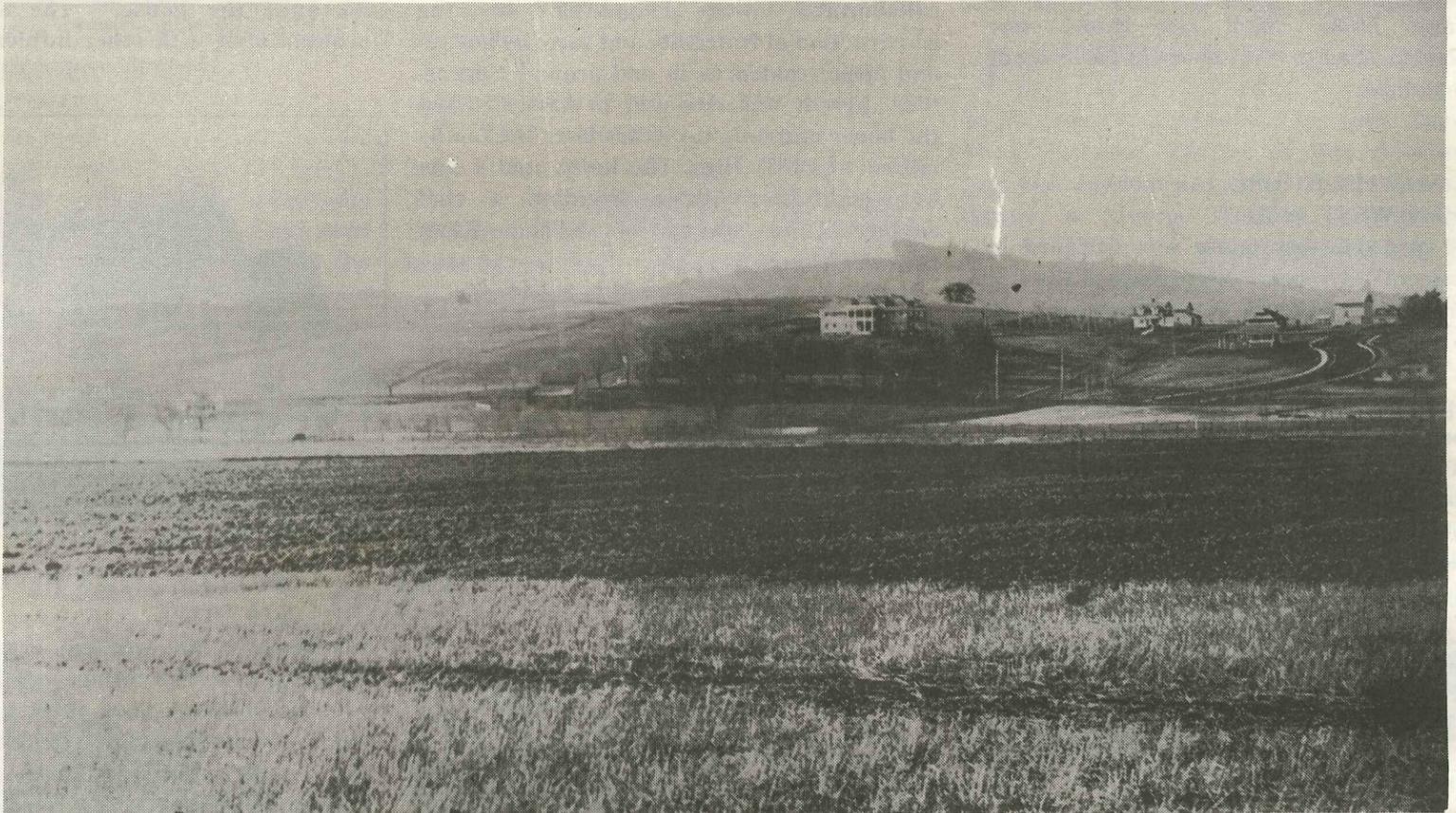


COLLEGE HILL



College Hill looking at the eastern slope (the large structure on the hill is Mercy Hospital with the Terrill house to the right and 21st curving up the hill), ca. 1910 (Lane County Historical Museum #24B/L79-359).

A BRIEF HISTORY

For many years, College Hill, like the surrounding Willamette Valley, was occupied by the Kalapuya Indians. These nomadic people practiced controlled burning of the valley floor to increase growth of edible plants and facilitate hunting.

While the Kalapuya had ceased burning long before Eugene Skinner first laid eyes on this area in 1846, the evidence remained. In the 1850s, the first U. S. Government survey of the area recorded the terrain as prairie with isolated white oaks. College Hill was also grass-covered with a group of trees on the southwest slope.

The donation land claims of Daniel Christian, Charnel Mulligan, and William Breeding covered the area now known as College Hill during the 1840s, the earliest phase of white settlement in the Eugene vicinity.

Yesterday, as today, single-family residences dominated this popular historic neighborhood.

Columbia College

Many people have wondered why this area is called College Hill when it is located so far from the University of Oregon. College Hill is named for Columbia College which was established much earlier than the present university. In 1855, Columbia College's first building was erected on the hill. The college was established under the auspices of the Cumberland Presbyterian Church, an independent sect dedicated to establishing a system of colleges. Establishing an institution under the existing conditions was very risky: the town was small (population 200), the college was far from central Eugene (there were no cross streets south

of 11th Avenue) and travel was difficult (the town was nicknamed "Skinner's Mudhole"). Despite this, the coeducational college opened for classes in early November of 1856 with 52 students.

By the end of the month the college had burned to the ground. Indeed, the school's distance from central Eugene precluded effective fire-fighting. Columbia's president E.P. Henderson and others believed it was arson. To make matters worse, the college administration, like its sponsors, Cumberland Church, were involved in a heated debate over the issue of slavery and the imminent war. Henderson and the majority of Columbia's board of directors opposed slavery, but a vocal pro-slavery group was struggling to achieve control of the institution.

Despite all the infighting, just two days after the fire, classes quickly resumed in a private residence, while construction of a second building began. In November of 1857, the new structure was ready for occupation by the enlarged class of 150 students. But tragedy struck again. On February 26, 1858, fire destroyed the second Columbia College building. Arson was suspected once again.

Fund-raising for a third building began. This time the structure was to be of fireproof sandstone. Although this would ensure the building's safety, it would not protect the school from the fires of controversy flaming among the college's board of directors. Ultimately, the dissent among pro- and anti-slavery factions led to the school's closure and the nearly completed fireproof building was abandoned. Razed in 1867, stones from the building were later used in the foundation of the First National Bank in Eugene.

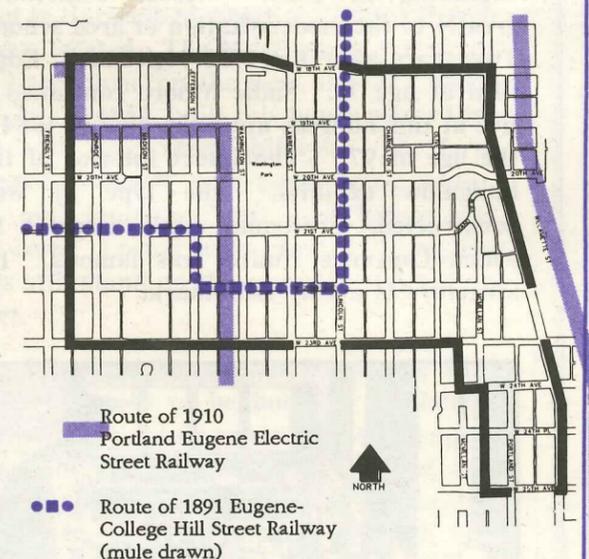
Despite Columbia College's less than four-year

life, College Hill's namesake made its mark on its students and the young city of Eugene. The college's most famous student was Joaquin Miller, later known as "The Poet of the Sierras." A number of other alumni, influenced by their experiences with higher education, were very active in the effort to have the University of Oregon located here in Eugene.

Early Residential Settlement

Built in 1857, the Masterson house is the oldest remaining example of residential development in College Hill and the second-oldest in Eugene. The structure was built by pioneer William Masterson on a knoll on the west side of College Hill (2050 Madison).

COLLEGE HILL STREET CAR SYSTEM



Prior to subdivision in 1890, College Hill was sparsely populated. Although an early survey (continued on back page)

COLLEGE HILL WALKING TOUR

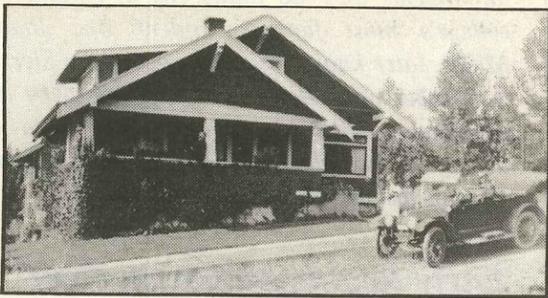
The following is a walking tour of selected historic buildings in the College Hill area which is within the Friendly Neighborhood. It should be noted that, in addition to the properties described below, there are many other historically significant resources in the Friendly Neighborhood.

1 MARTIN HOUSE 108 WEST 18TH

Built in 1914, this house was designed by prominent Oregon architect, Ellis F. Lawrence. Lawrence was founder of the University of Oregon school of Architecture and Allied Arts. He designed the early campus plan as well as many fraternity and sorority houses in Eugene. This Arts and Crafts style house has a distinctive roof shape and massing. Alex Martin Jr., Vice President of the Eugene Loan and Savings Bank, appears to have been the first owner of the house.

2 COLUMBIA COLLEGE MARKER 1900 OLIVE

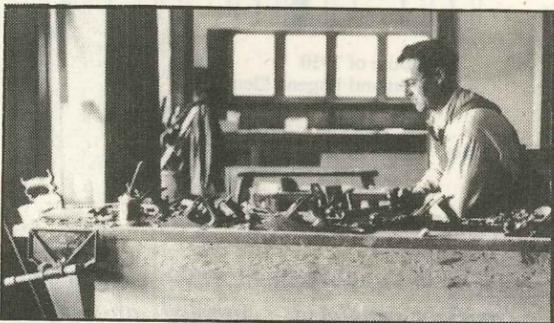
Placed here by the Sons and Daughters of the Pioneers in 1906, this basalt column commemorates College Hill's namesake, Columbia College. The school was located about half a block south on the west side of present-day Olive street. The faint rock engraving reads "Columbia College, First School of Higher Education in Lane County. Built in 1854." The college was open from 1855 to 1859.



Edgar Moore house, photo ca. 1907 (Lane County Historical Museum #326/87-116A).

3 EDGAR MOORE HOUSE 96 WEST 20TH

Located in the popular Hill Crest addition, this house was built in 1912 by the famed Eugene construction team of Archie Terrill and Laurence Hunter for Edgar and Sadie Moore. Edgar Moore served as the superintendent of Schools in Lane County beginning in 1914. Moore contributed greatly to the modernization of area schools. Two years after his 1933 retirement, Edgar died at age 78. Sadie Moore continued to live at this address until she died in 1954 at the age of 97. The intact interior of this bungalow exhibits the type of well-constructed, Craftsman style interior for which Laurence Hunter was famous. The structure is a City Landmark.



Archie Terrill, photo ca. 1910 (Lane County Historical Museum #31T/L78-4567).

4 ARCHIE TERRILL HOUSE 2058 OLIVE

This 1908 Dutch Revival house with Neo-Classical details was designed by Eugene architect John Hunzicker and built by Archie Terrill for the Terrill family. The home cost about \$3000 to build. Terrill and partner Laurence Hunter frequently collaborated with Hunzicker in the construction of fraternity and sorority houses and large residences in and around Eugene. Mrs. Terrill was rumored to have disliked the house and only two years later the family moved to 2028 Olive. The house and 4 lots were sold to William Brenton, a civil engineer and owner of Khoda Khan fraternity house.

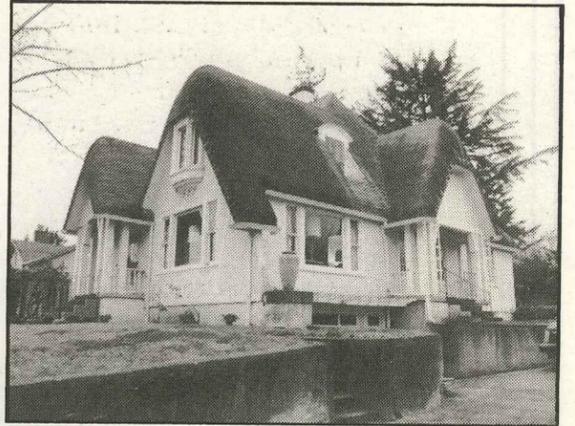
When the Terrills lived on College Hill, there were no houses to the South. Instead there was an orchard with cherries, walnuts and nectarines and over the hill crest to the south was the Eugene Country Club and golf course. Sidewalks were wooden and the street was dirt. The family had 2 cows and a calf and a raspberry patch where 2036 Olive now stands.



Phillips house, 2211 Olive, photo 1990.

5 PHILLIPS HOUSE 2211 OLIVE

Built 1925, this was the residence of Truman and Mildred Phillips. Phillips, an alumnus of the University of Oregon School of Architecture and Allied Arts, was an architect in the firm Hunzicker, Smith and Phillips, and it is presumed that he designed and built the house. The structure is Jacobean style with other influences.

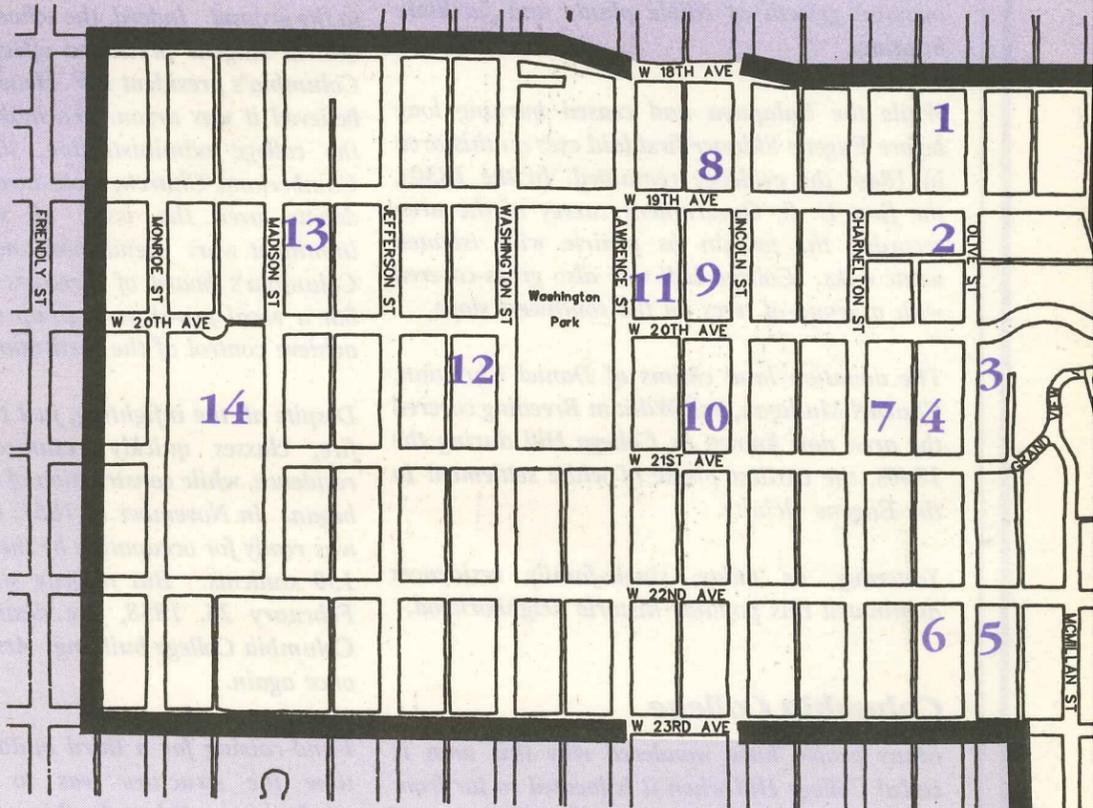


Maurice Allen house, 2210 Olive, photo 1990.

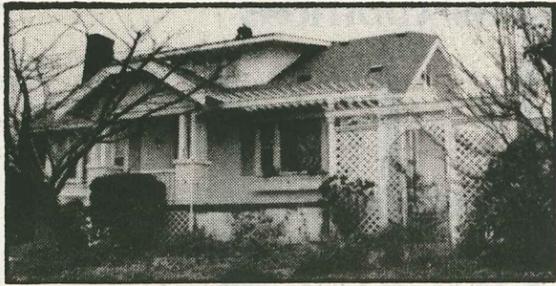
6 MAURICE ALLEN HOUSE 2210 OLIVE

This house is an excellent example of the picturesque English cottage style. Built about 1930, it exhibits rolled eaves and textured shingles made to resemble thatching. Also of note is the oriel, or above-ground bay window. The house was owned by Maurice Allen, an engineman at the Southern Pacific Company.

COLLEGE HILL WALKING TOUR



NORTH



Dot Dotson house, 2075 Charnelton, photo 1990.

7 DOT DOTSON HOUSE 2075 CHARNELTON

This was the home of Dot and Elsie Dotson. Dot, who opened a portrait studio in 1929, is best known for the commercial photography business he began in 1931 and operated until the 1960s. Elsie was employed at the *Register-Guard*. It was the success of Dotson's business which finally allowed him and his wife, in 1933, to move into this bungalow they had built in 1927 (before they married). Dotson had previously worked as a teller at the First National Bank, and rented his house to co-worker Walter Banks until 1933. The house remains in excellent condition.



Gothic vernacular house, 1888 Lincoln, photo 1990.

8 GOTHIC VERNACULAR HOUSE 1888 LINCOLN

This Gothic vernacular house was constructed around 1890. Little is known about its history. The residence shows excellent workmanship including the corbelled chimney. With the exception of new porch columns, very few changes have been made to the house, which is in excellent condition.



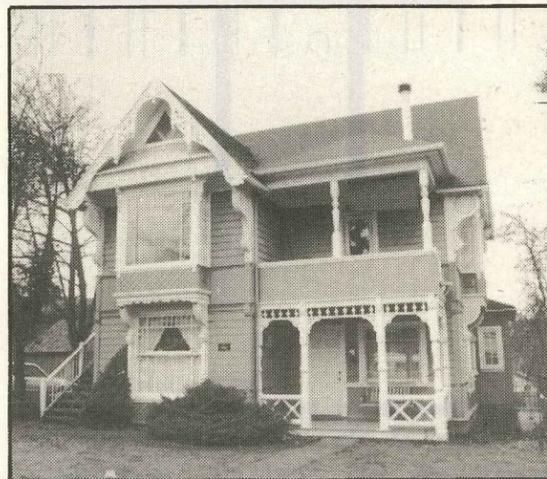
Gothic vernacular house, 2008 Washington, photo 1990.

12 GOTHIC VERNACULAR HOUSE 2008 WASHINGTON

Built circa 1890, there is very little known about the early history of this structure. The first resident was either Wesley Ames, a farmer, or George Fleeman, a carpenter. Charles Thorpe, a ship carpenter, and his wife Dora moved to the house in the 1910s. Later occupants include postal carrier Francis Taylor and his wife Gertrude. The Gothic vernacular house is virtually intact.

9 QUEEN ANNE HOUSE 1990 LINCOLN

Built circa 1890, this house served as the home of Acy Higgins and family between 1892 and 1910. This Queen Anne style house is not as it originally appeared. It was first remodelled in 1915 and a sleeping porch was added in 1933. Two flanking wings and the present siding were added later.



Frederick Smith house, 2056 Lincoln, photo 1990.

10 FREDERICK SMITH HOUSE 2056 LINCOLN

Built around 1890, this structure is also known as Landsdowne House. After 1902, it was the home of the Frederick Smith, who purchased it for \$2000. The Smith family had a kitchen garden north of the house and a barn in the rear. Smith's son John reported that to reach the house one approached from 17th Avenue on 1-by-12-inch boards arranged lengthwise. Mr. Smith owned and operated a farm near Springfield where he worked and commuted to visit his family for weekends and short visits. The family eventually moved to a house Smith built on the farm.

In the 1910s Jesse Wells lived in the house and began his 13-year term as Justice of the Peace. Agricultural use must have continued here, with the construction of a chicken house in 1940. The house is an excellent example of Queen Anne style architecture exhibiting various roof forms and shingle and siding textures as well as elaborate ornamentation.

11 WALLACE HURLBURT HOUSE 1991 LAWRENCE

The Hurlburt family resided in this Queen Anne Cottage from the time of its construction (around 1890) until the 1930s. Wallace Hurlburt was a carpenter and a tinner and is presumed to have built the house. The Hurlburts were not residents here from 1911 to 1918, when widow Sarah lived at 1990 Lincoln (#9 on this tour). She returned to this house in 1918. The house lacks much of the detail usually associated with the Queen Anne style.



Gothic vernacular house, 1935 Madison, photo 1990.

13 GOTHIC VERNACULAR HOUSE 1935 MADISON

This Gothic vernacular house was built around the turn of the century. The first residents are unknown. Shoemaker Harfield Hatch and his wife Elizabeth lived in the house from at least 1907 until the 1930s. Some modifications have been made. The structure is currently in fair condition.



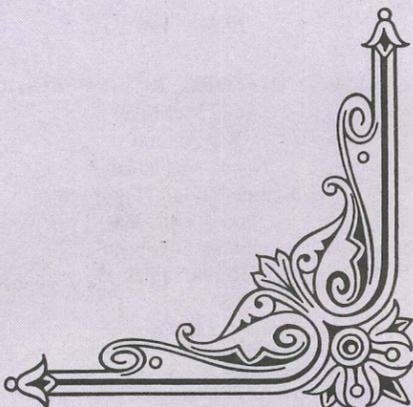
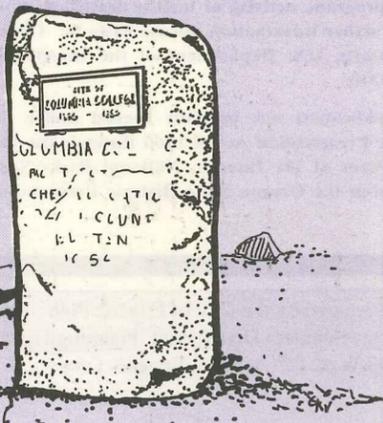
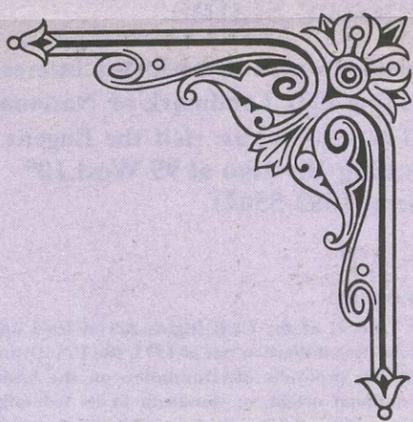
William and Eliza "Violet" Masterson, date unknown (Lane County Historical Museum #L89-60).

14 WILLIAM MASTERSON HOUSE 2050 MADISON

William Masterson was born in 1813, his wife Violet in 1824. The native Kentuckians migrated to the southern Willamette valley in 1851 and were granted a Donation Land Claim in Springfield where the Dorris Ranch is now located. The Mastersons purchased a 160-acre farm on the west side of College Hill and, in 1857, built this house where they lived with their eight children. The farm included orchards with apple trees; wheat, oats, and sometimes flax; and horses and milk cows. Locust trees planted during the 1850s still stand on the east side of Madison Street.

Mary Margaret Masterson Dunn, the first Masterson child to be born in the house, recalled childhood memories of cooking apple butter outdoors in a large brass kettle, and of the springhouse where water was heated and the large wooden family bathtub was kept.

The house is an example of a Classical Revival farmhouse although it was significantly remodelled by 20th century owners.



(continued from front page)

listed the soils of College Hill as fertile, they were in fact composed primarily of clay. Early area inhabitants used the area primarily for grazing. Later residents planted small gardens and fruit trees. Until established transportation routes went through the area, improved residential development was limited.

Development of Subdivisions

Arrival of the California and Oregon Railway in 1871 and the subsequent opening of the University of Oregon in 1876 spurred development and expansion in the small city of Eugene. In 1890, J. F. Atherton purchased a tract of Eben Stewart's Farm, formerly in the Mulligan Donation Land Claim atop College Hill. Speculating that he might be able to attract professionals to the area, Atherton named the area College Hill Park, and plotted the land into blocks with 60 x 150 foot residential lots.

Advertised as "The Nob Hill of Eugene" in the local press, other entrepreneurs quickly followed Atherton in purchasing land on College Hill. By 1903, when the area was annexed to the City of Eugene, five subdivisions had been created and development was well under way. Two columns were constructed at 20th and Willamette to mark the entrance to College Hill and are still standing. While growth stalled somewhat after the financial panic of 1893, College Hill had a promising future as one of Eugene's major residential areas.

Small early roads had passed to the east and west of the hill, but Willamette Street was the first major transportation route through the area. Henry Holden began a mule-drawn streetcar system through College Hill in 1891 (see diagram). Although Holden's enterprise lasted only into 1900, it was essential to area development. Almost all of the early residences sprung up around these established transportation routes. By examining the cover photograph one can get an idea of how College Hill looked during these early years. The electric streetcar system, which ran from 1907 (1910 in College Hill) to 1927, continued to boost residential development along its path.

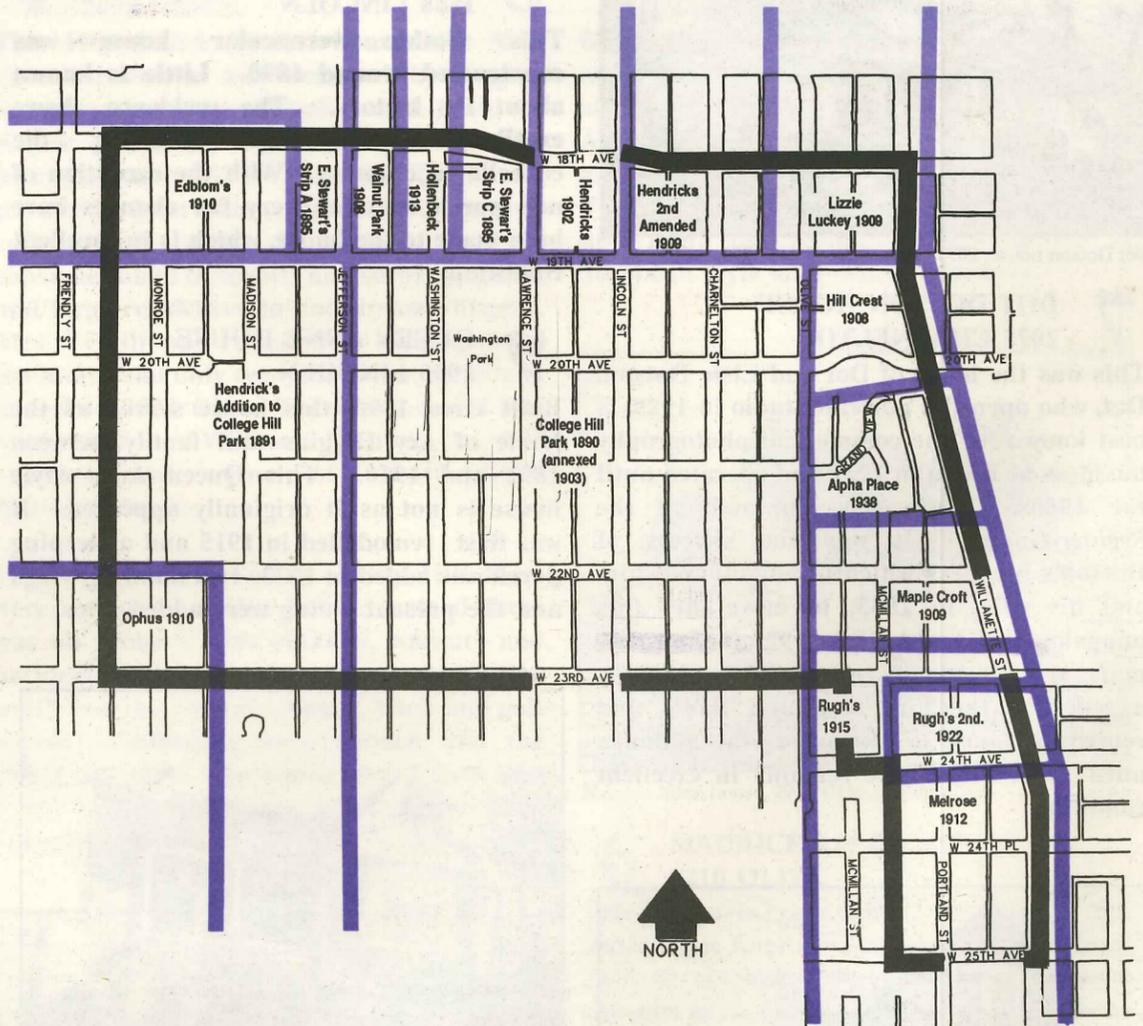
The majority of residential development in the College Hill area occurred between 1900 and 1925. This is made evident by the preponderance of Bungalow and Revival style architecture which was very popular at the time. Development continued, with older professional homes primarily at the top of the hill, and later, often post-World War II working-class homes near the base of hill. Today, College Hill remains a fashionable residential area with very few vacant building lots.

Hospital on the Hill

Commercial development in College Hill was limited to a few businesses clustered along Willamette Street and a grocery at 19th and Jefferson. Built in 1906, Eugene General Hospital was the largest non-residential development on College Hill since Columbia College. The hospital was founded by a group of doctors and local businessmen and was located between Willamette and Olive south of 20th. A flight of steps on Willamette between 20th and Grandview is reported to be a remnant of the early hospital.

In 1912, the hospital was sold to the Catholic Sisters of Mercy. Renamed Mercy Hospital, the structure was touted in advertisements for its healthy elevated placement and its convenient

COLLEGE HILL SUBDIVISIONS/ADDITIONS



location "outside the noise and dirt of the city." The Sisters of Mercy continued to run the hospital until 1928, shortly after construction of Sacred Heart General Hospital. The building was purchased from the Sisters and renamed Pacific Christian Hospital No. 2, only to be abandoned soon after. Former residents of the area recall playing in the vacant building as children during the 1930s. The building was razed in 1940.

Eugene's Historic Preservation Program

The purpose of Eugene's Historic Preservation Program is to increase public awareness of the City's origin, development, and historic significance; and to facilitate restoration and upkeep of historic buildings, structures, and other physical objects, and geographic areas. To help accomplish this purpose, the City Council established a seven-member Historic Review Board.

Learn More About Your Property or Local History

Most of the information in this tabloid was obtained from the following resources:

- College Hill Neighborhood Survey. The survey provides information on all properties over 50 years old (It does not include the entire Friendly neighborhood). Survey data is available at the Lane County Historical Museum or the Eugene Planning Division, 99 West 10th Avenue.
- Ellis Lawrence Survey.
- Lane County Historical Museum, 740 West 13th.
- Research conducted by Al Urquhart, Head of the Department of Geography, University of Oregon.
- Morrison, Perry D. "Columbia College 1856-60." *Oregon Historical Quarterly* v. 56 (December 1955), 327.

Other agencies with historical information are listed in the brochure titled, **Historic Preservation Resources in Lane County.**

Establishing City Landmark or National Register Status

Property owners or residents interested in pursuing City Landmark or National Register status can visit the Eugene Planning Division at 99 West 10th Avenue (682-5562)

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March 2001

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