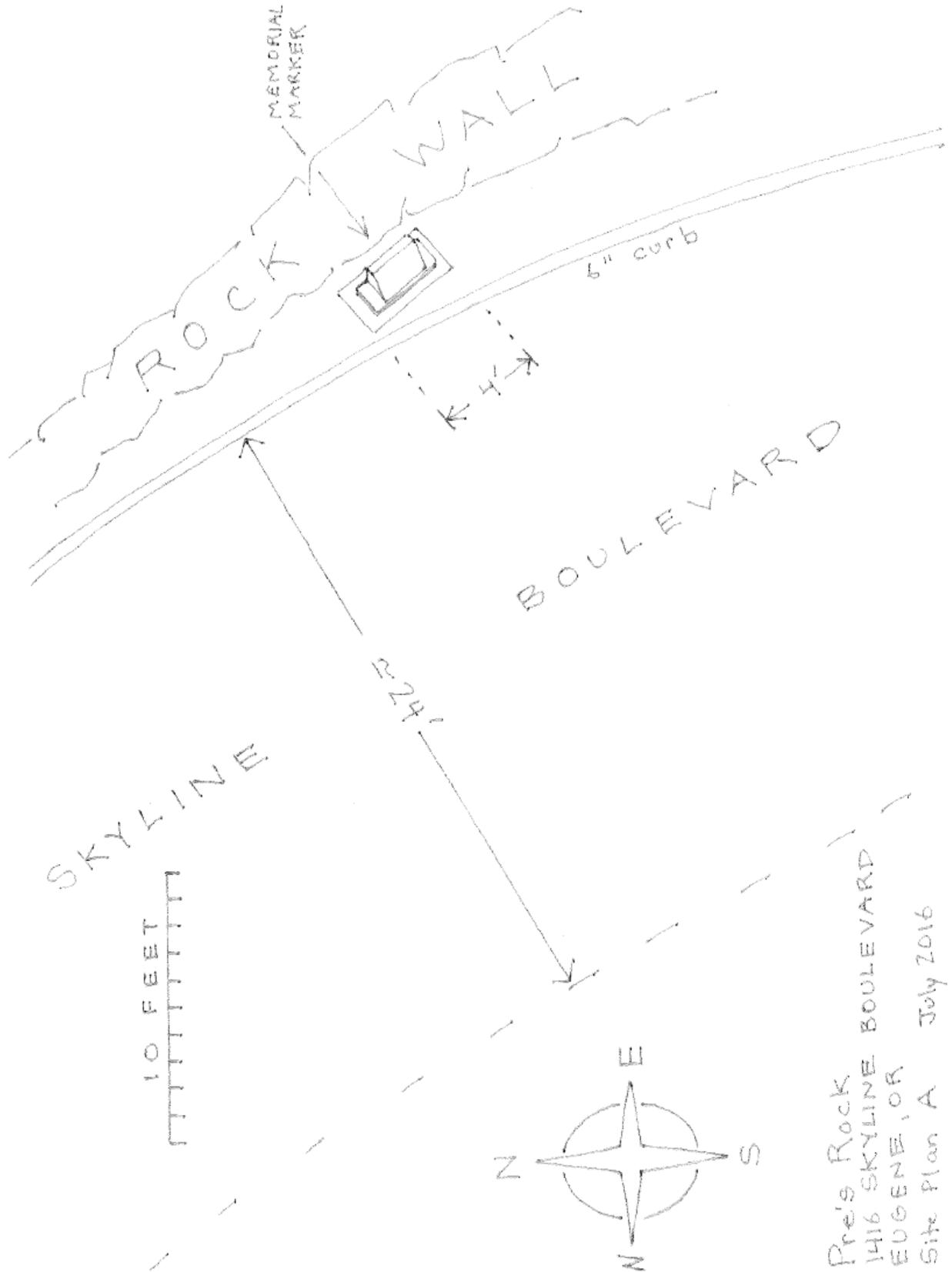
Photos

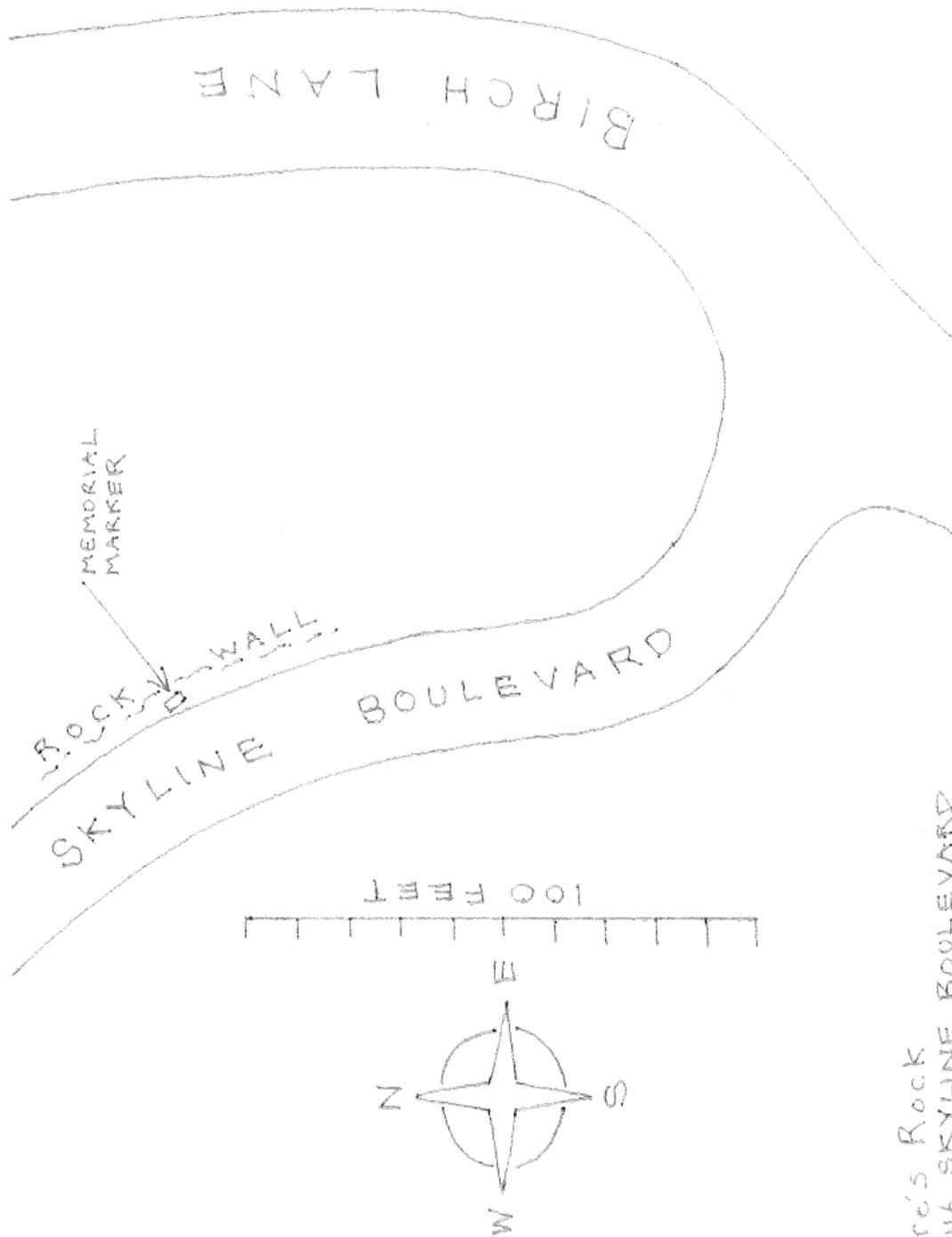
No author. "Race Recap: Eugene Marathon 2013," *Running Ruminations*. May 1, 2013,
www.runningruminations.com

Boyd, Thomas. "Steve Prefontaine's sister, Neta, visits Pre's Rock on the eve of the anniversary of his fatal crash." *The Oregonian/OregonLive*. May 29, 2015.
http://www.oregonlive.com/multimedia/index.ssf/2015/05/steve_prefontaines_sister_neta.html

Fisher, Andrew. June, 2016. *Pre's Rock Collection*. Eugene, Oregon: Personal collection.

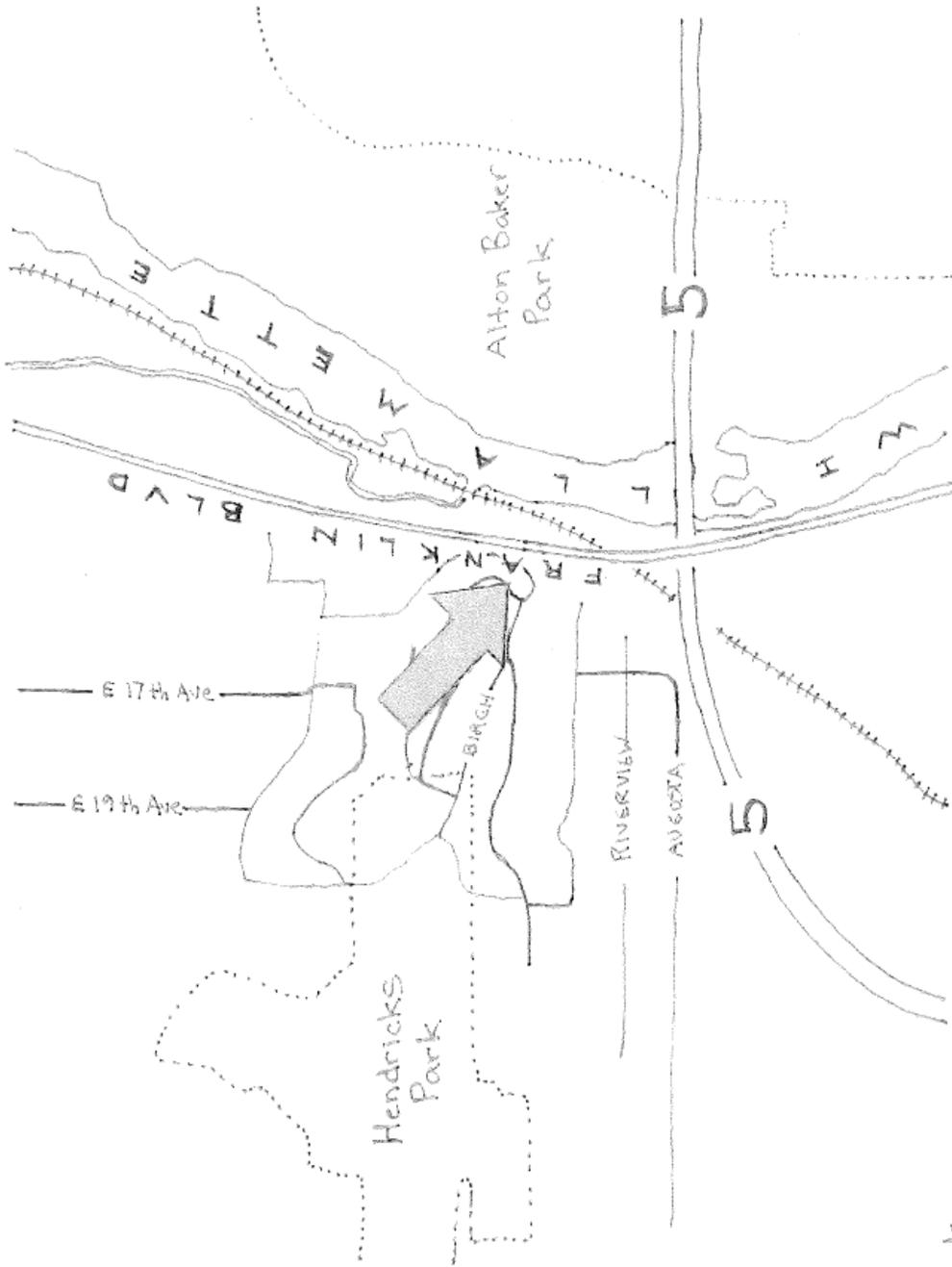
Attachment C





Pre's Rock
 1416 SKYLINE BOULEVARD
 EUGENE, OR
 Site Plan B July 2016

Attachment D
Vicinity Map



Pre's Rock
1416 SKYLINE BOULEVARD
EUGENE, OR
Vicinity Map July 2016