NPS Form 10-900 OMB No. 1024-0018 Expires 5/31/2015

United States Department of the Interior
National Park Service

National Register of Historic Places
Date Listed 10-30-2017
NRIS No. MP100001773
Oregon SHPO

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Foster-Simmons House

other names/site number N/A

Name of Multiple Property Listing Eugene West University Neighborhood Historic and Architectural Resources
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 417 E. 13th Avenue ☐ not for publication

city or town Eugene ☐ vicinity

state Oregon code OR county Lane code 039 zip code 97401

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ✓ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ **national** ___ **statewide** X **local**

Applicable National Register Criteria: ___ **A** ___ **B** X **C** ___ **D**

Christine Curran 8.28.17
Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register

___ determined not eligible for the National Register ___ removed from the National Register

___ other (explain:)

Signature of the Keeper Date of Action

Foster-Simmons House
Name of Property

Lane, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	**Total**

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: institutional housing
ORGANIZATIONAL: offices

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS:
Bungalow/Craftsman

Materials
(Enter categories from instructions.)

foundation: concrete
walls: wood
roof: wood; asphalt composition shingles
other:

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

Summary Paragraph

The Foster-Simmons House is a 1913 Craftsman style residence located at 417 E. 13th Avenue in Eugene, Lane County, Oregon. Situated on a small lot in the West University Neighborhood between Eugene's downtown and the University of Oregon, the 2½-story, wood-framed house was built for Orla H. and Maidee Foster. Although an architect may have been involved in its design, none has been identified to date. The three-bedroom house displays many characteristic features of the Craftsman style, including varied exterior siding and window types, open eaves, a projecting front porch with heavy concrete piers and exposed structural elements, and a modest porte cochere. Interior elements include an open floor plan, built-in features, and an abundance of simple but elegant woodwork. The house retains a high degree of interior and exterior integrity, and clearly conveys its style and period of construction through its original form, features, and materials.

Narrative Description

Setting

The Foster-Simmons House is located in the West University Neighborhood, a relatively large, historic, predominantly residential neighborhood situated southeast of Eugene's downtown and west of the University of Oregon (Figs. 1-3). The area extends roughly from Franklin Boulevard/Broadway to 18th and 19th Avenues on the north and south, and from Kincaid to Willamette on the east and west, and contains historic-period dwellings dating from the 1870s to the 1960s, as well a few historic commercial clusters and office buildings.

The influence of the University of Oregon and Northwest Christian University, as well as changes in local zoning codes, have caused the character of the neighborhood to shift from having primarily single-family, owner-occupied housing to now including a number of medium to large apartment complexes, whose construction required the removal of historic single-family residences. Most of the single-family dwellings in the neighborhood now serve as rentals for the University student population. Many of the historic commercial buildings remain, and some new businesses now operate in converted houses.

Situated on its original flat, 60' x 73.43' lot at the northeast corner of E. 13th Avenue and Mill Street in Eugene, the Foster-Simmons house fronts south, and is surrounded by minimal landscaping, although three mature street trees shade the building along the south and west sides (Figs 4, 5 and 7). One of these trees–the American elm on E. 13th–was identified in the West University neighborhood survey as being significant for its age and size (at least 2½ feet in diameter and likely at least 75 years old); a second elm was also considered significant but has since been removed.[1] The house was built on a relatively small lot with no back yard and a small front yard, a growth pattern that was repeated on a number of lots in the neighborhood as density increased from the 1920s onward. The immediate surrounding neighborhood contains a number of late nineteenth- and early twentieth-century residences, some of which have been converted to shops or apartments while retaining their historic appearance. Owner-occupancy in the neighborhood is very low, which contributes to the ongoing loss of historic

[1] Eugene City Planning Department and Land and Community Associates, "Final Report: West University Neighborhood Cultural Resources Survey, Eugene, Oregon." (Eugene, Oregon: City of Eugene Planning Department, August 1987), pp. 110-111.

properties (particularly to the east and south of the Foster-Simmons house) to make way for newer, large-scale apartments.

Exterior

The 2½-story Craftsman-style residence has a rectangular footprint measuring about 30' x 40', but presents an asymmetrical front façade with its off-set, partial-width front porch and a front-gabled porte cochere that extends from the east side (Fig. 7). Built about 24" above grade, the house rests on a board-formed concrete perimeter foundation that has been skillfully parged on the exterior to give the appearance of stone blocks. The partially finished basement has original multi-pane and solid panel (unglazed) wood hopper windows along the east and north sides, and is accessed both from the interior and via an exterior cellar door on the north (rear) elevation. On the first floor level, the building's wood-framed walls are clad in narrow horizontal clapboard, the bottom three courses of which flare very slightly outward at the foundation to serve as a water table. On the upper wall, cedar shingles are applied in an alternating wide-narrow exposure pattern with a slight flare in the lower courses. A beltcourse encircles the house and front porch, and serves to separate the lower-level horizontal clapboard and the upper-level shingle siding (Photos 1-3).

Fenestration is irregular, the window placement deferring to the interior floor plan and its lighting needs rather than to a symmetrical exterior pattern. The window types vary throughout the house and include single- and multi-paned fixed, casement and single- and double-hung sash. Most of the original wood sash on the first and second floors have been replaced with vinyl sash of similar configurations; the original leaded-glass windows remain in place, as do the all of the wood-sash attic windows. On the first floor, large, tripartite windows are located on the front (south) elevation to light the living room, and on the west-side oriel window that lights the dining room. The upper floor windows are placed high on the wall, nestled directly under the broad eave overhang. Those located in sleeping porches are casements; others are single or paired one-over-one sash, and several have built-in window boxes. The attic windows are the original multi-paned wood casement sash arranged in pairs or bands.

The moderately pitched front-gable roof has broad, overhanging, open eaves with wide vergeboards that extend beyond the edge of the roof, and knee brackets in the gable ends. The otherwise simple roofline is punctuated with single gable dormers on the east and west roof slopes, both exhibiting the exposed rafters, brackets, and vergeboards that are also used on the main roof. An external cast-concrete-block fireplace and chimney is located on the west façade, and a red brick chimney that vents the furnace rises from the northeast quadrant of the roof.

Typical of this period and style, the house has a large, front-gabled porch that spans a little more than one-half of the front façade and displays a number of quintessentially Craftsman features (Photos 4 and 5). Supported on a rusticated concrete foundation and piers, the porch has newer stairs and decking of composite wood material, and simple open rails with oversized square newel posts with inset panels framing the steps to the front entrance. Each heavy concrete corner pier, finished in a pattern similar to the foundation but with a more pronounced, rusticated surface, supports a set of three square posts capped with typical Craftsman-detailed architraves, which in turn support the porch entablature, expressed as an extension of the building's belt course. The pitch of the porch roof is slightly lower than that of the main house, but also displays the gable-end shingles, verge boards, and brackets found on the main volume of the house. The front-gabled porte cochere displays similar but simplified detailing: paired posts rest on a plain, parged, concrete support wall, and support a lower-pitched roof with wide vergeboards.

A presumably newer pergola/arbor extends west from the porch. It is unclear whether this feature replaces a similar older one, but the straight-cut, angular character of the individual elements suggests it may not be original. Three decorative outriggers projecting from the west face of the southwest corner of the house are similar in profile (cyma reversa) to some of the porch details, and may be remnants of an earlier pergola/arbor or trellis feature (Photo 3).

Interior

The interior floor plan and features of the Foster-Simmons house remain essentially unchanged since 1913. The house comprises 2,976 square feet in two stories, a finished attic, and a partially finished basement (Figs. 8 and 9). On the first floor, the 1200-square-foot side-hall, open plan arrangement is typical of the Craftsman style, and remains essentially unchanged since 1913. Rooms include an entry stair hall, living room, dining room, kitchen, den/office, and bathroom. Typical original features throughout the first floor include natural finish oak and fir floors, plaster walls, 9½" moulded baseboards, flat board window and door trim with fillet and moulded architrave details, and 9' plaster ceilings with cove mouldings. Doors are original five- or two-paneled designs, in both cases divided horizontally, all retaining their original hardware. Nearly all of the woodwork and doors have been painted, and most of the original light fixtures and switches have been replaced.

The stair hall/entry, situated at the southeast corner of the house, provides access to the stairs, living room, and den. Immediately adjacent to the entry door at the base of the stairs is a small, built-in seating alcove with paneled walls and storage in the seat. Along the east wall, the quarter-turn staircase is typically Craftsman: clear finished, single-board stair treads in oak and fir; heavy, square newel posts with simplified but prominent base and capital details; and an uncomplicated balustrade composed of square balusters and a flat handrail. The well-lit entry has a south-facing fixed-sash window and a fixed leaded-glass window in the east wall; a one-over-one window in the second stair landing lights both flights of stairs (Photos 6, 7, and 16).

The entry flows into the living room through a wide opening marked by two Ionic columns. The flooring in the living room (as well as the dining room and den) is a combination of fir with a wide perimeter of oak. Centered on the west wall, the painted brick fireplace is flanked by windows, one an elongated multi-pane-over-one single-hung vinyl window, and the other an original leaded-glass fixed sash. The fireplace has a simple but elegant wood mantle with widely spaced modillions, and a glazed brick hearth that is flush with the floor. From the south (front) wall, abundant natural light is admitted through the large tripartite vinyl picture window that matches the original in size and configuration (Photos 8-10).

A wide opening with a pair of large, two-panel pocket doors on the living room's north wall leads to the dining room (Photos 11 and 12). With floor, wall, and ceiling finishes and details that match the rest of the house, the focal point of the dining room is the oriel window on the west wall, with its span of three windows (a large central opening flanked by slightly narrower sash). The original wood sash have been replaced with vinyl sash of identical size and similar glazing configuration.

Access to the kitchen, located north of the dining room, is through a swinging two-panel door. The kitchen resembles its original configuration in terms of layout and location of appliances. The original wood floor has been covered with laminate wood, but the plaster walls, window and door trim, chair rail, and baseboard moulding are original. Original built-in cabinetry remains in place on the west, north, and east walls; the north wall cabinets are substantial, extending nearly floor-to-ceiling with original one- and two-panel cabinet doors and hinges (Photo 14). The countertops, which were likely originally wood, have been replaced or covered with modern laminate, and some lower cabinets, the sink, and appliances are also later replacements. A door on the east kitchen wall opens onto a small rear screened porch and exterior door; an adjacent door provides access to the basement, which is reached via narrow winder stairs (Photo 15). The basement is accessed either from the kitchen or from an exterior entrance at the rear (north) of the house. The finished basement area is about 325 square feet, and houses a newer furnace and storage areas.

Also on the first floor, the den/office is located in the northeast section of the house and accessed from the dining room, entry, and from the exterior porte cochere (Photos 12 and 13). Finished in the same

manner as the living and dining rooms, the den has fir and oak floors, plaster walls, wood trim with fillet and mouldings, and a small built-in cabinet. It is well-lit by a large twelve-light French door with eight-pane sidelights, which opens onto the porte cochere on the east side of the house. A small modernized bathroom is accessed from the den.

The three bedrooms and bathroom of the 1200-square-foot second floor plan are organized around a slightly off-centered hallway (Fig. 9; Photo 17). The upstairs is finished with fir floors, plaster walls with 9½" baseboards and picture rail moulding, and 8' plaster ceilings. Window and door trim matches the downstairs trim. Each bedroom has a small closet with window, and the two larger bedrooms also have adjacent sleeping porches with bands of casement windows and narrow, multi-paned french doors (Photos 18 and 19). The modernized bathroom includes updated fixtures and finishes.

The attic is accessed from the second floor hall by a narrow winder stair that leads to an open cruciform plan that has been finished for use as living and social space (Photo 20). The original wood floors are covered with carpet, and 4' knee walls, some with storage space behind, are finished with drywall and plaster or clear finished, horizontal beadboard. Original multi-paned casement sash arranged in pairs or bands remain in the gable ends and in the gable dormers. The low ceilings follow the pitches of the intersecting gables, and are also covered with clear finished wood beadboard.

Alterations

The Foster-Simmons house has had few major alterations since its construction, with the most significant change being the recent replacement of a number of original wood sash windows with vinyl sash. This change is not immediately noticeable due to the fact that the window openings and trim remain unchanged, and the new sash configurations are compatible with the originals. All other changes have occurred on the interior, and include some kitchen upgrades, bathroom modernizations, finishing the attic for use as living space, and some minor partitioning of the basement space.

Overall the house retains a high degree of integrity in the areas of location, design, setting, feeling, and association. In the areas of materials and workmanship, integrity is slightly compromised by the removal of a number of original window sash and their replacement with vinyl. However, window openings remain unaltered, and the new sash match the originals in size and configuration, resulting in little overall impact on the building's appearance or historical integrity. The pergola, which appears to be newer construction, was a common feature on Craftsman houses; it is not out of place in location or design, and may have replaced a similar, earlier structure (although no historic photos of the house have been found).

Conclusion

The Foster-Simmons house retains nearly all of its original interior and exterior features, and remains an excellent representative example of the Craftsman style within the context of Eugene's West University neighborhood.

Foster-Simmons House
Name of Property

Lane, Oregon
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property 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 lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Architecture

Period of Significance
1913

Significant Dates
1913 - construction date

Significant Person
(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)
N/A

Architect/Builder
Not known

Period of Significance (justification)
The Foster-Simmons House is being nominated under Criterion C for its architectural merit, and its period of significance is therefore the year of the building's construction, 1913. Extension of the period of significance is unnecessary because the Craftsman style house remains largely intact with few major alterations to its original, character-defining features.

Criteria Considerations (explanation, if necessary)
N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Foster-Simmons House is locally significant under National Register Criterion C in the area of Architecture as an excellent, nearly-intact representative example of a Craftsman style residence in Eugene's West University Neighborhood, an area documented in the "Eugene West University Neighborhood Historic and Architectural Resources Multiple Property Documentation Form." The period of significance is 1913, the year of the building's construction. Built for Orla H. and Maidee Foster, the subject house retains a high degree of historical integrity, clearly displaying its original materials, form, design, and stylistic elements reflective of the Craftsman style. It remains on its original small lot, with minimal landscaping immediately surrounding the house. The parged concrete foundation, generous front porch, combination clapboard and shingle siding, multi-pane wood sash and leaded glass windows, moderately-pitched front-gable roof, and porte cochere are all typical features of the period and style. As one of only six single-family Craftsman dwellings in the fragile West University MPD area that have been evaluated as being National Register-eligible, the Foster-Simmons House is an excellent example of its type in the neighborhood and in Eugene.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Foster-Simmons House is eligible for listing in the National Register under Criterion C in the area of Architecture as a nearly intact, representative example of the Craftsman style in Eugene's West University Neighborhood, and it meets the registration requirements outlined in the West University Multiple Property Documentation Form for properties potentially eligible under Criterion C. The residence retains a high degree of integrity in all areas, and clearly illustrates the characteristics of the Craftsman style as it was commonly seen in Eugene during the early twentieth century. Built in 1913 for Orla H. and Maidee Dunn Foster, the house is a fine example of the type of fashionable residence being constructed in Eugene at the time. In addition to meeting the West University MPD registration requirements, the property also meets the requirements outlined in the "Residential Architecture in Eugene, Oregon" Multiple Property Documentation Form as a virtually intact, locally recognized example of the Craftsman style.

The Craftsman Style

In the United States, the Craftsman style, which was based on the tenets of simplicity, beauty, and honesty in construction and design, served as an antidote to the opulent and cluttered appearance of the Queen Anne and High Victorian styles of the late 1800s. Well built, simple, yet beautiful houses were typical of the Craftsman style. Although sometimes called Mission or Arts and Crafts, it soon became known commonly as the Craftsman style, after a journal of the same name that had been founded and published (1901-1916) by furniture designer and carpenter Gustav Stickley.

Stickley's work was influenced by Englishman William Morris and his Arts and Crafts movement, whose ideals had surfaced in the United States in the late nineteenth century through magazines (*International Studio*, begun in 1897) and the establishment of American Arts and Crafts communities on the East Coast.[2] Like Morris, Stickley stressed time-honored craft techniques and the use of natural materials in his crusade to reform society through the arts.[3] His journal *The Craftsman* was devoted to increasing physical and spiritual health for all people, not just the economically advantaged, through the improvement of their living and work environments. The Craftsman philosophy promoted higher health partly by combining pleasing aesthetics with a level of comfort and ease of use that was unprecedented in American architecture. Functionality was an important aspect of the style, which made little use of the often-opulent decorative effects of the previous two decades. Closeness to nature was also part of the ideal: the abundance of natural light provided by banks of windows and the use of large open and screened porches

[2] Smith, Mary Ann, *Gustav Stickley: The Craftsman* (New York: Dover Publications, Inc., 1983), p. xiv.
[3] Barbara Mayer, *In the Arts & Crafts Style,* (San Francisco: Chronicle Books, 1992), p. 9.

helped create a stronger connection between inside and outside. Stickley's interest and skill in furniture design was applied to the interior, rather than the exterior, of Craftsman house design, and thus Craftsman houses vary greatly in the exterior form and appearance while displaying a number of similar interior elements. Big, light, airy rooms, plain yet elegant woodwork, and built-in furniture helped to produce a comfortable, homelike atmosphere.[4]

Brothers Charles and Henry Greene established their Pasadena, California architecture firm in 1894. They incorporated much of the English Arts and Crafts philosophy into their work, and with the appearance of their residential designs the Craftsman style became a fixture in the American architectural landscape. Although it appeared in the western United States at the turn of the twentieth century, it seems that the Craftsman style did not make a strong showing in Eugene until late in the first decade of the twentieth century. In the West University neighborhood, which was the home of a number of Eugene's professionals and business people, the Craftsman style was historically well-represented. The 1987 survey identified 70 examples (out of over 420 total resources), a number of which have been lost to make way for new multi-family housing developments. Others have been significantly altered or upgraded and no longer retain their historic integrity.

The Foster-Simmons House embodies the characteristics of the Craftsman style through its design and materials, and stands as a very good example of its type in the context of the ever-changing West University Neighborhood. As noted in McAlester, Craftsman porch roof supports are "typically short, square upper columns rest[ing] upon more massive piers," and "two or more windows are often grouped together in one assembly; a narrow window on each side of a broad center window is common."[5] McArthur goes on to state that horizontal wood clapboard is the most common exterior treatment, followed by wood shingles.[6] Utilizing materials typical of the locale, the exterior of the Foster-Simmons house exhibits rusticated concrete work; original wood clapboard and shingle siding; a generous front porch with features typical of the style; large windows; and broad, open, bracketed eaves with wide bargeboards. The interior, which is arguably the defining aspect of this style, exhibits the open plan and built-in features of the Craftsman period, as well as the generous, well-lit living spaces, wide baseboards and trim, wood floors, brick fireplace, and oriel window. In combination, these features contribute to the exceptional livability and aesthetic value associated with the Craftsman style.

Foster-Simmons House History

The house is located in Shaw's Addition to Eugene, which was platted in 1856 by Hilyard Shaw as one of the town's earliest residential plats (Fig. 10).[7] From its inception, the area was appealing for its proximity to the commercial core and later to the University of Oregon, which is located several blocks east of the plat. The oldest houses remaining in the neighborhood date to the 1870s, with increasing numbers from 1880-1900. According to the West University neighborhood survey data, the period of development most strongly represented is the 1900-1925 era, followed by the subsequent ten-year period of 1926-1935.[8]

According to Sanborn Fire Insurance maps of 1890-1902, the subject property was occupied by an earlier wood-framed residence and outbuilding on a lot that spread over nearly all of the southwest ¼ of the block (Figs. 11-16). By 1912 the lot size was diminished and the early buildings were gone, replaced by a house at the eastern end of the property; the southwest corner location of the subject house was vacant.[9]

---

[4] Gustav Stickley, "The Craftsman Movement: Its Origin and Growth," *The Craftsman* (October 1913): pp. 17-18, 23-26.

[5] Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), p. 568.

[6] Ibid.

[7] The original plat map indicates the southern limit of Shaw's Addition to be 12th Avenue, not 13th Avenue, thus placing the Foster-Simmons house outside of this historic plat. However, current surveyor and assessor's information clearly identifies the subject property as being located on lot 10, block 6 of Shaw's Addition. It is possible that once the area was actually developed, the street numbers shifted, or perhaps the street names on the original 1856 map were incorrectly labeled.

[8] City of Eugene Planning Department et al., "Final Report: West University Neighborhood Cultural Resources Survey, Eugene, Oregon (August 1987), p. 42.

[9] Sanborn Fire Insurance maps, 1890, 1895, 1902, and 1912.

In July of 1911, Orla H. Foster, an attorney and former mayor of Garden City, Kansas, his wife Maidee Dunn Foster, and her sister Henrie Anderson, traveled from that city to Eugene (Fig. 17). Early in 1912, Henrie Anderson purchased all of lot 10, block 6 of Shaw's Addition from Bettie Humphrey for the sum of $3,300, which included the house at the eastern end of the lot; the family was listed in the 1912 Eugene city directory as residing on E. 13th "1 e[ast of] Mill" Street.[10] One year later, in January of 1913, Anderson sold the western 60' of the lot to her brother-in-law, Orla H. Foster, for $2,500. By mid-February, the Eugene *Morning Register* and the *Daily Guard* reported that Foster was building a house at the corner of E. 13th and Mill Street, at an approximate cost of $3,000.[11]

Orla and Maidee Dunn Foster had married in 1904, probably in Wisconsin.[12] Sometime between 1905 and 1907 they moved to Garden City, Kansas, where Orla Foster passed the State Bar and was by all accounts a successful attorney.[13] The couple had a new house built, enjoyed an active social and political life, and were held in high esteem by the community. Maidee's sister Henrie was married to T.J. Anderson, and although they were engaged in ranching, they evidently lived at least part-time with the Fosters.[14]

It is unclear what motivated the move to Oregon. In early twentieth-century Eugene there was a "Garden City colony" of former Garden City residents that included friends and acquaintances of the Fosters, and perhaps reports of the advantages of Eugene drew them.[15] On arrival in 1911, Orla Foster was promptly admitted to the Oregon State Bar, and he intended to practice law in partnership with fellow Garden City attorney Abram Schulman. Schulman "did not like the place" and returned to Kansas after several weeks in Eugene; Foster then began a successful practice with new partner Ralph Hamilton.[16] Less than four years later, in January of 1915, Foster was appointed Eugene city attorney, a post he held for over eight years.[17] In addition, he campaigned for a state senate seat in 1918 (which he narrowly lost), and was "invited by Mayor Baker of Portland to become a member of the committee of 50 named from the prominent business men of the state to act as a[n] advisory committee of the Oregon state organization of city building and planning organized in Portland..."[18] As they had been in Kansas, the Fosters were very socially active, engaging with local clubs and organizations and hosting frequent card parties and gatherings at their home.[19]

The family remained at this address until selling the house in July of 1920 to Earl C. and Elizabeth J. Simmons for $8,000.[20] Earl Simmons was the proprietor of the E.C. Simmons Company, the "Exclusive Ford Agency" in Eugene at the time, and appears to have been an avid promoter of transportation advancement in the community.[21]. Brothers Earl C. and Lawrence E. Simmons had purchased the existing Ford dealership and started the E.C. Simmons Company Ford dealership in 1916, "ready to tell the world of the value of the

---

[10] Bettie E. Humphrey, widow to Henrie Anderson, widow, (January 20, 1912), Lane County Deed Records reel 96, page 320. Henrie Anderson was widowed in 1909 when her husband, T.J. Anderson, a rancher and business owner, became despondent over some less-than-lucrative business transactions and committed suicide in the Foster's barn. Mrs. Anderson had been living with the Fosters in Garden City, and continued living with them in Eugene. "By His Own Hands," Garden City *Evening Telegram* (March 12, 1909), p. 1. The first Eugene residence for the Fosters and Henrie Anderson was the house at 441 E. 13th Ave.

[11] While it seems an architect could have been involved in the design, no mention of such was made in the newspaper, and no attribution has yet been uncovered. "City News," Eugene *Daily Guard* (February 12, 1913; "New Houses to Be Built," Eugene *Morning Register* (February 12, 1913).

[12] State of Wisconsin census, Sixth Ward, City of Antigo, Langlade County (1905). Accessed via Ancestry.com, Dec. 2016.

[13] "Local News Briefs," Garden City *Evening Telegram* (January 22, 1907).

[14] "Local News Briefs," Garden City *Evening Telegram* (December 5, 1907). Foster served as Mayor of Garden City in 1909, and ran for district judge in 1910. Garden City newspaper articles consistently praised his professional work and character.

[15] "Local Dots and Dashes," Garden City *Evening Telegram* (April 16, 1909); "Kinnison Back Home," Garden City *Evening Telegram* (May 24, 1909); "Local Dots and Dashes," Garden City *Evening Telegram (July 22, 1909).*

[16] "Local Dots and Dashes," Garden City *Evening Telegram (September 18, 1911)*; James Clark Fifield, *The American Bar...* (Minneapolis and New York: The James C. Fifield Company, 1921), p. 852. Foster and Hamilton practiced law together for several years. According to Eugene city directories, Hamilton and his wife Virginia lived next to the Fosters, at 427 E. 13th, from 1914 to 1918.

[17] Foster served as city attorney until he, as well as the mayor and the police chief, resigned in May of 1923. "Mayor, Police Chief, Attorney Quit Jobs," Eugene *Daily Guard* (May 17, 1923), p. 1

[18] "O.H. Foster Republican Candidate for State Senator," Eugene *Daily Guard* (May 13, 1918); "Lane County Has Elected Republicans," Eugene *Daily Guard* (November 6, 1918); "O.H. Foster Honored," Eugene *Daily Guard* (February 7, 1919).

[19] "Society" pages, Eugene *Daily Guard*, various dates between 1913 and 1918.

[20] O.H. Foster and wife Maidee to E.C. Simmons (July 2, 1920), Lane County Deed Records.

[21] Eugene City Directory (1921). Little is currently known about Elizabeth J. Simmons. According to 1920 census data she was born around 1894 in Oregon. She died in 1931, several years after the couple divorced.

automobile..."; Earl Simmons was associated with the company until his death in 1933.[22] In addition, Simmons was an active supporter of aviation, and as president of the Eugene Chamber of Commerce in 1919 he was instrumental in establishing Eugene's first air park (now Westmoreland Park), which provided a home for Oregon's forest air patrol from 1919 into the 1920s, and was a stop on the first around-the-world flight in 1924, a feat evidently conceived in Eugene.[23] He was also active with the state fish and game commission and the Oregon state tourist information bureau, as well as the Oregon Sportsmen's Association (Fig. 18).[24]

The Ford auto business was evidently very good, and in 1926 Simmons built a large new business block at 10th and Olive downtown, the construction and opening of which was advertised and promoted in local newspapers with great fanfare. A year later he sold his interest in the E.C. Simmons Company in Eugene to his brother and business partner L.C. Simmons, with plans to move to Portland to "supervise and direct the activities of the Fidelity Finance company and attend to his other Portland interests," which evidently included his role as president of the E.C. Simmons Company Ford dealership there.[25] At the time of his retirement from the E.C. Simmons Company in Eugene, the company was one of the three oldest Ford dealers in the state.[26]

Simmons' community contributions were described in rather glowing terms by each of Eugene's newspapers following his divestment from the Eugene dealership. The Eugene *Daily Guard* wrote that,

> E.C. Simmons has served as president of the Eugene chamber of commerce [in 1919] and as a member of the state fish and game commission [1920-1921]. He is the father of Eugene's municipal aviation field, which was the first municipally owned aviation field on the Pacific coast. It was through his effort that the American ['round the] world filers were induced to stop at the Eugene field both at the start and at the end of their epochal feat [1924]. These stops brought this city more publicity than any other single enterprise ever undertaken here, big headlines carrying the name Eugene appearing in newspapers all over the world.[27]

The Eugene *Morning Register* described Simmons as,

> ...one of Eugene's most prominent citizens in public affairs. He is known over the entire state as a Eugene booster, and has contributed much in time and money to this city's progress. He has served as president of the chamber of commerce and has held high office in some of the city's Masonic orders. During his regime as president of the chamber of commerce he was instrumental in securing public approval for the bond issue of $22,000 which was used for the purchase of the municipal aviation field. At that time no other city on the Pacific coast owned such a project and Eugene received much publicity on this progressive move. Mr. Simmons has been interested in aviation for many years, has owned planes of his own and is a licensed pilot. Through his friendships with the members of the expedition he prevailed upon the world flight flyers to stop at Eugene, and the news of that visit was carried under a Eugene date line all over the world.[28]

The Simmons' occupied this house until about 1928 when they were listed as living in an apartment building several blocks away. By 1929 the couple had divorced, and two years later Earl Simmons was listed in Eugene directories as a boarder at 12th Avenue and Mill Street; his name also appeared in Portland city

---

[22] "Twelfth Anniversary Observed by E.C. Simmons Firm," Eugene *Guard* (June 14, 1928). Newspaper advertising indicates that the firm also sold tractors and farm implements in addition to automobiles.

[23] "Fliers Leave on Third Leg After Night Here," Eugene *Daily Guard* (March 19, 1924); "Fliers Make Jump to San Francisco," Eugene Daily Guard (September 25, 1924); Lois Barton, "Eugene Airpark," *Lane County Historian* 35, No. 1 (Spring 1990), p. 4.

[24] "Chamber Holds Yearly Meeting," Eugene *Daily Guard* (January 27, 1920); "Earl C. Simmons Named On State Tourist Body," Eugene *Morning Register* (March 11, 1921); "E.C. Simmons an Officer in New Sportsmen's Association," Eugene *Daily Guard* (March 14, 1922). The state tourist information bureau was established in 1921, and was charged with supplying tourists and others visiting Oregon with information about its attractions, resources, and business opportunities. *Oregon General Laws and Joint Resolutions, Concurrent Resolutions and Memorials* (Salem, Oregon: Secretary of State, 1921) p. 768.

[25] "L.E. Simmons Buys Out Ford Agency Here," Eugene *Daily Guard* (May 6, 1927); 1931 Portland city directory.

[26] Eugene *Daily Guard* (May 6, 1927).

[27] "L.E. Simmons Buys His Brothers Interest," Eugene *Morning Register* (May 7, 1927); "Fliers At Seattle End World Flight of 27,000 Miles," New York *Times* (September 28, 1924).

[28] "L.E. Simmons Buys Out Ford Agency Here," Eugene *Daily Guard* (May 6, 1927).

directories, as president of the E.C. Simmons Ford dealership there, with an east Portland residential address.[29]

In 1930 Earl Simmons sold the subject property to Anton R. and Mary Z. Zeller, residents of Portland. German-born Anton Zeller worked as an undertaker; the couple lived in East Portland, and census and directory data indicate that they never occupied the house on E. 13th in Eugene. Newspaper classified ads indicate that the house was for sale or rent repeatedly between 1931 and 1934.[30] In 1932, the sheriff was instructed to sell the property at public auction to satisfy a $5,462.01 judgment for Mabel Reagan against the Zellers and the E.C. Simmons Corporation.[31] At the time it was occupied by Emil and Louise Jurgens, tenants who resided there from 1932 until at least mid-1933, when the Eugene *Daily Guard* advertised the house for rent: "Lovely home at 417 E. 13th, cor. Mill, now open to permanent tenant; 3 bedrooms, 2 sleeping porches, tub bath up, shower down. Call or phone Jurgens..."[32] The sequence of steps (there were several) toward the Reagan's ownership is not entirely clear, but the final transaction in which she received ownership was recorded in Lane County deed records in November of 1934.

Mabel Reagan and her husband Elroy married in San Francisco in 1915, and by 1934 were living in the Laurel Hill Valley area of Eugene. Elroy Reagan was retired, having worked variously in the newspaper business (in Linn County and Eugene) and in real estate (in Portland) from the 1910s through the 1930s. The subject house was occupied by renters at the time of Mabel Reagan's acquisition, and it remained a rental until the early 1940s. When the Reagans' own house on E. 15th near Sylvan Street was condemned to make way for Highway 99 improvements around Judkins Point, they moved to the house at 417 E. 13th, where they remained until Elroy Reagan's death in 1967. Mabel Reagan continued living in the house, and prepared a land sale contract to transfer ownership of the property to Young Life of Lane County, Inc. in 1975, the last year she was listed in city directories at this address.[33] Starting in 1976, Young Life was listed as the occupant of the house, and they remain there to the present day.

When the Fosters decided to build their new house at E. 13th and Mill in 1913, the Craftsman style was in full swing as a dominant residential architectural influence of the 1910s and early 1920s. This house displays many Craftsman characteristics both inside and out, and is one of the best preserved of the style in the West University neighborhood and Eugene.

Multiple Property Eligibility and Comparative Analysis

The Foster-Simmons House meets the West University Neighborhood Multiple Property Documentation registration requirements, which state that buildings of the residential property type "should be ranked and evaluated for their architectural integrity, distinction, and associative value according to the evaluation process developed in the 'West University Neighborhood Cultural Resources Survey.'"[34] Using said process, the house was determined in 1987 to be a property of "Secondary" rank, having "very strong merit" (5 points out of a possible 5) in the area of architecture for its "representative character of a period or style of architecture or method of construction" and a resource exhibiting "extraordinary or unusual design, detail, use of materials or craftsmanship" (5 out of 5 possible points).[35] The property was also rated as having average merit for its association with "a person or persons who have significantly contributed to the history of the city".[36] It is unclear whether this associative significance took into account only the story of the original owner, Orla H. Foster, or also that of any of the subsequent owners. The house is currently listed in the SHPO database as one of six "Eligible Significant" properties in the West University Neighborhood.

---

[29] In various transactions of October 1929, Lane County deed books identify both Earl and Elizabeth Simmons as "unmarried." Lane County records, October 1929; 1931 Portland City Directory.

[30] "Classified Ads," Eugene *Daily Guard* (September 28, 1931; August 1, 1932; May 16, 1933; August 4, 1934).

[31] Legal Notice of Sheriff's Sale, Eugene *Daily Guard* (September 24, 1932).

[32] Classified advertisement, Eugene *Daily Guard* (May 16, 1933).

[33] Mabel Joy Lane Reagan died in 1978.

[34] Kimberly Demuth and Kim Lakin, "Eugene West University Neighborhood Historic and Architectural Resources," National Register Multiple Property Documentation Form. (Washington, D.C.: U.S. Dept. of the Interior, National Park Service, 1991), p. F13.

[35] Demuth and Lakin, p. G6; City of Eugene Planning Department, "Final Report...," p. 59.

[36] Ibid.

This house also meets the registration requirements outlined in the Residential Architecture in Eugene, Oregon Multiple Property Documentation form, which requires that buildings be residential, constructed prior to 1950, have demonstrated local significance, be representative of an architectural style, and possess sufficient integrity to convey its significance. Additional clarification for single-family dwellings states that "Regardless of current use, the house should retain key features, including design, plan and spatial organization, materials, and workmanship. Ideally, the house should be in its original location".[37] The Foster-Simmons House meets all of these registration requirements, having been built as a single-family, Craftsman style residence in 1913; retaining most of the key, character-defining features of its style; possessing integrity in all of the seven recognized area of integrity (location, design, setting, materials, workmanship, feeling, and association); and being identified as an "Eligible Significant" property in the Oregon SHPO database.

A comparative analysis utilizing the SHPO's Historic Sites Database reveals that the Foster-Simmons House is one of 70 Craftsman style single-family residences that were identified in the 1987 West University neighborhood survey.[38] Of those, five (5) appear to have been mis-identified as Craftsman style buildings, thirteen (13) are listed as demolished, and eleven (11) are considered "non-contributing" due to diminished integrity. The remaining 41 are listed as having some level of local significance (six "Eligible Significant" and 35 "Eligible Contributing").[39] One residence in particular, at 342 E. 13th, displays some very similar exterior design elements that suggest it may have been built on the same floorplan as the Foster-Simmons House.

Information from a 2014 re-survey of the area is being processed, but was made available by the City of Eugene. That survey revealed that as of 2014, ten (10) additional Craftsman buildings had been demolished (for a total of 24), and three (3) additional buildings were listed as "non-contributing" due to loss of integrity (for a total of 14). Between the two data sets, only five Craftsman-style, single-family residences in the West University neighborhood are evaluated as being "Eligible Significant," or individually National Register eligible. This is a relatively small number considering the size of the neighborhood and the popularity of the Craftsman style. Given the rapid rate of change in the neighborhood, which has resulted in the loss of a number of historic resources in the area, the significance of those that remain continues to rise.

It is interesting to note that four of these five properties were ranked as having "Secondary" significance in the 1987 West University neighborhood survey; the Philip Bartle House was evaluated as a "Non-contributing" property. The five properties that are now evaluated as significant–and comparable to the Foster Simmons house–include the following:

Augustus Peterson House, 350 E. 11th Avenue. Constructed in 1913, the two-story Peterson House is one of several older houses on this block that forms the northwestern corner of the West University neighborhood. The house retains a high degree of architectural integrity, and has been at least partially converted to commercial/office use. The rear portion of the lot, formerly the back yard, has been entirely paved for business parking. Overall, the house retains a high degree of architectural integrity.

William Orr Heckart House, 465 E. 11th Avenue. The large, 2½ story Heckart house was built circa 1905 by local contractor William Heckart. The house bears his name, but Heckart evidently only lived at this address for a couple of years. The house appears to retain good historical exterior integrity, although the interior has been divided into apartments. The rear façade has been altered by several small additions and changes, and its condition is suffering from deferred maintenance.

Philip J. Bartle House, 341 E. 12th Avenue. The 1½ story Bartle house was constructed in 1917 for Dr. Philip Bartle, one of Eugene's prominent physicians in the early to mid-twentieth century. The house is now used as a community clinic, and it appears to have a separate apartment or offices upstairs accessed by a newer

[37] Michelle Dennis, "Residential Architecture in Eugene, Oregon, 1850-1950," National Register of Historic Places Multiple Property Documentation Form. (Washington D.C.: U.S. Department of the Interior, National Park Service, 2001) p. F7.

[38] Data from the State Historic Preservation Office Historic Sites Database was retrieved in February 2017, using Group Name: Eugene West University Neighborhood Cultural Resources Survey group, Original Use/Function: single dwelling, and Architectural Style: Craftsman.

[39] SHPO evaluations of "Eligible Significant" and "Eligible Contributing" likely correlate to the City of Eugene's rankings of Primary, Secondary, and Contributing significance.

external staircase. The building also has a possible side addition, and displays moderately good historical integrity.

Benjamin F. Wheeler House, 310 E. 14th Avenue. The 2½ story Wheeler house dates to circa 1915, and is located in an area of the West University neighborhood that still retains some of its historic neighborhood character. The house appears to retain a high degree of integrity, though its immediate setting has been altered by the removal of virtually all mature landscaping on the lot, and the installation of paved parking along the west side of the property.

Residence, 417 E. 17th Avenue. The 1½ story house at 417 E. 17th was built circa 1905, and has been moved twice, most recently in 1983 to its current position in the heart of the neighborhood. It is currently used as a residential rental. Other than the relocations, which have diminished both the location and setting of the house, it retains a high degree of architectural integrity.

Conclusion

The 1913 Foster-Simmons House is an excellent representative example of the Craftsman style, built for Orla and Maidee Foster in the West University Neighborhood of Eugene. As the comparative analysis suggests, the Foster-Simmons House is one of only a handful of Craftsman dwellings remaining in the neighborhood that are eligible for individual National Register listing. Retaining nearly all of its original exterior and interior design elements, as well as integrity in all areas, the house embodies the distinctive characteristics of its style and stands as one of a diminishing number of Craftsman-style residences in the Eugene West University Neighborhood Multiple Property area.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Barton, Lois. "Eugene Airpark," *Lane County Historian* 35 No. 1 (Spring 1990). Eugene, Oregon: Lane County Historical Museum.

Demuth, Kimberly and Kim Lakin. "Eugene West University Neighborhood Historic and Architectural Resources," National Register Multiple Property Documentation Form. Washington, D.C.: Department of the Interior, National Park Service, National Register, 1991.

Dennis, Michelle. "Residential Architecture in Eugene, Oregon 1850-1950," National Register of Historic Places Multiple Property Documentation Form. Washington, D.C.: U.S. Department of the Interior, National Park Service, 2001.

Eugene City Directories, 1907-1978.

Eugene, City of. West University Neighborhood Re-survey Data. City of Eugene Planning and Development Department, 2014.

Eugene, City of, Planning Department and Land and Community Associates. "Final Report: West University Neighborhood Cultural Resources Survey, Eugene, Oregon." Eugene, Oregon: City of Eugene Planning Department, August 1987.

Fifield, James Clark. *The American Bar: A Biographical Directory of Contemporary Lawyers of the United States and Canada.* Minneapolis and New York: The James C. Fifield Company, 1921.

Lane County Deed Records. Eugene, Oregon.

Bettie E. Humphrey to Henrie Anderson, January 20, 1912 (Agreement).
Bettie E. Humphrey to Henrie Anderson, August 29, 1912 (Warrantee deed).
Henrie Anderson to O.H. Foster, January 22, 1913.
O.H. Foster and wife Maidee to E.C. Simmons, July 2, 1920.
E.C. Simmons to Anton R. and Mary E. Zeller, December 22, 1930.
Anton R. Zeller via C.A. Swarts, Sheriff to Mabel J. Reagan, March 14, 1934.

Mayer, Barbara. *In the Arts & Crafts Style.* San Francisco: Chronicle Books, 1992.

McAlester, Virginia Savage. *A Field Guide to American Houses.* New York: Alfred A. Knopf, 2013.

Oregon General Laws and Joint Resolutions, Concurrent Resolutions and Memorials. Salem, Oregon: Secretary of State, 1921.

Oregon State Historic Preservation Office. Historic Sites Database. <http://heritagedata.prd.state.or.us/historic/>

Polk, R.L. *Polk's Portland (Oregon) City Directory.* Portland, Oregon: R.L. Polk & Co., Publishers, 1931.

Sanborn Fire Insurance Maps. 1890, 1895, 1902, 1912, 1925, 1948, and 1962.

Smith, Mary Ann. *Gustav Stickley: The Craftsman.* New York: Dover Publications, Inc., 1983.

Stickley, Gustav. "The Craftsman Movement: Its Origin and Growth," *The Craftsman* 25, No. 1 (October 1913).

Stickley, Gustav. *Craftsman Bungalows.* New York: Dover Publications, 1988.

United States Census, Eugene, Oregon and Garden City, Kansas. 1910, 1920, 1930, and 1940. Accessed via <http://www.ancestry.com>, November 2016-January 2017.

Wire, Frank B. "A Brief History of the Oregon State Game Commission." Unpublished manuscript, 1938. Retrieved January 2017 from Oregon Department of Fish and Wildlife, <http://www.dfw.state.or.us/agency/docs/A_Brief_History_of_the_Oregon_State_GameCommission.pdf>

Newspapers

Eugene *Daily Guard* newspaper

"O.H. Foster Republican Candidate for State Senator." May 13, 1918.
"Lane County Has Elected Republicans." November 6, 1918.
"O.H. Foster Honored." February 7, 1919.
"Chamber Holds Yearly Meeting." January 27, 1920.
"E.C. Simmons an Officer in New Sportsmen's Association." March 14, 1922.
"Mayor, Police Chief, Attorney Quit Jobs." May 17, 1923.
"Fliers Leave on Third Leg After Night Here." March 19, 1924.
"Fliers Make Jump to San Francisco." September 25, 1924.
"L.E. Simmons Buys Out Ford Agency Here." May 6, 1927.
"Twelfth Anniversary Observed by E.C. Simmons Firm." June 14, 1928.
Classified Advertisement. May 16, 1933.
"Legal Notice." September 24, 1932.

Eugene *Morning Register* newspaper

"Earl C. Simmons Named On State Tourist Body." March 11, 1921.
"L.E. Simmons Buys His Brothers Interest." May 7, 1927.

Garden City (Kansas) *Evening Telegram* Newspaper.

"Local News Briefs." January 22, 1907.
"Local News Briefs." December 5, 1907.
"By His Own Hands." March 12, 1909.
"Local Dots and Dashes." April 16, 1909.
"Kinnison Back Home." May 24, 1909.
"Local Dots and Dashes." July 22, 1909.
"Local Dots and Dashes." September 18, 1911.

Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record #_____
____recorded by Historic American Landscape Survey #_____

Primary location of additional data:

____State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned):

Foster-Simmons House
Name of Property

Lane, Oregon
County and State

10. Geographical Data

Acreage of Property less than one
(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

	Latitude	Longitude		Latitude	Longitude
1	44.045710	-123.086454	3		
2			4		

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated area boundaries of the Foster-Simmons House, located at 417 E. 13th, Eugene, Lane County, Oregon, are the legal bounds of tax lot 1703323210500, which measures 60' x 73.43'.

Boundary Justification (Explain why the boundaries were selected.)

The nominated area boundary includes all of the land historically associated with the Foster-Simmons house, which today is identified as tax lot 1703323210500.

11. Form Prepared By

name/title Liz Carter, Historic Preservation Consultant date 3 April 2017
organization _____ telephone 541.343.6499
street & number 1375 E. 22nd Avenue email lizcarterhp@gmail.com
city or town Eugene state OR zip code 97403

Additional Documentation

Submit the following items with the completed form:

- **Regional Location Map**
- **Local Location Map**
- **Tax Lot Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Foster-Simmons House
Name of Property

Lane, Oregon
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Foster-Simmons House

City or Vicinity: Eugene

County: Lane **State:** Oregon

Photographer: Liz Carter

Date Photographed: January 24 and 29, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 20: View of front (south) and east side elevations from E. 13th Avenue.
OR_Lane_FosterSimmonsHouse_0001

Photo 2 of 20: View of north (rear) and west side elevations.
OR_Lane_FosterSimmonsHouse_0002

Photo 3 of 20: View of west and front (south) elevations from corner of E. 13th Avenue and Mill Street.
OR_Lane_FosterSimmonsHouse_0003

Photo 4 of 20: Front (south) elevation detail.
OR_Lane_FosterSimmonsHouse_0004

Photo 5 of 20: Porch post and structural detail.
OR_Lane_FosterSimmonsHouse_0005

Photo 6 of 20: Entry, looking east toward lower level of staircase and built-in bench.
OR_Lane_FosterSimmonsHouse_0006

Photo 7 of 20: Detail of woodwork in entry staircase.
OR_Lane_FosterSimmonsHouse_0007

Photo 8 of 20: View of living from entry, looking west, with dining room at right.
OR_Lane_FosterSimmonsHouse_0008

Photo 9 of 20: Living room looking east/southeast toward entry.
OR_Lane_FosterSimmonsHouse_0009

Photo 10 of 20: Living room fireplace.
OR_Lane_FosterSimmonsHouse_0010

Photo 11 of 20: Dining room looking south toward kitchen.
OR_Lane_FosterSimmonsHouse_0011

Photo 12 of 20: View looking southeast from dining room toward den (left) and living room (right).

OR_Lane_FosterSimmonsHouse_0012

Photo 13 of 20: Den, view looking north. French door leading to porte cochere at left.
OR_Lane_FosterSimmonsHouse_0013

Photo 14 of 20: Kitchen cabinets along north wall.
OR_Lane_FosterSimmonsHouse_0014

Photo 15 of 20: Kitchen porch.
OR_Lane_FosterSimmonsHouse_0015

Photo 16 of 20: Staircase, looking down for second landing.
OR_Lane_FosterSimmonsHouse_0016

Photo 17 of 20: Upstairs hallway looking south.
OR_Lane_FosterSimmonsHouse_0017

Photo 18 of 20: Southwest bedroom.
OR_Lane_FosterSimmonsHouse_0018

Photo 19 of 20: Northwest bedroom with sleeping porch beyond at right.
OR_Lane_FosterSimmonsHouse_0019

Photo 20 of 20: Attic, view looking north.
OR_Lane_FosterSimmonsHouse_0020

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

List of Figures
(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

Figure 1. USGS topographic map with approximate location of Foster-Simmons House indicated.

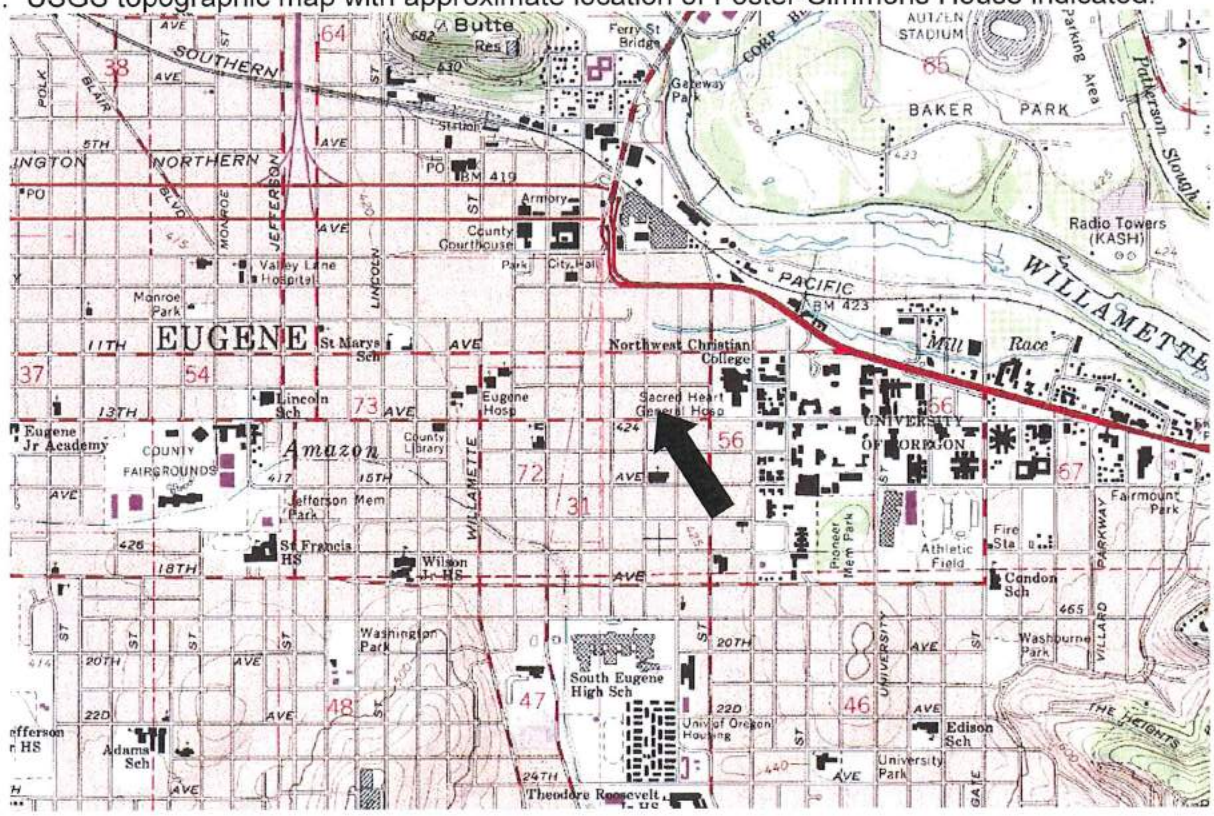


Figure 2. Aerial view of Eugene with West University Neighborhood outlined. Courtesy WUN Map Project.

Figure 3. West University Neighborhood map. Courtesy WUN Map Project.

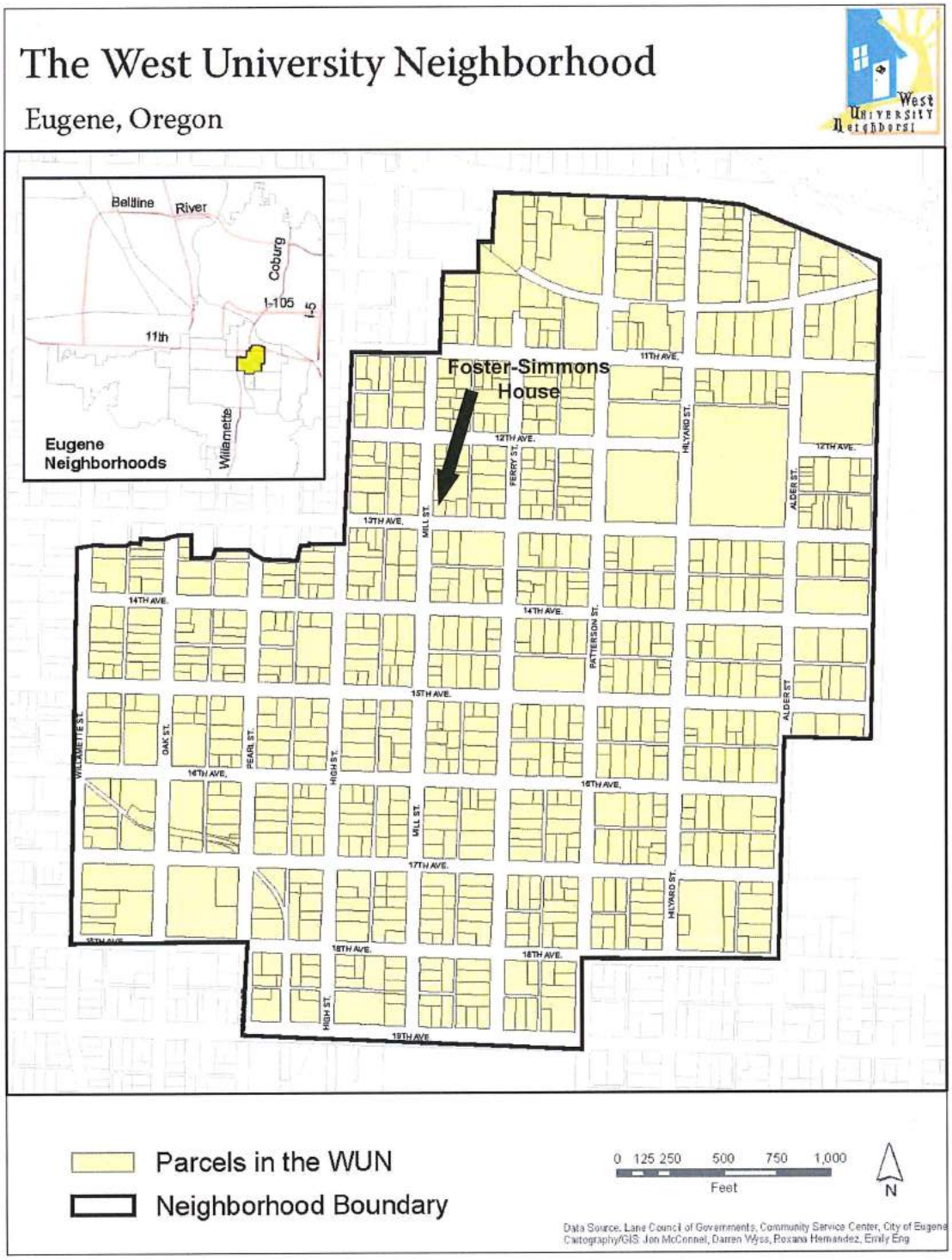


Figure 4. Aerial view of immediate surroundings of Foster-Simmons House. Courtesy Google.

Figure 5. Aerial view of immediate surroundings of Foster-Simmons House. Courtesy Google.

Figure 6. Lane County tax map number 17033232, with subject property (tax lot 10500) indicated.

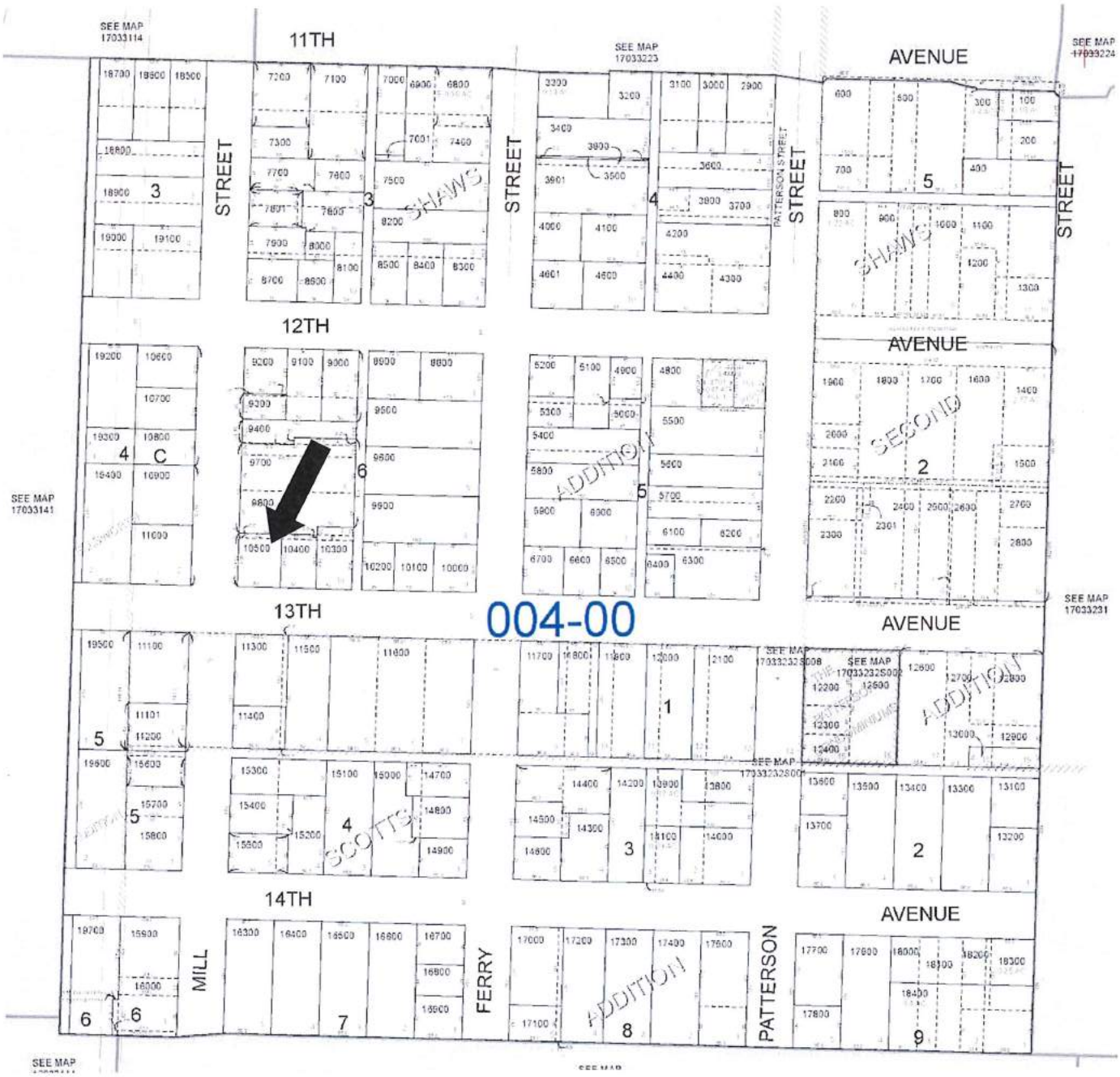


Figure 7. Property site plan.

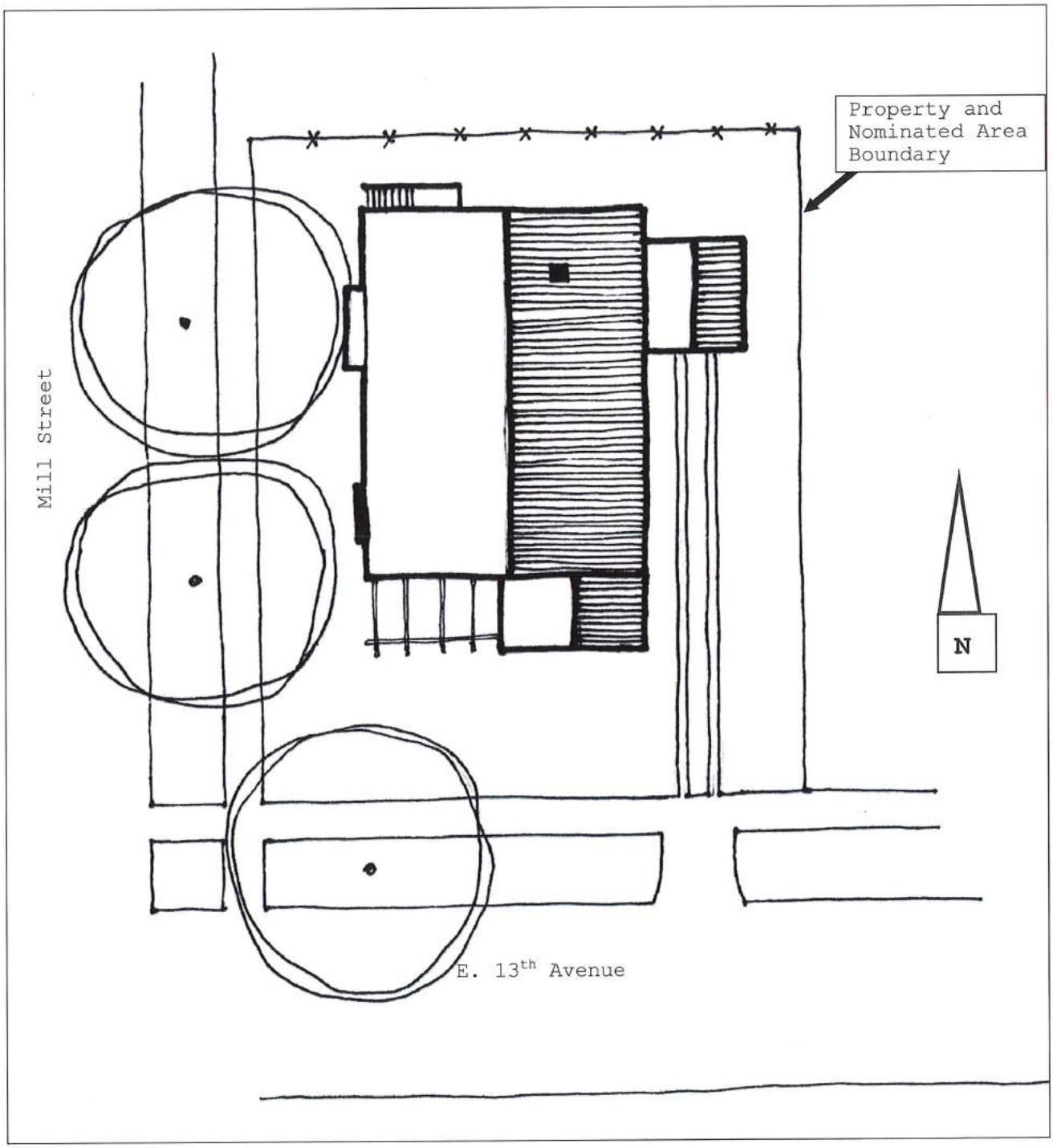


Figure 8. First floor plan.

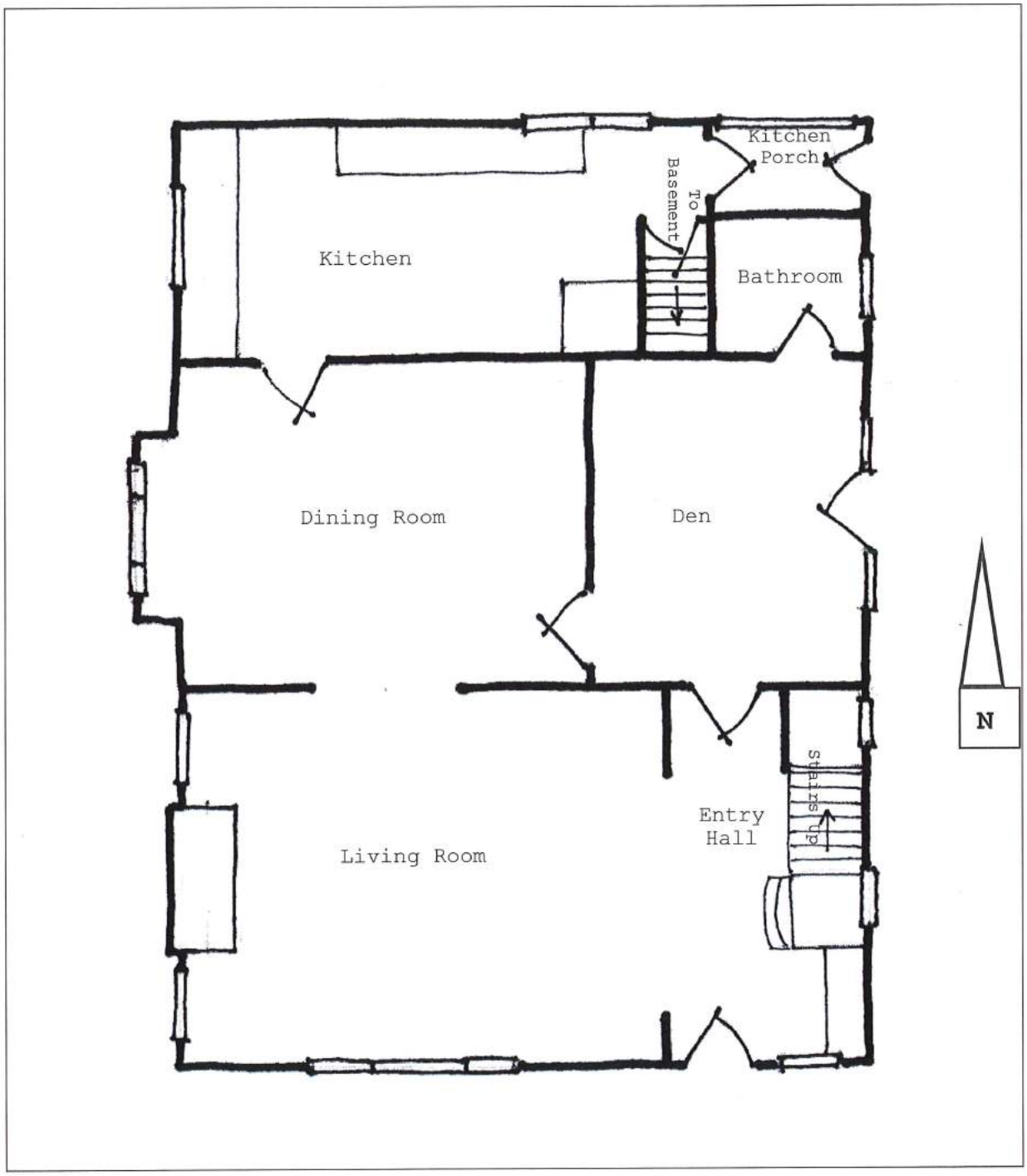
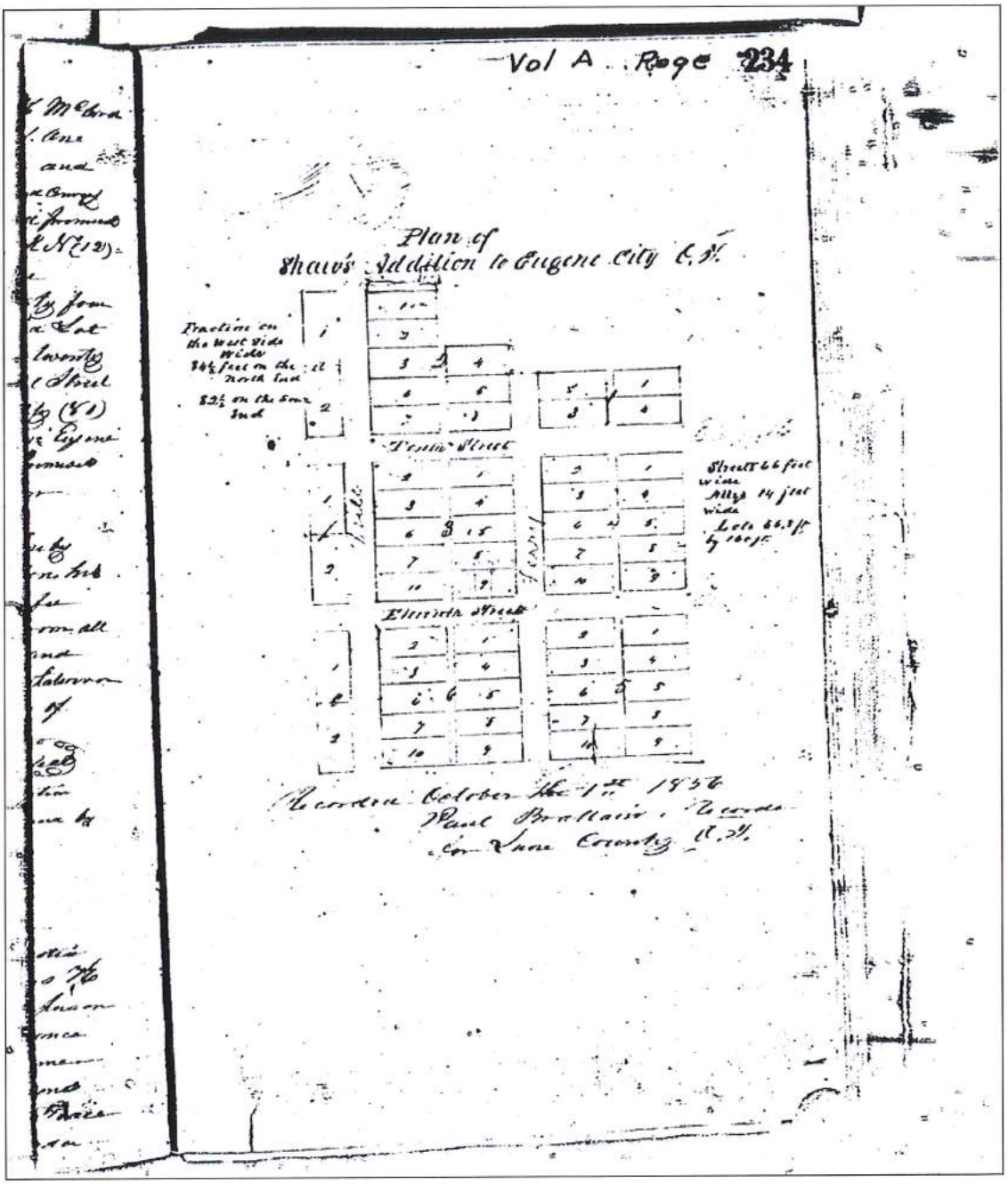


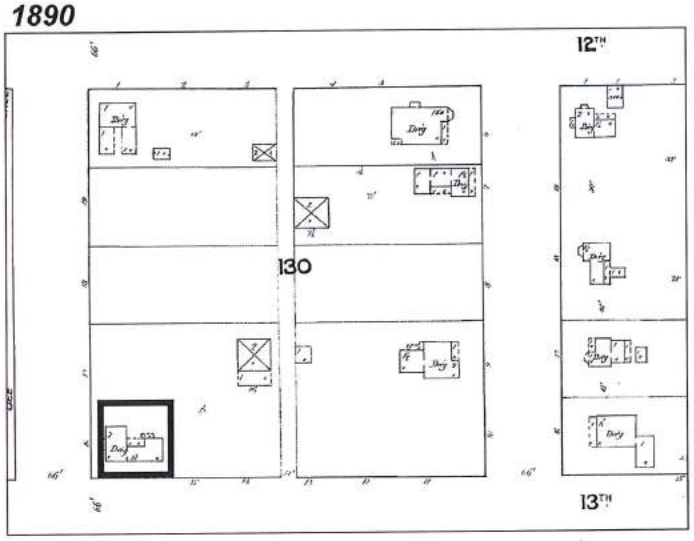
Figure 9. Second floor plan.

Figure 10. Plan of Shaw's Addition to Eugene, 1856. Courtesy Lane County Surveyor.

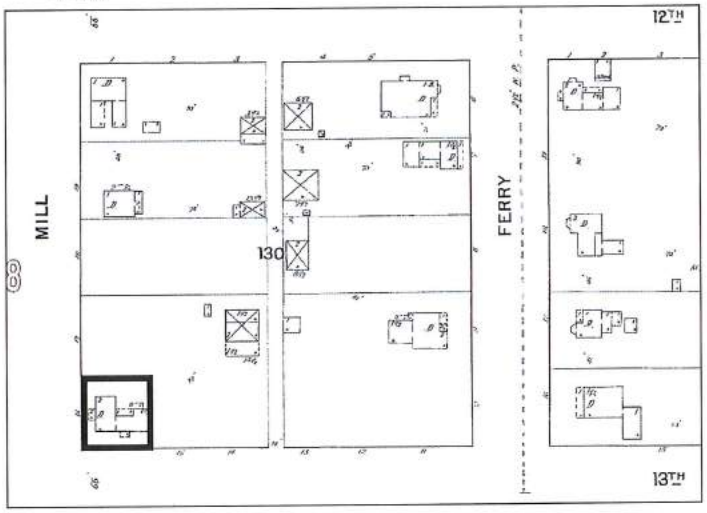

Vol A Page 234
Plan of
Shaw's Addition to Eugene City O.T.
Fractions on the West side Wide 34½ feet on the north end 32½ on the south end
Street 66 feet wide Alys 14 feet wide Lots 66.3 ft by 160 ft
Recorded October the 1st 1856
Paul Brattain Recorder
for Lane County O.T.

Figures 11-14. 1890, 1895, 1902 and 1912 Sanborn maps with site of Foster-Simmons House indicated.

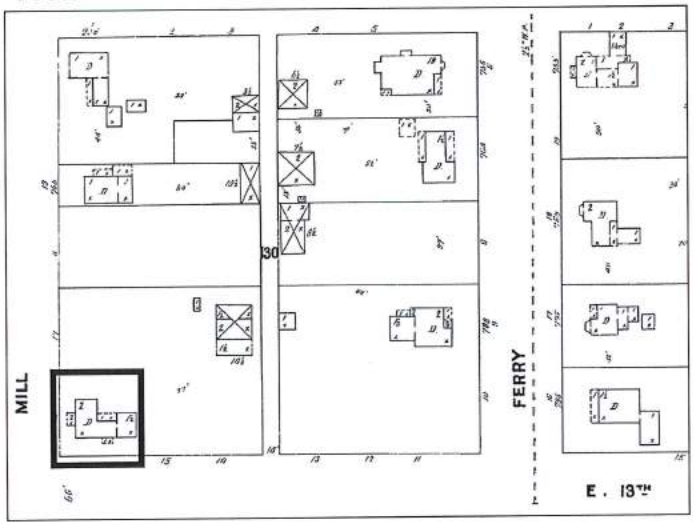
1890



1895



1902



1912

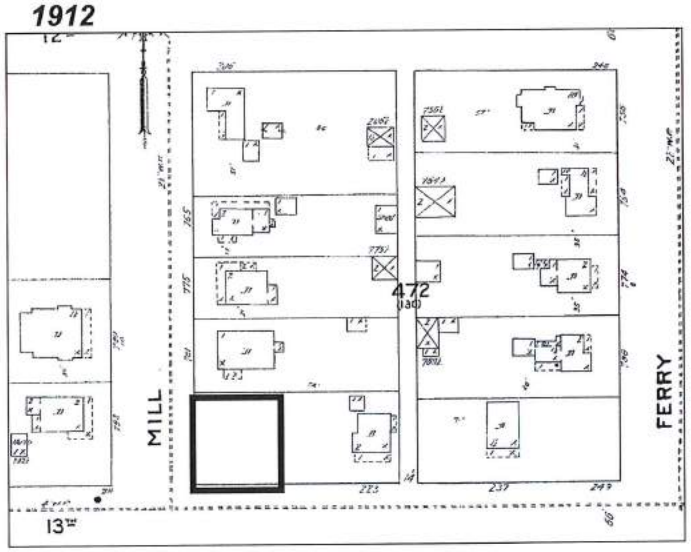


Figure 15. 1925 Sanborn map with Foster-Simmons House indicated.

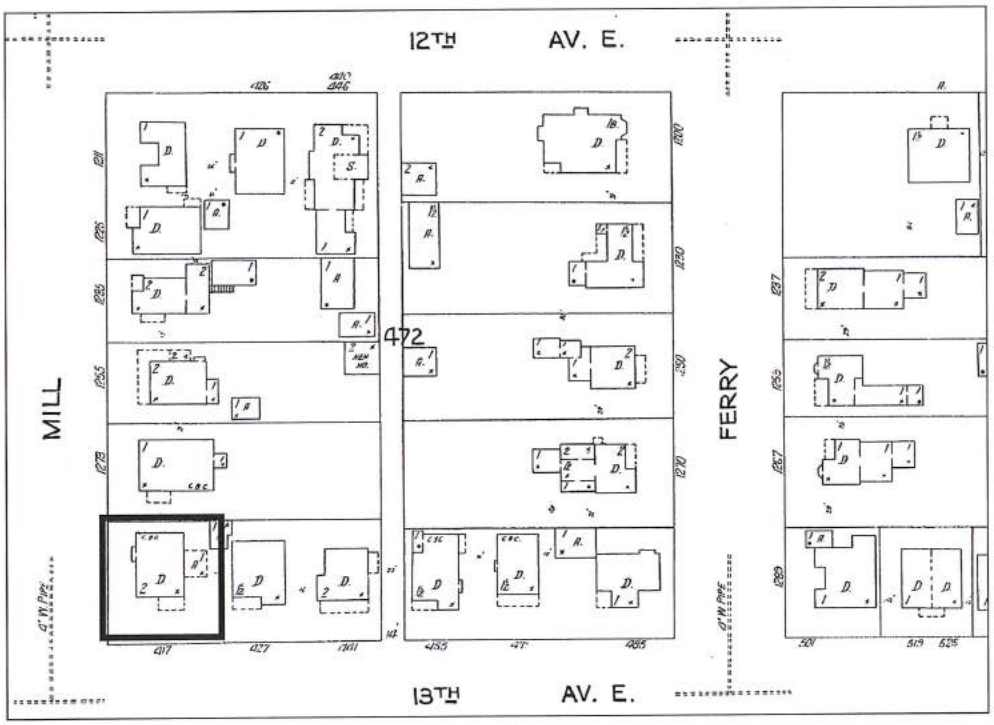


Figure 16. 1962 Sanborn map with Foster-Simmons House indicated.

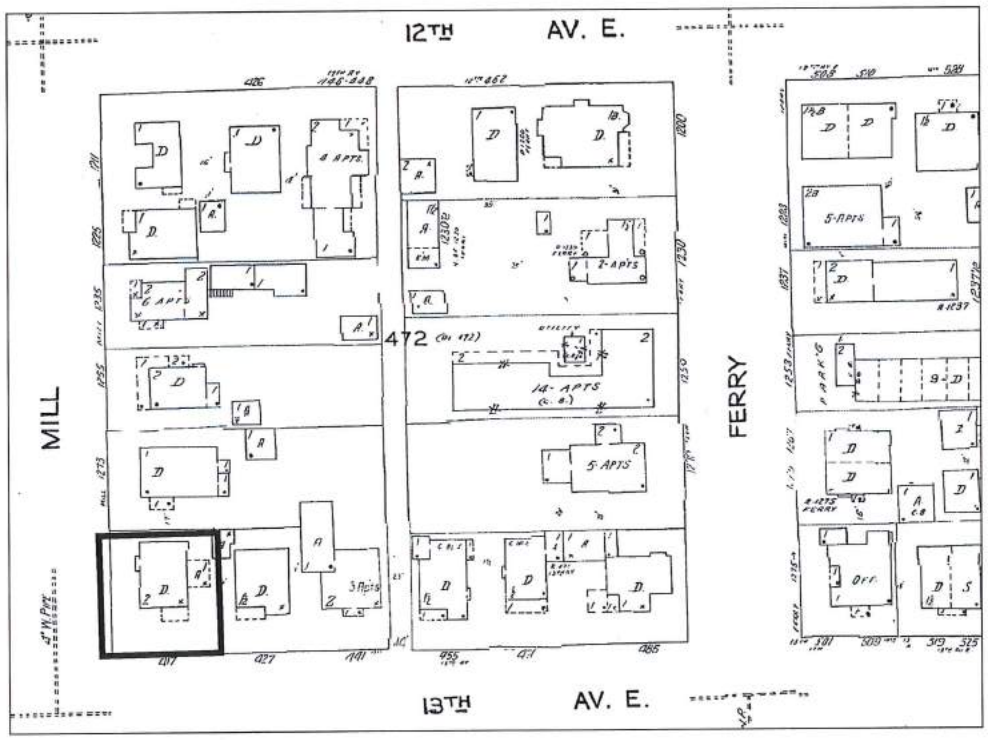


Figure 17. "Portrait of Mr. Foster," no date. Courtesy Lane County Historical Museum, #KE522.

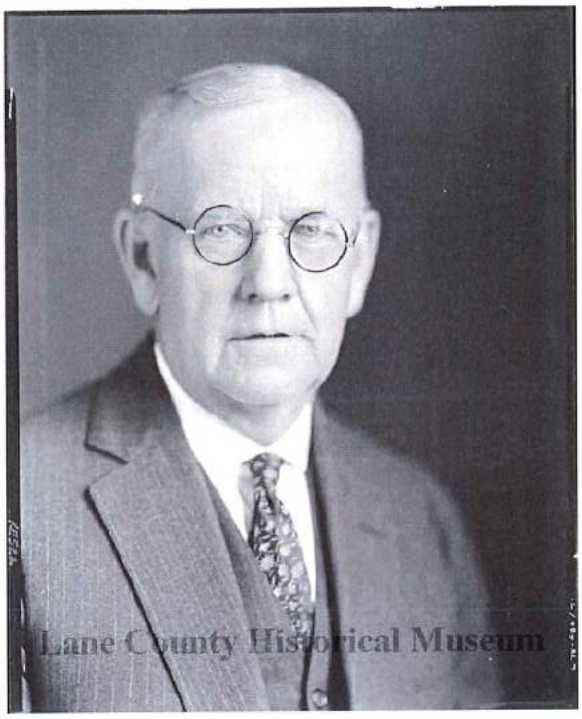


Figure 18. Fish and Game Commission, Earl O. Simmons is in the front row, far left. Probably 1920. Courtesy Oregon Historical Society, # 080764.

Figure 19. Photo from 1987 West University Neighborhood survey.

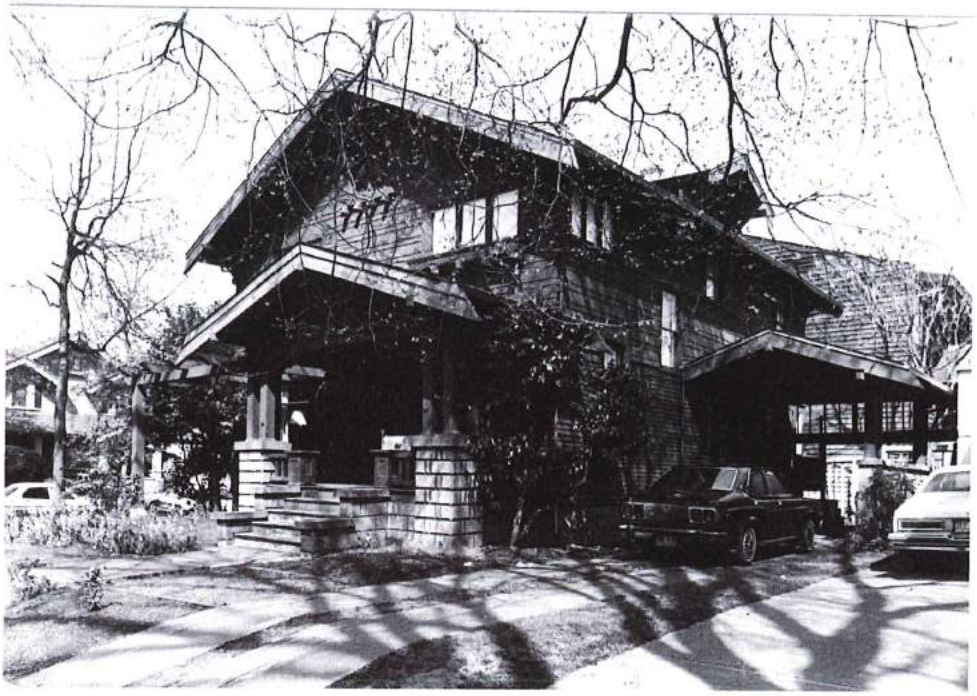


Photo 1 of 20. View of front (south) and east side elevations from E. 13th Avenue.

Photo 2 of 20. View of north (rear) and west side elevations.

Photo 3 of 20. View of west and front (south) elevations from corner of E. 13th Avenue and Mill Street.

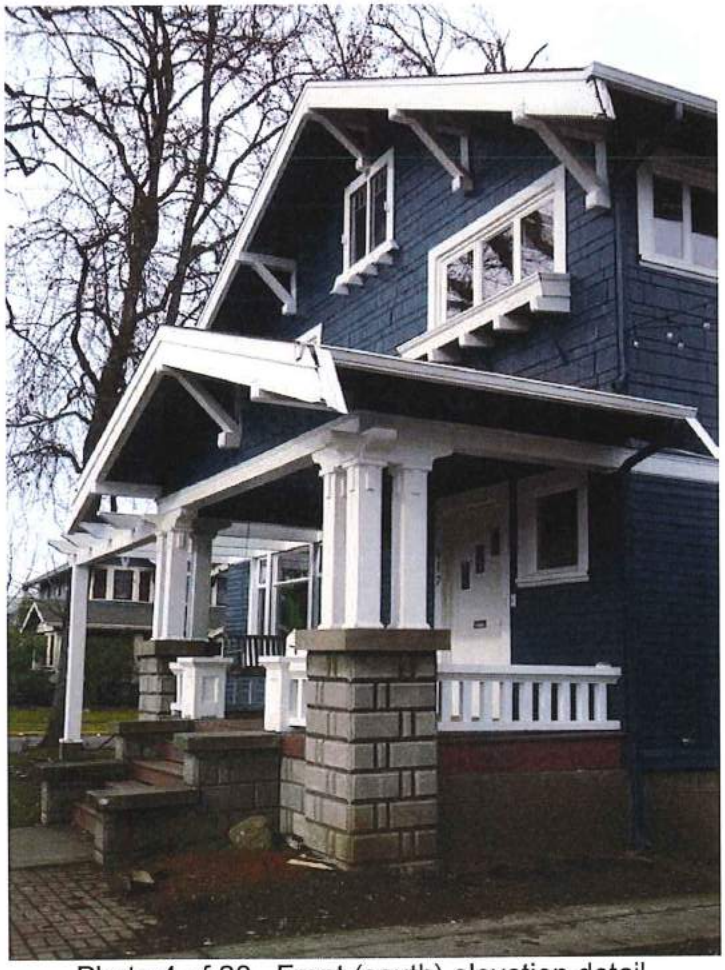


Photo 4 of 20. Front (south) elevation detail.

Photo 5 of 20. Porch post and structural detail.

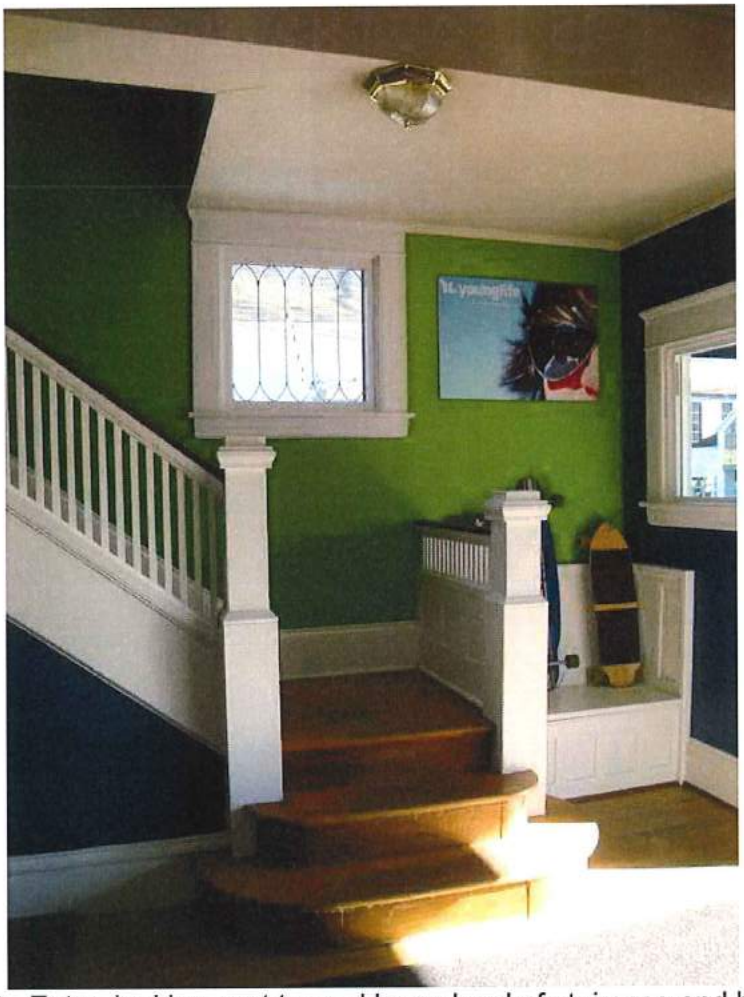


Photo 6 of 20. Entry, looking east toward lower level of staircase and built-in bench.

Photo 7 of 20. Detail of woodwork in entry staircase.

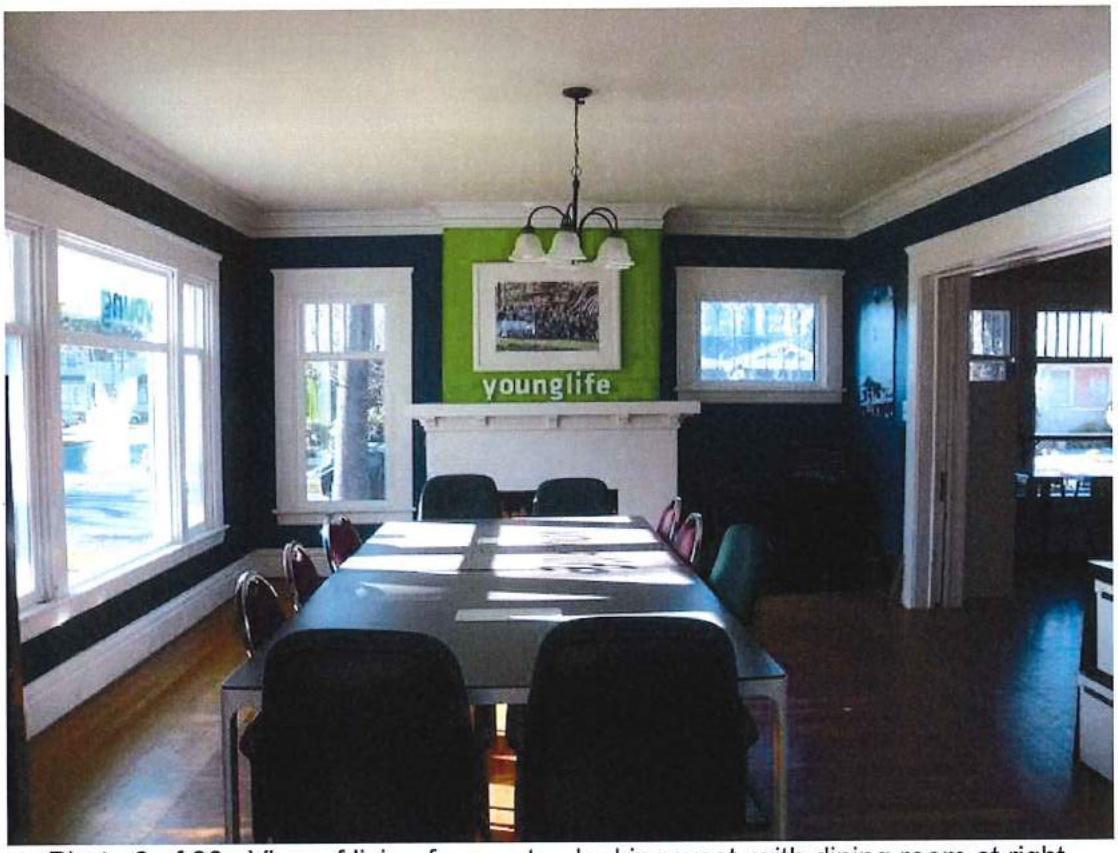


Photo 8 of 20. View of living from entry, looking west, with dining room at right.

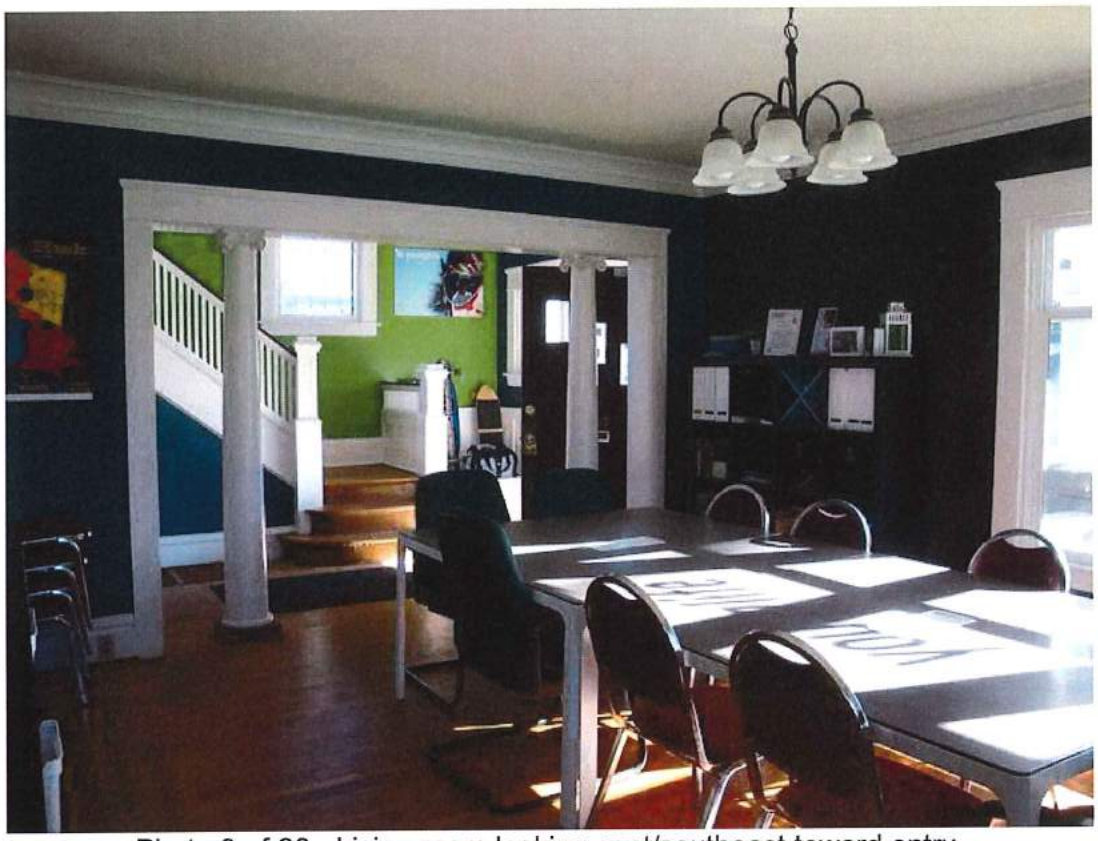


Photo 9 of 20. Living room looking east/southeast toward entry.

Photo 10 of 20. Living room fireplace.

Photo 11 of 20. Dining room looking south toward kitchen.

Photo 12 of 20. View looking southeast from dining room toward den (left) and living room (right).

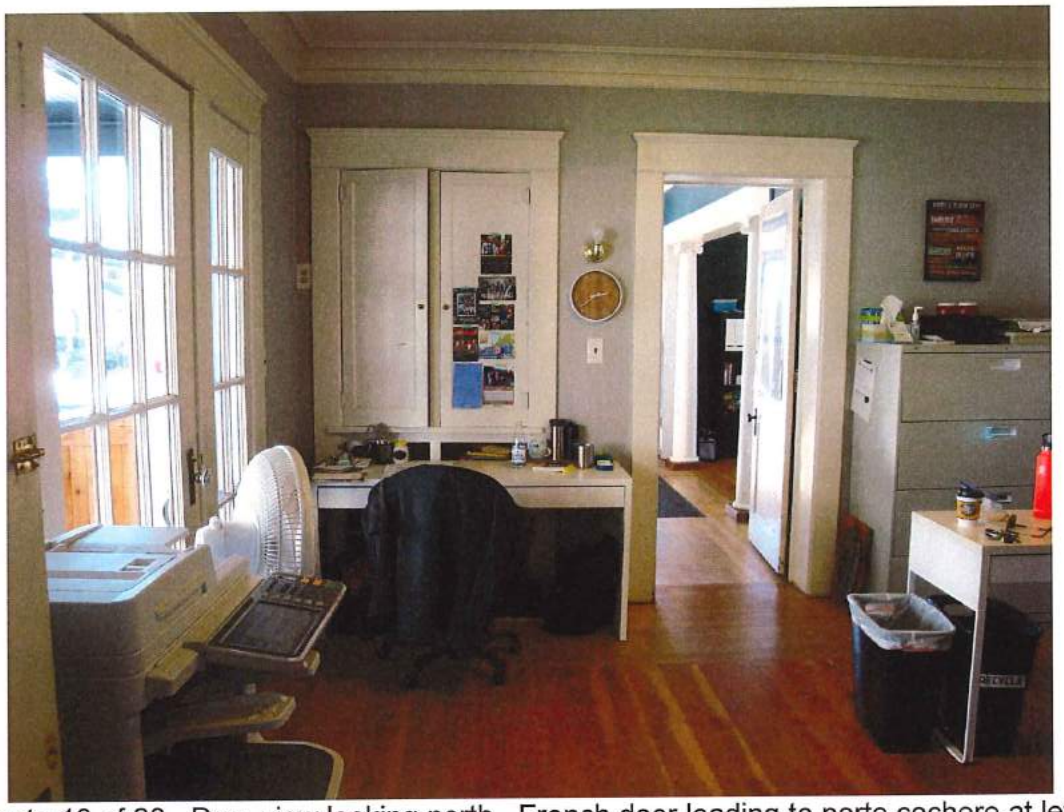


Photo 13 of 20. Den, view looking north. French door leading to porte cochere at left.

Photo 14 of 20. Kitchen cabinets along north wall.

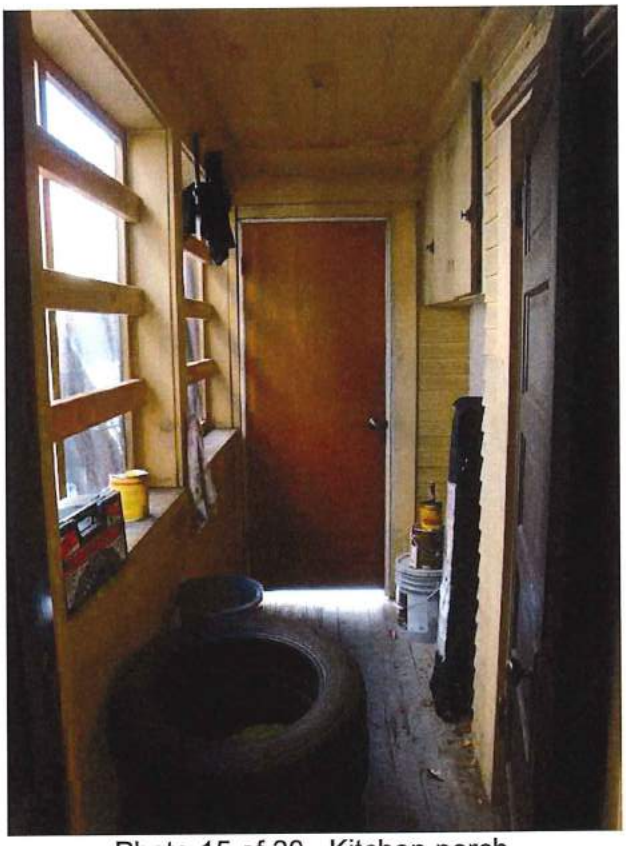
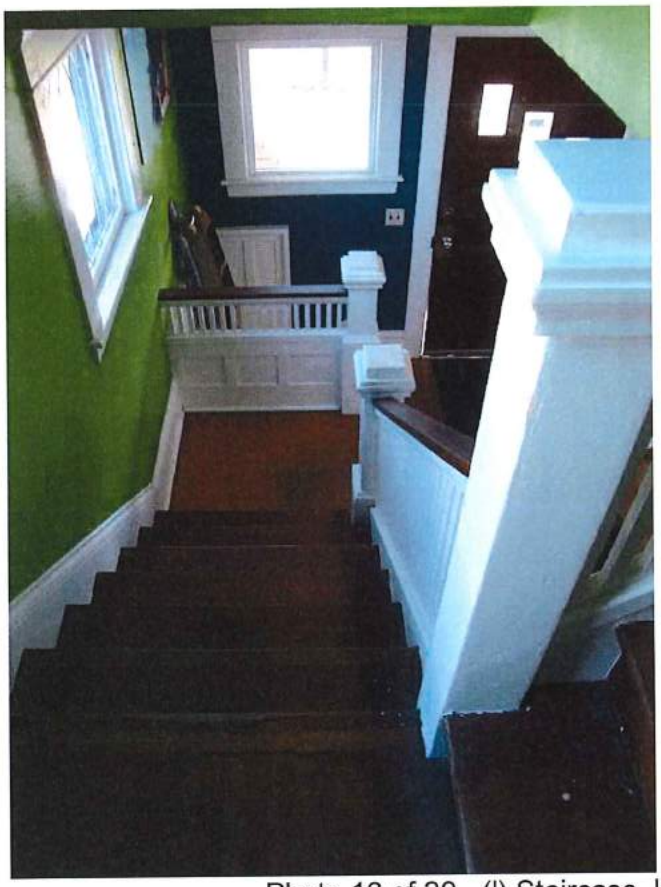


Photo 15 of 20. Kitchen porch.



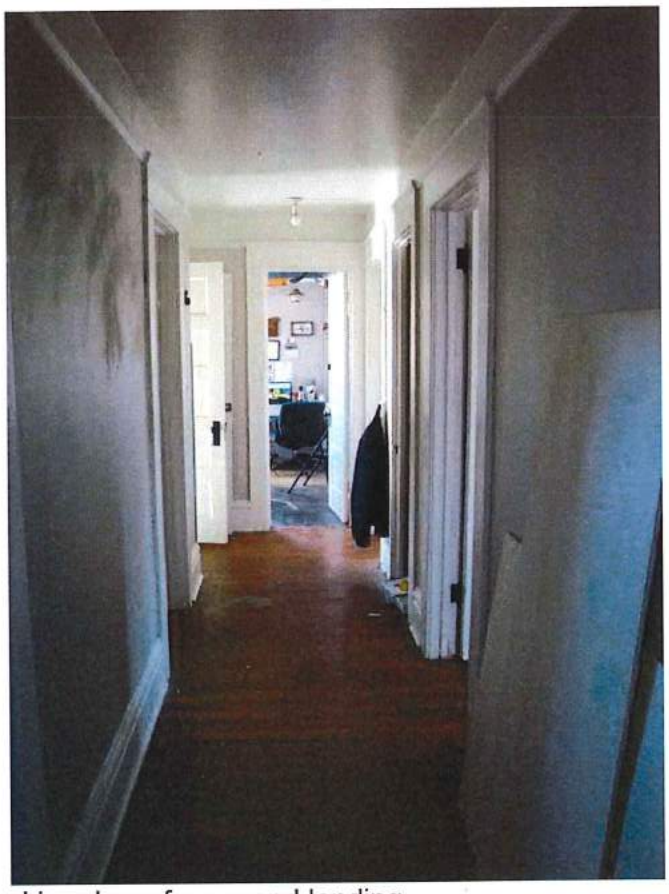


Photo 16 of 20. (l) Staircase, looking down for second landing.
Photo 17 of 20. (r) Upstairs hallway looking south.

Photo 18 of 20. Southwest bedroom.

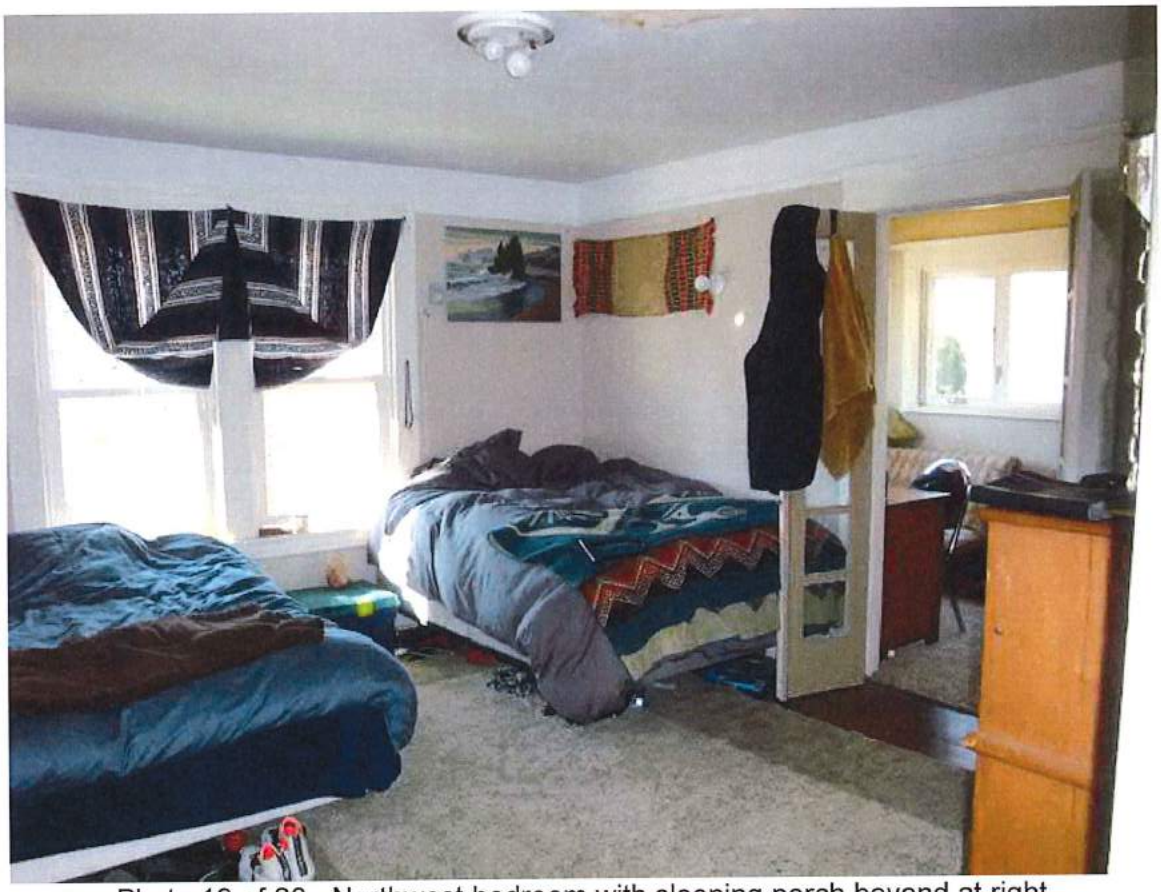


Photo 19 of 20. Northwest bedroom with sleeping porch beyond at right.

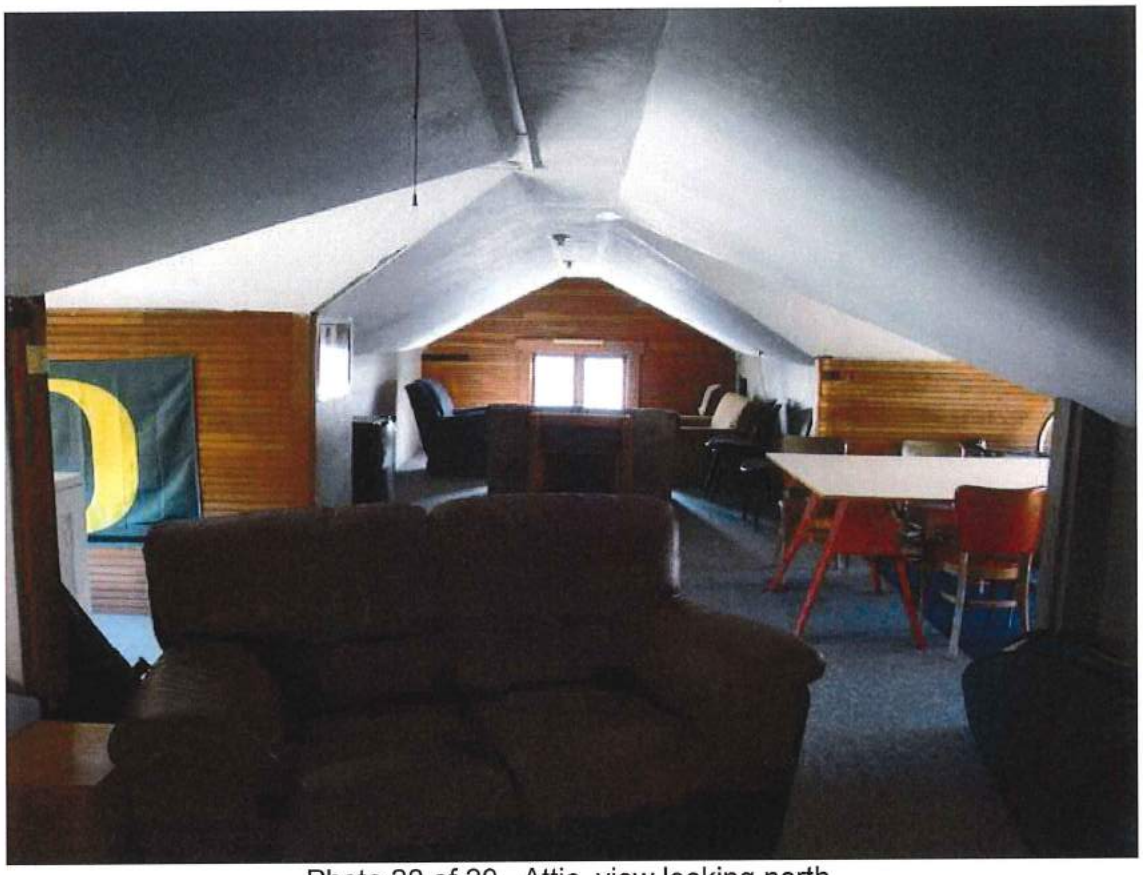


Photo 20 of 20. Attic, view looking north.