

CURR. HIST. STATUS:

RANKING: Primary  
NEIGHBORHOOD: DNTN  
TYPE: Building

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

FINAN. STATUS: *PALACE*  
HISTORIC NAME: GROSS HOTEL  
COMMON NAME: LANE BUILDING  
ADDRESS: 0488 WILLAMETTE ST  
EARLY AD: 0  
OWNER: Emile & Mary Mortier  
ADDR: P.O. Box 139  
Eugene, OR 97440  
T/R/S# 17 3 31 NE 1/4 NW 1/4  
MAP NO.: 17033112 TAXLOT: 300  
ADD: Skinners Donation BLK: C LOT: 1  
ZONING: Historic District  
PLAN SHAPE: U-shaped  
FOUNDATION MATERIAL:  
ROOF FORM & MATERIALS: flat hipped/comp. shing.  
WALL CONSTRUCTION: STRUCTURAL FRAME:  
PRIMARY WINDOW TYPE: 1/1d.h. wd., lg. fixed single pane w/awning wind. above  
EXT. SURFACING MATERIALS: horiz. shiplap and tongue & groove above  
DECORATIVE FEATURES: wrap-around veranda; band of three wd. steps up to wd.  
OTHER: porch flr.; boxed cornices & Italianate brackets  
CONDITION: Excellent  
DATE OF CONSTRUCTION: 1903  
ORIGINAL USE: Hotel-Motel  
PRESENT USE: Office  
DATE:  
ARCH./BLDR.: Van Dorn McFarland  
ARCH./STYLE: Italianate  
Commercial  
INTEGRITY: Virtually intact  
THEME: 5 000  
PROP. GROUP: RR5TH /TH/012  
#STORIES: 3.0 BASEMENT (Y/N/?): ?  
MOVED: N DATE MOVED:

EXT. ALTERATIONS/ADDITIONS(DATED): removed 2nd story balcony & sm. 3rd story balcony, ground floor winds. enlarged (1930), wings added to W. (c. 1908)  
NOTEWORTHY LANDSCAPE FEATURES:

ASSOCIATED STRUCTURES:  
KNOWN ARCHAEOLOGICAL FEATURES:

GEOG. LOC. & IMMED. SETTING: N.W. corn. of 5th & Willamette, busy comm., near railroad station, flat

PHYSICAL DESCRIPTION: This 3 story Italianate/Commercial building is listed on the National Register and has been designated a City Landmark (see related files). It is located on the N.W. corner of 5th & Willamette in a busy commercial area, near the railroad station on a flat lot. The building is in excellent condition and is virtually intact. The building has a U shaped plan. The roof is flat hipped, while the primary window types are one over one double hung wood and large fixed single pane with awning window above. The exterior surface is horizontal shiplap and tongue and groove above.

SOURCES: Related City Landmark and National Register files.

ROLL NO.: 20  
NEGATIVE NO.: 018  
SLIDE ROLL#: 017  
SLIDE NO.: 000020  
RECORDED BY: C Taylor  
RESEARCHED BY:  
DATE RECORDED: 07/15/1990  
FIELD INVENTORY NO.: 00000  
STATE INVENTORY NO.: 2410

*SHPO 2377*

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

HISTORIC NAME:  
ADDRESS: 0488

GROSS HOTEL  
WILLAMETTE

T/R/S# 17 3  
ST TAXLOT: 300

31 NE 1/4 NW 1/4

488 WILLAMETTE

PALACE HOTEL

The Palace Hotel, built in 1903 by George G. Gross, a realtor and founder of the Willamette Valley Land Company, is one of two early hotels remaining in Eugene; the other is the Smeede, built in 1885 and of brick construction. Although the automobile was to reach Eugene the year after the Palace's completion, the hotel was located at the hub of public transportation and it was similar to hotels built in the 1880s by the railroads in order to promote the West. The Southern Pacific Railroad Depot, rebuilt in 1908, was located to the northeast of it, the Oregon Electric Depot, built in 1912, is to the east, and the electric streetcar line, built in 1907, terminated at 4th and Willamette almost at its front door. Although the Palace appears to have been a fashionable and popular establishment in its early years, it fell on harder times in the economic crisis of 1929, and by the end of World War II, as the area north of 6th Avenue declined, it became one of a number of older hotels used by a transient population. Although some alterations have occurred over the years, both the interior and the exterior appear to be relatively intact and restorable.

(Sources: National Register and City Landmark files)

Original windows  
replaced w/ vinyl 2002 ✓

OREGON CULTURAL RESOURCE INVENTORY  
CITY OF EUGENE

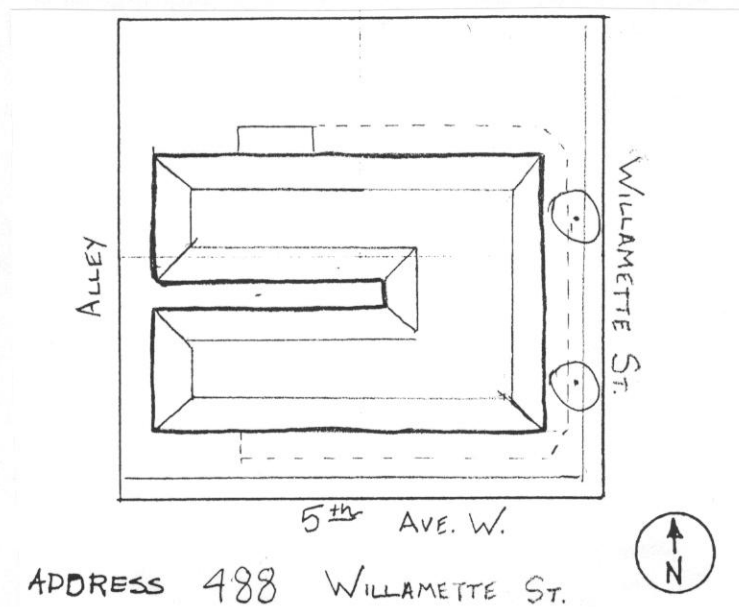
HISTORIC NAME: GROSS HOTEL  
ADDRESS: 0488 WILLAMETTE

T/R/S# 17 3 31 NE 1/4 NW 1/4  
ST TAXLOT: 300



ROLL NO: 20  
NEGATIVE NO.: 018

SLIDE ROLL NO: 017  
SLIDE NO. 000020



SITE PLAN DRAWN BY:  
GRAPHIC & PHOTO SOURCES:

FIELD SURVEY NO: 00000  
STATE INVENTORY NO: 0

DOWNTOWN CULTURAL RESOURCES SURVEY AND INVENTORY EVALUATION CRITERIA, 1991

ADDRESS: 488 Willamette St. INVENTORY NUMBER: \_\_\_\_\_  
 MAP/TAX LOT #: 17033112/300 TOTAL SCORE: \_\_\_\_\_ FINAL RANKING: (P) S C NC

Please rank properties using a numerical ranking of 0-5. 0 = Does not meet criteria; 1 = Low merit under this criteria; 2 = Some merit under this criteria; 3 = Average merit under this criteria; 4 = Strong merit under this criteria; 5 = Very Strong merit under this criteria.

CRITERIA	RANKING
1. Association with historic or famous events.	_____
2. Antiquity.	_____
3. Unique architectural merit because: (There are only a total of 5 points allowed for all parts of #3.)	_____
a. Representative character of a period or style of architecture or method of construction;	_____
b. Extraordinary or unusual design, detail, use of materials or craftsmanship;	_____
c. Identification as the work of an architect, designer, or master builder whose individual work has influenced development in the nation, state, or community.	_____
4. Relationship to the broad cultural history of the nation, state or community.	_____
5. Identification with a person or persons who have significantly contributed to the history of the nation, state, or community.	_____
6. Identification as a unique object representing an aesthetic or educational feature of the community.	_____

LEVEL OF INTEGRITY: \_\_\_\_\_

LANDMARK STATUS: National Register and City landmark

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Evaluator J. Davis Date 8/7/91

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



County \_\_\_\_\_ Lane \_\_\_\_\_  
Theme 6-A, 10-B  
Name  
(Common) Palace Hotel  
(Historic) Lane Hotel  
Address n.w. corner, 5th & Willamette  
Eugene, Ore.  
Present Owner Wayne Allen  
(Address) 259 E. 5th, Eugene, Ore.  
Original Use Hotel  
Date of Construction c. 1900

Physical

historical significance:

The Lane Hotel is a three story, wood frame building which stands near the northern end of Willamette Street at the south side of Skinner's Butte in Eugene, Oregon. This building is adjacent to the depots of the Southern Pacific and the Oregon Electric railroads. The building has a square shape and a hip roof with a large flat area on top. Its fenestration is regular with one-over-one, double hung sash windows. Some of the windows are placed in pairs--at the southeast corner on the south and east elevations. The hotel has two main entrances placed on the corners on the southeast and the northeast of the east elevation. The windows on the first floor are large single panes with a small transom pane above. The exterior of the building is shiplap. The structure is in excellent condition and is yet used as a hotel.

Continue back if necessary

Recorded by Stephen Dow Beckham Date 18 May 1976 Sources Consulted:

For Oregon State Historic Preservation Office

"Representative Historic Buildings and Sites in Central Lane County," MS Typescript, Lane County Museum, Eugene, Ore.

Please enclose map Township 17 <sup>N</sup> <sub>S</sub> Range 3 <sup>E</sup> <sub>W</sub> Section 30