

West University Neighborhood



The West University Neighborhood looking southwest from the University, 13th and Alder (street in foreground is 13th Avenue), ca. 1911 (Lane County Historical Museum #15A/L-72-286p).

A BRIEF NEIGHBORHOOD HISTORY

The Kalapuya Indians were the first to live in the Willamette Valley and occupied the area for centuries. It was a frequent practice of this group to burn the grasses in the valley to clear brush and provide better habitat for the game and vegetation they depended upon for food. By the time the first white settlers arrived, the valley was an open grassy prairie with isolated white oaks and other trees. The white oak at the corner of 11th Avenue and High Street is believed to be the last remaining species of the white oaks which once occupied the Eugene area.

In 1847, Eugene Skinner was granted the first donation land claim in what was soon to be known as "Skinner's." Eugene Skinner was attracted to the Eugene area because of its unclaimed fertile lands and proximity to the Willamette River. Subsequent claims within the West University Neighborhood included Hilyard Shaw's in 1849; Fielding McMurray's, granted in 1851; and the 1854 donation land claim of Daniel Christian.

In 1856, Hilyard Shaw sectioned off part of his donation land claim and added approximately six blocks to the recently platted area then known as Eugene City. This first Shaw addition lay within the present-day boundaries of the West University Neighborhood, making it one of the earliest settled sections of the city. Seventy years and sixteen additions later (including a second Shaw addition), the neighborhood filled its present area.

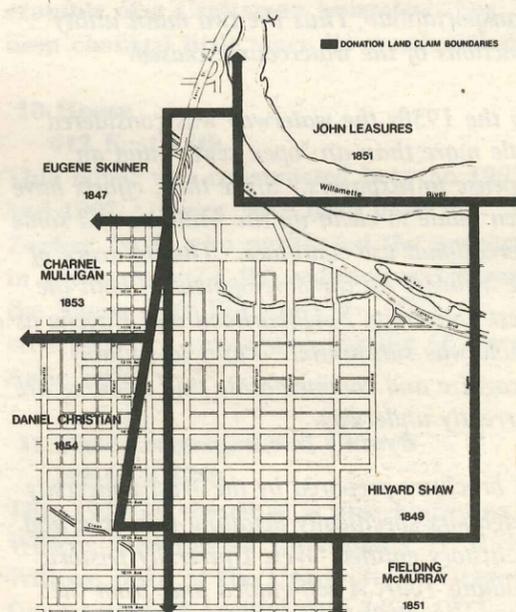
Prior to his two donated additions to the city, Hilyard Shaw made a significant contribution to area history in 1851 when he and Avery Smith completed a channel between two sloughs to form the Millrace. Previously, grain was transported to Oregon City for milling. This new water power allowed construction of a sawmill near 6th and Mill (1852) and a grist mill (1856), also along the lower Millrace.

Despite rapid growth in the Eugene area, by 1875 there were still no avenues south of 11th, and Alder Street was only a country road. Most of the West University Neighborhood was still farmland. As the photograph above attests, even at the beginning of this century, the developed neighborhood extended only to roughly 15th Avenue. The area to the south was sparsely populated with farms and isolated residences with large tracts of land even in 1939.

Accompanying area growth were a number of supporting businesses. While major shopping and most entertainment were still centered downtown, local groceries flourished along with restaurants and other small service-oriented businesses in the West University Neighborhood. The increased commercial activity was both due to growth in Eugene and to expansion of the University. Today six of the early grocery structures remain. The specific commercial needs of the University were served by businesses clustered along 13th Avenue, especially between Hilyard and Kincaid, and on 11th near Alder. This pattern of development remains today, although most of the original buildings have since been replaced.

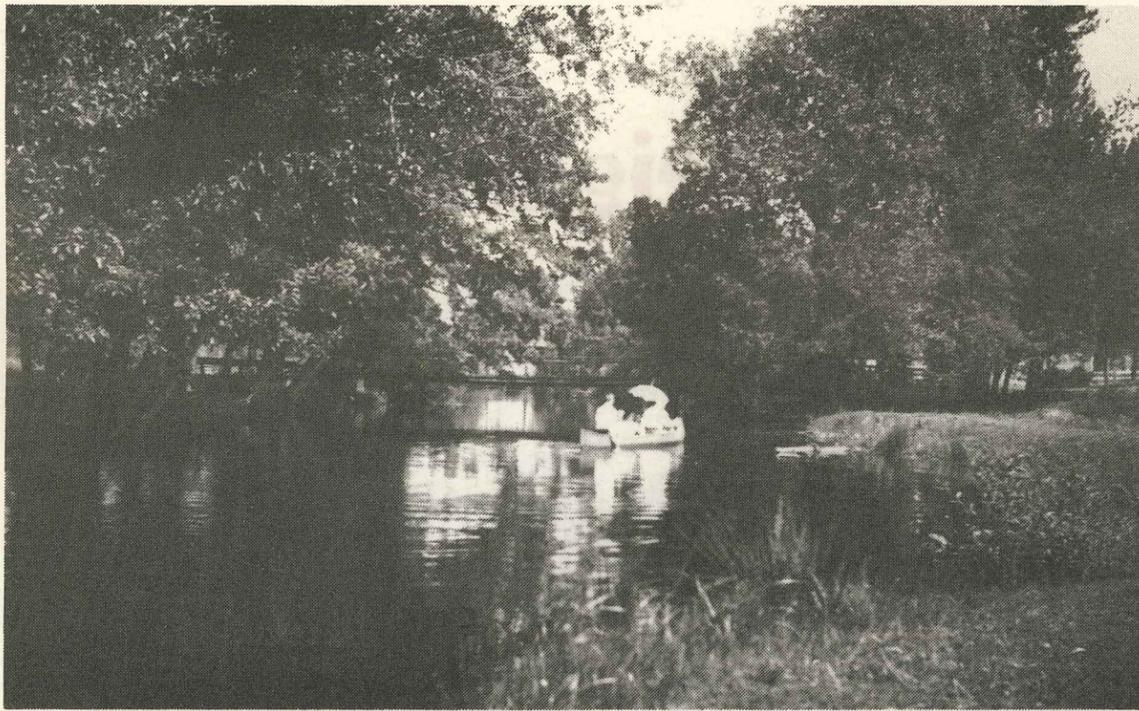
The main factors which shaped the imminent

growth of this area were: its proximity to the downtown area and the Millrace; the founding of the University of Oregon in 1876 and its subsequent growth; and the establishment of Eugene Divinity School (renamed Northwest Christian College) and Pacific Christian Hospital (now Sacred Heart General Hospital). These influences created an interesting mix of residents, including students, farmers, laborers, professionals, lumbermen, and others, living side-by-side.



Donation Land Claims in the West University Neighborhood area (West University Neighborhood Refinement Plan).

By the late 1800s the West University Neighborhood was part of the residential core of Eugene. The area contained many grand homes, particularly along the increasingly fashionable 11th Avenue, as well as the many simple middle-and working-class dwellings. To accommodate new development, older structures were often moved to new locations within the neighborhood. This tradition continues today.



Boating on the Millrace, early 20th Century (Lane County Historical Museum #MSA/L71-457D).

The Millrace

Early industrial use of the Millrace continued even after Hilyard Shaw's death in 1862. The David Cherry Furniture Factory (1866), a tannery (1881), a woolen mill (1882), and a cider and vinegar mill (1883) were all established along the water's edge. In addition, the Millrace served agricultural uses including irrigation for grazing and farming lands, and for produce transportation.

The Millrace proved a vital force throughout the historic period. Industrial growth continued, and recreational use began with ice skating in 1884. Boating also became popular, as did University pageants, and canoeing. The rise of recreational use coincided with the development of 11th Avenue as a fashionable place to live. Large residences with gardens and fraternities and sororities with boat landings flourished along the channel.

A flood in 1927 caused major damage to the Millrace. Waterwheels were stopped until the headwalls were repaired, but by then electricity was readily available and more dependable than the water power supplied by the flow of the Millrace. The automobile explosion replaced the Millrace as a major mode of transportation. Thus the two main utility functions of the watercourse ceased.

By the 1950s the waterway was considered little more than an "open sewer" and an expense to taxpayers. Since then, efforts have been made to clean up the Millrace and some recreational use continues. The influence of the Millrace on the development of both the West University Neighborhood and Eugene as a whole was substantial. Plans to suitably recognize and commemorate this resource are currently underway.

(A brochure prepared by the West University Neighbors specifically detailing this area and its history entitled "West University Historic Walking Tour, A self-guided tour from the Millrace to Mill Street" is available.)

The University of Oregon

The University of Oregon has been a primary influence in shaping the character of this neighborhood since its founding in 1876. After the turn of the century, the University began to grow rapidly, triggering increased development in the West University Neighborhood. In 1916 there were 16 fraternities and sororities and by 1930 there were 30 Greek organizations, all with off-campus houses, most of which were in

the West University Neighborhood. This organizational expansion was in part due to a nationwide collegiate trend, and as a response to a housing crunch.

Many of the early fraternity and sorority houses remain and are described within the neighborhood walking tour.

There were three basic phases of growth for these organizations. The initial phase began with the founding of the first fraternity at the University in 1900 (1905 for sororities) and continued up until the beginning of World War I. These buildings were primarily in the Craftsman style (see cover photograph) and very few remain. Popularity peaked again in the 1920s, as did house construction, only to wane again with the onset of another war. The third phase of popularity, in the 1950s, was characterized by additions to the fraternity and sorority buildings. Many of these fraternity and sorority houses still exist although they have since been adapted to suit other uses. Student housing has continued to be a crucial issue in the West University Neighborhood.

Northwest Christian College and Sacred Heart General Hospital

In 1895, E. C. Sanderson established the Eugene Divinity School adjacent to the University. Later known as Eugene Bible

College, and today as Northwest Christian College, this institution has played an important role in religious affairs in the Northwest, as well as the development of the West University Neighborhood.

Pacific Christian Hospital was established as part of Eugene Bible College's 1920s expansion. The hospital was renamed Sacred Heart General Hospital in 1936, and was acquired by a group of physicians during the Depression. Major expansions of the hospital have occurred to address continued growth and changing needs in health care.

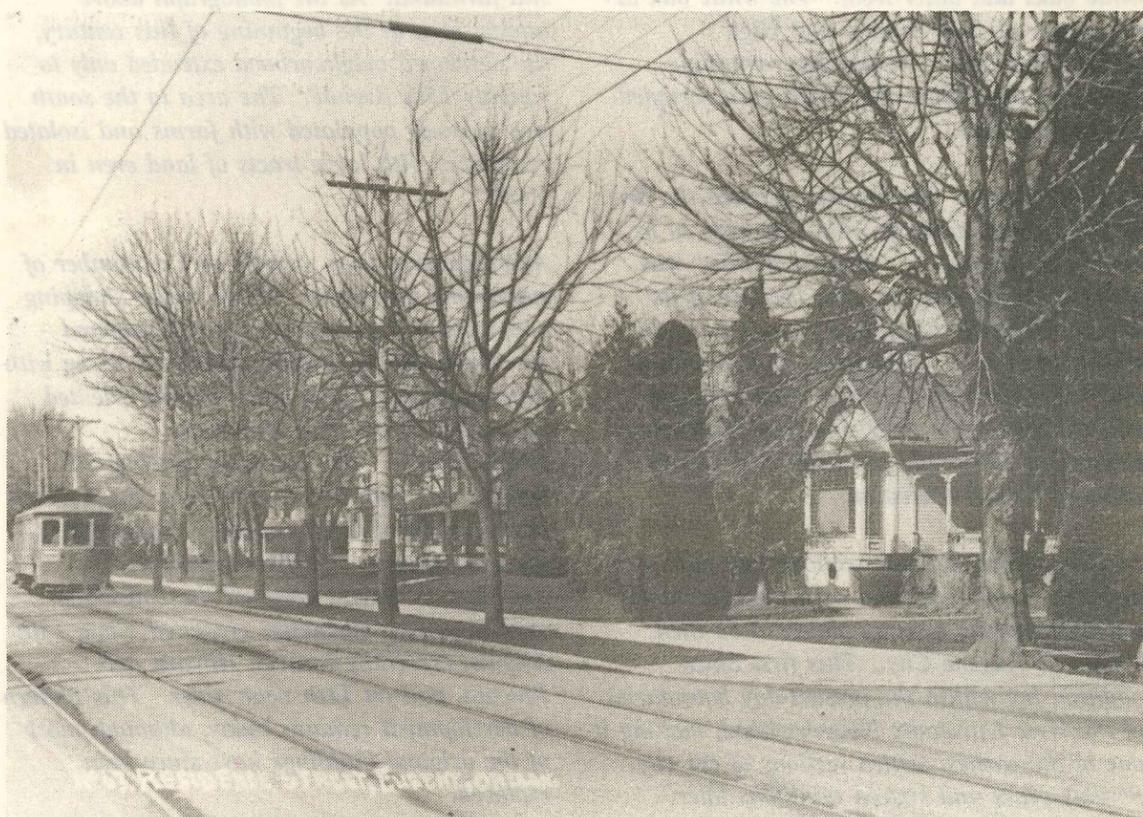
Significant Builders and Architects

Much of the architectural flavor of the West University Neighborhood can be attributed to the work of outstanding builders and architects, some of whom are described in the following walking tour. Archie Terrill and Laurence Hunter were respected builders in the Eugene area. They established an outstanding reputation after building a number of fraternity and sororities in the first decades of the century, and continued work in residential architecture. Several examples of their work exist within this neighborhood. In addition, there were a number of other reputable builders, including the Stein Brothers, who did work in the West University Neighborhood.

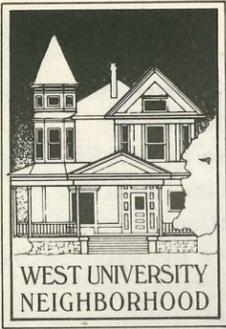
Some of the buildings erected by Terrill and Hunter were designed by John Hunzicker. This prolific, self-trained architect catered to his clients tastes, with designs varying from bungalows, to English tudor homes, to the Eugene Hotel.

Ellis F. Lawrence founded the University's School of Architecture and Allied Arts in 1914. In addition to designing all major campus buildings between 1916 and 1939, Lawrence designed a number of fraternity and sorority buildings in the West University neighborhood, as well as several other Eugene structures.

W. R. B. Willcox made his mark in Eugene as an educator at the University of Oregon, and as an architect of local buildings. He designed four structures in Eugene, two of which are in the West University neighborhood.



E. 11th Avenue near Hilyard Street, early 20th Century (Lane County Historical Museum #31T/L80-48B).



A WALKING TOUR

The following is a walking tour of selected historic buildings in the neighborhood. It should be noted that the historic names are used below although many of the uses of the buildings have since changed.



Anna Buck home with members of the Buck family, 1458 Ferry, ca. 1910 (Lane County Historical Museum #17M/2-104).

1 Anna Buck House 1458 Ferry Street.

Built before 1895, this structure was moved from 245 East 15th to its present location some time between 1912 and 1925. The house has served as the home of George Bonner, an insurance agent; S.M. Gillingham, owner of the Willamette Printing Office; and Anna Buck, a teacher at the Patterson School which was located on the corner of 12th and Alder. This excellent example of a Queen Anne cottage has served as the West University Neighborhood Center since 1981.

2 Hickory Trees 470 East 14th.

Estimated to be seventy-five or more years old, these hickory trees are of three distinct species: pecan (*Carya illinoensis*), shagbark hickory (*Carya orata*), and mockernut (*Carya tomentosa*). They were most likely planted with the house at 450 East 14th although the lot has since been subdivided. Hickories are not native to Oregon, nor are they commonly planted here. They probably were sown by a newcomer as a reminder of home.



Eugene Womens' Club, 450 14th, 1989.

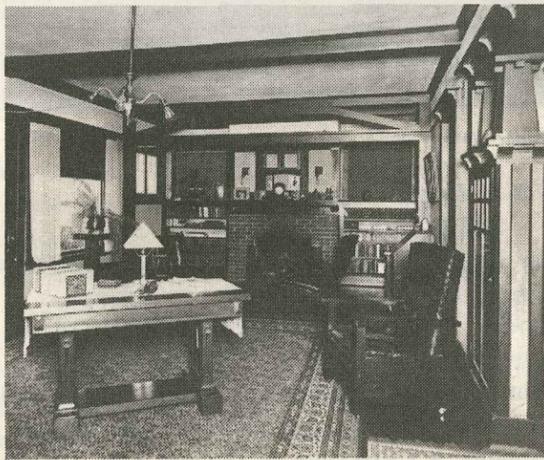
3 House 450 East 14th.

Built around 1890, this Colonial Revival house was remodeled extensively in 1936. Although little is known about the structure, it is known that a farmer, J. J. Holt, and his wife lived in the house in the early 1900s. It now houses the Eugene Women's Club.

4 Craftsman Bungalow

344 East 14th.

This house has had numerous owners and boarders. Among them are the family of fruit grower Benjamin Wheeler, Ray Smith, president of Meadowland Creamery and Anna and Frank Schaeffers, who, along with his brothers, owned the former Ax Billy department store at 10th and Willamette.



Soults house, 341 E. 14th, interior ca. 1915 (Lane County Historical Museum #32L/L81-13).

5 H.A. Soults House 341 East 14th.

This was the home of Homer Soults before he moved to 1412 Pearl (#6 on this tour). Built in 1910, it is an excellent example of a bungalow with a typical Craftsman interior.



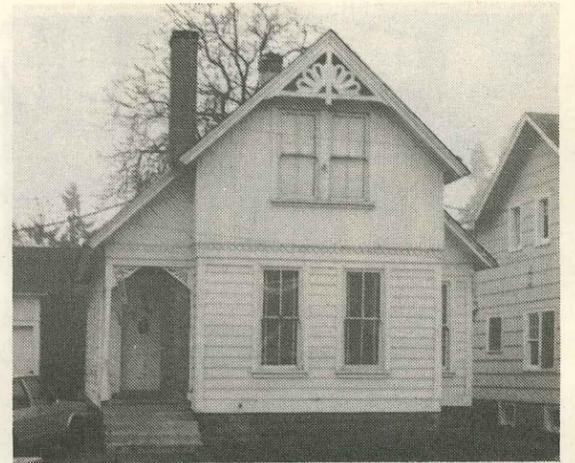
Soults-Westfall Duplex, 1412 Pearl, 1989.

6 Soults-Westfall Duplex 1412 Pearl.

Built in 1915 as a duplex for Amy Westfall, the other half was occupied by Westfall's sister-in-law Beulah Soults, and her husband Homer. Homer Soults was the president of Soults-McDonald Lumber Company and Eugene Sand and Gravel Company. This City Landmark is an outstanding example of Craftsman architecture with Western Stick style influences. The quarter block containing the Soults-Westfall duplex shows a high degree of historic integrity.

7 Robert A. Booth House 1361 Pearl.

Built at the turn-of-the-century, this house served as a residence for Robert A. Booth, co-founder of Booth-Kelly Lumber Company and State Senator for eight years. Booth was an active supporter of higher education in Oregon and served on the Board of Regents for Eugene Bible College. The house is an excellent example of Gothic Revival.



Fred Rice house, 336 E. 13th, 1989.

8 Fred Rice House 336 East 13th.

Built prior to 1890, this vernacular version of the Queen Anne style is one of the oldest remaining structures in the West University Neighborhood. In 1915, the house was moved approximately thirty feet to the west so that Rice could build the Craftsman style house at 342 East 13th, now known as the Rice-Quackenbush house. Fred A. Rice worked for A. R. Quackenbush at his hardware store. Quackenbush's son J. W. lived in the neighboring Craftsman house.



Wetherbee-Winnard house, 1280 Mill, 1988.

9 Wetherbee-Winnard House 1280 Mill.

This City Landmark was built in 1909 by the prominent Eugene builders Terrill and Hunter for Frank Wetherbee, partner in a local dry goods store and later a furniture factory. In 1919, Dr. Norton Winnard and his wife Lotte purchased the house. Dr. Winnard was one of the founders of the Eugene Hospital. A descendant of the family still resides here. This excellent example of a Craftsman bungalow has been changed little since its construction.

10 House 412 East 13th.

This house was constructed between 1902 and 1907. It may have been built by Zopher Davis who purchased the property in 1904. In 1924, the building was home to the Sigma Beta Phi Sorority. This structure is a vernacular version of Queen Anne style.

11 First Congregational Church 492 East 13th.

This 1924-25 structure is also known as the Willcox Building for its designer W. R. B. Willcox, dean of the University of Oregon Department of Architecture from 1923-1947. During construction, Willcox used the building as a teaching device for his University of Oregon students whose stenciling may still be seen on beams in the nave. Known as an innovator, Willcox used a new construction technique called gunite, or stucco blown through air guns, on this structure. The style is a mix of Mediterranean and Spanish Colonial architecture. The First Congregational Church is both a City Landmark and on the National Register of Historic Places.



Schwering house, 511 E. 12th, 1988.

**12 H. A. Schwering House
511 East 12th.**

This 1909 Terrill and Hunter built structure was home to Henry Schwering, owner of an East Broadway barber shop. It is one of few remaining examples of residential architecture erected by the renowned Eugene builders. Today, the interior appears much as it originally did. The Schwering house is a City Landmark and an excellent example of a Craftsman-Foursquare with Prairie style influences.



George B. Dorris house, 446 E. 12th, 1989.

**13 George B. Dorris House
446 East 12th.**

Built in 1884, this house was originally located at 10th and Willamette and moved to its present location in 1915. It served as the home of George B. Dorris until 1891. Dorris acted as both Mayor and a councilman of Eugene, as well as State representative and State senator. It is an excellent and rare example of two-story Italianate architecture.

**14 Black Locust Trees
1211 Mill St.**

These trees are presumed to be at least one hundred years old and predate the current house. Black Locusts are native to the Midwest, but in Oregon are commonly planted as shade trees.



Beta Theta Pi house, 379 E. 12th, date unknown (Lane County Historical Museum #32C/L78-374)

**15 Beta Theta Pi
379 East 12th.**

Built in 1910, this house served first as Beta Theta Pi fraternity. It also was used as the Delta Zeta sorority, and single-family housing before it was divided into five apartments in 1936. It is one of few existing buildings from the University's early fraternity and sorority growth period and is a good example of the Craftsman-Foursquare style with Colonial style influences. It is on the National Register.



Fuller-Slattery house, 322 E. 11th, 1989.

**16 Fuller-Slattery House
322 East 13th.**

In 1901, J.N.B. Fuller built this house to be used as his residence and a boarding house. The Henry Slattery family lived in the house from at least 1925 to 1938. Slattery was a prominent lawyer and owned the firm Slattery and Slattery with his son Eugene, a University of Oregon Law School graduate and Deputy District Attorney. The house is a good example of Queen Anne style and displays excellent craftsmanship. The houses adjacent to the Fuller Slattery House, from 310 to 360 East 11th, are all notable and maintain a good degree of historical integrity.

**17 Butternut Tree
465 East 11th.**

This tree is estimated to be over 100 years old. It was most likely planted in conjunction with the house at 487 East 11th. Butternuts are not native to the West and residential planting of nut trees has not been popular since the early 1920s.



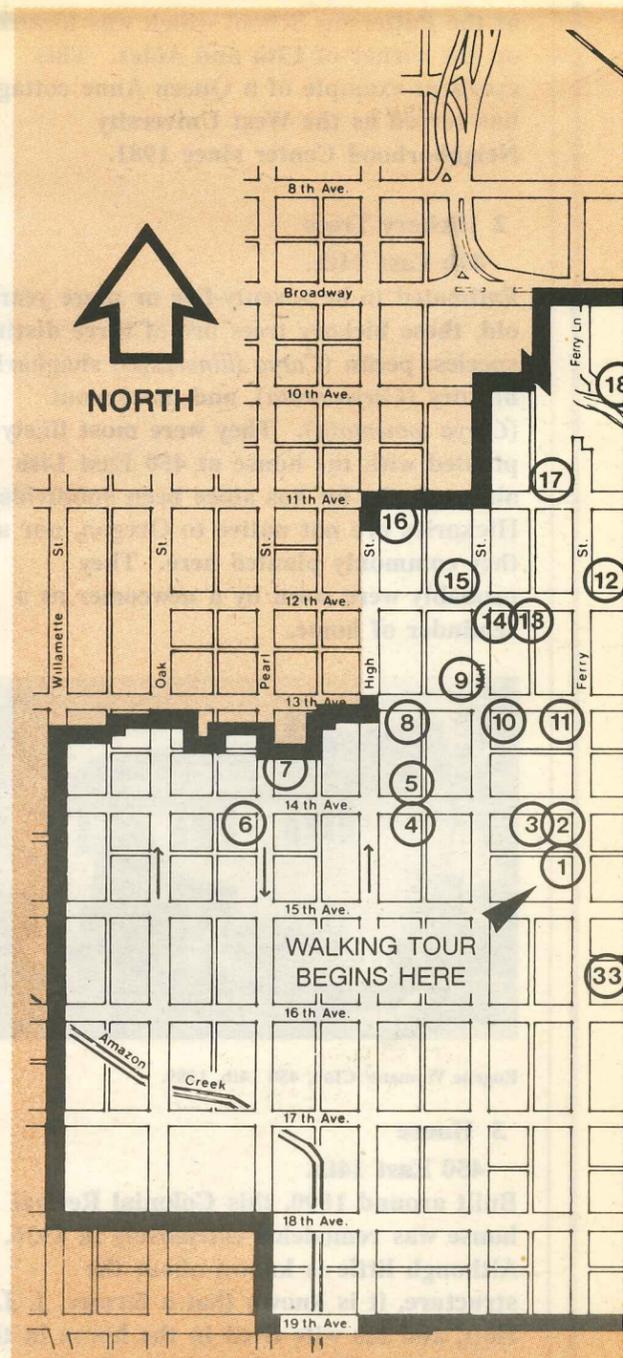
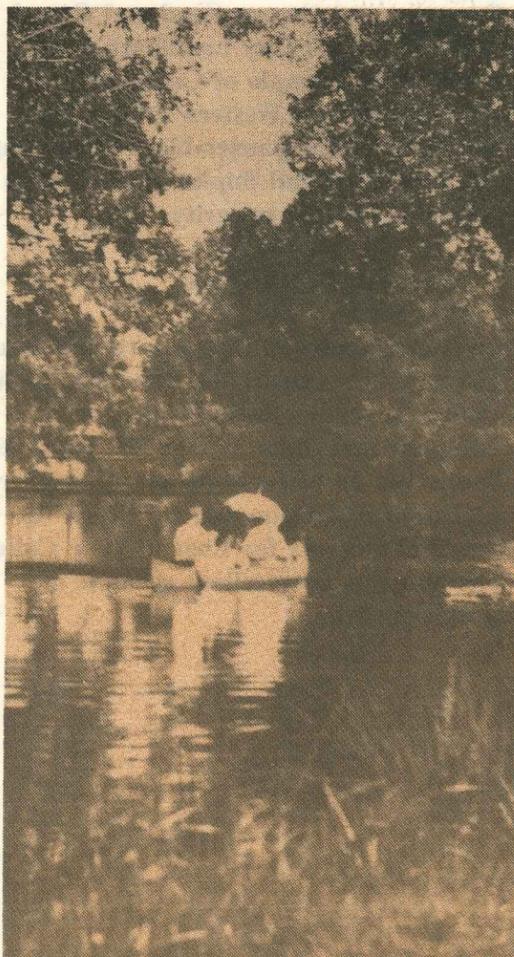
962 Ferry Lane, 1989.

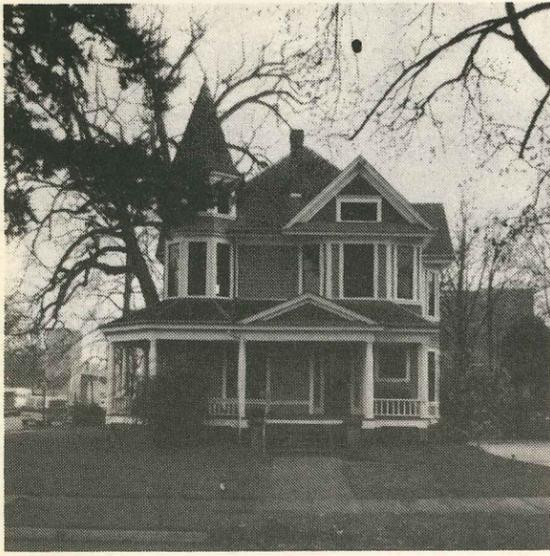
18 Three structures

962, 963-979 and 996-998 Ferry Lane. These three structures are part of an intact architectural grouping on the north side of the Millrace. 963-979 Ferry Lane was designed in the Tudor style by Graham Smith, a partner with John Hunzicker. It was built for E. P. Dorris in 1927. 996-998 Ferry Lane is Tudor style, while 962 is a good example of English Cottage architecture. Although not substantiated, it has been suggested that Ben Dorris, the Springfield filbert farmer, was owner and primary developer of the Ferry Lane properties, all of which were built about the same time. There is a footbridge at Eugene Manor to access these properties from the south side of the Millrace.

**WEST
UNIVERSITY
NEIGHBORHOOD
WALKING
TOUR MAP**

There are many possible routes to take. Please note one-way streets.





W.W. Calkins house, 588 E. 11th, 1989.

**19 W. W. Calkins House
588 East 11th.**

Built in 1902, this building housed the W. W. Calkins family until 1945, when daughter Jeanette bought the property. Calkins was a prominent lawyer in Eugene, was active in the Oregon Republican party, and a member of the State House and Senate. The late Queen Anne style house is a City Landmark and on the National Register of Historic Places.



Alpha Phi house, 1050 Hilyard

**20 Alpha Phi Sorority
1050 Hilyard.**

This Norman Farmhouse style sorority was designed in 1923 by prominent Oregon architect Ellis Lawrence. Lawrence was founder of the University of Oregon school of Architecture and Allied Arts. It is one of five fraternities or sororities built by Lawrence--all of which are still standing. The house looks out on the millrace and has a boat landing and terrace on the water.



Edith Chambers house and garden, 1059 Hilyard, 1989.

**21 Edith Chambers House
1059 Hilyard.**

This 1923 Colonial style house was designed by Seattle architect Arthur Lovelace for Frank and Edith Chambers. Frank Chambers was head of Chambers Hardware Company, which he and his father founded in 1888. By 1912, it was Eugene's second largest store. Edith's sister, Maude Kerns, renowned artist and Head of University of Oregon's Art department, lived in the house soon after its construction and again after Frank Chambers' death in 1946. The exquisite Chambers' garden was laid out in the 1920s. Terraces and a boat landing along the Millrace still exist.

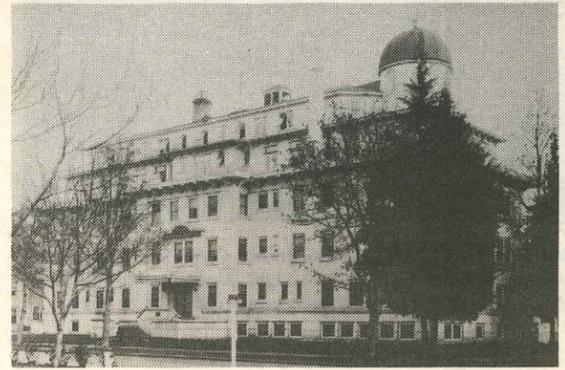


Maude Kerns house, 1125 Hilyard, 1989.

**22 Maude Kerns House
1125 Hilyard.**

Built in the first decade of this century, 1125 Hilyard was the home of Maude Kerns and her mother Elizabeth Claggert Kerns. The elder Kerns came to Oregon in 1852 via covered wagon. Maude Kerns was a renowned artist who served as head of the University Art Department for 26 years. In 1961, the artist donated substantially to the Eugene Art Center which has since been renamed in her honor. Edmund S. Conklin, a University professor of

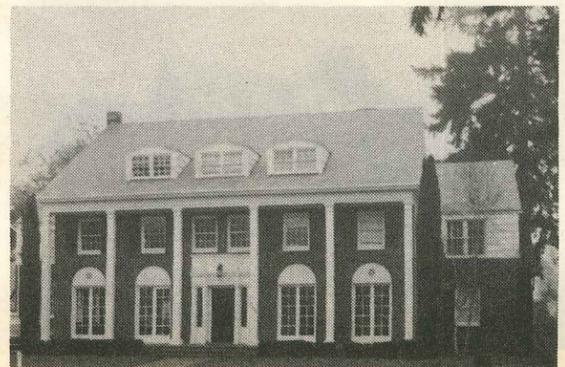
psychology, and his wife Helen, and Nellie A. Montgomery, a Christian Science practitioner, lived in the house before the Kerns moved there in 1928. The house itself is in good condition and is an excellent example of a simple bungalow.



Pacific Christian Hospital, Hilyard at 12th, ca. 1932 (Lane County Historical Museum #18G/L72-289w).

**23 Pacific Christian Hospital
formerly located 12th and Hilyard.**

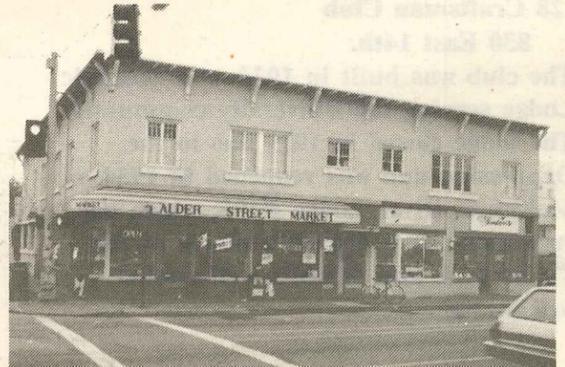
This hospital, the precursor to Sacred Heart General Hospital, was built by Eugene Bible College in 1924. The hospital was acquired by a group of physicians during the Depression and renamed Sacred Heart in 1936. The building depicted above was demolished in 1971.



Sigma Nu house, 763 E. 11th.

**24 Sigma Nu
763 East 11th.**

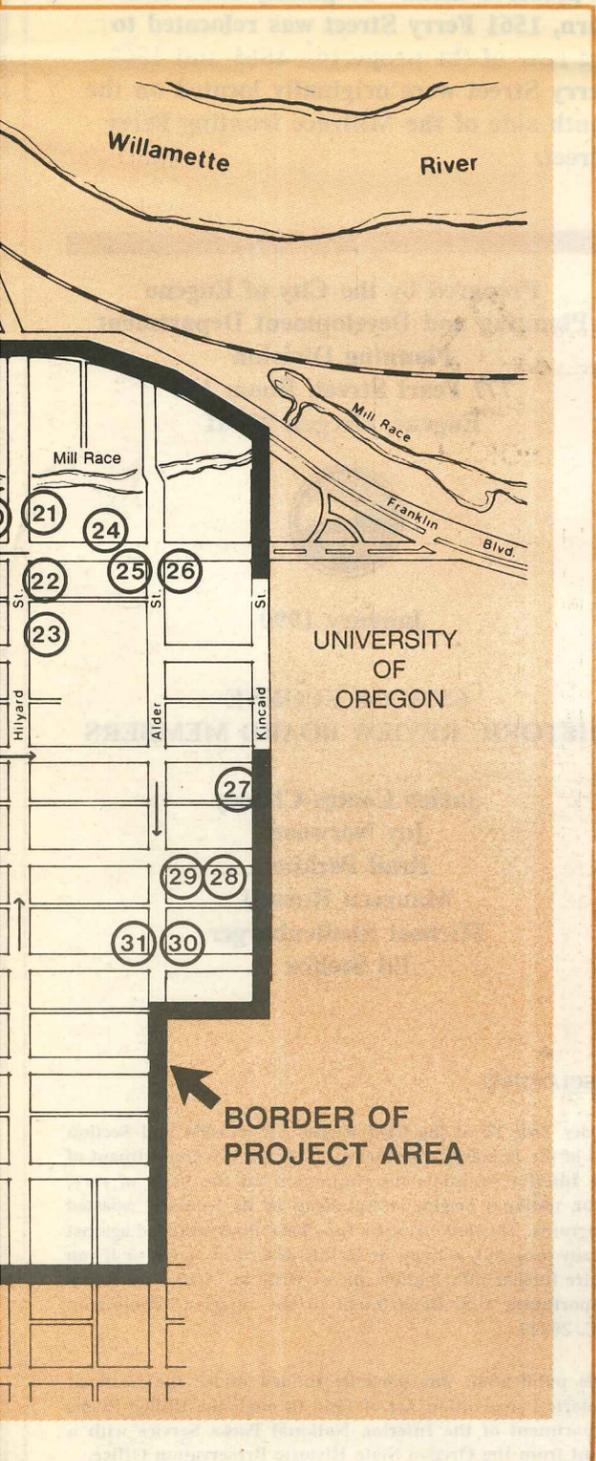
Built in 1923, this Colonial Revival house was one of five fraternities or sororities designed by the Ellis Lawrence firm (Ormond Bean was chief designer). Sigma Nu was the first fraternal organization chartered at the University of Oregon in 1900. The house they occupied prior to the construction of the existing house has since been demolished. Famed Sigma Nu alumni include Clifton McArthur, U.S. Congressman and namesake of U of O's McArthur Court, and John Warren, University football and basketball coach during the 1940s.



Hull House Apartments, 790 E. 11th, 1989.

**25 Hull House Apartments
790 East 11th.**

This Italianate commercial style structure was built in 1913 as the Hull Apartments and Hull Confectionery. It has continuously housed apartments on the second floor and businesses below--including such campus favorites as The Oregana Students Shop, Oregana Confectionery, Oregana Cafe and University pharmacy. The building is one of few remaining examples of a neighborhood grocery.





Eugene Divinity School (Northwest Christian College Administration building), 828 E. 11th. Under construction ca. 1907 (Lane County Historical Museum #31U/L71 392B).

**26 Eugene Divinity School
828 East 11th.**

This classroom building was constructed as part of the Divinity school's 1908 expansion. Made of volcanic stone from Oakland, home of Oregon's former Phoenix Stone Company, the structure exhibits detailed stonework on the facade. A good example of Renaissance style architecture, the building is in good condition and functions as an administrative building for Northwest Christian College.



Phi Delta Theta house, 1332 Kincaid, ca. 1914 (University of Oregon Archives).

**27 Phi Delta Theta
1332 Kincaid**

This house was built in 1911 for the Sigma Delta fraternity. Although this organization only occupied the building for about a decade, it has continued to serve as a group residence. The structure is one of the few remaining from the early period of Greek growth in the first decades of the century. At one time this block had four other large early fraternities and sororities (see cover photograph). The house is an excellent example of the Craftsman style architecture popular among early organizational housing.

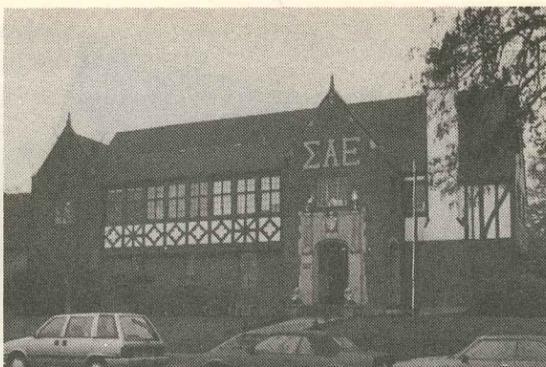
**28 Craftsman Club
850 East 14th.**

The club was built in 1924 as a Masonic Lodge serving the University community. The lodge closed in 1929 due to the Depression and was reopened in 1934 as McKenzie River Lodge #195, which has remained. It is a good example of the Tudor style and exhibits well-crafted brickwork.

WEST UNIVERSITY NEIGHBORS

The West University Neighbors meet on the first Thursday monthly, 7:30 p.m. at the Neighborhood Center (1458 Ferry Street).

For more information, contact the Neighborhood Liaison Office at 687-5481.

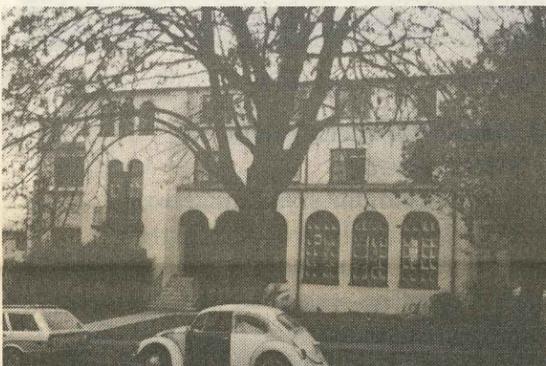


Sigma Alpha Epsilon, 812 E. 14th, 1989.

**29 Sigma Alpha Epsilon
812 East 14th.**

This 1927 Tudor style building is one of five fraternities and sororities buildings designed by Ellis Lawrence. Lawrence, who designed many buildings on the University of Oregon and formulated the early campus plan, intended to replace this fraternity house with academic buildings and extend the University from Kincaid to Alder Street.

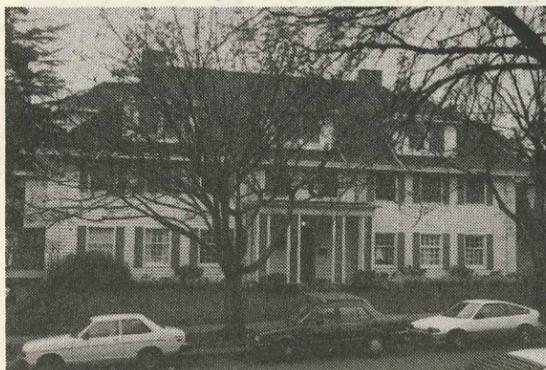
Delta Gamma, 1584 Alder and Alpha Gamma Delta, 1648 Alder. Both structures were built in 1928 by Hargreaves and Lindsay as sorority houses. The Italianate structure at 1584 Alder has continuously served as the Delta Gamma sorority. The house at 1648 was built as the Alpha Gamma Delta sorority in the French Renaissance Revival style and is now a University housing cooperative, Parr Tower.



Kappa Alpha Theta, 791 E. 15th, 1989.

**30 Kappa Alpha Theta
791 East 15th**

This house was designed by W. R. B. Willcox and built in 1924 for Kappa Alpha Theta sorority. It has always served as group housing. Willcox was an important innovative educator and architect in the Northwest. This building in the Mediterranean style with interesting details and craftsmanship.



Kappa Kappa Gamma, 821 E. 15th, 1989.

**31 Kappa Kappa Gamma
821 East 15th.**

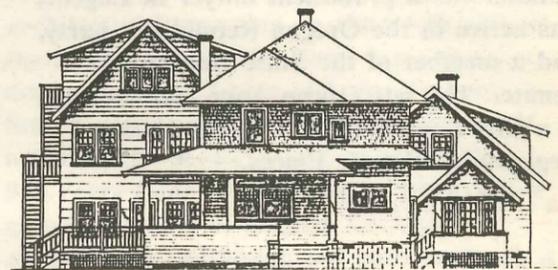
This building has continuously housed the Kappa Kappa Gamma Sorority since its construction in the 1920s. It is a good example of the Colonial style.



Mirror houses, 608 & 614 E. 15th, 1989.

**32 Mirror Buildings
608 and 614 East 15th.**

Both buildings were constructed between 1902 and 1907 and, although now modified, were precise mirror images. They are good examples of the vernacular Gothic style. There are other pairs of mirror buildings within the neighborhood including, 258 and 270 East 16th, and 560 and 570 East 17th.



1561, 1565, & 1569 Ferry Street, 1982 (Brad Perkins).

33 Three Structures

1561, 1565, and 1569 Ferry Street

This grouping of structures represents a series of historic properties which were moved to their present location in an effort to preserve them. Originally used as a barn, 1561 Ferry Street was relocated to the rear of the property. 1565 and 1569 Ferry Street were originally located on the south side of the Millrace fronting Ferry Street.

Prepared by the City of Eugene
Planning and Development Department
Planning Division
777 Pearl Street, Room 106
Eugene, Oregon 97401



January 1990

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HISTORIC REVIEW BOARD MEMBERS

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This publication was partially funded under the National Historic Preservation Act of 1966 through the United States Department of the Interior, National Parks Service with a grant from the Oregon State Historic Preservation Office.

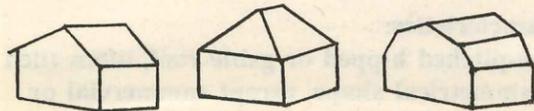
IDENTIFYING ARCHITECTURAL STYLES IN THE NEIGHBORHOOD

The majority of the structures in the West University Neighborhood are residences constructed since 1880. Most designs come from pattern books and incorporated features from a variety of popular styles of the day. Very few "pure" architectural styles are represented in the neighborhood.

The predominant style in the neighborhood is the Bungalow Craftsman, which appears in several variations. The Bungalow provided affordable housing to many residents. House plans were printed in various publications and pre-fabricated Bungalows were available from mail-order catalogs. The earliest examples in the neighborhood date from 1905 and reflect changing values away from the earlier Victorian period.

Architectural Definitions

Roof Shapes

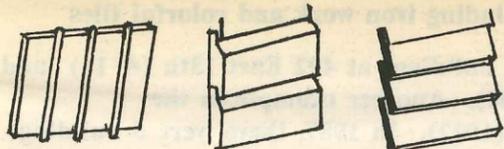


gable

hip

gambrel

Exterior Siding



board-and-batten

shiplap

clapboard

Openings



segmental arch

round arch

pediment

Learn More About Your Property or Local History

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

-West University Neighborhood Cultural Resources Survey, Eugene, Oregon, 1987.

The survey provides information on all properties over 50 years old.

-Architecture, Oregon Style, by Rosalind Clark and the City of Albany, 1983.

-West University Historic Walking Tour, A self-guided tour from the Millrace to Mill Street.

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

The above publications are available at the Lane County Historical Museum, 740 West 13th, or the Eugene Planning Division, 777 Pearl Street.

Italianate: 1855-1890

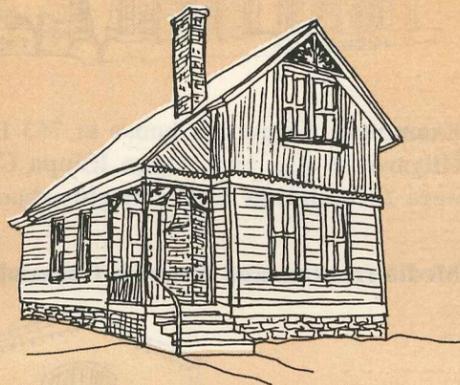


Characteristics:

- low-pitched hip or gable roofs, sometimes flat roofs
- horizontal siding finished with corner boards
- overhanging eaves with decorative brackets
- frequently asymmetrical shape--tall windows, often round or segmental arched; bay windows

Examples: George Dorris House at 446 East 12th (# 13) and the Hull House Apartments at 790 E. 11th (# 25). Other examples in the neighborhood include 244 16th (1912) and 545-1/2 13th in Max's Alley (c. 1900). In 1987, there were 11 buildings of this style in the neighborhood.

Gothic Revival: 1850-1895 (through early decades of 20th Century in the neighborhood)



Characteristics:

- steep gable roof
- central gables and wall dormers
- long double-hung sash windows; pointed arched windows and door openings
- horizontal shiplap siding; board-and-batten siding
- decorative-cut boards along eaves (bargeboards), brackets and porch trim

Examples: Fred Rice house at 336 East 13th (# 8) and the Robert A. Booth house at 1361 Pearl (# 7). Another example in the neighborhood includes 1272 1/2 Patterson (c. 1900, moved 1925-26). In 1987, there were 3 buildings of this style in the neighborhood.

Queen Anne and Shingle Style: 1870-1905



Characteristics:

- multiple roof forms in combination including hipped gable and turrets
- decorative detailing
- irregular plan and massing including towers and wrap around porches
- varied wall surfaces including horizontal siding and patterned shingles

Examples: W. W. Calkins House at 588 E. 11th (# 19) and the Fuller-Slattry house at 322 E. 11th (# 16). Another example in the neighborhood is 1389 Pearl (1905). In 1987, there were 13 buildings of this style in the neighborhood.

Craftsman/Bungalow: 1885-1915 (through the 1920s in the neighborhood)



Characteristics:

- low-pitched hip or gable roof with wide overhanging eaves
- bays and dormers with windows
- double-hung windows with small panes in the upper sash
- rustic surface materials, including shingles, rock, and rough brick
- porches (including sleeping porches) and sunrooms, often supported by tapered porch posts.
- interior built-in furniture

Examples: Soult-Westfall Duplex at 1412 Pearl with Western Stick influences (# 6), the Phi Delta Theta Fraternity at 1332 Kincaid (# 27), the Wetherbee/Winnard House at 1280 Mill (# 9), the Beta Theta Pi House at 379 East 12th with Colonial Revival influences (# 15), the Schwering house at 511 East 12th with Foursquare influences (# 12), and the Maude Kearns House at 1125 Hilyard with Simple Bungalow influences (# 22). In 1987, there were 245 buildings of this style in the neighborhood.

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. The Board oversees the main components of the preservation program including:

1. Regulatory--The Historic Review Board conducts public hearings and evaluates requests for landmark designation, and moving or demolition of historic properties. Alterations to historic landmarks are reviewed by Planning staff.

2. Incentives--To encourage historic preservation, incentives are offered through City, State, and Federal programs and include:

- Low-interest loan funds.
- Special provisions for modifications of zoning and building code regulations.
- Special recognition and attention, possibly leading to increased property value or publicity of building.
- Conservation easements allowing limited tax benefits.
- Federal Investment Tax Credits (National Register only).
- State special assessment and 15-year tax freeze (National Register only).

Further information about incentives is described in the brochure titled, **Historic Preservation--A Wise Investment**, which is available at the Eugene Permit Information Center at 244 East Broadway

3. Survey Work and Special Projects--Surveys of historic resources have been completed in several Eugene neighborhoods. The City also works with neighborhood groups and other organizations to carry out special projects such as the West University Neighborhood Conservation and Development Project.

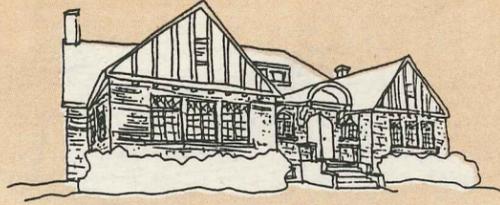
4. Public Information and Involvement--Activities include public tours of historic buildings and areas, preparation of promotional brochures, and educational and informational workshops. Historic Eugene brochures and walking tours are available at the Eugene Permit and Information Center.

Establishing City Landmark or National Register Status

Five properties in the West University Neighborhood are listed as a City Landmark or are on the National Register of Historic Places. Property owners or residents interested in pursuing City Landmark or National Register status for additional properties can visit the Eugene Permit and Information Center at 244 East Broadway (687-5086).

Prepared by the City of Eugene
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Tudor and Jacobethan (Historic Period Revival): 1910-1935



Characteristics:

- steeply pitched gable roof, often with double gable dormers
- rectangular shape with vertical projections
- bay, dormer, and many-paned windows
- brick construction, sometimes in intricate designs; wood frame construction with stucco finish; combination of brick and stucco
- arched openings; imitation half-timbering

Examples: Craftsman Club at 850 East 14th (# 28), Sigma Alpha Epilon at 812 East 14th (# 29), and Dorris Apartments at 963 and George Hurley house at 998 Ferry Lane (# 18). Another example in the neighborhood is the Westminster house at 1414 Kincaid (1925). In 1987, there were 9 buildings of this style in the neighborhood.

Colonial (Historic Period Revival): 1910-1935

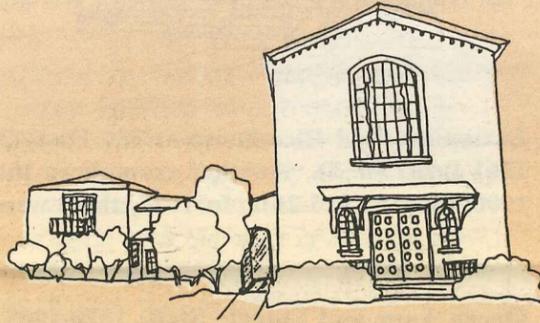


Characteristics:

- low pitched hipped, gable or gambrel roof
- bilateral symmetry small paned rectangular windows, often with shutters and dormer windows
- six-inch or narrower weatherboard siding
- columns in classical orders, pilasters, pediments

Examples: Sigma Nu house at 763 East 11th (# 24), the Edith Chambers house at 1059 Hilyard (# 21), and Kappa Kappa Gamma house, 821 East 15th (# 31). In 1987, there were 23 buildings in the neighborhood.

Mediterranean and Spanish Colonial (Historic Period Revival): 1910-1935



Characteristics:

- low-pitched hipped or gable roof, often tiled
- asymmetrical shape, except commercial or public buildings
- round-arched window and door openings; arcades
- smooth or textured stucco walls
- Spanish-influenced ornamentation, including iron work and colorful tiles

Examples: First Congregational Church (Willcox building) at 492 East 13th (# 11) and Kappa Alpha Theta house at 791 East 15th (# 30). Another example in the neighborhood is Max's Tavern at 544 East 13th (1927). In 1987, there were 5 buildings of this style in the neighborhood.

Norman Farmhouse (Historic Period Revival): 1910-1935



Characteristics:

- steeply pitched gable roof and porch roof, often with one slope extending close to the ground
- asymmetrical mass
- round arched and segmental arched window and door openings, windows with small panes.
- various building materials, mostly wood shingles or bricks
- ornamentation similar to the Tudor style

Examples: Alpha Phi house at 1050 Hilyard (# 20). Another example in the neighborhood is 771 East 16th (1927). In 1987, there were 10 buildings of this style in the neighborhood.

English Cottage (Historic Period Revival): 1910-1935



Characteristics:

- medium pitched gable roof, sometimes with rolled eaves or gable ends flush with wall surface
- asymmetrical plan
- windows with many small panes, dormer windows, round windows and round arched openings
- brick, sometimes with stucco; horizontal or wide shingle siding.
- picturesque storybook details

Examples: 962 Ferry (# 18). Another example in the neighborhood is the Mary Jenkins house at 1461 Hilyard (1931). In 1987, there were 7 buildings of this style in the neighborhood.