

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

ADDR: 1611 LINCOLN ST

RANKING: Primary
NEIGHBORHOOD: JEFF
TYPE: Building

FINAN. STATUS:
HISTORIC NAME: A.V. PETERS HOUSE
COMMON NAME: P-L-W HOUSE
CURR. HIST. STATUS: NR
EARLY AD:
OWNER: David & Jennifer Gussett
ADDR: 1611 Lincoln St.
Eugene, OR 97401
T/R/S# 17 3 31 SE 1/4 SW 1/4
MAP NO.: 17033143 TAXLOT: 7800
ADD: Hendricks BLK:11 LOT:1
ZONING: Historic District
PLAN SHAPE: T-shape
FOUNDATION MATERIAL: Concrete block
ROOF FORM & MATERIALS: Gable; composition shingle
WALL CONSTRUCTION: Wood Board STRUCTURAL FRAME: Balloon Frame
PRIMARY WINDOW TYPE: Double hung; 2/2 wood
EXT. SURFACING MATERIALS: Vertical board and batten
DECORATIVE FEATURES: Carved brackets; scrollwork details; carved rafters; 3
sided bay window on west facade; decorative porch columns; moldings
CONDITION: Good MOVED: Y DATE MOVED: 1912
EXT. ALTERATIONS/ADDITIONS(DATED): Fenestration on the south facade of the
eastern-most wing
NOTEWORTHY LANDSCAPE FEATURES: Assorted shrubs and perennials

DATE OF CONSTRUCTION: 1871
ORIGINAL USE: Residence Single-Family
PRESENT USE: Residence Single-Family
DATE:
ARCH./BLDR.:
ARCH./STYLE: Gothic Revival
INTEGRITY: Minor modifications
THEME: 19th Century Architecture
PROP. GROUP / /
PERIOD OF CONSTRUCTION: 1846-1899
#STORIES: 1.5 BASEMENT (Y/N/?): N

ASSOCIATED STRUCTURES: Carriage house; garage; shed
KNOWN ARCHAEOLOGICAL FEATURES: Unknown
GEOG. LOC. & IMMED. SETTING Located on the east side of Lincoln Street; on
the southeast corner of Lincoln and W. 16th Ave. facing west

PHYSICAL DESCRIPTION: This building is currently undergoing heavy
restoration. A balcony is located on the north facade; tongue and groove
porch.

SOURCES: Sanborn Maps, Aerial Photographs, City Directories, NRHP nomination
form.

ROLL NO.: 13
NEGATIVE NO. 020
SLIDE ROLL#: 000
SLIDE NO: 000000

RECORDED BY: P. Falsetto
RESEARCHED BY: P. Falsetto
DATE RECORDED: 6/ 5/1996
FIELD INVENTORY NO: 00000
STATE INVENTORY NO: 0

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

HISTORIC NAME: PETERS, A.V., RESIDENCE
ADDR: 1611 LINCOLN STREET

T/R/S#: 17-03-31 SE 1/4 SW 1/4
TAXLOT: 7800

STATEMENT OF SIGNIFICANCE

The A.V. Peters House (also known as the Peters-Liston-Wintermeier House) is listed in the National Register of Historic Places. The house was built in the Rural Gothic style between 1869 and 1872, and was originally located on E. 10th Avenue and Pearl Street. It was moved to its present location in 1912. In addition to the relocation, there have been several alterations to the house which have themselves gained some significance. Most changes took place in the historic period (i.e. more than fifty years ago), and include chimney alterations, changes to the small shed roof dormer on the west roof slope, the addition of an elongated window/door in the east wall, and some interior changes which resulted from a fire in the late 1920s.

The Peters House is particularly good example of the Rural Gothic, or Gothic Revival style, in the city. Typical of the style the house is irregular in plan with a steeply pitched intersecting gable roof and vertical board and cove-edged batten siding. The primary window type is elongated two-over-two double hung wood sash. The quarter hipped roof of the front porch is supported by pairs of trellis-type porch supports with decorative brackets. Other decorative details that make this house distinctive include a small lower balcony on the north elevation, a gabled hood with decorative brackets protecting a door on the north elevation, a bay window in the parlor on the west elevation, and numerous fine interior details.

It is one of Oregon's rare ... documented examples of patternbook architecture in the picturesque tradition advocated by Andrew Jackson Downing and his followers. The builder is unknown, but the design has been traced to Henry W. Cleveland's Village and Farm Cottages, a patternbook in the spirit of Downing's widely influential The Architecture of Country Houses. Specifically, the house is patterned after Design No. XII (12) in the handbook first brought out by Cleveland and his co-authors in 1856...¹

The original owner and occupant, A.V. Peters, was the proprietor of the A.V. Peters General Store, located on 8th and Willamette Street in Eugene. On the death of the Peters', the house was sold several times until it was purchased by Lee C. and Gail Liston (and a partner H.L. Potter) in 1919. Potter sold his interest to the Listons in 1920. The Listons divorced around 1930, and Gail was married to Judge C.A. Wintermeier in 1947. Gail Liston Wintermeier died in 1982.

Although moved from its original location and modified (most during the historic period), the Peters House retains much of its original detailing and clearly demonstrates the elements of the Rural Gothic style. It is currently being carefully restored by the owners.

FIELD SURVEY NO.:
STATE INVENTORY NO.:

¹ David Gussett, "The A.V. Peters House," National Register nomination form, section 8, page1. On file at the Oregon State Historic Preservation Office. Much of the information for this statement was gleaned from the National Register nomination form. More detailed information about this property can be found in that document.

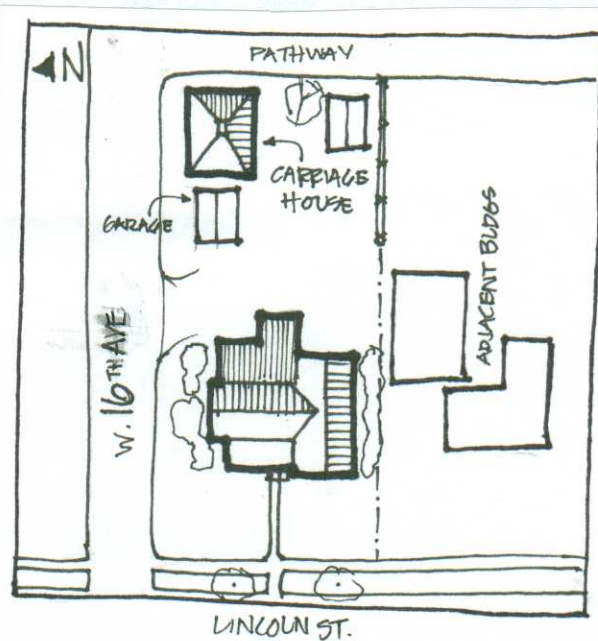
OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

HISTORIC NAME: PETERS-LISTON-WINTERMEIER T/R/S# 17 3 31 SE 1/4 SW 1/4
ADDR: 1611 LINCOLN ST TAXLOT: 7800



ROLL NO: 13
NEGATIVE NO.: 020

SLIDE ROLL NO: 000
SLIDE NO. 000000



SITE PLAN DRAWN BY: PF
GRAPHIC & PHOTO SOURCES:

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 0

STATE OF OREGON INVENTORY
HISTORIC SITES AND BUILDINGS
State Historic Preservation Office
Oregon State Parks, Salem, 97310



County Lane
Theme 10-A
Name
(Common) Peters-Liston-Wintermeier House
(Historic) Peters (A.V.) House
Address 1611 Lincoln St.,
Eugene, Ore.
Present Owner Gale Wintermeier
(Address) 1611 Lincoln, Eugene, Ore.
Original Use Residence
Date of Construction 1870

Physical

Historical significance:

The Peters-Liston-Wintermeier house is a one and one-half story building in the Gothic Revival Style. Resited from another location at southeast 10th and Pearl, this building was constructed in 1869 or 1870. The exterior of the house is vertical board and batten. A projecting bay of three two-over-two, double hung sash windows is located on the first floor in the southwest part of the front elevation. The open porch on the front elevation is supported by pairs of fragile posts (made up of two-by-fours with decorative wood attachments). A small balcony is attached beneath a window on the north elevation on the second floor. There is a transom above the front entrance. The gable roof has decorative brackets under the eaves. The windows are hooded.

Josephine Evans Harpham has written a history of several paragraphs about the occupants of this house in Doorways Into History (1966). The house was constructed for A.V. Peters, a son of W.B. Peters. Peters was born in St. Michael's Parish, France, on May 28, 1833. Peters married in 1864 in Portland, Oregon, to Mary E. Shaw. The Peters family located in Eugene in 1865 where Peters became a businessman. Mrs. Peters died in 1896; he died July 7, 1900. After this house was moved in 1914 it was purchased in 1920 by Mr. and Mrs. Lee C. Liston. Liston resided in the house until his death in 1939. Mrs. Liston then married Judge C. A. Wintermeier.

Continue back if necessary

Recorded by Stephen Dow Beckham Date 17 May 1976 Sources Consulted:

for Oregon State Historic Preservation Office Harpham, Josephine Evans. Doorways Into History. Eugene, Ore.: J. E. Harpham, 1966, pp. 44-45.
Please enclose map Township 17^N_S Range 3^E_W Section 31

(over)

Village and Farm Cottages.

THE REQUIREMENTS OF
AMERICAN VILLAGE HOMES

CONSIDERED AND SUGGESTED;
WITH DESIGNS FOR SUCH HOUSES
OF MODERATE COST.

BY
HENRY W. CLEAVELAND, WILLIAM BACKUS, AND SAMUEL D. BACKUS.

NEW YORK:
D. APPLETON AND COMPANY,
846 & 848 BROADWAY.
1856.

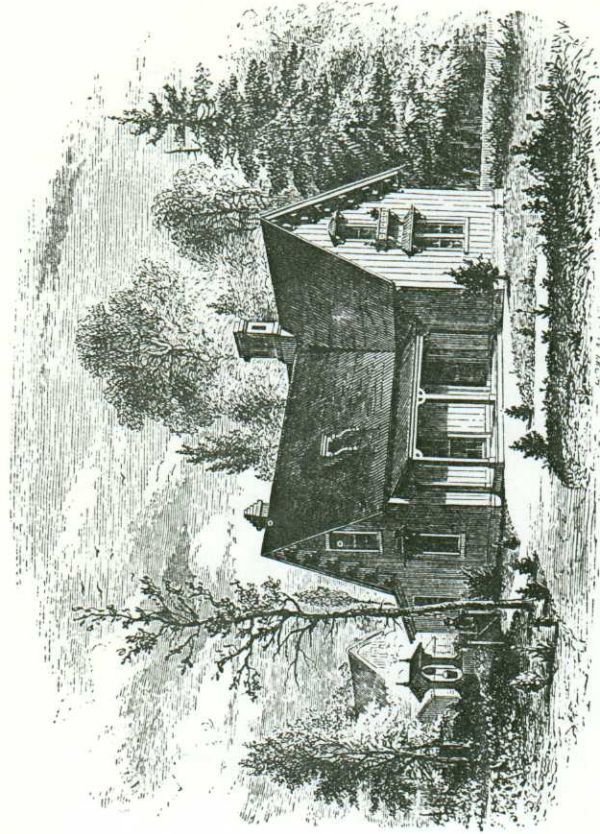
DESIGN NO XII.

The house before us, with fewer rooms than its predecessor has, is more costly. But it has advantages, notwithstanding, which will probably commend it to some. Such are, rooms of larger size; a hall which extends through the house (so conducive to summer comfort); the open staircase, with its balustrade; a wider separation of the rooms, and the pleasing irregularity of its external form. A single glance at its features and finish would show to the passing observer, that the owner was both able and willing to consult his tastes as well as his purse.

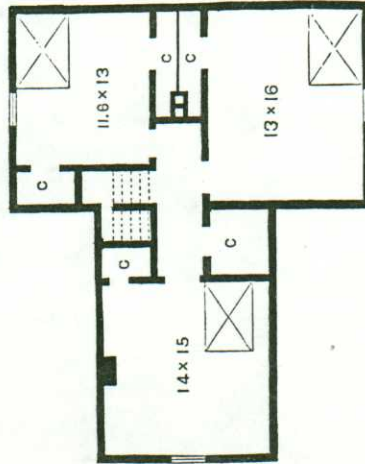
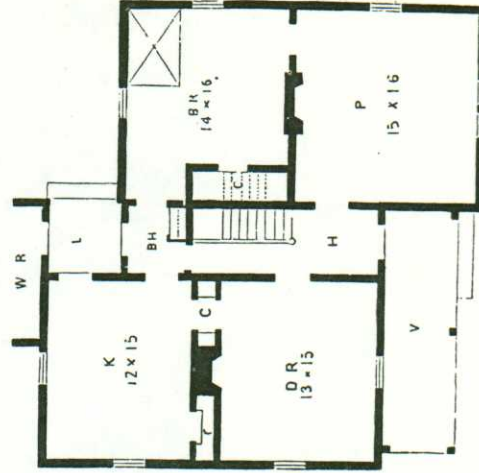
The arrangement needs some explanation. The stairs, starting just back of the parlor-door, on the right side of the hall, land on a platform, six feet above the floor, from which they re-

turn over the bedroom closet. At the rear of the landing, a partition crosses the hall, with a door at the side of the staircase. The cellar flight, starting in the back hall, goes down under the main stairs, that part of it beyond the platform being incased. The back porch is open, and the wood-room is beyond it, with kitchen-pantry, and other conveniences.

In the second story, the stairs land over the partition between the parlor and bedroom. There are two pantries between the



FIRST STORY PLAN.



SECOND STORY PLAN.

chambers at the right of the hall—one for each. There is a small one also in the back chamber beyond the stairs. There is a large closet in the hall for bedding, etc., and a small one in the left-hand chamber. If needful, this room may be divided in the centre, and a portion of the hall closet devoted to the front half. The chimneys are of brick, and topped out with the same. The small dormer-windows in the roof are intended for ventilation as much as for light. But they are decorative features also. The window caps are of plank, supported on simple brackets. The front gable window has a flower-balcony. The verandah is solid and plain, and is so finished as to show its construction. Sawn brackets of solid plank adorn the gable cornices, while the extended rafters are made to show along the eaves.

The first story is nine feet high. The second is like those last described.

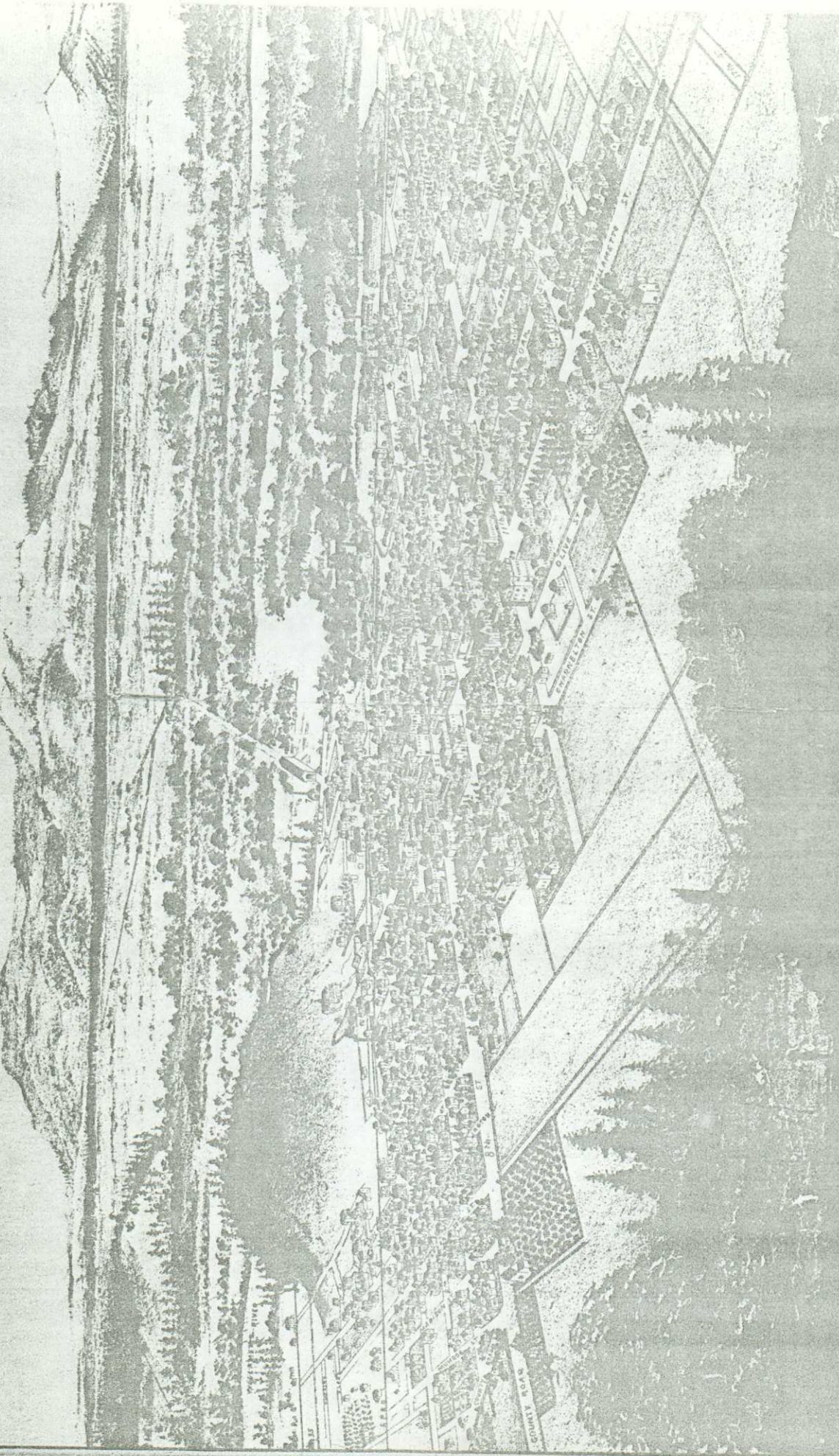
Though this house would not be out of place on almost any village lot, it is especially suited to one somewhat irregular in surface, or outline. It is well fitted for a corner house, the fronts, seen in the engraving, showing on the two streets. In any event, the lot on which it stands should be of good size.

This plan may be easily spoiled. No alteration should be attempted without good advice. Some practical man may perhaps object to its irregularity. He may wonder that one part of the house stands back of the other. If he prefer the square, dreary, double house, so common formerly, and seen sometimes still, his wish is easily gratified, and for a model he can take a packing-box.

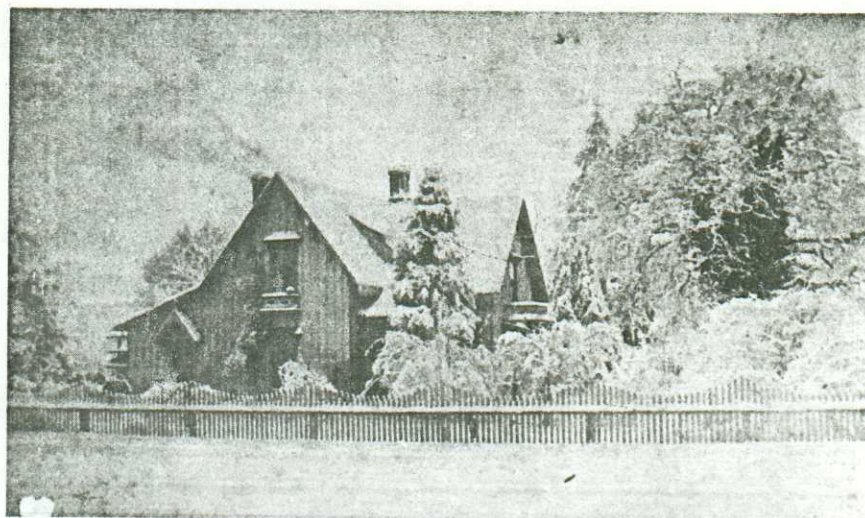
The cost of this house is \$1,625.

file

1897 HILLS, OREGON, MTN



A GUIDE TO
HISTORIC SITES & STRUCTURES
EUGENE, OREGON



PETERS-LISTON-WINTERMEIER HOUSE

The Peters-Liston-Wintermeier House, built in 1869-70 is representative of the Rural Gothic style of architecture made popular by Andrew Jackson Downing. Downing, a horticulturist, wrote a number of comprehensive building guides in the 1840's and '50's. He strongly opposed the Greek Revival style of architecture for residences because its essentially abstract geometry and placement of space relegated consideration of site, planning, materials, and construction to second importance. Typical elements of the Rural Gothic style are verticality, accentuated by steep roofs and pointed gables, vertical boards and battens, finials, and irregularity of outline, depicted by appendages such as porches or verandas, bay windows, and dormers. The Rural Gothic style also displays a great deal of ornamentation in the form of brackets, verge boards, balcony and bay window railings, bracketed hoods, finials and chimney pots. Although some of the ornamentation has disappeared and modifications have been made over the years, the Peters-Liston-Wintermeier House remains in tact and is of a high quality of craftsmanship. It is the only known Rural Gothic style house in Lane County and probably the finest example of the style in the Willamette Valley.

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

ADDR: 1611A LINCOLN ST

RANKING: Primary
NEIGHBORHOOD: JEFF
TYPE: Building

FINAN. STATUS:
HISTORIC NAME: THE CARRIAGE HOUSE
COMMON NAME:
CURR. HIST. STATUS:
EARLY AD:

DATE OF CONSTRUCTION: C 1905
ORIGINAL USE: Other
PRESENT USE: Special Shop(makes)
DATE:
ARCH./BLDR.:
ARCH./STYLE: Utilitarian

OWNER: David & Jennifer Gussett
ADDR: 1611 Lincoln St.
Eugene, OR 97401

T/R/S# 17 3 31 SE 1/4 SW 1/4
MAP NO.: 17033143 TAXLOT: 7800
ADD: Hendricks BLK:11 LOT:1
ZONING: Historic District

INTEGRITY: Minor modifications
THEME: 20th Century Architecture
PROP. GROUP / /
PERIOD OF CONSTRUCTION: 1900-1925
#STORIES: 1.5 BASEMENT (Y/N/?): N

PLAN SHAPE: Square
FOUNDATION MATERIAL: Concrete block
ROOF FORM & MATERIALS: Hipped; wood shingle
WALL CONSTRUCTION: Wood stud STRUCTURAL FRAME: Light wood framing
PRIMARY WINDOW TYPE: Wood; double hung 2/2; casement
EXT. SURFACING MATERIALS: Shiplap with 5" exposure
DECORATIVE FEATURES: Hipped attic vent; frieze board; 5-1/4" corner boards;
simple molding around windows, cupola
CONDITION: Excellent MOVED: Y DATE MOVED: 1912
EXT. ALTERATIONS/ADDITIONS(DATED): Interior changes to windows - 1990's

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: Main house Peters-Liston-Wintermeier house; garage
KNOWN ARCHAEOLOGICAL FEATURES: Unknown
GEOG. LOC. & IMMED. SETTING Located behind 1611 Lincoln Street; on the
northeast corner of the lot, next to W. 16th Ave.

PHYSICAL DESCRIPTION: Sliding door on east facade.

SOURCES: Sanborn Maps, Aerial Photographs, City Directories, NRHP nomination
form.

ROLL NO.: 00
NEGATIVE NO. 000
SLIDE ROLL#: 000
SLIDE NO: 000000

RECORDED BY: P. Falsetto
RESEARCHED BY: P. Falsetto
DATE RECORDED: 5/11/1996
FIELD INVENTORY NO: 00000
STATE INVENTORY NO: 0

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

HISTORIC NAME: CARRIAGE HOUSE
ADDR: 1611A LINCOLN STREET

T/R/S#: 17-03-31 SE 1/4 SW 1/4
TAXLOT: 7800

STATEMENT OF SIGNIFICANCE

This Carriage House is located on the same tax lot as the A.V. Peters (Peters-Liston-Wintermeier House) immediately to the east (rear) of the house. The one-and-a-half story Carriage House is square in plan with a hipped roof and cupola, and horizontal wood shiplap siding. Buildings of this size were generally adequate for one carriage and two horses. The upper portion of the building was originally a hayloft. Features include cornerboards, a wide frieze, several multipane windows, and a sliding wood door on the west elevation. Although it was not constructed in the Rural Gothic style to match the house, it is similar to stables designed by Andrew Jackson Downing. Two of his designs in a chapter of The Architecture of Country Houses entitled "Hints for Cottage and Farm Stables", Figures 91 and 93b, bear close resemblance to this building.¹

The Carriage House was moved to the site, possibly at the same time as the house, in 1912. The building has been used as a carriage house, stable, motorcycle repair garage, and site for the manufacture of canvas awnings and leather goods by previous owners. This is a rare example of an outbuilding, specifically a carriage house, remaining from the early 1900s (or perhaps earlier) in the city. The current owner uses the building for business purposes, and has undertaken an extensive rehabilitation effort (circa 1990) which saved the building from further decay and demolition.

Although moved from its original location and modified, the Carriage House associated with the Peters-Liston-Wintermeier House continues to convey its period of construction and original function, and is a rare example of its type remaining in urban Eugene.

FIELD SURVEY NO.:
STATE INVENTORY NO.:

¹ David Gussett, "A.V. Peters House" National Register Nomination form, Section 7 Page 6, 1990.

OREGON CULTURAL RESOURCE INVENTORY
CITY OF EUGENE

HISTORIC NAME:
ADDR: 1611A

LINCOLN

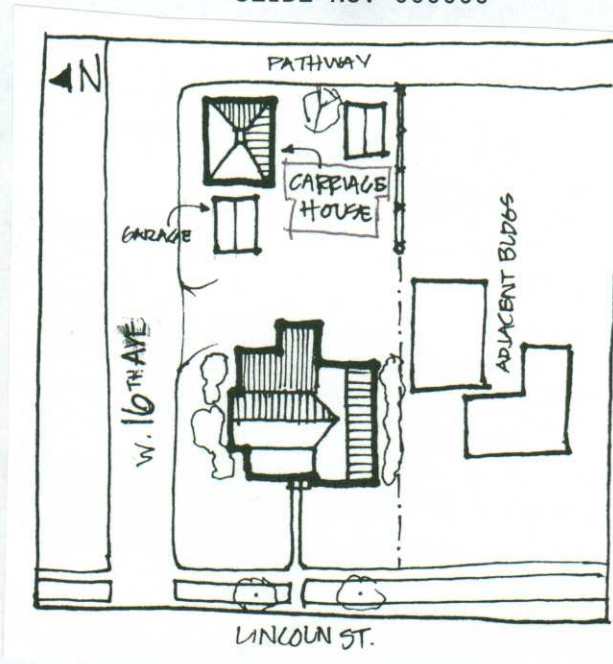
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T/R/S# 17 3 31 SE 1/4 SW 1/4
TAXLOT: 7800



ROLL NO: 00
NEGATIVE NO.: 000

SLIDE ROLL NO: 000
SLIDE NO. 000000



SITE PLAN DRAWN BY: PF
GRAPHIC & PHOTO SOURCES:

FIELD SURVEY NO: 00000
STATE INVENTORY NO: 0