



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, November 3, 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 – Bartle House (HD 16-5)

III. City Landmark Application – Peterson House (HD 16-6)

IV. Historic Preservation Month Planning (May 2017)

V. Pre’s Trail Update – Potential City Landmark

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
November 3, 2016

To: Eugene Historic Review Board

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

Subject: Public Hearing on Historic Designation for:
Bartle House (HD 16-5)
Peterson House (HD 16-6)

ACTION REQUESTED

Following a brief staff introduction, the Historic Review Board (HRB) will hold a public hearing on each request, with opportunity for public testimony, and then deliberate to determine whether the subject properties meet the applicable criteria for City of Eugene Historic Landmark designation.

INTRODUCTION

City 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 these benefits are consistent with the HRB's goals.

In this case, the current landmark nominations are a product of staff's proactive approach. Staff reviewed a recent historic resource survey of the West University Neighborhood and identified a number of historic properties. Staff 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.

BRIEFING STATEMENT

Bartle House (HD 16-5): This designation is for the property addressed 341 East 12th Avenue. Tax lot 700 of Assessor's Map 17-03-31-41 contains two houses and is located within the West University Neighborhood. Only the subject structure (the Bartle House) is nominated for City Landmark status. The rectangular lot is described as including sections of Lot 6, 7, and 8 of Block 3 of Ellsworth's Addition. The property fronts 12th Avenue and abuts Mill Alley on its east edge. Surrounded on all sides by residential properties, the lot is zoned C-2 Community Commercial with a /TD Transit Oriented Development Overlay.

The applicant suggests that the historic name of "Bartle House" be considered for this City of Eugene Historic Landmark. Ownership records indicate that Dr. Phillip J. Bartle had the craftsman house built

in 1917. The Bartle family owned the property since circa 1900 through 1971. The Bartle name has been associated with the house since 1971.

Peterson House (HD 16-6): This property is located within the West University Neighborhood at 350 East 11th Avenue. The tax lot, which is identified as Tax Lot 100 of Assessor's Map 17-03-31-41, is approximately 0.25 acre, rectangular in shape, and is located on the north edge of East 11th Avenue. The property is surrounded by commercial uses to the east, west and south, and by a multi-family residential apartment building to the north. The property is zoned C-2 Community Commercial with a /TD Transit Oriented Development Overlay.

The applicant suggests that the historic name of "Peterson House" be considered for this City of Eugene Historic Landmark. Ownership records indicate that the property was sold to P. Augustus and Annie C. Peterson in 1912, who subsequently constructed a home on the property in 1913. The house served as a single-family dwelling for the Petersons until they sold the home to the Burgoyne family.

BACKGROUND

As noted above, the applicant is 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 materials, as well as the following staff evaluations and attachments.

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

Bartle House (HD 16-5)

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 Bartle House (HD 16-5) because the proposal meets the approval criteria at EC 9.8165(1), 9.8165(2)(a), 9.8165(2)(b) and 9.8165(2)(c).

Peterson House (HD 16-6)

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 Peterson House (HD 16-6) because the proposal meets the approval criteria at EC 9.8165(1), 9.8165(2)(a) and 9.8165(2)(c).

ATTACHMENTS

Attachment A: Staff Report for Bartle House (HD 16-5)

Attachment B: Staff Report for Peterson House (HD 16-6)

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



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CITY HISTORIC LANDMARK DESIGNATION STAFF REPORT

File Name (Number):

Bartle House – (HD 16-5)

Applicant:

White Bird Clinic, Applicant and Owner

Applicant's Request:

White Bird Clinic is the current owner of the property located at 341 East 12th Avenue. White Bird Clinic seeks to preserve and recognize the significance of this property by nominating it to the City of Eugene Historic Landmark Inventory.

Subject Property/Location:

341 East 12th Avenue (approximately 0.37 acre); Tax Lot 700 of Assessor's Map 17-03-31-41;
See attached vicinity map.

Relevant Dates:

Application submitted and deemed complete on September 16, 2016; public hearing scheduled for November 3, 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 Bartle House be designated as a City of Eugene Historic Landmark. The subject property contains two structures – only the subject structure (the Bartle House) is nominated for City Landmark status. 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 Bartle 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 September 30, 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 September 30, 2016, in accordance with the applicable code requirements of EC 9.7315. 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 while conforming to the intended zoning. 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 12th Avenue.

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 Bartle 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 house moving.**

The proposed historic designation is consistent with the above policies. The Bartle 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 Bartle 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 circa 1917, the house sits at 341 East 12th Avenue. 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. The neighborhood contains a variety of land uses due in part to its proximity to the university, hospital, mill race, and downtown core. 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 residential neighborhood in the 19th century has evolved over the decades to accommodate a diverse collection of student housing types representing many architectural styles. This trend continues today, primarily due to the University's growing enrollment and the presence of high-density residential and commercial zoning in the neighborhood.

It appears the Bartle House is associated with the early development of the West University Neighborhood. The trend of growth and expansion in the area highlights the importance of these remaining historic housing structures. Based on these findings, staff finds that the property is associated with events that have made a significant contribution to the broad patterns of history.

- (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. Research indicates that Dr. Phillip J. Bartle lived with his family at 341 East 12th Avenue. Dr. Bartle was a prominent doctor in the community and was also president of the Lane County Medical Society, president of the Oregon State Hospital Association, and actively involved with his church and civic organizations. He was also involved with the Nightingale Mining Company. Dr. Bartle is important for his role in the medical and civic communities in Eugene; because of his prominence in the community, the property meets this criterion.

- (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 especially 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 retains much of its historical integrity and displays both ornamentation and composition in character with the Craftsman style.

The dwelling retains noteworthy design features with no significant alterations. The house has undergone minor alterations, but staff has determined that these changes have been minimal. The main massing of the house is square with two stories. The eaves are open with bargeboard and simple decoration. The front porch is full-width with a closed rail and square cast-stone piers supporting square battered columns.

High quality construction techniques and materials were identified from on-site evaluation of the property. The Bartle 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 Bartle 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 Bartle 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 Bartle House is over fifty years of age with a construction date of circa 1917.

Staff Recommendation

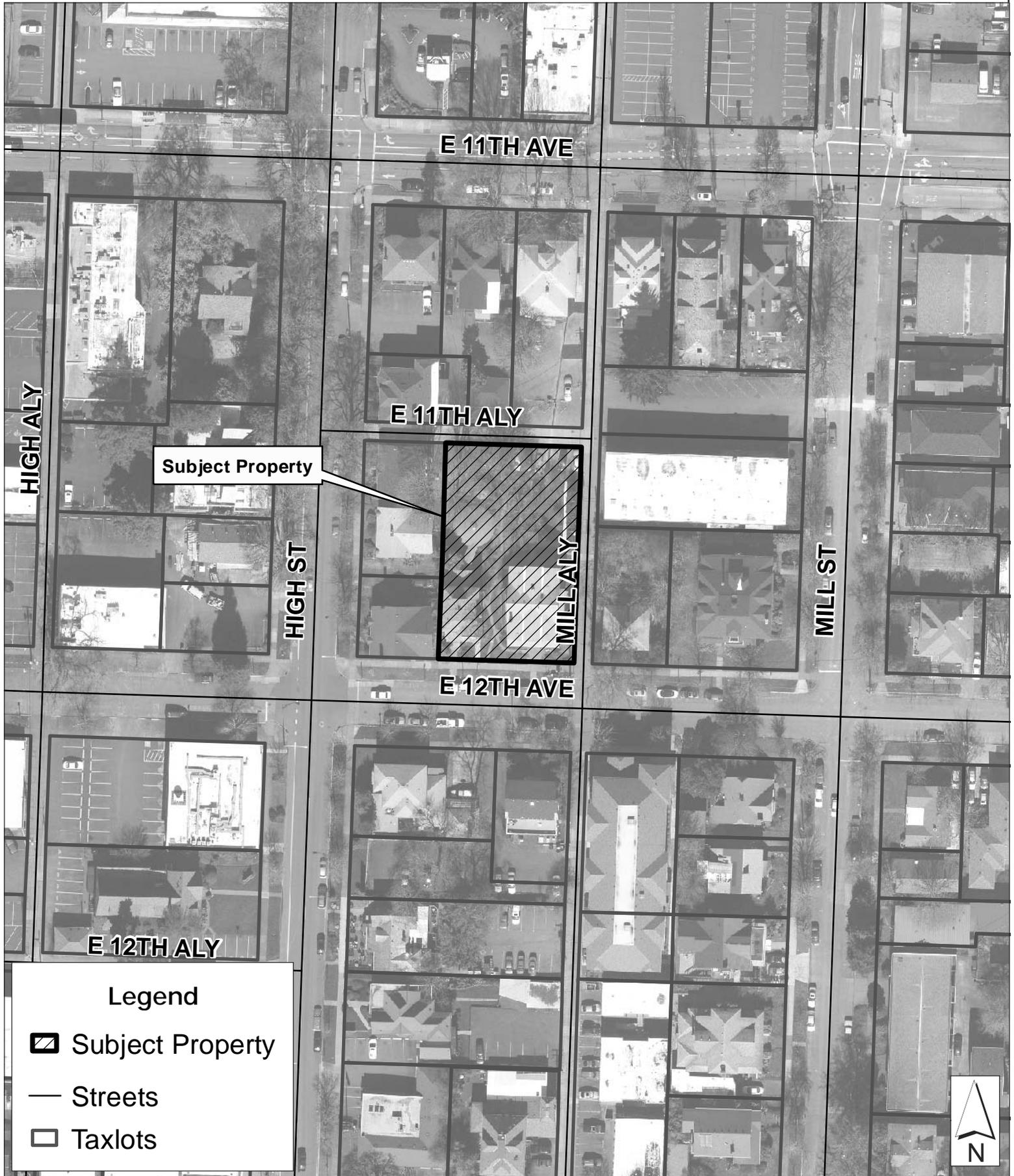
Based on the information and materials in the record, and the findings contained in this report, staff recommends approval of the Historic City Landmark Application for the Bartle House (HD 16-5) because the proposal is consistent with the Metro Plan and meets or exceeds the significance criteria at EC 9.8165(2)(a) regarding contributions to history, EC 9.8165(2)(b) regarding association with a significant person, and EC 9.8165(2)(c) regarding architectural significance.

Attachments

- Exhibit A: Bartle House Vicinity Map
- Exhibit B: Written Statement and Application

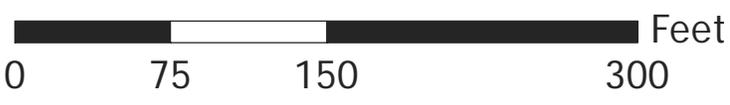
For More Information

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



Legend

-  Subject Property
-  Streets
-  Taxlots



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



Bartle House

341 East 12th Avenue
Eugene, Oregon

HISTORIC CITY LANDMARK DESIGNATION

Researched and Compiled:
Morgan Albertson & Hayli Ballentine
March 11, 2016

Edited:
Rodney Bohner
September 12, 2016

Street Address:
341 East 12th Avenue, Eugene, Oregon

Existing Use of the Property:
White Bird Clinic – Crisis Center

Historic Name (if known):
Bartle House

Historic Designation Status:
Unevaluated, the property is not currently on the National Register of Historic Places.

Contents

Physical Description: 3

Statement of Integrity: 4

Proposed Future Alterations:..... 4

Name of original or subsequent owners, architect, builder, and contractor (if known): 5

Property History:..... 6

Statement of Significance: 8

 Association with Significant People 8

 Architectural Significance 8

Bibliographic References: 10

Images 12

Physical Description:

The Bartle House, built in 1917 and located at 341 East 12th Avenue, is an outstanding example of the craftsman style in Eugene from the early twentieth century. It is a square plan with a projecting front and rear facing triple cross gable roof. The structure is two stories with a basement and is built upon a cast stone foundation. It is clad in horizontal lapped wood siding on the first level and staggered wood shingles on the second level. The roof material is asphalt shingle. The fenestration is irregular and varies from fixed windows along the front facade with casement, hopper, and 1:1 double-hung windows along the secondary and tertiary facades. Some of these windows may have been replaced, though all are constructed of wood and are operable in addition to retaining their original window openings. The eaves are open with bargeboards that terminate in a simple “C”-shape cut out decoration. There are modillions beneath the gables along the second level and exposed rafter tails along the first level. There is a full-width front porch with a closed rail and square cast stone piers supporting square battered columns that have basic craftsman style capitals. The stairs leading to the porch were most likely originally constructed of wood, but since have been replaced with a metal staircase to accommodate the higher amount of traffic the clinic experiences. There is a poured concrete sidewalk leading to the porch from the sidewalk and street that appear to have been original.

The front (south) facade retains much of its original appearance. The front door is of the same shape, size and placement, and the fixed picture windows along the first level are divided into three sections with the middle section being larger than each side section. The projecting front facing triple gable retains the original shape. The second level windows are pairs of hinged accordion casement windows with a fixed transom atop the pair and original lead glass. In between these two sets of paired windows is a single 1:1 double-hung window. Historic documentation of the secondary and tertiary facades was not located, and as a result, a comparison of these facades cannot be conducted.

The east facade faces Mill Alley and contains an alternate entrance marked with a “345” above the door leading to the second level via interior stairs. The stairs leading to this entrance have been covered, though they appear to have been left in place beneath the covering. Two additions were most likely constructed on this facade, though the date of these are unknown.

The north facade faces the backyard and contains a secondary, basement covered-entrance near the northeast corner. There is a large non-historic, reversible ramp and porch structure that provides access to the first level through a centrally located back door. In the northwest corner is a bank of multi-paned casement windows, the only of their type within the structure.

The west facade faces the residence located at 323 East 12th Avenue, a home that is also associated with the Bartle family and currently owned by White Bird Clinics. There is a 2-story wood-frame fire escape stair that was added circa 1988 along with the door that allows for egress to these stairs. Because the home is used as office space on both the first and second floors, this addition, while reversible, was necessary to comply with fire codes.

The southwest portion of the interior, likely the original living room and/or dining room area, retains much of its original unpainted detailing. There are built in wooden benches with seats

that open for storage with the masonry fireplace situated in between. These benches are also present in the house immediately to the west, 343 East 12th Avenue. There is wood paneling and trim throughout this interior space. Some of the presumably original wood floors remain, though now mixed with other wood flooring at the edges of the room. Many of the original interior doors along with their original hardware remain throughout the first level. In the hallway of the first level there is a wooden built in storage closet that appears to be original as it matches the doorway trim and front room paneling and details. While some in-kind replacements have been made, the first floor interior appears to be in overall good condition.

The stairs leading to the second floor that are accessible from the central hallway intersect with the stairs that lead to the east elevation entrance. There is a set of wooden double doors that separate the stair intersection and a small cast iron peephole located in the right door. There is a skylight in the stairwell that is presumed to not be original, but has been in place since at least 1996.

The second level may only retain two or three original spaces as they were built, with other rooms experiencing changes in use and size.

The physical condition of the exterior is fair, though the integrity is high. Some of the bargeboards have experienced Dutchman repairs and others are devoid of the original aforementioned “C” decorative end detail. The exterior is in need of updated paint work to help prevent any future damage from occurring. Ultimately, the property does not appear to be in any immediate danger, and the staff of the White Bird Clinic has clear intentions to be good stewards of the building.

Statement of Integrity:

The Bartle House has undergone minor alterations since its original construction, however, overall these have been minimal, and the property maintains a good amount of integrity. The footprint of the building remains intact, with only two minor additions on the secondary east façade. While some replacement in-kind has occurred over the years, the majority of the exterior cladding, windows, doors, decorative details, and interior finishes appear original. The primary façade (south) is extremely similar to its 1917 construction, with only subsidiary details missing that easily can be replaced in-kind. The Bartle House retains a high degree of integrity in the areas of location, materials, workmanship, design, setting, feeling, and association.

Proposed Future Alterations:

- The White Bird Clinic plans to enclose the area at back of the house (north façade) with a reversible chain link fence and roof intended for bike storage.
- There are plans to install an ADA accessible ramp on the east façade of the building to better accommodate clients. White Bird Clinic plans to incorporate a ramp, similar to the existing ramp located at their adjacent property, 350 E 11th Ave (located immediately

- behind the Bartle House).
- The clinic would like to install a reversible and compatible form of back support to the east and west sides of the front porch, which are presently used as benches. Currently, the lack of this support is a safety hazard because people have toppled off the back of these “benches.”
 - There are plans to frame the basement door on the north elevation further back into the building (inset), so that it can open out, according to fire code.

These proposed alterations are reversible and can be compatibly implemented. They will most likely not detract from the overall significance or integrity of this property.

Original or subsequent owners, architect, builder:

A. & F. Structural Company (Builder)

Phillip J. and Willie Bartle (original owners of the 1917 residence)

William and Mildred Bartle (subsequent owners)

White Bird Clinics (subsequent owners)

Property History:

From 1914 to 1940, the “motor age”, the city of Eugene underwent rapid expansion and development. With the arrival of the automobile came changes in urban growth patterns, travel behavior, and architecture.¹ During this time, Eugene experienced a building boom and existing neighborhoods, like the West University Neighborhood, continued to fill in at an increased pace with both residential and commercial development.

341 East 12th Avenue is located in Lot 6, Block 3 of the Ellsworth Addition. The Ellsworth Addition was originally settled by Stuckley Ellsworth who filed a Donation Land Claim on December 14, 1866 for 23 acres. Ellsworth, a prominent attorney, arrived in Eugene around 1856 and had built a residence on 9th Street.² It is unclear how the land included in the Donation Land Claim was used and prior to 1902 this particular piece of land on 12th Street was devoid of any structures.

As the City of Eugene continued to develop its urban center, the donation land claim was subdivided into smaller units and sold to various buyers. Sometime between 1895 and 1902, William Bartle and wife, Hannah Bartle, bought Lot 6, Block 3 as well as other parcels of land throughout Eugene. By 1902, they had built a house at what was then addressed as 171 East 12th Avenue but is known today as 341 East 12th Avenue.³ William Bartle was born in 1838 in Stuben County, New York and married Hannah Baxter in 1859. William and Hannah Bartle moved to Pawnee County, Kansas in 1885 and eventually moved to Eugene, Oregon in 1895. William Bartle was a Methodist minister and died in 1912. He had two sons, Dr. Ira B. Bartle and Dr. Phillip J. Bartle, as well as two daughters, who had both died as of 1912.⁴

Phillip J. Bartle was born on June 4, 1874 and had previously lived with his wife, William (Willie), at 96 East 11th Avenue in Eugene.⁵ On October 7, 1916, Hannah Bartle sold the property on Lot 6, Block 3 to Phillip J. and Willie Bartle for \$1,400.⁶ Shortly thereafter, it was announced in the October 21, 1916 Eugene Guard newspaper that “Dr. P.J. Bartle to have home to cost \$4,000.”⁷ Phillip Bartle was to demolish the existing building on East 12th Street to build a new home. In addition, a quitclaim deed was filed on October 30, 1916, showing that Ira B. Bartle (William’s son) and his wife Maude R. Bartle as well as William Neal (William’s grandson, son of William’s deceased daughter) and his wife Sadie W. Neal, terminated their claim to the property.⁸ At this time, the address number changed from 171 to 341 East 12th Avenue. The Bartle House, that still stands today, was built during the summer of 1917. The new Craftsman Style ‘bungalow’ was constructed by the A. & F. Structural Company.

¹ Carter, Elizabeth and Michelle Dennis, *Eugene Area Historic Context Statement*, (City of Eugene: 1996), 97.

² No author, “An Old Landmark: The Stukely Ellsworth Residence Being Torn Down,” *The Eugene Guard*. July 11, 1901.

³ Digital Sanborn Maps 1867-1970. University of Oregon. (Oregon, Eugene [Lane Co.], 1902)

⁴ No author, “WM. Bartle, Retired M.E. Minister is Dead,” *The Eugene Daily Guard*, September 13, 1912.

⁵ Lane County Historical Society, Online Digital Photo Collection, “Eugene - Avenues - 11th (GN1657);” Lane County Directory, 1911.

⁶ Lane county deed record # 16826.

⁷ No author, “Build Fine Residence: Dr. P.J. Bartle to Have Home to Cost \$4000,” *The Eugene Guard*, October 21, 1916.

Phillip J. Bartle started his medical career as “the country doctor” who “made his rounds with horse and buggy.”⁹ Dr. Bartle then worked at the Eugene Hospital since at least 1907.¹⁰ The first Eugene Hospital was established in 1901 and was later combined with the private Willamette Hospital, in 1922, located at 1162 Willamette Street.¹¹ While the current owners of 341 East 12th Avenue, the White Bird Clinic staff, believe that Phillip J. Bartle used the first floor of the house as a medical clinic, no documentary evidence supports this claim. All historical documents, such as city directories, show 341 East 12th Avenue as a residence and list a separate address for Dr. Bartle’s office. Dr. Phillip Bartle and Dr. Ira Bartle had a medical practice since about 1904, with an office located at 217 White Temple.¹² In 1907, Dr. Ira Bartle retired and Dr. B.F. Scaiefe joined the partnership with Dr. Bartle.¹³ As of 1918, Phillip’s nephew, Dr. William B. Neal, had joined his practice at 217 White Temple.¹⁴ By 1921, Phillip was listed as a physician at the Eugene Hospital, located at 938 Willamette Street (1162 Willamette Street in 1930).¹⁵ Phillip Bartle lived with his family at 341 East 12th Street, as well as his mother Hannah who died in 1922.

Dr. Phillip J. Bartle was not only a successful doctor in Lane County, but he was also a very active community member and occasional business man. Phillip was involved with the Nightingale Mining Company beginning in 1909.¹⁶ He was the president of the Lane County Medical Society, a fellow of the American Medical Association, a member of the Pacific Northwest Medical association, president of the Oregon State Hospital Association, and a member of the Eugene Hospital Company. He was also a board member of the First Methodist Church and a charter member of the Eugene Lions Club.¹⁷

Phillip and Willie Bartle had a son, William W. Bartle and a daughter, Ruth Bartle Raesler. In 1941, Phillip and Willie, as well as William (son) and his wife, Mildred, were all living at 341 East 12th Avenue. That same year, William W. Bartle was elected as Lane County’s District Attorney. In 1942, William and Mildred moved out of the 12th Avenue house. Phillip J. Bartle died on September 5, 1944 and shortly after William entered the United States Navy.¹⁸ William returned to Eugene in March 1946. At this time William and Mildred were living at 323 East 12th Avenue, the house next door which had been in the Bartle family since at least 1929, while Willie Bartle lived at 341 East 12th Avenue.

Willie Bartle died on September 10, 1957. William and Mildred Bartle became the owners of 341 East 12th Avenue at this time.¹⁹ After this date, it is unclear if William and Mildred lived at

⁹ No author, “Dr. Bartle of Eugene,” *The Eugene Guard*, September 7, 1944.

¹⁰ No author, “Doctors Form a Partnership: Drs. Saiefe and Philip Bartle to Unite,” *Morning Register*, June 8, 1907.

¹¹ Bjornstad, Randi, “The Doctor is in: Lane County Historical Society exhibit examines medical history,” *Eugene Register Guard*, December 27, 2015.

¹² Lane County Directory, 1911.

¹³ No author, “Doctors Form a Partnership: Drs. Saiefe and Philip Bartle to Unite,” *Morning Register*, June 8, 1907.

¹⁴ Eugene City Directory, 1918.

¹⁵ Eugene City Directory, 1921; No author, “Eugene Hospital and Clinic,” *The Eugene Guard*, August 2, 1930.

¹⁶ Lane County business certificate, #52345.

¹⁷ No author, “Dr. P.J. Bartle,” *The Eugene Guard*, September 5, 1944.

¹⁸ No author, “District Attorney Bartle to Enter Military Service,” *The Eugene Guard*, February 25, 1944.

323 or 341 East 12th Avenue. The White Bird Clinic Staff believe that 341 East 12th Avenue was rented to university students prior to the 1970s. On the east facade, an additional address number, “345,” is located above the door. This could indicate that the house was used for multiple dwelling units during these later years.

On October 1, 1971 William and Mildred sold Lot 6, Block 3 (341 East 12th Avenue) to White Bird Sociomedic Aid Station, Inc. for \$67,500.²⁰ White Bird Sociomedic Aid Station, Inc., now known as White Bird Clinic, has owned the property since 1971, using it as a medical clinic and crisis center.

Statement of Significance:

Association with Significant People

The residence at 341 East 12th Avenue is significant under National Register criterion A “for associations... with the lives of persons significant to our past,” because it is closely associated with Phillip J. Bartle, who greatly contributed to Eugene’s history and early urban development. Phillip J. Bartle was important for his role in the medical community as well as the social community of Eugene, illustrated by his dedication to the Eugene Hospital and his involvement and leadership in multiple community clubs, organizations, and boards. This property remained in the Bartle family for just over 50 years, and over the course of this time, the property developed a reputation as the “Bartle House.” Phillip J. Bartle was a prominent figure in this city and helped shape the modern development of Eugene in the 20th century.

Architectural Significance

The Bartle House is significant under National Register criteria C because “it embodies the distinctive characteristics of a type, period, or method of construction.” The house is an outstanding example of the early 20th century craftsman style. The house retains much of its historical integrity and clearly illustrates the architectural characteristics of this style and period. While Craftsman bungalows are quite common in Eugene, their ubiquity contributes to the architectural significance. The Bartle House perfectly represents the popularity of this style and the trend of the time.

The Eugene Area Historic Context Statement characterizes the Craftsman style as horizontal emphasis, irregular shape, banks of windows, broad open porches, and the use of local materials. In addition the “high-style” bungalows had low-pitched gable roofs, wide unenclosed overhanging eaves, exposed rafters, decorative beams or brace under the gables, battered porch columns, shed or gable dormers, and wood clapboard or wood shingle cladding.²¹ The Bartle House displays all of these physical features, both in ornamentation and composition, most of which remain unchanged since the building’s original construction.

²⁰ Lane county deed record #21251.

²¹ Carter, Elizabeth and Michelle Dennis, *Eugene Area Historic Context Statement*, (City of Eugene, 1996), 162; McAlester, Virginia S., *A Field Guide to American Houses*, rev. ed., (New York: Alfred A. Knopf, 2014), 567.

In addition, the interior of the Bartle House contributes to the property's architectural significance because it retains its open floor plan as well intricate craft details such as the built-in benches on the first floor, the wood paneling seen throughout the house, and the accordion windows on the second floor. Historic interiors are often altered as modern upgrades and tastes change, however the Bartle House has managed to maintain many of its interior features typical of the Craftsman style. While some changes have been necessary over the years, this house clearly conveys the Craftsman Bungalow house that defined the Eugene landscape from 1910 to 1920.

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Images



Image 1
Primary (south) facade - facing north
Photo courtesy of owner

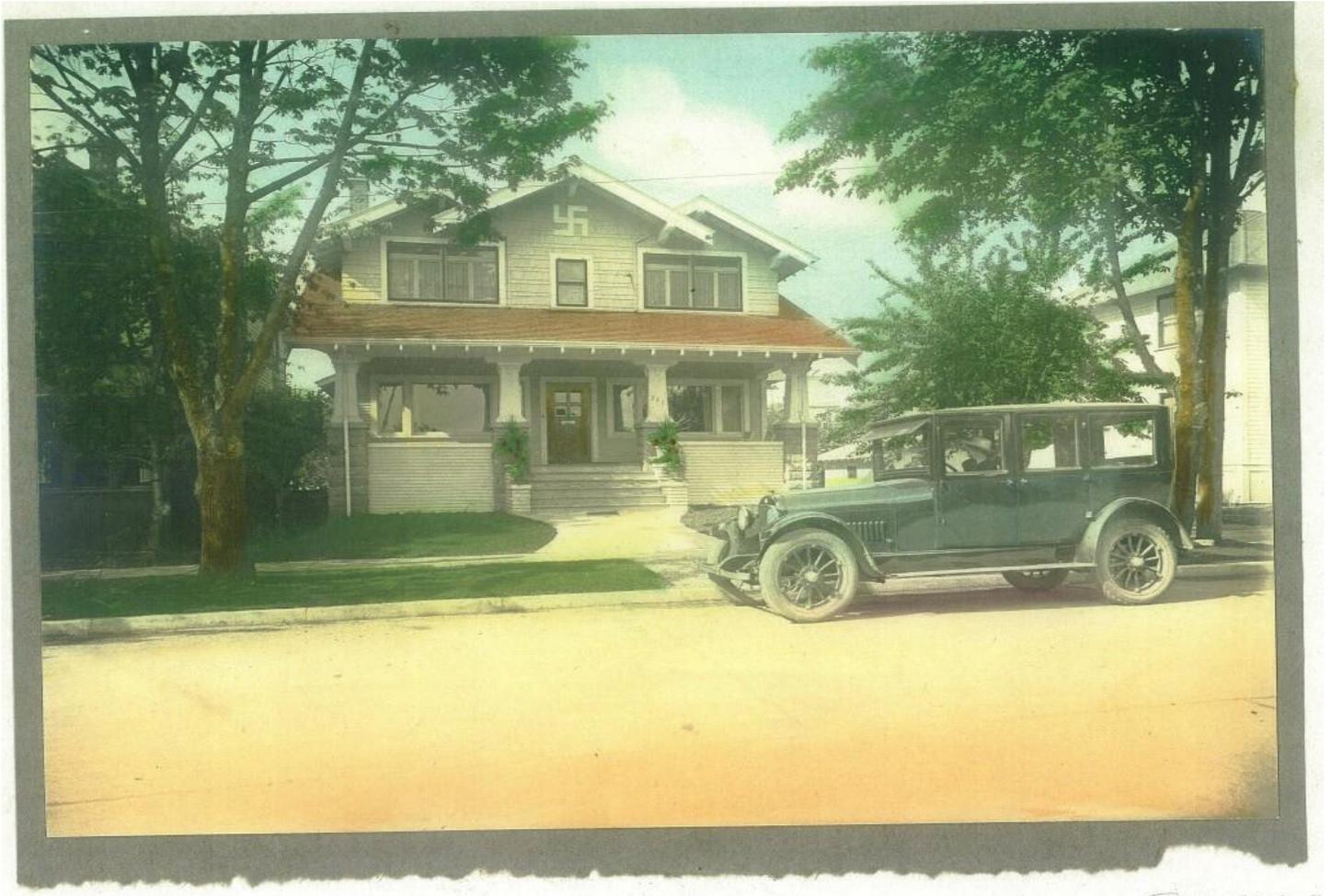


Image 2
Primary (south) facade - facing north
circa 1920
Image courtesy ancestry.com



Image 5
North facade - facing south
Image courtesy Albertson and Ballentine



Image 6
Northeast corner - facing southeast towards alley
Image courtesy Albertson and Ballentine



Image 7
Northwest corner - facing southwest towards 323 E 12th Avenue
Image courtesy Albertson and Ballentine

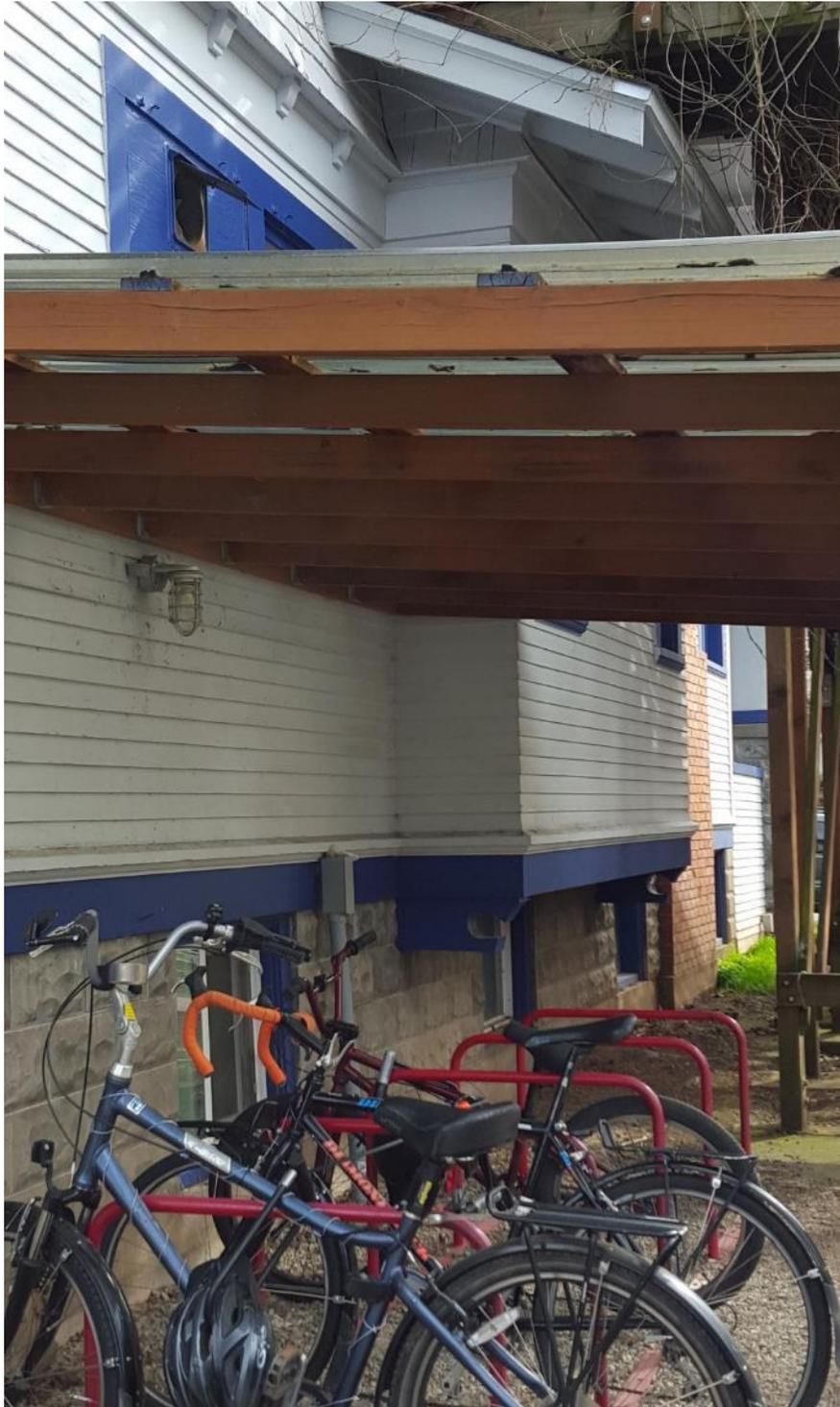


Image 8
West facade - facing south towards E 12th Avenue
Image courtesy Albertson and Ballentine



Image 9
East facade - facing north towards E 11th Avenue
Image courtesy Albertson and Ballentine



Image 10
East facade - facing west toward secondary entry
Image courtesy Albertson and Ballentine



Image 11
Front room interior - facing west
Image courtesy Albertson and Ballentine

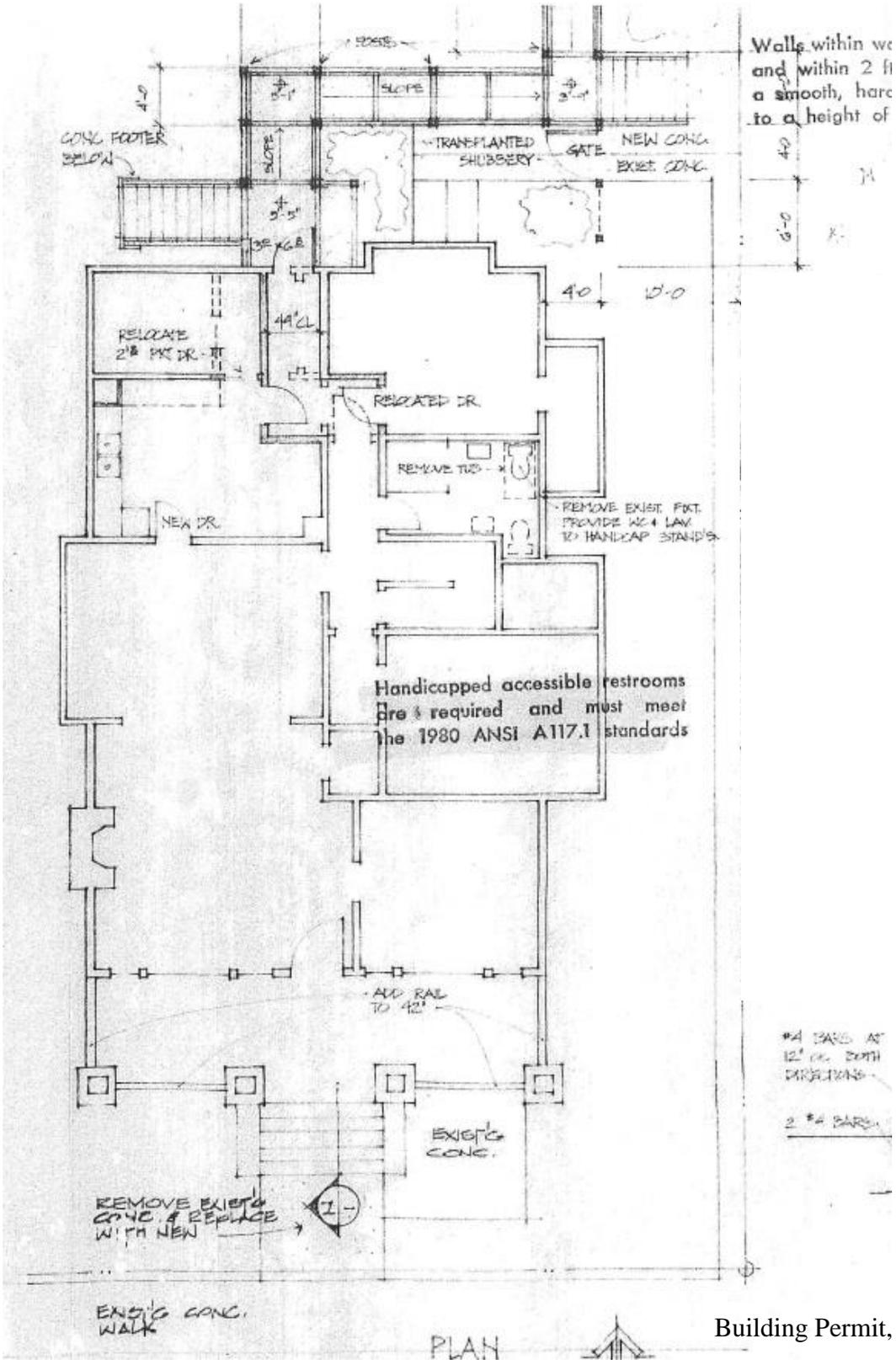


Image 12
Front room interior - facing north
Image courtesy Albertson and Ballentine

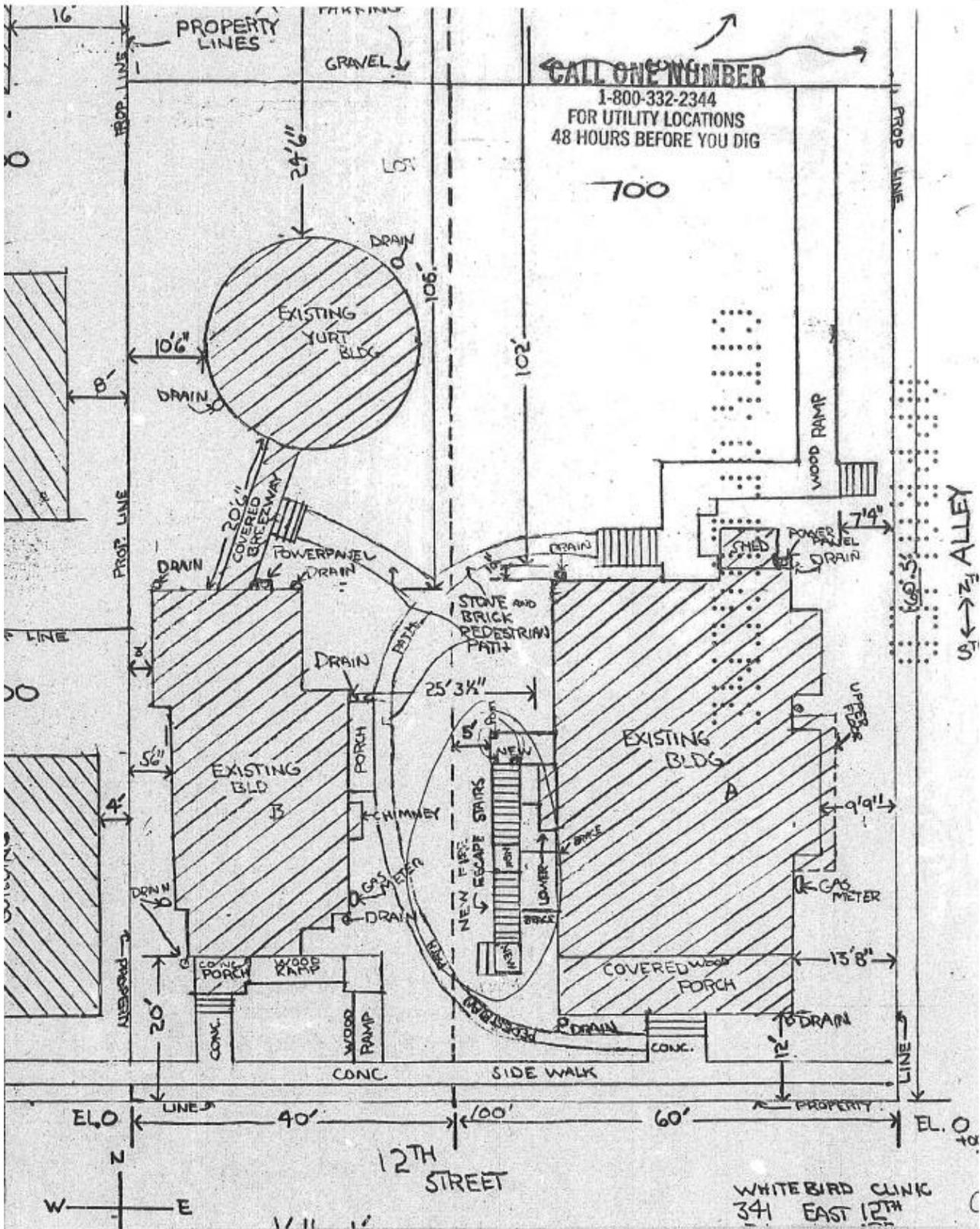


Image 13
Second level primary facade accordion window detail - facing southwest
Image courtesy Albertson and Ballentine

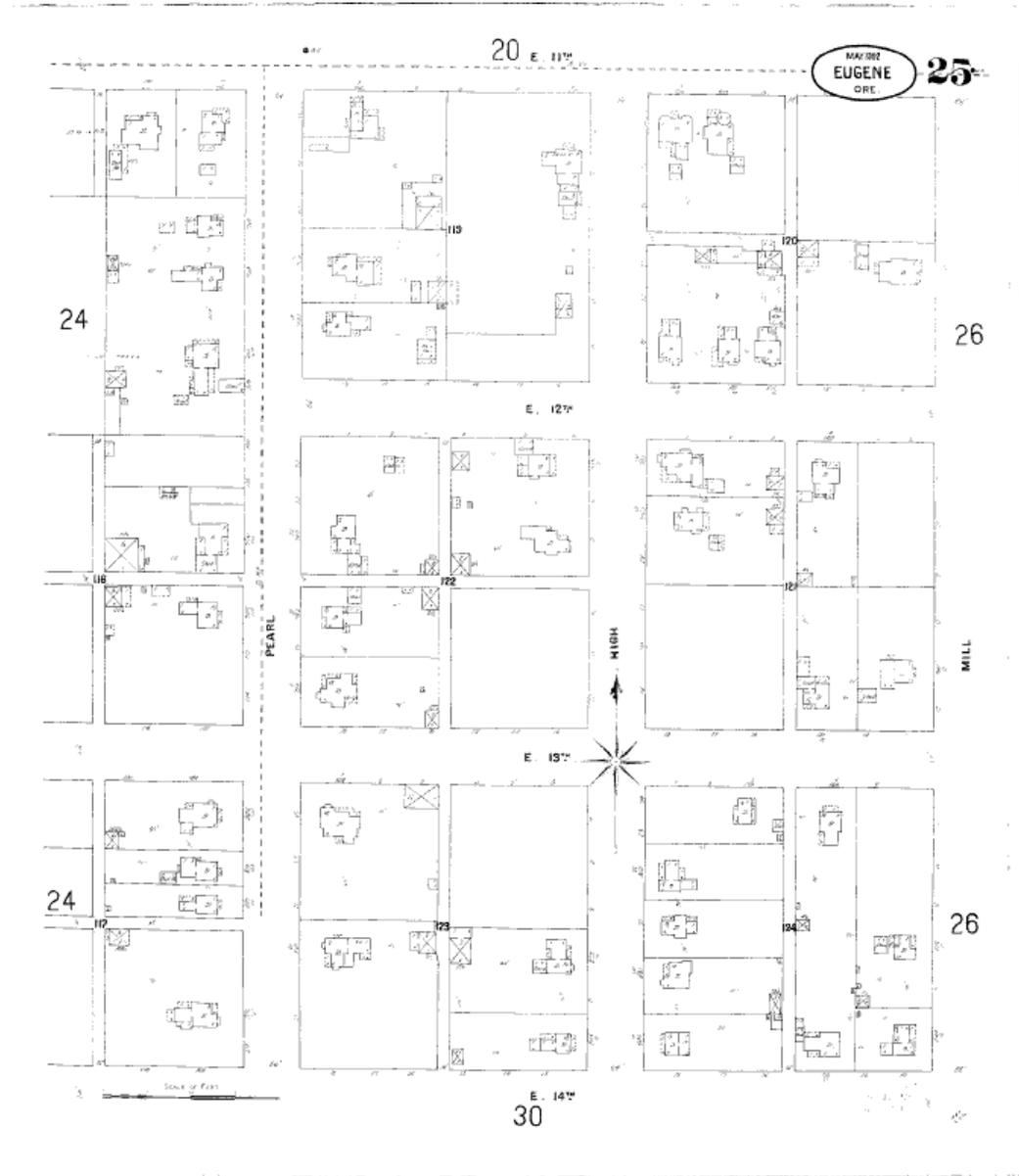
Appendices



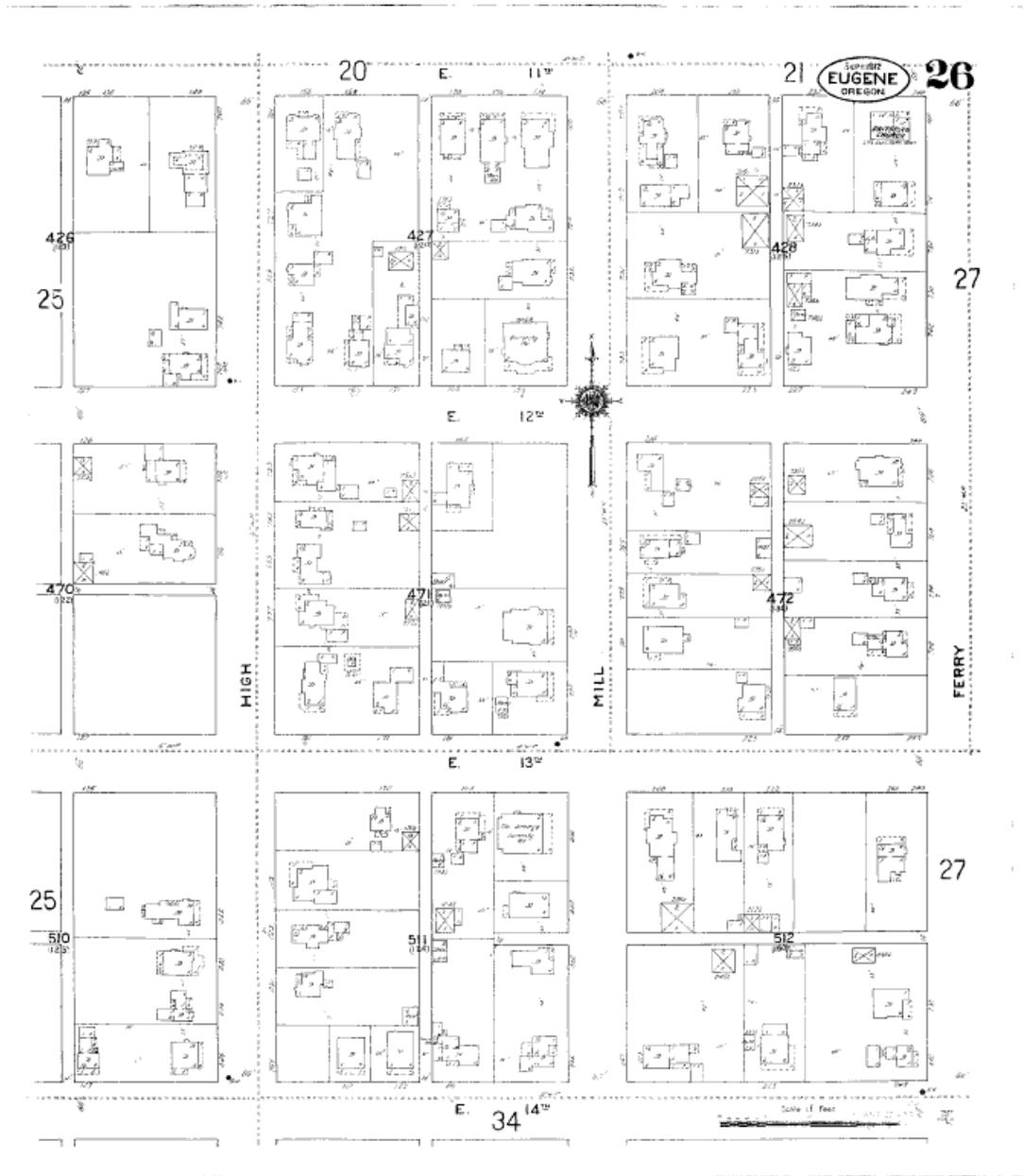
Appendix A
 Floor Plan
 Building Permit, City of Eugene, OR



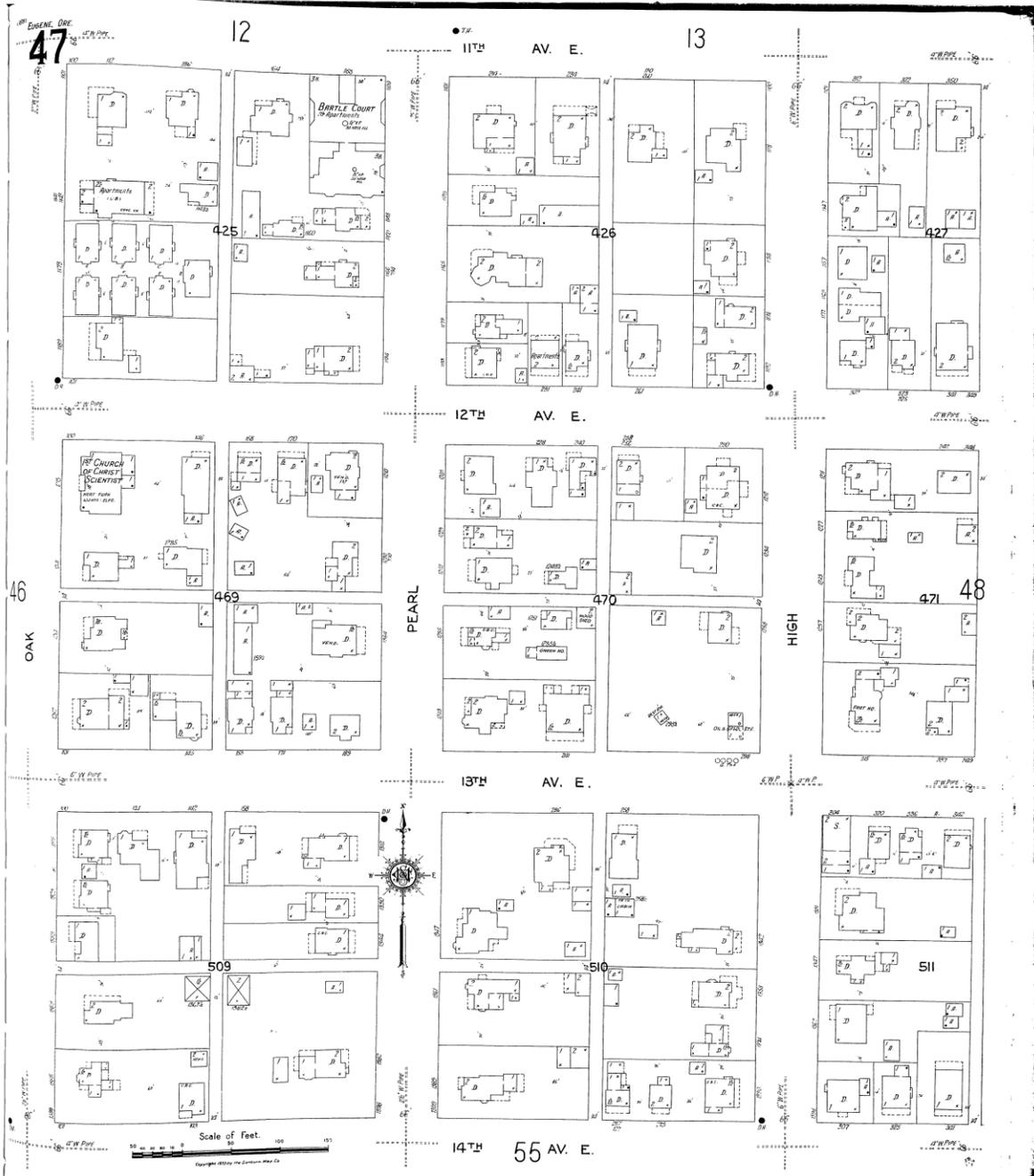
Appendix B | Site Plan | Building Permits Office | City of Eugene, Oregon



Appendix C
1902 Eugene Sanborn Map
Block 3, lot 6 shown as 171 E. 12th Avenue



Appendix D
1912 Eugene Sanborn Map
Block 3, lot 6 shown as 171 E. 12th Avenue



Appendix E
1925 Eugene Sanborn Map
Block 3, lot 6 shown as 341 E. 12th Avenue with current footprint



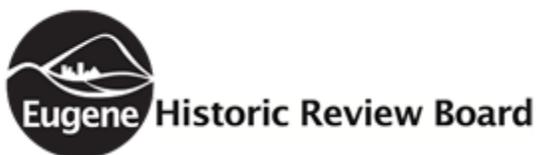
Wedding of Helen Neal Bartle & Harold George Edblom by Methodist minister Dr. Leech.
Philip & Willie Bartle's home, 341 E. 12th Ave. Eugene OR, July 2, 1921.
Two more weddings were held in this house during World War II
one of those for the flower girl in this photo, Helen Neal.

Appendix F
Wedding of Helen Bartle and Harold Edblom, 1921
Image courtesy of White Bird Clinic



Philip & Willie Bartle's backyard.
341 E. 12th Ave, Eugene OR. Around 1950.
Laura Bass, Stan Bartle, Freda Edblom, Dorothy Bettis,
Clay Gilbert, Margie Bartle, & Helen Edblom.

Appendix G
Wedding of Helen Bartle and Harold Edblom, 1921
Image courtesy of White Bird Clinic



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

File Name (Number):

Peterson House – (HD 16-6)

Applicant:

White Bird Clinic, applicant and owner

Applicant's Request:

White Bird Clinic is the current owner of the property located at 350 East 11th Avenue. White Bird Clinic seeks to preserve and recognize the significance of this property by nominating it to the City of Eugene Historic Landmark Inventory.

Subject Property/Location:

350 East 11th Avenue (approximately 0.2 acre); Tax Lot 100 of Assessor's Map 17-03-31-41; See attached vicinity map.

Relevant Dates:

Application submitted and deemed complete on September 16, 2016; public hearing scheduled for November 3, 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 Peterson 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 Peterson 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 September 30, 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 September 30, 2016, in accordance with the applicable code requirements of EC 9.7315. 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)**

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 Peterson 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 Peterson 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 Peterson 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 circa 1913, the subject house sits at 465 East 11th Avenue. 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 Eleventh 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 Avenue) 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 residential 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 Peterson 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. Based on these findings, staff finds that the property is associated with events that have made a significant contribution to the broad patterns of history.

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

Property ownership records indicate that there were several separate owners. Ownership records indicate that the property was sold to P. Augustus and Annie C. Peterson in 1912, who subsequently constructed a home on the property in 1913. The house served as a single-family dwelling for the Petersons until they sold the home to the Burgoyne family. 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 Peterson 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 especially 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.

The dwelling retains noteworthy design features with no significant alterations. The house features several unique window arrangements including leaded decorative glass. It also features a low-pitched, hipped roof, half porch on street-facing elevation, decorative mood modillions, a window bay on the first floor, and a projecting oriel bay on the first floor of the east elevation fronting the alley. Open eaves feature slightly flared after tails. Two different courses of cladding separate the first and second floor exteriors. The first floor has horizontal lapped board siding and the second has painted cedar shingles.

High quality construction techniques and materials were identified from on-site evaluation of the property. The Peterson 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 Peterson 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 Peterson 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 Peterson House is over fifty years of age with a construction date of circa 1913.

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 Peterson House (HD 16-6) because the proposal is consistent with the Metro Plan and meets or exceeds the significance criteria at EC 9.8165(2)(a) regarding contributions to history, and EC 9.8165(2)(c) regarding architectural significance.

Attachments

- Exhibit A: Peterson House Vicinity Map
- Exhibit B: 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



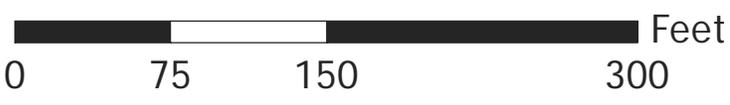
Subject Property

HIGH ST

MILL ST

Legend

-  Subject Property
-  Streets
-  Taxlots



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

October 2016





Peterson House

350 East 11th Avenue
Eugene, Oregon

HISTORIC CITY LANDMARK DESIGNATION

Researched and Compiled:
Kate Geraghty and Corey Lentz
March, 2016

Edited:
Rodney Bohner

Contents

| | |
|--|----|
| Physical Description | 3 |
| Ownership History | 7 |
| Record of Ownership | 9 |
| Statement of Significance | 10 |
| Association with Significant People | 10 |
| Architectural Significance | 10 |
| Historic Context | 10 |
| Bibliography | 11 |
| Appendix Index | 13 |
| Appendix A: Photos..... | 14 |
| Appendix B: Tax Documents | 25 |
| Appendix D1: GSM Affiliates pre-demolition plan showing apartment plan | 26 |
| Appendix D2: GSM Affiliates floor plans after remodel in current configuration | 28 |
| Appendix E: Copies of Deeds..... | 31 |

Physical Description

350 East 11th Avenue is a two story Craftsman style house, remodeled from a single family home to apartments to a counseling clinic for White Bird's Chrysalis Behavioral Clinic. The house is situated near the street on a long rectangular lot that borders East 11th Avenue to the north, Mill Alley to the east, and a similarly sized residential/commercial lot to the west. The rear of this lot is currently being used as parking for the Chrysalis clinic as well as the White Bird clinic at 341 East 12th Ave, directly due south. Only the portion of the lot (map 17033141, tax lot 100) that fronts East 11th Avenue and contains the house, front sidewalk, front lawn and street-side trees included in this nomination.

Built between 1912 and 1914, the two story house was a square plan on a cast stone concrete block foundation. It has two stories, a half basement and an unfurnished attic/crawlspace. Though not investigated personally, an interview with the remodeling architect revealed that the house was of platform frame construction. It features a low-pitched, hipped roof, a half porch along the north or street-facing elevation, decorative wood modillions under the flared lip separating the first story from the second story, a window bay on the first floor north elevation that does not project beyond the second story flared lip, and a projecting oriel bay on the first floor east elevation over the alley. Over the porch and oriel the eaves of the low pitched roof is closed. The eaves are open and feature slightly flared rafter tails under the main roof. The roof over the porch is hipped and clad with flat, standing seam metal panels. The main roof is also hipped and clad with asphalt shingles. An ADA accessible ramp leads from the parking area south of the house along the east, alley facing elevation and turns to attach to the north elevation porch. The ADA ramp has an open black metal railing.

The exterior features two different courses of cladding separating the first from the second story. The first story has horizontal lapped board siding that is finished at the top in a cornice decorated at the top and bottom with simple applied molding. The second floor features painted cedar shingles. The siding is flush with the diaphragm of the house until it reaches the first floor cornice. Then the cladding flared out 6-8 inches from the wall body. A decorative wood modillion is flush with the closed eave of the flare and attached to the first floor cornice.

The house features several window arrangements. On the north elevation, the window bay features a single hung window with leaded decorative glass piece sash over a plain, single light sash in the center, and a second, narrower window is east of that. A wood door with a large glass pane is west of that, which may have originally been a window. West of the bay is another single hung window with leaded decorative glass piece sash over a plain, single light sash in the center, then a second door, likely the original entry way. On the north elevation second story are two windows over the first floor bay windows. These are both single hung windows with leaded decorative glass piece sashes over a plain, single light sash in the center. To the west is a door leading to a small porch atop the roof of the first floor porch. West of the door is another projecting window bay with three single hung windows with leaded decorative glass piece sashes over a plain, single light sash in the center. The roof porch has a low wooden balustrade on the flat portion of the roof, and pitch begins after the porch. Finally north facing dormer window is three fixed lights arranged horizontally: square pane, rectangular pane, square pane.

Along the east elevation half-basement are three four-light windows that may once have been awning style but are now inoperable. The first floor has a single hung window with leaded decorative glass piece sash over a plain, single light sash, nearest the north elevation corner, south of this is the rectangular oriel supported by large, flush modillions, and featuring three single hung windows with a leaded decorative glass piece sash over a plain, single light sashes. The sides of the oriel have no window. South of the oriel, the wall turns west before continuing south then features a smaller, single light awning window. South of this is a one-over-one, single-hung wooden sash window. On the second floor, again, moving from north to south are a single-hung window with leaded decorative glass piece sash over a plain, single light sash, then south to two outward opening casement diamond paned windows. South of this are a pair of single hung windows with leaded decorative glass piece sashes over a plain, single light sashes. South of these, over the awning window on the first floor is a one-over-one, single hung wooden sash window.

Along the south elevation, the half basement has two four light awning windows that are now fixed. The first floor has a single one-over-one, single hung wooden sash window then west to a pair of one-over-one, single hung wooden sash windows. On the second floor is a wide rectangular one-over-one, single hung wooden sash window, with a winter insert attached to the wood window surround. West of this are two small inward opening single light casement windows. West of this is a rectangular one-over-one, single hung wooden sash window, with a winter insert attached to the wood window surround. This west-most window is taller and narrower than the wider, east-most window. The south elevation also featured a small concrete porch with a hooded opening.

Along the west elevation, the half basement features three four-light awning windows that are now fixed. On the first floor from south to north is a wood door then a triplet of windows. The window triplet are all single hung windows with leaded decorative glass piece sashes over a plain, single light sashes. The middle of the three is wider. Then north to a small, fixed leaded decorative glass window. This small window is in a stairwell, so not in line with the other windows on the first floor. On the second floor from south to north are a single interior opening casement window, then north to another triplet of single hung windows with leaded decorative glass piece sashes over a plain, single light sashes, directly above the first floor triplet. Then north to a single hung window with a leaded decorative glass piece sash over a plain, single light sash.

Alterations to the building exterior are minimal. The south-most room appears on the 1925 and 1954 Sanborn Fire Insurance Maps for Eugene as an enclosed porch to the east and a part of the house to the west. (1925 Sanborn Map, 1954 Sanborn Map). At some point after 1954 the porch was filled in. The wooden siding is in context for the building period. Given its condition, it may not be original. The house could not be found in historical photo collections, so original cladding types are unknown.

The interior of the structure has changed several times. The original plan is unknown, but the first known alteration occurred in 1939 when Ronald McNutt converted the house to apartments. The half basement featured an apartment with a bedroom and bath in the southern half of the basement. The northern half of the basement was left unfinished and served as storage for the apartment tenants (Klute interview 2016). On the first floor, there was an entry hall in the northwest corner and stair leading to the

second floor. In the northeast corner was a large parlor where the commercial space was. In the middle west of the first floor was a dining room with a built in china-board along the south wall. In the middle east of the first floor was still part of the large parlor. According to pre-demolition documents from GSM Affiliates, the architectural firm responsible for remodeling the building interior, a large fireplace was in the center wall of the center east space with a chimney piercing the center of the roof. The commercial space was completely closed off from the first floor apartment which spanned the entire south section. This apartment contained a bedroom, bath, and living room/kitchen space. On the second floor, there were three apartments, one in the front (north) and two in the rear (east and west), which each had a bedroom, bath, and kitchen. The attic, despite its dormer and window, was not accessible and was never a livable space. Interior finishes have decorative dark wood elements including the stairs, a narrow bench by the stairs, wood trim, a foyer with wood posts and a half-wall, and wood window surrounds. According to architect Klute, the original interior was clad with lath and plaster.

The interior was remodeled again in 2012 by GSM affiliates. The lath and plaster interior wall cladding was completely replaced with soundproofed drywall wall. Several ADA accessible restrooms were added – two on the first floor and one on the second floor. The house was also fitted with an HVAC system and compatible vents. Most of the room configurations were left unaltered from the apartment phase. Restrooms and kitchens were removed from all of the second floor spaces. The basement apartment was completely removed – it is now used as file storage and retains none of its walls or fixtures. The first floor commercial space was maintained and is now the main lobby. The rear first floor apartment became a kitchenette and office. The second floor apartments were split into seven offices. GSM retained wood trim where possible and compatible with the remodel plan. When not compatible, wood trim, windows, doors, and other decorative elements were salvaged and are stored in the Chrysalis Clinic basement. A structural beam was added to the front and rear interiors by GSM to accommodate the adjustment in loading required by the change from residential to a medical clinic use. See plans in Appendix B for more details.

Ownership History

The property was undeveloped when Abe Gilbert sold to it P. Augustus and Annie C. Peterson in 1912 (1/12/1912 Deed, 1912 Sanborn). P. Augustus and Annie C. Peterson had a house constructed on the property in 1913. The house served as a single family dwelling for the Petersons as well as Herman and Ruth Burgoyne then Ira D.S. and Martha F Wade. After the property was sold by Martha Wade Estey to Ronald Earl and Norma M. McNutt 1939, the McNutts converted the building into six apartments, with one in the basement, two on the first floor, and three on the second floor. The building remained divided into six apartments until 1979. The first floor was converted predominantly into store space while one apartment remained in the back third of first floor. The apartments on the second floor remained unchanged until the property was sold and remodeled by White Bird Clinic in 2012, who contracted the work to G.S.M. Affiliates. The most significant owners of the property are P. Augustus and Annie C. Peterson and the McNutt Family, Ronald Earl and his wife Norma M. and Ronald's father, and former Eugene mayor Earl L. McNutt and his wife Rhoda K.

P. Augustus and Annie C. Peterson (see Roessen) were both born and grew up in Minnesota and were married in December of 1881 (Minnesota, Marriages Index, 1849-1950). The couple had two sons Curtis and Shailer, born in 1898 and 1909 respectively. The couple migrated with their two young sons from Alberta Lea, Minnesota to Eugene, Oregon in 1911. (US Census, Minnesota, 1900/1910; US Census, Oregon, 1920) In Minnesota, P. Augustus had worked in hardware, and in Eugene was stockholder and Treasurer of the real estate company, Eugene & Great Western Land Company, Inc. (October 8 Morning Register, April 12 Register Guard). When the Petersons purchased the property from Abe Gilbert in 1912 it was undeveloped and they likely had the house constructed on the property in 1913. The Petersons lived at 350 E. 11th Avenue for seven years until they sold their property to Herman and Ruth Burgoyne in May, 1920 and moved to a nearby home at 1118 High Street. The couple remained Eugene until both passed away, Annie C. on June 22, 1945 and P. Augustus on May 28, 1962 (Eugene Register Guard, June 22, 1945; US Find A Grave Index)

The purchase of the property by Ronald Earl and Norma M. McNutt from Martha Wade Estey in April, 1939 is significant both for the prominence of the McNutt family in Eugene's history and their conversion of the building from a single family dwelling into apartments, which would be the buildings longest tenured use. In 1939, Ronald McNutt was 25. He and his wife of four years, Norma M., had just had their first child, Robert, a year earlier. At the time Ronald was contractor for his father Earl and uncle Ira J.'s construction company (US Census, Oregon, 1940). He would eventually move his family to a farm in nearby Harrison, Oregon in the 1940s. Ronald McNutt returned to Eugene in the 1960s, when he served as a city councilor from 1964-1968. Ronald passed away in 2003, however, as of writing, his wife Norma lives on in Eugene, having just turned 100 (Eugene Register Guard, January 1, 2016).

His father Earl, to whom Ronald sold the property in October, 1942 was the most famous of the McNutt clan (1942 Deed). He and his brother Ira J. started their own construction company, the McNutt Company, that would grow to be one of the major highway construction companies in the Pacific Northwest. During the early 1940s he was the President of Eugene Chamber of Commerce and served a four year term as mayor from 1945-1949. Following his stint as mayor, Earl McNutt continued his career in politics by serving a 2 year term from 1949-1951 in the state legislature in Salem, representing the 14th District. He returned to Eugene to serve for 11 years as a member of the Eugene Water & Electric Board. Earl McNutt's service to the city of Eugene was recognized through the dedication of a conference room in city hall bearing his name. Earl McNutt passed away on July 30, 1969 (Eugene Register Guard, July 30, 1969).

Record of Ownership

- January 12, 1912: Abe Gilbert et al sells property to Annie C. Peterson
- May 24, 1920: P. Augustus and Annie C. Peterson Sells to Herman and Ruth Burgoyne
- March 14, 1923: Herman and Ruth Burgoyne Sells to Ira D.S. and Mary (Martha) F. Wade
- April 17, 1939: Martha (Mary) Wade Estey et al Sells to Ronald Earl McNutt
- October 23, 1942: Ronald Earl and Norma M. McNutt Sells to Earl L. and Rhoda K. McNutt
- January 15, 1959: Earl L. McNutt Grants to Molly Kathleen McNutt
- 1977: Molly K. Fulton (nee McNutt) Sells to Robert B. and Rita V. Litin, Kenneth A. and Joy L. Morrow, Paul D. and Virginia A. Mackie, and David James Lee McRoberts
- 1987: David James Lee McRobert grants $\frac{1}{4}$ portion to Suzanne McRoberts
- February 28, 1997: Robert B. and Rita V. Litin, Kenneth A. and Joy L. Morrow, Paul D. Jr. Mackie and Suzanne Millis (nee McRoberts) Sells to J. Roscoe Divine
- February 28, 1997: J. Roscoe Divine Sells $\frac{1}{3}$ portion to Greig K. and Cheri H. Lowell; J. Roscoe Divine Sells $\frac{1}{3}$ portion to Jerry L. and Linette R. Stiltner; J. Roscoe Divine retains $\frac{1}{3}$ portion.
- March 5, 2004: J. Roscoe Divine, Greig K. and Cheri H. Lowell, and Jerry L. and Linette R. Stiltner Sells to 2SCH L.L.C.
- June 30, 2011: 2SCH L.L.C. Sells to White Bird Clinic

Statement of Significance

Association with Significant People

The property can be associated with the development of Eugene and its growth in the early 20th Century through its association with the Petersons. Additionally, the property is associated with the Earl McNutt, Mayor of Eugene from 1945 to 1949, who owned the property from 1942 to 1959.

Architectural Significance

The building is great example of the craftsman style, popular in Eugene through the 1920s. Characteristics of the style evident here include low-pitched hip roofs with wide overhanging eaves, rustic surface materials including shingles, porches, and interior built-in furniture. The buildings is in good condition and alterations to the building's exterior are minimal. The south-most room appears on the 1925 and 1954 Sanborn Fire Insurance Maps for Eugene as an enclosed porch to the east and a part of the house to the west. (1925 Sanborn Map, 1954 Sanborn Map). At some point after 1954 the porch was filled in. The wooden siding is in context for the building period, however it's undetermined if it is original.

Historic Context

The development history of WUN has been documented in the West University Neighborhood Cultural Resources Survey and the Eleventh Avenue Historic Survey. The neighborhood can credit its growth due to the vicinity to the downtown business core and the expanding University of Oregon. Housing stock in the West University Neighborhood reflects both the increasing demand for student housing since the founding of the University of Oregon in 1876 as well as proximity to goods and services near downtown, and jobs including those offered through education institutions, health care (Sacred Heart General Hospital), and industry near the Millrace. What originally was a generally single-family house neighborhood in the 19th century has evolved to accommodate a diverse collection housing types. The demand for student housing has probably had the most significant impact, and this trend continues, primarily because of the high-density zoning that overlays the neighborhood. To accommodate new development, older structures were often moved to new locations within the neighborhood and greater city.

As early as the late 1800s, the neighborhood was also home to examples of more grand houses, particularly along 11th Avenue.

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- 1910 United States Census, Minnesota, Freeborn County, Alberta Lea Ward 01, District 0039
- 1920 United States Census, Oregon, Lane County, Eugene Ward 1, District 0242
- 1940 United States Census, Oregon, Lane County, Eugene, 20-55.

Deeds of Sale

- Deed of Sale from Abe Gilbert et al to Annie C. Peterson, January 12, 1912, Eugene, Lane County, Oregon
- Deed of Sale from P. Augustus and Annie C. Peterson to Herman and Ruth Burgoyne, May 24, 1920, Eugene, Lane County, Oregon
- Deed of Sale from Herman and Ruth Burgoyne to Ira D.S. and Mary (Martha) F. Wade March 14, 1923, Eugene, Lane County, Oregon
- Deed of Sale from Martha (Mary) Wade Estey et al to Ronald Earl McNutt, April 17, 1939, Eugene, Lane County, Oregon
- Deed of Sale from Ronald Earl and Norma M. McNutt to Earl L. and Rhoda K. McNutt, October 23, 1942, Eugene, Lane County, Oregon
- Deed of Sale from Earl L. McNutt to Molly Kathleen McNutt, January 15, 1959, Eugene, Lane County, Oregon
- Deed of Sale from Molly K. Fulton (nee McNutt) to Robert B. and Rita V. Litin, Kenneth A. and Joy L. Morrow, Paul D. and Virginia A. Mackie, and David James Lee McRoberts, 1977, Eugene, Lane County, Oregon
- Deed of Sale of ¼ Portion from David James Lee McRobert to Suzanne McRoberts, 1987, Eugene, Lane County, Oregon

- Deed of Sale from Robert B. and Rita V. Litin, Kenneth A. and Joy L. Morrow, Paul D. Jr. Mackie and Suzanne Millis (nee McRoberts) to J. Roscoe Divine, February 28, 1997, Eugene, Lane County, Oregon
- Deed of Sale from J. Roscoe Divine to Greig K. and Cheri H. Lowell ⅓ portion; J. Roscoe Divine to Jerry L. and Linette R. Stiltner ⅓ portion; J. Roscoe Divine retains ⅓ portion, February 28, 1997, Eugene, Lane County, Oregon
- Deed of Sale from J. Roscoe Divine ⅓ portion, Greig K. and Cheri H. Lowell ⅓ portion, and Jerry L. and Linette R. Stiltner ⅓ portion to 2SCH L.L.C, March 5, 2004, Eugene, Lane County, Oregon
- Deed of Sale from 2SCH L.L.C. to White Bird Clinic, June 30, 2011, Eugene, Lane County, Oregon

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- Klute, Daniel, Architect, G.S.M. Affiliates. Interview by Kate Geraghty, Personal Interview, Eugene, Oregon, March 2, 2016.

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- Baker, Mark, “New Year’s celebration is Eugene centenarian's 101st”, *Eugene Register Guard*, January 1, 2016 <http://registerguard.com/rg/news/local/33900843-75/new-years-celebration-is-eugene-centenarians-101st.html.csp#>
- Advertisement for Eugene & Great Western Land Company, Inc. *Eugene Register Guard*, October 8, 1911
- Advertisement for Eugene & Great Western Land Company, Inc. *Eugene Register Guard*, April 27, 1912
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Other

- Minnesota, marriages Index, 1849-1950
- US Find a Grave Index, 1600s-Current

Appendix Index

Appendix A: Photos

Appendix B: Tax Documents

Appendix C: Plat

Appendix D1: GSM Affiliates pre-demolition plan showing apartment plan

Appendix D2: GSM Affiliates floor plans after remodel in current configuration

Appendix E: Copies of Deeds

Appendix A: Photos

Figure 1. View of north (street facing) elevation. February 24, 2016. Photographer: Kate Geraghty



Figure 2. View of north (street facing) elevation. February 24, 2016. Photographer: Kate Geraghty



Figure 3. View of north and east elevations. March 9, 2016. Photographer: Kate Geraghty



Figure 4. View of north and east elevations with neighbor houses for context. March 9, 2016. Photographer: Kate Geraghty



Figure 5. View of east elevation. February 24, 2016. Photographer: Kate Geraghty



Figure 6. View of south elevation. February 24, 2016. Photographer: Kate Geraghty



Figure 7. View of west elevation. February 24, 2016. Photographer: Kate Geraghty



Figure 8. Character-defining feature: oriel with leaded glass windows, closed eave, soffit, large modillion. February 24, 2016. Photographer: Kate Geraghty



Figure 9. Character defining feature: flared lip, cornice, and small modillion detail. February 24, 2016. Photographer: Kate Geraghty



Figure 10. East elevation: demonstrating window types. February 24, 2016. Photographer: Kate Geraghty



Figure 11. Interior front entry/stair bench with original storage. February 24, 2016.
Photographer: Kate Geraghty



Figure 12. Interior window in former dining room/conference space. February 24, 2016.
Photographer: Kate Geraghty



Figure 13. Interior built in china-board. February 24, 2016. Photographer: Kate Geraghty



Figure 14. Interior detail view of window pulley mechanism. August 11, 2011. Photographer: Daniel Klute, GSM Affiliates



Figure 15. Interior attic space. August 17, 2011. Photographer: Daniel Klute, GSM Affiliates



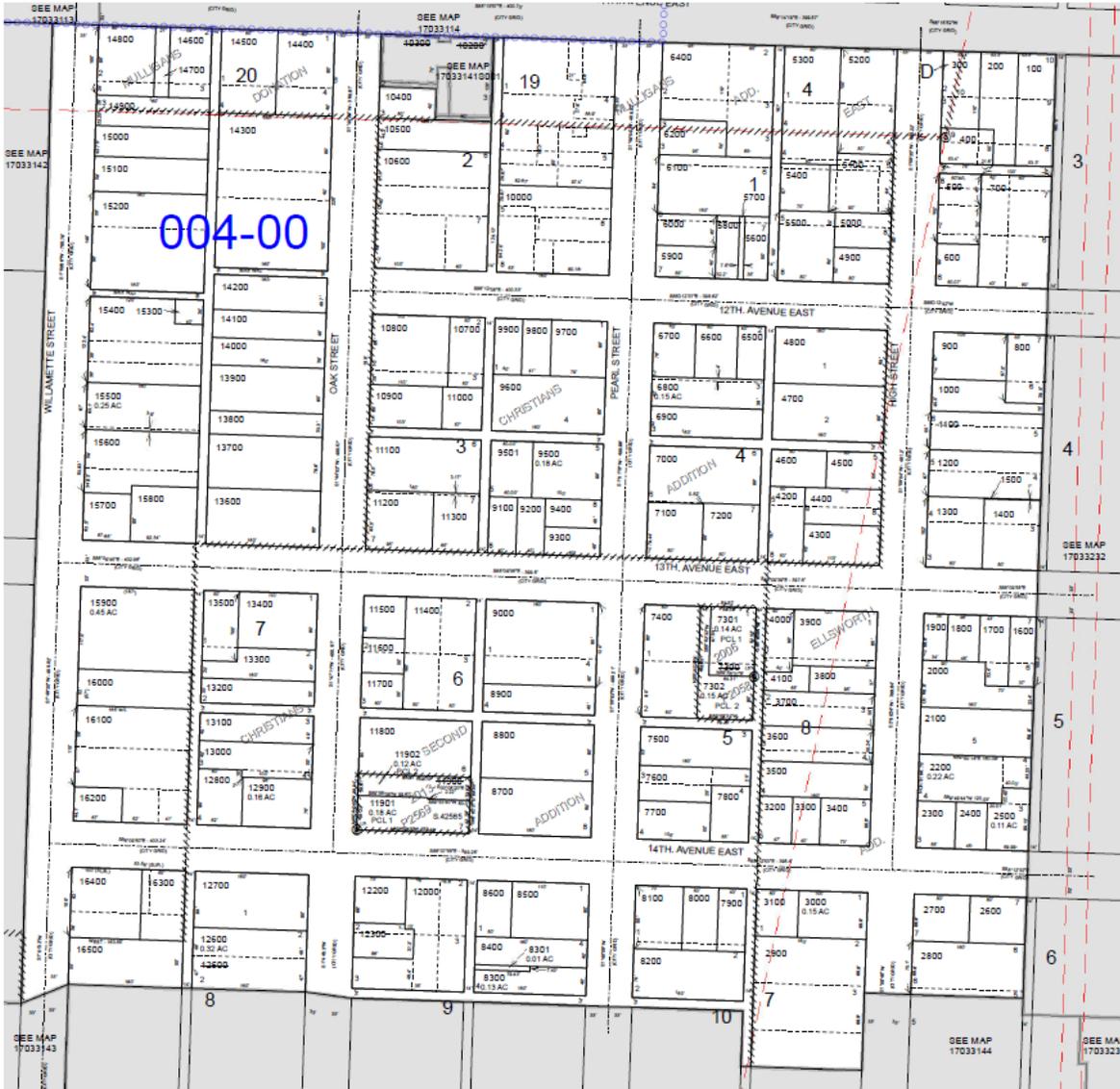
Appendix B: Tax Documents

FOR ASSESSMENT AND TAXATION ONLY

N.E. 1/4 S.E. 1/4 SEC. 31 T.17S. R.3W. W.M.
Lane County
1" = 100'

17033141
EUGENE

LCATCAB - 2013-05-08 08



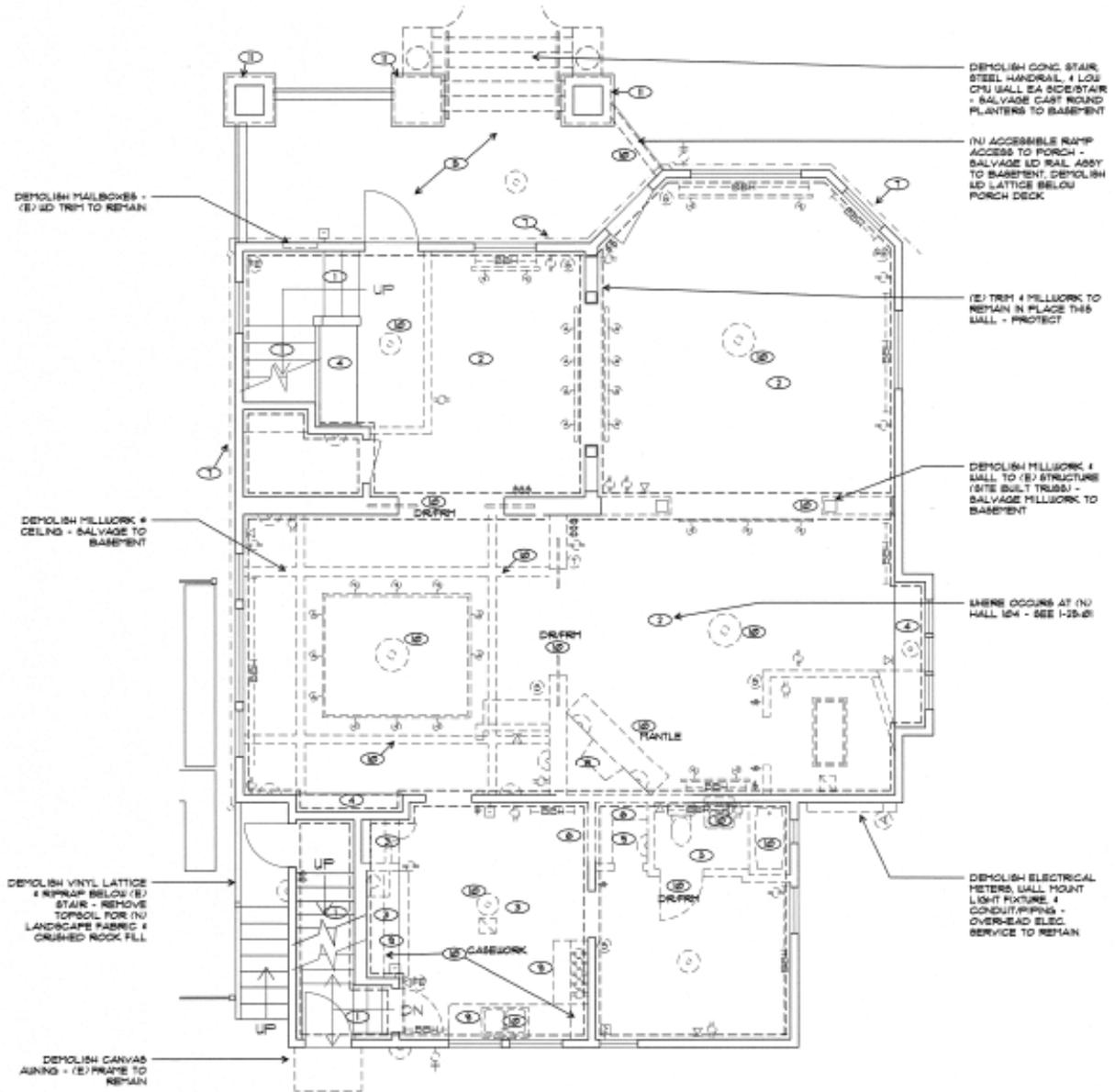
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 10300
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 90002
 11900

REVISIONS
 03/03/07 - LCAT16 - CONVERT MAP TO GIS
 06/02/09 - LCAT16 - CANCEL 11, 15&16, 19, 21&22

EUGENE
17033141

Appendix C: Plat

Ellsworth's Addition to Eugene City



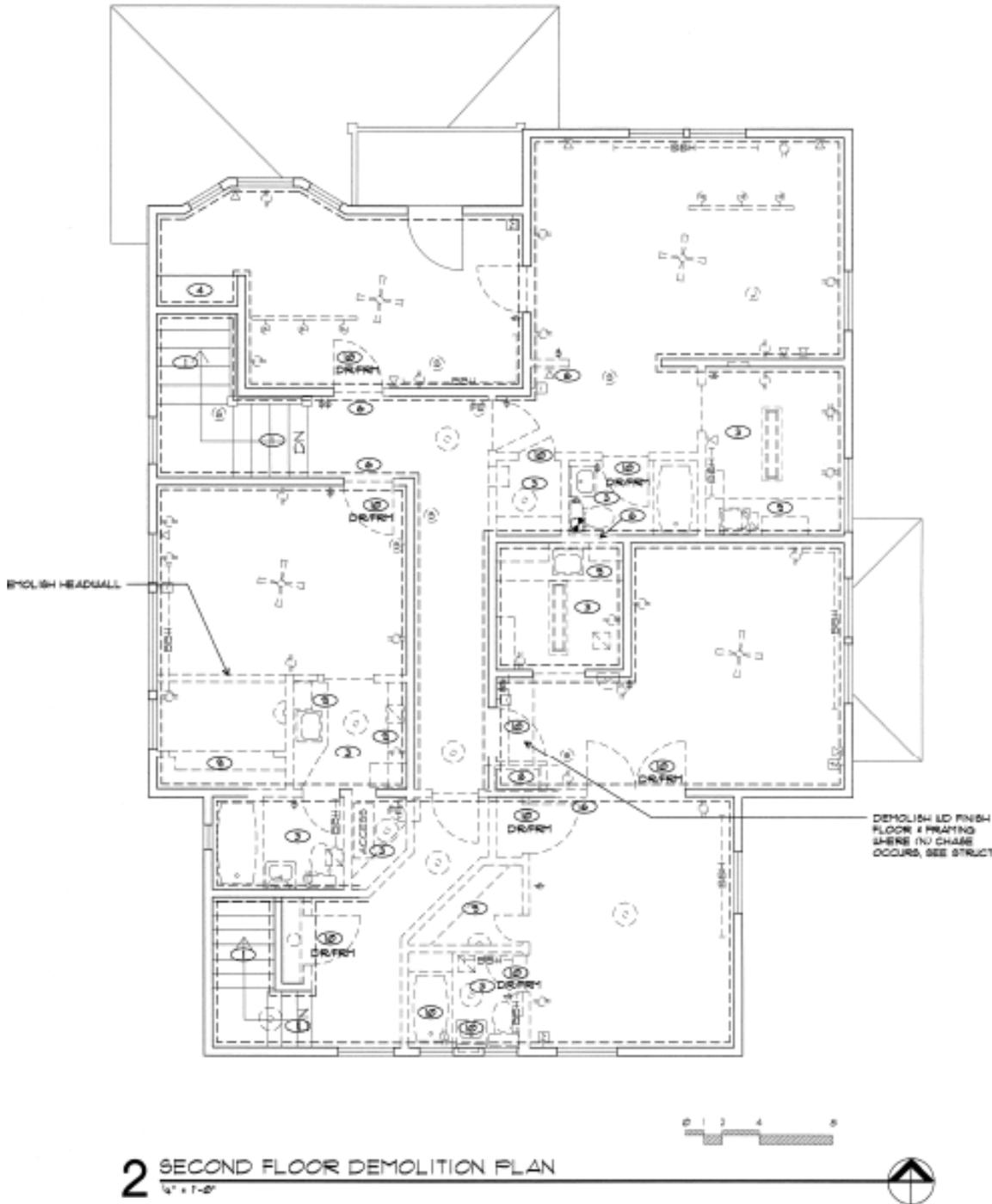
1 GROUND FLOOR DEMOLITION PLAN
1/4" = 1'-0"



*Jaeger G. Swineau
D.P.*

25. 1881

Appendix D1: GSM Affiliates pre-demolition plan showing apartment plan



NOTES



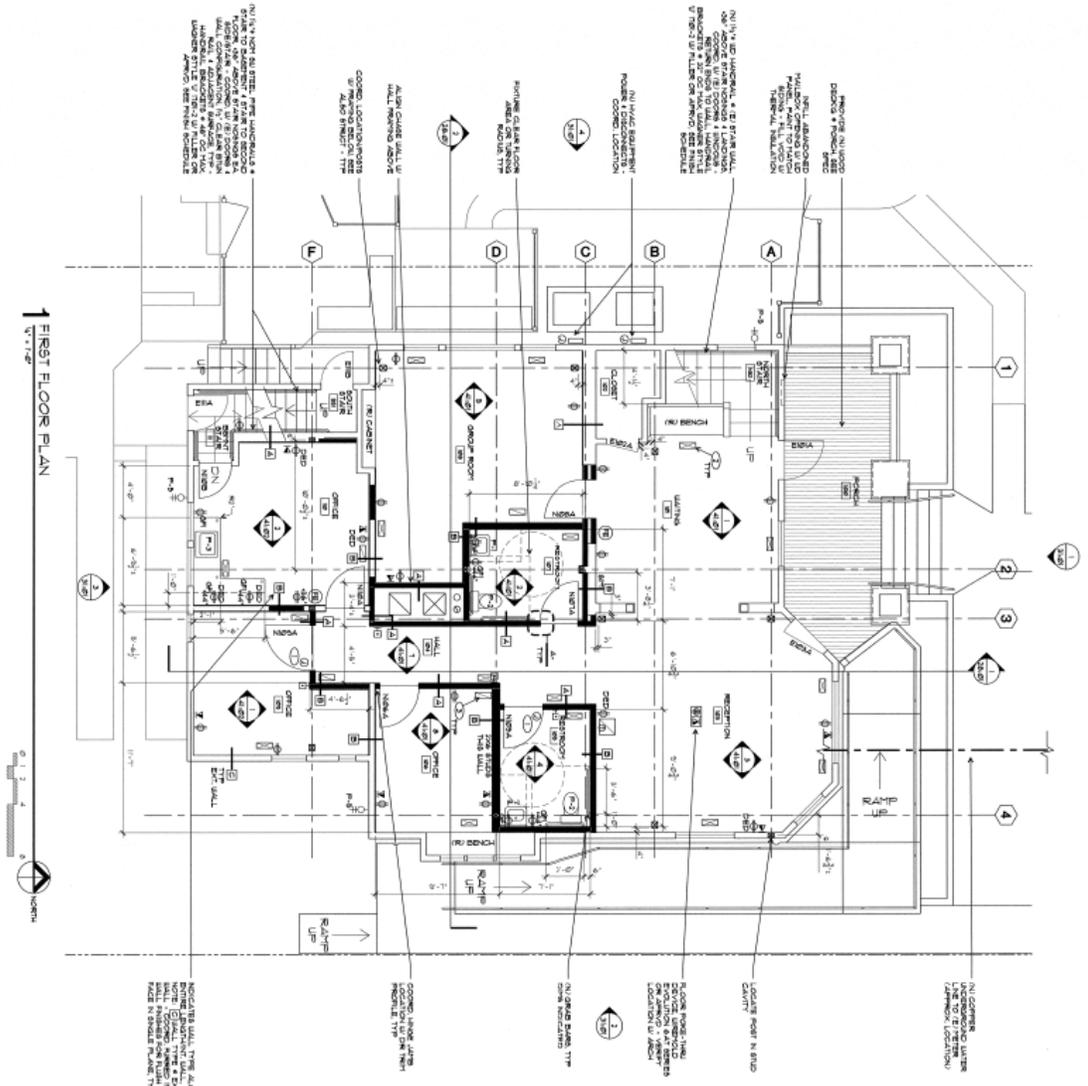
800 WEST PARK, SUITE 300
EUGENE, OREGON 97401 (541) 344-9100



PROJECT TITLE

RENOVATION & ALTERATIONS
WHITE BIRD - CHRYSALIS
 CONSTRUCTION DOCUMENTS
 350 E. 11TH AVENUE EUGENE, OREGON

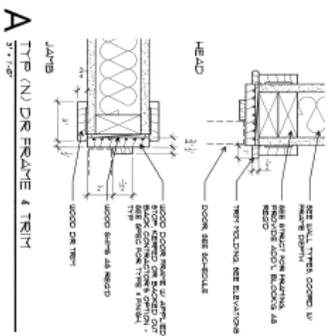
Appendix D2: GSM Affiliates floor plans after remodel in current configuration



FIRST FLOOR PLAN

- PLUMBING SCHEDULE**
- P-1 1/2" NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.
 - P-2 1/2" NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.
 - P-3 1/2" NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.
 - P-4 1/2" NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.
 - P-5 1/2" NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.
 - P-6 1/2" NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.
 - P-7 1/2" NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.
 - P-8 1/2" NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.

- FLOOR PLAN KEY NOTES**
- 1) REMOVE EXISTING SYMBOL AS SHOWN FROM DOOR OPERATOR & LOCKER - SEE SCHEDULE
 - 2) NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.
 - 3) NIPPLES TO BE INSTALLED THROUGH STAIRS FROM GROUND TO 1ST FLOOR. SEE SCHEDULE FOR DETAILS.



A TYPE (N) DR FRAME & TRIM

| | | |
|--|--|-----------------------------------|
| | PROJECT TITLE RENOVATION & ALTERATIONS WHITE BIRD - CHRYSALIS CONSTRUCTION DOCUMENTS | 300 E. 11TH AVENUE EUGENE, OREGON |
| | SCALE 25:01 | DATE 11.02.2016 |

1 NORTH ELEVATION

2 EAST ELEVATION

3 SOUTH ELEVATION

4 WEST ELEVATION

RENOVATION & ALTERATIONS
WHITE BIRD - CHRYSALIS
 CONSTRUCTION DOCUMENTS
 300 E. 15th AVENUE EUGENE, OREGON

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PROJECT: [Blank]

OWNER: [Blank]

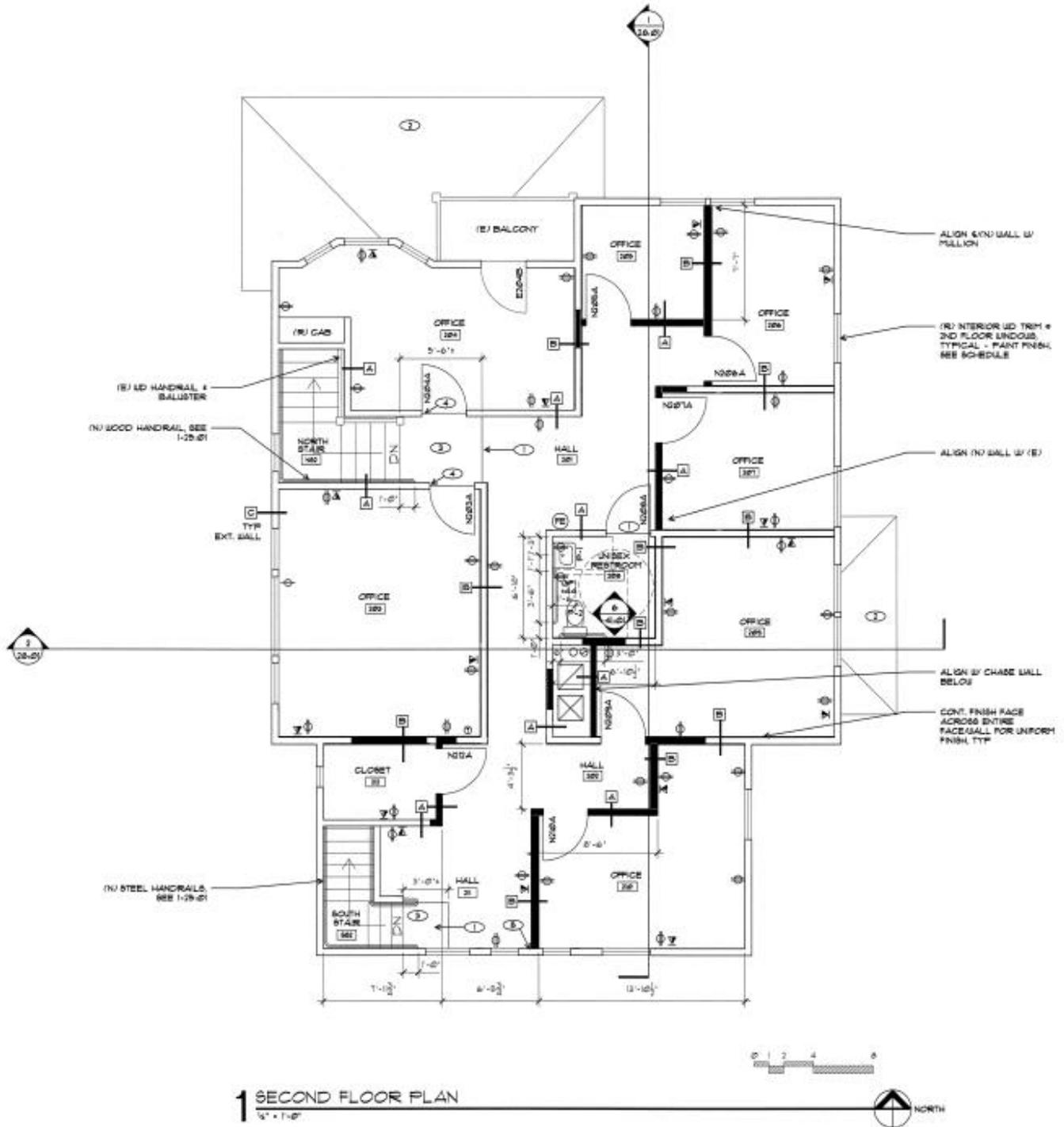
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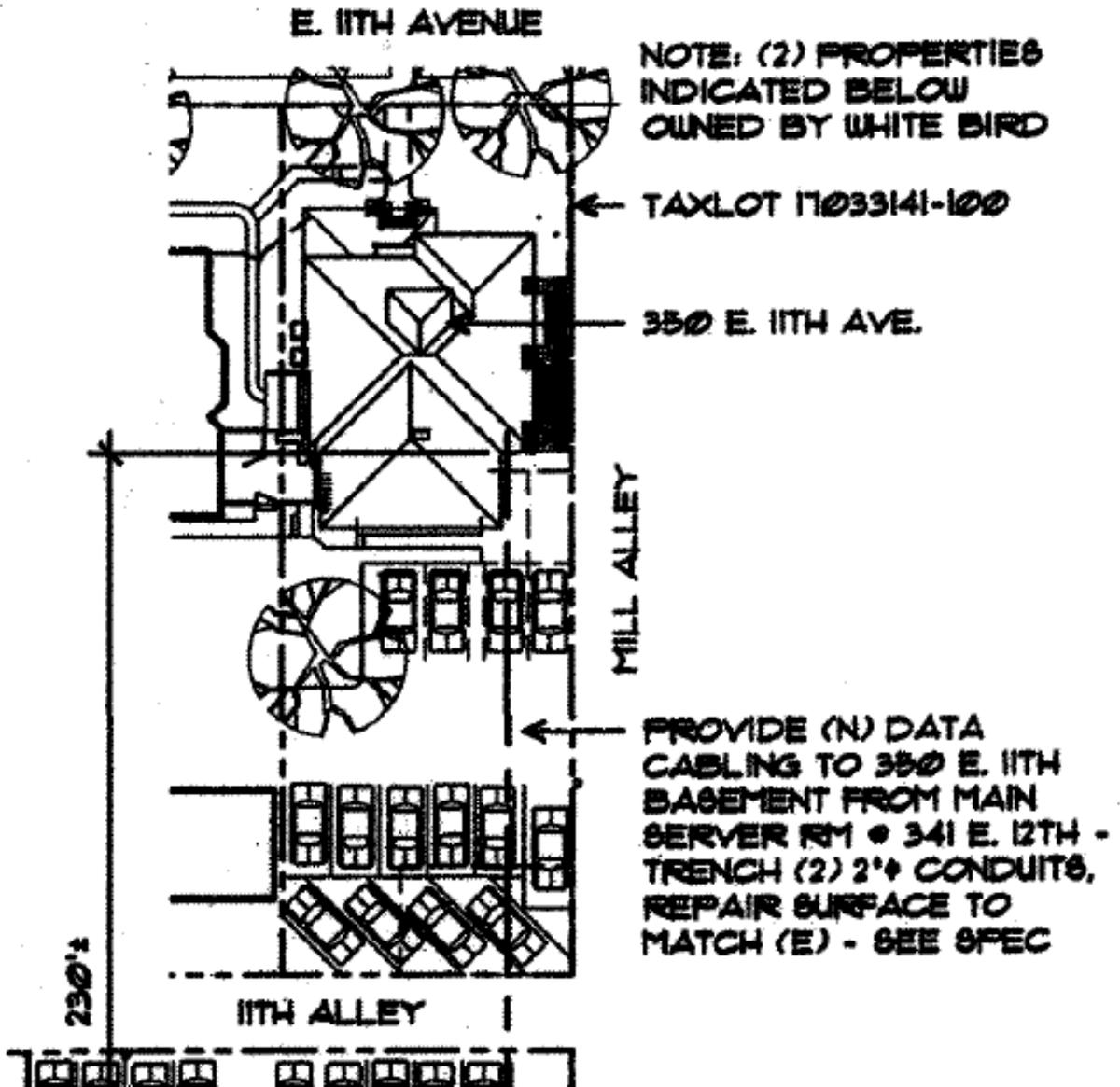
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CHECKED BY: [Blank]

APPROVED BY: [Blank]

Appendix D3: GSM Affiliates site plan





Appendix E: Copies of Deeds

Starr his wife to be personally known to be the identical person described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily for the purposes therein named.
 Witness my hand and seal this 9th day of March 1911.

E. E. Wilson
Notary Public

Notarial Seal.

AGREEMENT. 7192 ✓

Abe Gilbert et ux)
 to)
 Annie C. Peterson.)

Filed for record Jan 12 1912 at 10:40 A.M.
 S.M. Russell County Clerk,
 Per J.A. Fountain Deputy.

This article of agreement made and entered into, this 10th day of January, 1912, by and between Abe Gilbert and Emma Gilbert, his wife, parties of the first part; and Annie C. Peterson, party of the second part WITNESSETH:-
 That the said party of the second part hereby agrees and binds her self, her heirs and legal representatives to pay or cause to be paid to Abe Gilbert of the first part, his heirs or assigns the sum of \$2,000.00 in the manner following:-
 \$500.00 thereof shall be paid on or before April 10th, 1912 with interest thereon from this date at 8 per cent per annum.
 And the residue thereof, \$1,500.00 shall be paid on or before January 1st, 1913, with interest at 8 per cent per annum, all payable in lawful money of the UNITED STATES; and the same and the whole thereof being intended when fully completed as the purchase price of the following described real property and premises to-wit:-
 Beginning at the Northeast corner of Lot 10 block 3 Ellsworth's addition to Eugene, run S. 160-1/2 feet, West 53-1/3 feet, North 160-1/2 feet and East 53-1/3 feet to beginning; all in Eugene, Lane County, Oregon.
 The said party of the second part further agrees and covenants, that she will pay all taxes, which may be assessed on the above described premises since the 1st day of January, 1911; and also all such as may be here-after assessed thereon whenever such taxes shall become due and payable by Law until said purchase money shall be fully paid; all buildings and improvements placed on said premises shall attach to the realty, become a part thereof and forever remain thereon.
 The second party agrees, to pay all street, side-walk and sewer assessments and charges, and not to allow any liens or encumbrances on account of buildings or improvements, and to keep the same free from any and all liens and encumbrances whatsoever.
 The parties of the first part hereby agree and covenant, bind themselves, their heirs, assigns and legal representatives, that in case the aforesaid sums, said \$2,000.00, shall be fully paid at the times and in the manner above specified, together with said interest, they will on demand there-after cause to be executed and delivered to the said party of the second part or her legal representatives, provided the said taxes and other charges and expenses shall have been paid, and the conditions of this contract complied with, a good and sufficient deed in fee simple, of the above described premises free of all legal encumbrances, except the taxes and other charges and matters herein aforesaid, and agreed to be paid by the second party together with an abstract of title showing a good and merchantable title in the said first parties; the deed and conveyance hereby agreed to be delivered and executed is executed of even date herewith; and it is agreed, that the said deed and conveyance with this contract shall be deposited with the First National Bank, Eugene, Oregon, in Escrow, to be held and kept in Escrow by said Bank and the said Bank is hereby empowered and authorized to receive and receipt for all payments of principal and interest above specified; and is authorized and empowered when said payments shall have been made and fully completed under the terms and conditions of this contract to deliver to said second party her heirs or legal representatives the said deed and conveyance with said abstract of title and shall then take up and deliver this contract to the first parties; ~~and it is agreed, that this contract shall not be resorted to at any time.~~
 It is agreed, that if the said party of the second part shall fail to make any of said payments at the times and in the manner herein above specified or within 30 days after any payment of principal or interest shall become due, or shall fail to pay any tax or assessment before the same shall become delinquent this agreement shall become void and end and terminate; all payments thereon forfeited and possession of the above premises shall be delivered to the first parties; or the first parties may elect to declare all sums, principal and interest ~~and~~ and taxes due and collectible and may proceed by suit or action to collect the same and in case of suit or action the second party agrees to pay such additional sum as the Court may adjudge reasonable as attorneys fees therein.
 The party of the second part shall have possession, the use and control of the said premises from the date hereof free of charge so long as she complies with the terms of this contract.
 IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals, this 10th day of January, 1912.
 In the Presence of
 L. Bilyeu
 Margaret I. Bilyeu

Abe Gilbert (SEAL)
 Emma Gilbert (SEAL)
 Parties of the first part

Annie C. Peterson (SEAL)
 Party of the second part.

WARRANTY DEED

35191

Two Innocent Witnesses, That Annie C. Peterson and P. Augustus Peterson her husband his wife

for and in consideration of the sum of ONE THOUSAND DOLLARS (\$100.00) DOLLARS as then paid to her by Herman Burgoyne, Selland Guyton wife Doreen Burgoyne and Ruth Burgoyne husband and wife the following described premises to-wit:

Beginning at the Northeast corner of lot numbered ten (10) in block numbered three (3) Elmore's Addition to Eugene, Lane County, Oregon, running thence South one hundred sixty and one-half (160 1/2) feet East fifty three and one third (53 1/3 Feet) North one hundred sixty and one half (160 1/2) feet East fifty three and one third (53 1/3) feet to the place of beginning

To HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Herman Burgoyne and Ruth Burgoyne their heirs and assigns forever.

And the said Annie C. Peterson and P. Augustus Peterson do hereby covenant to and with the said Herman Burgoyne and Ruth Burgoyne their

heirs and assigns, that they are the owner of in fee simple of said premises that they are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever

In Witness Whereof, We have hereunto set our hands and seal, this 24th day of May A. D. 1920

Done in the presence of

H. A. McOally

David C. Wilkinson

Annie C. Peterson

P. Augustus Peterson

(SEAL)

(SEAL)

1-05, 1-05 & 1-50 - U. S. T.

Stamps Cancelled

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON }
COUNTY OF LANE }

Do it remembered that on this 24th day of May A. D. 1920

personally came before me, a Notary Public in and for said County

the within named Annie C. Peterson & P. Augustus Peterson

to me personally known to be the identical person as described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and seal this 24th day of May 1920

H. A. McOally

Notary Public for Oregon

My Commission expires Feb 3rd 1924

Filed for Record May 26, 1920, 3:00 o'clock P. M.

By _____

D. S. Bryson

County Clerk.

WARRANTY DEED

51289

THIS INDENTURE WITNESSETH, That Herman Burgoyne and Ruth Burgoyne his wife, for and in consideration of the sum of Eleven Thousand (\$11,000.00) Dollars to them paid, do hereby bargain, sell and convey unto I. D. S. Wade and Mary F. Wade, husband and wife the following described premises, to-wit: Beginning at the Northeast corner of Lot Numbered Ten (10) in Block numbered Three (3) Silworth's Addition to Eugene, Lane County, Oregon, running thence South One Hundred sixty and one-half (160 1/2) feet and West fifty-three and one-third feet, North one hundred sixty and one-half (160 1/2) feet and East fifty three and one-third feet to the place of beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said I. D. S. Wade and Mary F. Wade and their heirs and assigns forever. And the said Herman Burgoyne and Ruth Burgoyne do hereby covenant to and with the said I. D. S. Wade and Mary F. Wade and their heirs and assigns, that they are the owners in fee simple of said premises; and that they are free from all encumbrances and that they will warrant and defend the same from all lawful claims, whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 12th day of March A. D. 1923

In presence of S. M. Calkins Gertrude B. Nelson 4-22 & 1-21 & 4-50 U.S.I.R. Stamps Cancelled Herman Burgoyne Ruth Burgoyne (SEAL) (SEAL) (SEAL) (SEAL)

STATE OF OREGON, COUNTY OF LANE ss. Be it remembered that on this 12th day of March A. D. 1923, personally came before me, a Notary Public in and for said county the within named Herman Burgoyne and Ruth Burgoyne to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named. Witness my hand and seal this 14th day of March A. D. 1923. S. M. Calkins Notary Public for Oregon My Commission Expires 11/30/24

Notarial Seal Filed for record Mar. 14, 1923, 5:43 o'clock P. M. By Eva L. Pease Deputy R. S. Bryson County Clerk

WARRANTY DEED

51291

THIS INDENTURE WITNESSETH, That we, Joseph A. Holaday and Ora R. Holaday his wife, for and in consideration of the sum of one Thousand Dollars to us paid, do hereby bargain, sell and convey unto Christine Newburgh the following described premises, to-wit: Lots 26 and 27, Block 33, in Fairmount, now a part of Eugene, in Lane County, Oregon, according to plat thereof now of record in the office of the county, Clerk of Lane County, Oregon.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Christine Newburgh, her heirs and assigns forever. And the said Joseph A. Holaday and Ora R. Holaday do hereby covenant to and with the said grantee her heirs and assigns, that they are the owners in fee simple of said premises; and that they are free from all encumbrances except taxes of 1921, and that he will warrant and defend the same from all lawful claims, whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this Sixth day of October A. D. 1921

In presence of Elmer E. Swart J. B. Bager 1-21 U.S.I.R. Stamp Cancelled Jos. A. Holaday Ora R. Holaday (SEAL) (SEAL) (SEAL) (SEAL)

STATE OF OREGON, COUNTY OF Umatilla ss. Be it remembered that on this 13th day of October A. D. 1921, personally came before me, a Notary Public in and for said county the within named Joseph A. Holaday and Ora R. Holaday his wife, to me personally known to be the identical person described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein named. Witness my hand and seal this 13th day of October A. D. 1921. Alva W. Cook Notary Public for Oregon My Commission expires Mar 18, 1922

Notarial Seal Filed for record Mar. 14, 1923, 5:55 o'clock P. M. By J. D. Hamlin Deputy R. S. Bryson County Clerk

Warranty Deed

THIS INDENTURE WITNESSETH: That **Ronald E. McNutt and Norma M. McNutt,**
husband and wife

the Grantors for and in consideration of the sum of **ten** DOLLARS.

to **them** paid, do hereby, bargain, sell and convey unto **Earl L. McNutt**
and **Rhoda K. McNutt, husband and wife** the grantee is

the following described premises, to-wit:

Beginning at the northeast corner of lot 10 in block 3 of Ellsworth's Addition to Eugene City, as platted and recorded at page 257 of volume T Lane County Oregon Deed Records, thence west 53 1/3 feet, thence south 160 feet, thence east 53 1/3 feet, thence north 160 feet to the place of beginning, in Eugene, Lane County, Oregon.

Also beginning at a point on the north line of lot 2 in block 9 of Eugene F. Skinner's Addition to Eugene City on the West, as platted and recorded at page 229 of vol. G Lane County Oregon Deed Records, 80 feet west of the northeast corner of lot 1 in said block 9, thence west 87.2 feet, thence south 160 feet, thence east 87.2 feet and thence north 160 feet to the place of beginning, in Eugene, Lane County, Oregon.

Together with all our right, title and interest in and to the driveway adjacent to said property on the west.

JUNE 21 1944

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee **and**
their heirs and assigns forever.

And the said Grantors do hereby covenant to and with the said Grantee **and** **their**
heirs and assigns that **they** **are** the owners in fee simple of said premises; and that
they are free from all incumbrances

and that **they** will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, **they** have hereunto set **their** hands and seals this
23rd day of October A. D. 1942

In the presence of

Ronald E. McNutt (SEAL)
Norma M. McNutt (SEAL)

(SEAL)

(SEAL)

20
97-05-4284 (sw)
20

Fidelity National Title Company of Oregon

9715668 STATUTORY WARRANTY DEED
(Individual or Corporate)

Robert B. Litin and Rita V. Litin, Kenneth A. Morrow and Joy L. Morrow, also known as Joy Morrow, Paul D. Mackie, Jr., who acquired title as Paul D. Mackie and Virginia A. Mackie. *SEE BELOW, grantor, conveys and warrants to J. Roscoe Divine

grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of Lane, State of Oregon, to wit:

*and Suzanne Millis, formerly known as Suzanne Maria Storms, Suzanne McRoberts and Suzanne Marie McRoberts, doing business as Quadrus Properties.

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

3465MAR.07'97H07REC 20.00
3465MAR.07'97H07PFUND 10.00
3465MAR.07'97H07A&T FUND 20.00

Subject to and excepting: conditions, restrictions and easements of record.

ACCT # 273738 and #273746

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$500,000.00

(See ORS 93.030)

PAUL D. MACKIE, JR.

VIRGINIA A. MACKIE

ROBERT B. LITIN, by His Attorney in Fact, Kenneth A. Morrow

RITA V. LITIN, by Her Attorney in Fact, Kenneth A. Morrow
STATE OF OREGON, County of _____

Dated this 28 day of February, 1997

KENNETH A. MORROW

JOY L. MORROW

SUZANNE MILLIS

This instrument was acknowledged before me on February 28, 1997 by Joy L. Morrow and Kenneth A. Morrow; Kenneth A. Morrow signed individually and as Attorney in Fact for Robert B. Litin, Rita V. Litin and Suzanne Millis.

This instrument was acknowledged before me on _____, 199__ by _____ as _____ of _____



Notary Public in and for Oregon
My commission expires: 1/9/2000

GRANTOR'S NAME
MACKIE/LITIN/MORROW/MILLIS

GRANTEE'S NAME
J. ROSCOE DIVINE

Until further notice send future tax statements to:

GRANTEE
1600 High St.
Eugene, OR 97401

AFTER RECORDING RETURN TO:

AFTER RECORDING RETURN TO:
FIDELITY NATIONAL TITLE INSURANCE
COMPANY OF OREGON
PO. BOX 10827
EUGENE, OR 97440

Space reserved for recorder's use

FNT0-0011 (R 2/94)

COMPANY OF OREGON
P.O. BOX 10827
EUGENE, OR 97440

Fidelity National Title Company of Oregon

9722689 STATUTORY WARRANTY DEED
(Individual or Corporate)

01/21/98

J. ROSCOE DIVINE

... grantor, conveys and warrants to J. ROSCOE DIVINE, AS AN UNDIVIDED ONE THIRD INTEREST, GREIG K. LOWELL AND CHERI H. LOWELL, TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED ONE THIRD INTEREST AND JERRY L. STILTNER ... grantee, the following described real property, free and clear of encumbrances except as specifically set forth herein, situated in the county of LANE, State of Oregon, to wit:

AND LYNETTE R. STILTNER, TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED ONE THIRD INTEREST, ALL AS TENANCY IN COMMON.

SEE ATTACHED LEGAL DESCRIPTION

24APR.04'97#07REC 10.00
24APR.04'97#07PFUND 10.00
24APR.04'97#07A&T FUND 20.00

Subject to and excepting: CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$500,000.00

(See ORS 93.030)

97-05-4284

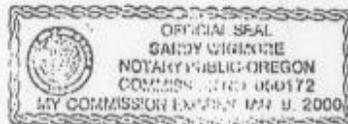
Dated this 28th day of February, 1997

J. ROSCOE DIVINE

STATE OF OREGON, County of LANE) §

This instrument was acknowledged before me on FEBRUARY 28, 1997 by J. ROSCOE DIVINE

This instrument was acknowledged before me on _____, 1997 by _____ as _____ of _____



Notary Public in and for Oregon
My commission expires:

GRANTOR'S NAME

GRANTEE'S NAME

Space reserved for recorder's use

Page No. 6
Order No. 97-05-4284

9722689

EXHIBIT "A"

A portion of Lots 8, 9, and 10, Block 3, ELLSWORTH ADDITION TO EUGENE CITY, as platted and recorded in Book "T", Page 257, Lane County Deed Records, in the City of Eugene, Lane County, Oregon, described as follows:

PARCEL I

Beginning at the Northeast corner of Lot 10, Block 3, ELLSWORTH ADDITION TO EUGENE CITY, as platted and recorded in Book "T", Page 257, Lane County Deed Records, in the City of Eugene; thence West 53 1/3 feet; thence South 160.5 feet to the North line of the alley; thence East 53 1/3 feet to the East line of Lot 8; thence North 160.5 feet to the Place of Beginning.

PARCEL II

Beginning at a point in the South line of Eleventh Avenue East, which is West 106 2/3 feet from the Northeast corner of Lot 10, Block 3, ELLSWORTH ADDITION TO EUGENE CITY, as platted and recorded in Book "T", Page 257, Lane County Deed Records; thence South 110 feet; thence East 21 2/3 feet; thence South, parallel with the East line of High Street, 50 1/2 feet to the North line of the alley, which lies East and West through said block; thence East 31 2/3 feet; thence North, parallel with the East line of High Street, 160 1/2 feet to the South line of Eleventh Avenue East; thence West along said South line 53 1/3 feet to the Place of Beginning.

State of Oregon
County of Lane — ss.
I, the County Clerk, in and for the said
County, do hereby certify that the within
instrument was received for record at

'97 APR 4 AM 10:57

Reel 2281R

Lane County OFFICIAL Records
Lane County Clerk

By: David S. Suber
County Clerk



TAX ACCT. NO. 17-03-31-41-100
TAX ACCT. NO. 0273738 SV



00552664200400157780020024
03/05/2
RPR-DEED Cnt=1 Stn=7 CASHIER C
\$10.00 \$11.00 \$10.00

WARRANTY DEED -- STATUTORY FORM

J. ROSCOE DIVINE, as to an undivided one-third interest, GREIG K. LOWELL AND CHERI H. LOWELL, as tenants by the entirety as to an undivided one-third interest and JERRY L. STILTNER AND LYNNETTE R. STILTNER, as tenants by the entirety as to an undivided one-third interest, all as tenants in common, Grantor,

conveys and warrants to

ZSCH, L.L.C., an Oregon Limited Liability Company, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 APPLICABLE LAWS AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Except the following encumbrances:

Notice of Approval for property line adjustment, including the terms and provisions thereof, by the City of Eugene, recorded December 3, 1991, Reception No. 9158332.

A portion of the consideration is paid to a qualified intermediary pursuant to an IRC 1031 tax deferred exchange.

The true consideration for this conveyance is \$395,000.00.

Dated this 20 day of February, 2007

J. Roscoe Divine

J. ROSCOE DIVINE

Greig K. Lowell

GREIG K. LOWELL

Cheri H. Lowell

CHERI H. LOWELL

Jerry L. Stiltner

JERRY L. STILTNER

Lynnette R. Stiltner

LYNNETTE R. STILTNER

CO. TITLE NO. 0270368
ESCROW NO. EU11-0420
TAX ACCT. NO. 0273738
MAP/TAX LOT NO. 17 03 31 4 1, #100

01230850201100303420020027
06/30/2011
RPR-DEED Cnt=1 Stn=9 CASHIER 06
\$10.00 \$11.00 \$16.00 \$10.00

WARRANTY DEED -- STATUTORY FORM

2SCH, L.L.C., an Oregon Limited Liability Company, Grantor,

conveys and warrants to

WHITE BIRD CLINIC, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

Beginning at the Northeast corner of Lot 10, Block 3, ELLSWORTH'S ADD:
TO EUGENE CITY, as platted and recorded in Book T, Page 257, Lane Cou
Oregon Deed Records; thence West 53 1/2 feet; thence South 160 1/2 fe
thence East 53 1/2 feet; thence North 160 1/2 feet to the place of
beginning, in Lane County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOU
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AN
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OR
LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CH
WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF
BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR
215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON
LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE A
THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 T
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAP
855, OREGON LAWS 2009.

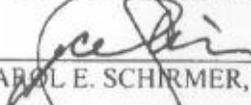
Except the following encumbrances: Covenants, Conditions, Restrictions and Easements of record.

The true consideration for this conveyance is \$475,000.00 .

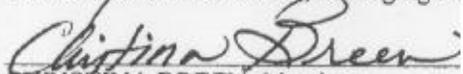
Dated this 23rd day of June, 2011.

2SCH, L.L.C.


TIMOTHY J. BREEN, Managing Member


CAROL E. SCHIRMER, Managing Member

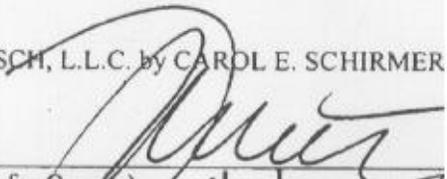

ERAN J. SCHLESINGER, Managing M


CHRISTINA BREEN, Member

State of Oregon
County of Lane

This instrument was acknowledged before me on June 23, 2011 by 2SCH, L.L.C. by CAROL E. SCHIRMER
Managing Member.




(Notary Public for Oregon)
My commission expires 4/19/2012