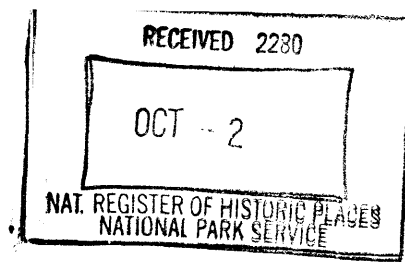


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



1031

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rice Apartments

other names/site number \_\_\_\_\_

2. Location

street & number 360 W. 13th Avenue  not for publication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  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  nationally  statewide  locally.

  
Signature of certifying official/Title

9.29.06  
Date

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I hereby certify that the property is:  
Action

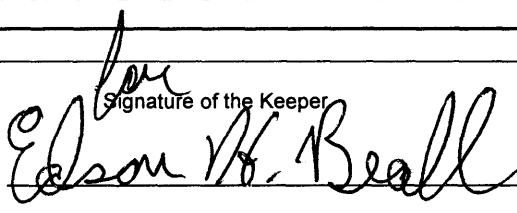
entered in the National Register  
 See continuation sheet.

determined eligible for the National Register  
 See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): \_\_\_\_\_

  
Signature of the Keeper

Date of

11.15.06

Rice Apartments  
Name of Property

Lane, Oregon  
County and State

5. Classification

Ownership of Property  
(check as many as apply)

- private
- public - local
- public - state
- public - Federal

Category of Property  
(check only one box)

- building(s)
- district
- site
- structure
- object

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

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| 1            | 1               | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| 1            | 1               | Total      |

Name of related multiple property listing  
(enter "N/A" if property is not part of a multiple property listing)

Residential Architecture in Eugene, Oregon, 1850-1950

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions  
(enter categories from instructions)

Domestic/Multiple Dwelling: Apt. Building

Current Functions  
(Enter categories from instructions)

Domestic/Multiple Dwelling: Apt. Building

7. Description

Architectural Classification  
(Enter categories from instructions)

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS:  
Colonial Revival (Regency variation)

Materials  
(Enter categories from instructions)

foundation: concrete  
walls: brick  
roof: composition shingle  
Other:

Narrative Description  
(Describe the historic and current condition of the property on one or more continuation sheets)

Rice Apartments  
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.
- 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.

Areas of Significance  
(Enter categories from instructions)

Community Planning & Development  
Architecture

Period of Significance  
1936-1955

Significant Dates  
1936

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 of age or achieved significance Within the past 50 years

Significant Person  
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder  
Smith, Graham Braden (architect)  
Snook Brothers (builders)

Narrative Statement of Significance  
(Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliographical References**

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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

- Primary location of additional data:
- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Rice Apartments  
Name of Property

Lane, Oregon  
County and State

## 10. Geographical Data

Acreage of Property less than one acre

### UTM References

(Place additional UTM references on a continuation sheet)

1 10 492243 4876692  
Zone Easting Northing

3 \_\_\_\_\_  
4 \_\_\_\_\_  
Zone Easting Northing

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

## 11. Form Prepared By

name/title Michelle L. Dennis, Historic Preservation Consultant

organization \_\_\_\_\_ date October 2005

street & number 2690 Jackson St. telephone 541.343.6652

city or town Eugene state OR zip code 97405

## Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

## Property Owner

name Connie Beckley, Associated Securities Corp.

street & number 1263 Oak St. telephone 541.345.9002

city or town Eugene state OR zip code 97405

**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 18.1 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 Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Rice Apartments, Lane Co, Oregon

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## NARRATIVE DESCRIPTION

The Rice Apartments is located at 360 W. 13<sup>th</sup> Avenue in Eugene, Oregon. The apartment building is being nominated to the National Register under Criteria A and C in association with the *Residential Architecture in Eugene, Oregon, 1850-1950* Multiple Property Submission (MPS).

### Setting

The Rice Apartments is located just south of the downtown area in Eugene and approximately twelve blocks west of the University of Oregon campus. The neighborhood includes a mix of commercial and residential uses.

The apartment building sits on the south side of 13<sup>th</sup> Avenue facing north. It is set back only a few feet from the sidewalk. An alley is located on the east side of the building; a narrow driveway on the west side provides a small separation between this building and its neighbor to the west. A four-stall garage for the tenants is located behind the building to the south and is accessed via the alleyway.

The lot on which the building sits is rectangular in shape and is included in the area being nominated.

### General characteristics

The Rice Apartments building is two stories in height and sits on a concrete basement foundation. The building is basically rectangular in shape with two-story bays on the east and west elevations. A small addition on the rear (south side) of the building dates to the historic period. Stylistically, the building is best described as the "Regency variation" (McAlester) of Colonial Revival, illustrated by the symmetrical façade; centered door flanked by sidelights; shallow hipped roof; and paired double-hung, multi-pane windows.

### Exterior description

The wood-framed building sits on a concrete foundation with a full basement. The exterior walls are clad with a red brick veneer, laid in a running bond pattern. The roof consists of shallow intersecting hips with a central flat portion. There is virtually no eave; the roof, which connects to the top walls of the building emphasized by a simple, flat cornice frieze, is covered with composition shingles.

The predominant window style is six-over-six double hung wood sash. They are paired at the front of the building (corresponding with living, dining and kitchen space) and single at the rear of the building (corresponding with bedrooms and bathrooms). The windows in the bathrooms are slightly smaller

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than the others. The sashes are set in wood frames; the sills are brick. The windows on the second floor butt against the simple frieze at the roof edge. A double-hung window flanked by sidelights directly above the main entrance lights the stairwell on the front of the building. Beneath this window is a panel covered with shiplap siding. Window boxes planted with flowers are attached beneath the front apartment windows on the first floor.

The main entrance, centered on the north elevation, is marked by a porch hood supported by metal brackets. The hood, covered with copper sheathing, is attached to the building directly below the wood panel of the upper window; it flares outward into a concave-shaped hipped roof, providing shelter for the front entry. The door opens directly into the center stair hall. The stoop is a concrete pad just one step up from the sidewalk. The front door is a multi-light, wood door; the sidelights each consist of ten small lights.

At the rear (south side) of the building is the small one-story addition to the west first floor apartment. It is wood-framed and sits on a poured concrete foundation. It is clad with heavy cedar shingle siding (sometimes called "raked shakes") and had a hipped roof covered with composition shingles. The six-over-six double-hung wood sash windows are set into wood frames with abut the frieze beneath the roof edge.

Also at the rear of the building is a small enclosed entry porch with an awning over the steps into the back stair hall. This wood-framed porch is clad with the same siding as the small addition. An exterior entrance to the basement is located beneath this small porch and accessed by a set of stairs parallel the back wall of the building (there is also an interior entrance to the basement via the back stairwell).

### Interior description

There are four apartments in the building; two on each floor. The original layout and spatial arrangements remain intact, as are most of the original finishes.

There are two stairways, both centrally located between the apartments on each floor, one at the front of the building, the other at the back of the building. The stair hall at the front is open and lit by the front door and large windows above the door. The treads and railing are stained mahogany. The back stairwell is much darker and more enclosed, lit only by a small upper story window and simple light fixtures. The walls are covered with darkly stained shiplap siding. The back staircase is also wood, but fir rather than mahogany. Access to the original iceboxes and grocery boxes is located in the back stair hall.

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There are two apartments on each floor, one of the east side of the building, the other on the west side of the building. Each one-bedroom apartment has hardwood floors, painted plaster walls and ceilings, and a combination of stained and painted wood trim finishes. Picture rails encircle the living rooms above the windows; the cove of the ceiling begins directly above the picture rails. Many of the original light fixtures remain in the apartments.

Each living room, which is basically square in shape, opens directly the front stair hall and has two sets of paired windows. Doorways at the south end of the living rooms provide access to the kitchen/dining areas and the hallways leading to the bathrooms, bedrooms and rear entries. The kitchens have recently been renovated, although the original cabinets have been retained. All kitchens now include modern appliances and fixtures. Attached to the kitchens is small alcoves (within the bays of the building) for dining space. These areas are lit by several windows in the bays.

The bathrooms have also undergone some modernization through the years, but retain fixtures dating from the c.1970s. Each bathroom is lit by a sizable double-hung windows. The bathroom floors are covered with vinyl flooring.

Each apartment has one bedroom located at the back (south end) of the building. Windows in these bedrooms are single double-hung windows (two per bedroom). There are two large closets in each bedroom.

Long hallways run from the front of the apartments to the back providing access to the bathrooms, bedrooms and the rear entrances. Also located along these hallways are several closets providing a large amount of storage space. At the back end of the hallways, near the rear entrances are cabinets that house the original iceboxes and grocery deliver boxes (also accessed from the rear stairwell).

The west apartment on the first floor has an additional room located in the rear addition to the building. It is unclear what this room's function was; it may have been used as a second bedroom (although there are no closets in this room) or perhaps an office space.

The basement currently houses the mechanical equipment for the building, as well as storage and laundry facilities for the tenants.

**Alterations and additions**

Alterations to the Rice Apartments have been minimal and the building remains largely intact. Historic alterations include the first floor addition to the west apartment and the enclosure of the rear entry porch.

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Each apartment has benefited from the addition of modern kitchen appliances and updated toilets, and the kitchen and bathroom floors have been covered with vinyl and linoleum (the original wood floors remains beneath the secondary flooring). In keeping with building codes, the wiring and plumbing have been updated as necessary.

### **Outbuildings**

There is a four-bay garage located behind the apartment building. It is a wood-framed structure, covered in part with the original shiplap siding. The south wall is covered with plywood. The roll-up doors have been replaced with new doors. The shed roof, which slopes downward to the west, is covered with composition shingles. The building is considered a non-contributing feature due to the alterations outside the period of significance.

### **Landscape description**

There is a small lawn area in front of the building, bisected by a sidewalk leading to the front entrance. Large ceramic pots flank the sidewalk near the front stoop. Another sidewalk runs along the front of the property adjacent to the parking strip which is planted with two large deciduous trees. A variety of shrubbery surrounds the foundation of the building on the north, east and west sides. A small, fenced back yard is situated behind the garage (to the west) and south of the building. It is nicely landscaped with a small lawn, various flowering shrubs, and a small covered patio area with outdoor furniture.

### **Proposed alterations**

The building has recently undergone a general rehabilitation. All apartments were painted, floors refinished, and kitchens updated. The owner plans to continue with general rehabilitation of the building. It continues to be used as residential rental units and retains a high rate of occupancy.

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Rice Apartments, Lane Co, Oregon

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**STATEMENT OF SIGNIFICANCE**

The Rice Apartments, located at 360 W. 13<sup>th</sup> Avenue in Eugene, Oregon, was constructed in 1936 for Clarence S. Rice. It is being nominated to the National Register in association with the *Residential Architecture in Eugene, Oregon, 1850-1950* Multiple Property Submission (MPS) (all contextual information about Eugene's history is contained in that cover document and not included herein). It is eligible for listing under Criterion A for its association with the broad patterns of American building traditions and the development of the City of Eugene's residential housing stock as a well-preserved example of the apartment buildings constructed in Eugene during the mid-1930s. It is also eligible for listing under Criterion C in association with Graham B. Smith, a significant Eugene architect, and as his only known example of apartment house design. Its period of significance is 1936 to 1955. It is considered significant on a local level.

**THE EARLY APARTMENT HOUSE IN AMERICA**

Apartments in America were originally devised as a means of providing relief for the housing situations that confronted large urban centers. Prior to the Civil War, multiple family dwellings were found primarily in only the country's largest cities, New York, Philadelphia and Boston, and housed only the working class families in what were most commonly referred to as tenements or tenement houses. Middle and upper class families made their homes in single-family houses. But as the century progressed, cities grew and changed. Downtown areas, which had included residential neighborhoods of single family homes, were transformed to bustling commercial and industrial centers. The cities grew so quickly, that the construction of housing could not keep up with the demand of the growing metropolises. Families that could afford to, moved outside of the city centers and developed "suburbs" on the cities' periphery.<sup>1</sup>

Others, especially the middle class, suffered from a lack of what they felt was "suitable" housing for themselves and their families. Tenements, long associated with the working class, and "flat" or "floor" apartments, which during that time period usually meant a floor of a house that had been converted for two or more families, were found unacceptable to middle class families. The development of the "apartment house," however, crossed the line between traditional multi-family dwelling forms in America and foreign building forms (early apartment houses were called "French flats"). Apartment house architecture often included amenities, such as common "public" spaces for use by the tenants, not found in tenements or available by sharing what was originally a single family home. This new type of multiple family dwelling quickly gained acceptance and became the housing choice not only for middle class families in the cities, but for single people as well. By the first decade of the 20<sup>th</sup> century, apartment buildings were so desirable in cities such as New York that their construction replaced single family homes almost completely.<sup>2</sup>

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Economically apartment houses were considered a success. The cost of the land and of the building per family was reduced a minimum and operating expenses, shared by the tenants, were a fraction of the upkeep costs of a private home.<sup>3</sup>

The concept of apartment houses spread to smaller cities throughout the country, as these cities experienced similar periods of growth and increasing housing shortages. Initially, apartment buildings in smaller cities often began with the idea of private “houses” under a shared roof and resulted in small apartment buildings with four to eight units. Eventually, the apartments themselves became smaller and more efficient, and more of them were constructed in larger buildings. Apartment buildings tended to be constructed near the downtown commercial cores of communities, providing easy access for workers and professionals employed in the city centers. Often they housed the single women who began joining the workforce in the 1920s and women who were widowed and either no longer cared to manage a private home or were unable to afford to do so,<sup>4</sup> although they were also attractive to others looking to live in new modern urban housing.

Few apartments were built in the 1930s, primarily due to the downward trend in construction of private buildings during the Great Depression. Those that were tended to be smaller buildings, rather than the larger one in vogue during the 1920s. Building of apartments didn’t really pick up again until the boom after World War II.

### **APARTMENT LIVING IN EUGENE**

The earliest apartments in Eugene were often located within private homes and usually included only one apartment in association with that home. Occasionally an apartment was located over a commercial storefront (such as the Hull Apartments) or a hotel would advertise as an “apartment hotel” (such as the St. Francis Hotel).<sup>5</sup>

Buildings constructed specifically as apartment buildings made their first appearances in Eugene in the early 1900s. Typically, the earliest apartment buildings from this time period were four-unit buildings (usually two apartments on the first floor, two apartments on the second floor), with relatively large, self-contained apartment units of one or two bedrooms, living rooms, kitchens, dining rooms, and bathrooms. In Eugene, the construction was almost exclusively of wood and most often, in keeping with the time period, of Craftsman styling. A number of the earliest apartment buildings were designed by early Eugene architects.<sup>6</sup> A handful of these four-plexes survive today.

By the mid-1920s, Eugene was experiencing a growth spurt and a housing shortage. Larger apartment buildings were called for and in 1923, the Osburn Apartments, designed by local architect

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John Hunzicker, was built in downtown Eugene (the building has since been demolished). It was apparently the first example of a large apartment building in Eugene.<sup>7</sup> In 1925, Eugene saw the introduction of the court-style apartments with the construction of the Lott Court Apartments (demolished) and the Lincoln Court Apartments (extant), each with eight apartments. Also in 1925, the Taylor-Elliott Apartments (renamed the Florence Apartments in 1929; extant) building was constructed on Willamette Street. It was Eugene's second large apartment building, with four floors and approximately 40 apartments.<sup>8</sup>

In 1927, three additional apartment buildings were added to the housing stock. The Dorris Apartments (NR listed), an eight-unit apartment, was constructed on Ferry Street, the Wilder Apartments (with 20 apartments) was built on E. 13<sup>th</sup> Avenue,<sup>9</sup> and the Wilkinson Apartments (with eight units) was built W. 9<sup>th</sup> Avenue (now called Broadway). In 1929, the eighteen-unit Petersen Apartments, located on Oak Street, apparently was the last substantial apartment building built in Eugene for several years.

The Great Depression resulted in a substantial reduction in private building throughout the county; Eugene was no exception. As early as 1930, the Eugene Register-Guard reported a drop of almost forty percent in residential building. In 1932, the value of building permits dropped to \$155,037 and showed only a slight increase in 1933. In 1935, only three major building projects were recorded and six new residences built in the city. This level of construction continued in Eugene throughout the remainder of the Depression and through the years of World War II. Not until after the war did the building industry in Eugene again revive.<sup>10</sup>

The construction of apartment buildings reflected this economic downturn and records indicate that only a handful of apartment buildings were constructed between 1929 and the end of the World War II. Among these were the Bond Apartments (1934), located on E. 12<sup>th</sup> Avenue; the Rice Apartments (1936); the New Petersen Apartments (1937), located on W. Broadway; and another apartment building constructed for Marius Petersen (c.1939); located on W. 8<sup>th</sup> Avenue.

### **THE RICE APARTMENTS**

In July 1936, the City of Eugene issued a permit to C.S. Rice, for \$12,000, for a new apartment house. An article in the newspaper reported that the construction was to start immediately. The building was designed by local architect Graham B. Smith and the Snook Brothers were given the construction contract. It was to be completely modern with hot water heat, an oil burner, and laundry and storage rooms. The exterior would be finished with a brick veneer; the main entrance and hall

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was to be finished with Philippine mahogany. The anticipated date of opening was October of that year.<sup>11</sup> The permit for the construction of the garage was issued in September 1936.

The Rice Apartments were built by Clarence S. Rice. Rice first appears in Eugene directories in 1931, which lists his occupation at that time as a fireman for the Southern Pacific Railroad. In 1932, Rice and his wife, Hazel, are listed as owners of the Rice Grocery at 380 W. 13<sup>th</sup> Avenue (directly west of the where the apartment building was to be built). They lived in the apartment on the second floor, located above the store. It is not clear if Rice had this building constructed for his new business venture, but the building does not appear on the Sanborn maps prior to that time. The Rices owned and operated the grocery until selling it to Frank Mitchell in 1936. At that time, the directories show Rice again working for the railroad and the family living on 5<sup>th</sup> Avenue.

It is unclear why Rice decided to build this four-plex apartment building at the time he did. Little building was occurring during the Great Depression and it stands to reason that there would be little need for "luxury" apartments at that time. Yet, the building was built in 1936, during the middle of the Depression, and Rice not only could afford to build at that time, but obviously could also afford to hire an architect to design the building. Prior to its construction, three of the apartments were spoken for.

Rice and his wife lived in the apartment building upon its completion. In addition to the new responsibility as manager of the apartment building, the city directories continue to show him as a fireman for the Southern Pacific. Other occupants of the building included Bruce B. Bridges (also an employee of the Southern Pacific Railroad) and his wife, Della (they lived in the building from 1936 until at least 1950); Aden Kilborn (also an employee of SPRR) and his wife, Mildred; and William Pettigrove, an employee of the South Willamette Lumber Company, who lived in the building for about 10 years.

Clarence and Hazel Rice lived in the apartment building through 1959, at which time they sold the building to Rebecca Sailor and moved to another residence on Norbert Lane. Clarence died on May 5, 1960. He was a member of the Liberty Lodge 171 A.F. and A.M.; Eugene Lodge Number 357 BPOE; the Brotherhood of Locomotive Engineers; and the National Association of Retired Veteran Railway Employees. He was survived by Hazel (they had no children).<sup>12</sup>

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**GRAHAM B. SMITH, EUGENE ARCHITECT**

Graham Braden Smith was a Eugene architect for more than 30 years. He was born in Noblesville, Indiana on September 8, 1896. An uncle who was one of Indiana's leading architects influenced his choice of the same profession. In 1915, he entered the University of Oregon, where he attended until 1919. He served in the Navy during World War I, part of his time in training at the university. He was also stationed at Bremerton, Washington.<sup>13</sup>

After the war he returned to Indiana where he worked as a draftsman for Bass, Knowlton & Graham in 1920 and for Donald Graham in 1921. He returned to Eugene and in 1925 went to work for John Hunzicker, a leading local architect. Smith received his Oregon Architect License (No. 0189) in 1926. In 1927, he became a partner in the firm of Hunzicker and Smith. In 1929, Truman E. Phillips, who also had worked as a designer for the firm since 1925, was made a partner and the firm became Hunzicker, Smith and Phillips.<sup>14</sup>

The firm of Hunzicker and Smith, and later Hunzicker, Smith & Phillips, was responsible for designing several buildings in Eugene and throughout Oregon. Among the more notable commissions were several schools, including elementary schools in Tillamook, Junction City, Wendling, Marcola, and Santa Clara. The firm also designed armories, including those in Cottage Grove, Medford, Silverton, and Tillamook. Locally, the firm was involved in designing commercial and residential buildings. Among the commercial commissions were the Producers Public Market (demolished), the Warren Building & Manhattan Café (demolished), and the Schaefer's Brothers Building (original called the Market Store). Private residences designed by the firm included the Harold Potter House, the Wallace Potter House, the Rostein House, and the Sether House (all extant). The firm also designed the Alpha Chi Omega sorority house in Eugene and the Tau Kappa Epsilon fraternity house in Corvallis.<sup>15</sup>

The only known apartment house attributed to the firm was the Dorris Apartments on Ferry Lane in Eugene (National Register listed). The Tudor style apartments were constructed in 1927 and the plans reflect the firm's name as Hunzicker and Smith, but it is believed that Hunzicker designed the apartments in 1925 prior to Smith joining his practice.

In 1931, the firm of Hunzicker, Smith & Phillips was dissolved. Phillips moved to Portland and during the lean years of the Depression, Hunzicker survived by making money from his filbert orchard rather than from his architectural practice.<sup>16</sup>

Smith, however, went on to establish his own architectural firm in Eugene and continued his practice for many years. As mentioned, building was slow in Eugene during the Depression, presenting few

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commissions for Smith as an architect. The opportunity to design the Rice Apartments provide some work for Smith during the mid-1930s. This commission is his only known example of apartment house design.

Reflecting the use of period revival designs in his early residential work (with Hunzicker firm), Smith designed this four-plex apartment in a stripped Colonial Revival design, referred to by Virginia and Lee McAlester as the "Regency variation" of the style. This variation, characterized by an unusually plain roof-wall junction and simplified door surrounds, was particularly popular in the 1930s in America. The style, in contrast to the also popular Art Moderne, retained its link to America's early colonial history and was used by the Public Works Administration for the design of Class C post offices built during the Great Depression, perhaps as an expression of national pride during a time when the New Deal programs worked to put Americans back on their feet.

The style was easily adaptable to residential architecture and, as illustrated by the Rice Apartments, used for multi-family dwellings as well as single-family dwellings. Although remarkably evocative of its time, the style was not common in Eugene, making its use for the Rice Apartments a very important example of this stylistic variation locally.

It is not clear at this time if Smith received any additional commissions during the Depression, although he apparently prepared residential designs and published them in an effort to promote his business.<sup>17</sup>

After World War II, business picked up for Smith. He continued to design schools, including examples in Nyssa, Gold Beach and Bandon.<sup>18</sup> He designed the "new Eugene high school" (which later was renamed South Eugene High School) in 1953 after the merger of Eugene High and the University High School required the construction of a new facility.<sup>19</sup> Also in the early 1950s, he designed the new facility for the Guard Publishing Company, the home of the *Eugene Register-Guard*.<sup>20</sup>

Graham Braden Smith died in Eugene on March 10, 1957 at the age of 60. He actively practiced architecture in Eugene for more than thirty years and was still active at the time of his death. He was a member of the American Institute of Architects and the Sigma Chi fraternity. His wife, Edna, and son, Graham Jr., survived him.<sup>21</sup>

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Rice Apartments, Lane Co, Oregon

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**ELIGIBILITY UNDER THE RESIDENTIAL ARCHITECTURE IN EUGENE, OREGON, 1850-1950**  
**MULTIPLE PROPERTY SUBMISSION**

To be eligible for listing in association with this MPS nomination, the following registration requirements must be met:

- 1. The apartment building must have been constructed between 1850 and 1950.*

The Rice Apartments, constructed in 1936, meets this registration requirement.

- 2. The building must be eligible under one or more of the National Register criteria.*

The Rice Apartments meets Criterion A for its association with the broad patterns of American building traditions and the development of the City of Eugene's residential housing stock as a well-preserved example of the apartment buildings constructed in Eugene during the mid-1930s. It also meets Criterion C for its association with Eugene architect Graham B. Smith, who practiced in Eugene from about 1926 until his death in 1957. It is his only known example of apartment house design. In addition, the Rice Apartments is a rare example of the "Regency variation" of the Colonial Revival style of architecture in Eugene.

- 3. Character-defining features should be intact and sufficient integrity retained. Regardless of current use, the building should retain key features, including design, plan and spatial organization, materials, and workmanship. Ideally it should be in its original location.*

The Rice Apartments retains a high degree of historic integrity, including its design, plan and spatial organization, materials, and workmanship. The interior of the building is almost virtually intact, with only minor alterations; the exterior is also largely intact. It continues to be used for its original purpose and has not been moved from its original location.

- 4. Multi-family dwellings constructed as part of a larger existing complex should be evaluated in terms of the broader context of the overall complex.*

The Rice Apartments was not constructed as part of a larger complex and this requirement does not apply.

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*5. Multi-family dwellings located in the West University neighborhood may be eligible for nomination in association with the Historic and Architectural Resource in the West University Neighborhood, Eugene, Oregon, 1855-1941 MPS.*

The Rice Apartments is outside of the boundary of this MPS document and, therefore, cannot be considered eligible under it.

In addition to the requirements spelled out in the Residential Architecture of Eugene MPS for multi-family dwellings, the following general registration requirements also apply:

*a. A property should be considered locally significant, unless it represents the only known example in the state of a particular resource type or is associated with a person significant to the history of the state.*

The Rice Apartments should be considered locally significant only. It does not represent the only known example of a resource type nor is it associated with a person significant to the history of the state.

## **CONCLUSION**

The Rice Apartments is a well-preserved example of an apartment house constructed in Eugene in the 1930s, which due to the Great Depression, was a rare type of building constructed during that time. It clearly represents the broad patterns of American building traditions and the development of the City of Eugene's residential housing stock. It is also the only known example of apartment house architecture known to be designed by noted Eugene architect Graham B. Smith. It retains a high degree of historic integrity, continues to be used for its original purpose, and meets the criteria and registration requirements set forth in the Residential Architecture of Eugene MPS.

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ENDNOTES

<sup>1</sup> Clifford Edward Clark, Jr., The American Family Home, 1800-1960 (Chapel Hill: The University of North Carolina Press, 1986), 89.

<sup>2</sup> Elizabeth Collins Cromley, Alone Together: A History of New York's Early Apartments (Ithaca: Cornell University Press, 1990), 2-4.

<sup>3</sup> R.W. Sexton, ed. American Apartment Houses of Today (NY: Architectural Book Publishing Co., Inc., 1926), 1.

<sup>4</sup> Roger Roper, "Homemakers in Transition: Women in Salt Lake City Apartments, 1910-1940," *Utah Historical Quarterly*, Volume 67, Number 4 (Fall 1999).

<sup>5</sup> Polk city directories, 1918.

<sup>6</sup> *Residential Architecture in Eugene, Oregon, 1850-1950* Multiple Property nomination, 2000.

<sup>7</sup> Kimberly Keir Lakin, *The Life and Work of John Hunzicker, Architect (1867-1945)* (Eugene, OR: University of Oregon Masters Thesis, 1982), 79.

<sup>8</sup> Oregon SHPO property inventories.

<sup>9</sup> *Eugene Daily Guard*, December 1926, March 1927, April 1927.

<sup>10</sup> Lakin, 48.

<sup>11</sup> *Eugene Register-Guard*, July 7, 1936.

<sup>12</sup> *Eugene Register-Guard*, May 6, 1960.

<sup>13</sup> *Eugene Register-Guard*, March 1957.

<sup>14</sup> Richard Ellison Ritz, *Architects of Oregon* (Portland, OR: Lair Hill Publishing, 2002) 363.

<sup>15</sup> Lakin, 122-150.

<sup>16</sup> Lakin, 48-49.

<sup>17</sup> *Eugene Modernism, 1935-65* (City of Eugene, Planning and Development, 2003), 4.1.

<sup>18</sup> Obituary, Graham Smith, *Eugene Register-Guard*, March 1957.

<sup>19</sup> *Eugene Modernism, 1935-65*, 8.4.

<sup>20</sup> Ritz, 363.

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Cromley, Elizabeth Collins. *The Development of the New York Apartment: 1860-1905*. City University of New York; PhD Dissertation, 1982.

Eugene city building permits

*Eugene Daily Guard*

*Eugene Register-Guard*

*Eugene Modernism, 1935-65*. City of Eugene Planning and Development, 2003.

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*Polk city directories*

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Rice Apartments, Lane Co, Oregon

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**BOUNDARY DESCRIPTION**

The nominated property includes the entirety of Tax Lot #9000 (Map #17033142), also known as Lot 2 of Block 2 of Hendricks Amended Addition. The street of the property is known as 360 W. 13<sup>th</sup> Avenue in Eugene, Lane County, Oregon.

**BOUNDARY JUSTIFICATION**

The boundary includes the Rice Apartments building and garage and the original tax lot on which it was constructed and for which it retains historic association and significance.

FOR ASSESSMENT  
AND TAXATION  
ONLY

N.W.1/4 S.E.1/4 SEC.31, T.17S. R.3 W.W.M.

LANE COUNTY

SCALE 1" = 100'

SEE MAP 17 03 31 13

| DATE     | REVISION  | EMPLOYEE           |
|----------|-----------|--------------------|
| 12-11-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |
| 12-12-83 | CONC. MAP | W.H. P.F. 17-31215 |

17 03 31 42  
EUGENE  
NAD 27



CANCELLED  
6600  
6300  
6000  
6700

LINE TABLE

|     |         |               |
|-----|---------|---------------|
| L1  | 348'    | EAST          |
| L2  | 157.84' | S27.74° W     |
| L3  | 87.68'  | WEST          |
| L4  | 65.84'  | N 89°45'30" W |
| L5  | 8.95'   | S 86°45'30" W |
| L6  | 78.47'  | N 89°45'30" W |
| L7  | 38.77'  | WEST          |
| L8  | 195.94' | S27.74° W     |
| L9  | 66.77'  | EAST          |
| L10 | 88.92'  | NORTH         |
| L11 | 15.59'  | S 89°45'30" W |
| L12 | 12.94'  | S 57°19'27" E |

17 03 31 42  
EUGENE

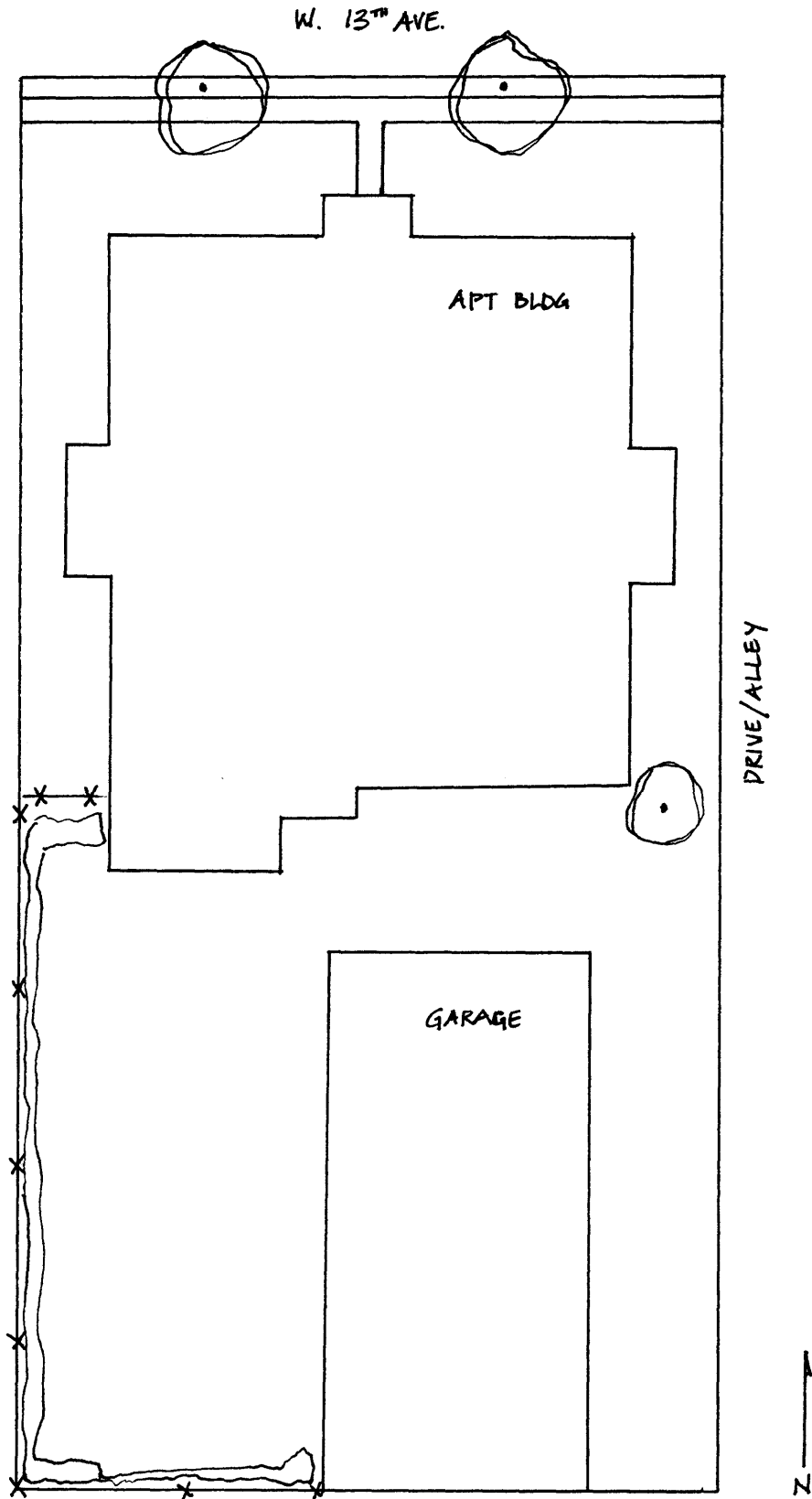
SEE MAP 17 03 31 31

SEE MAP 17 03 31 41

SEE MAP 17 03 31 43

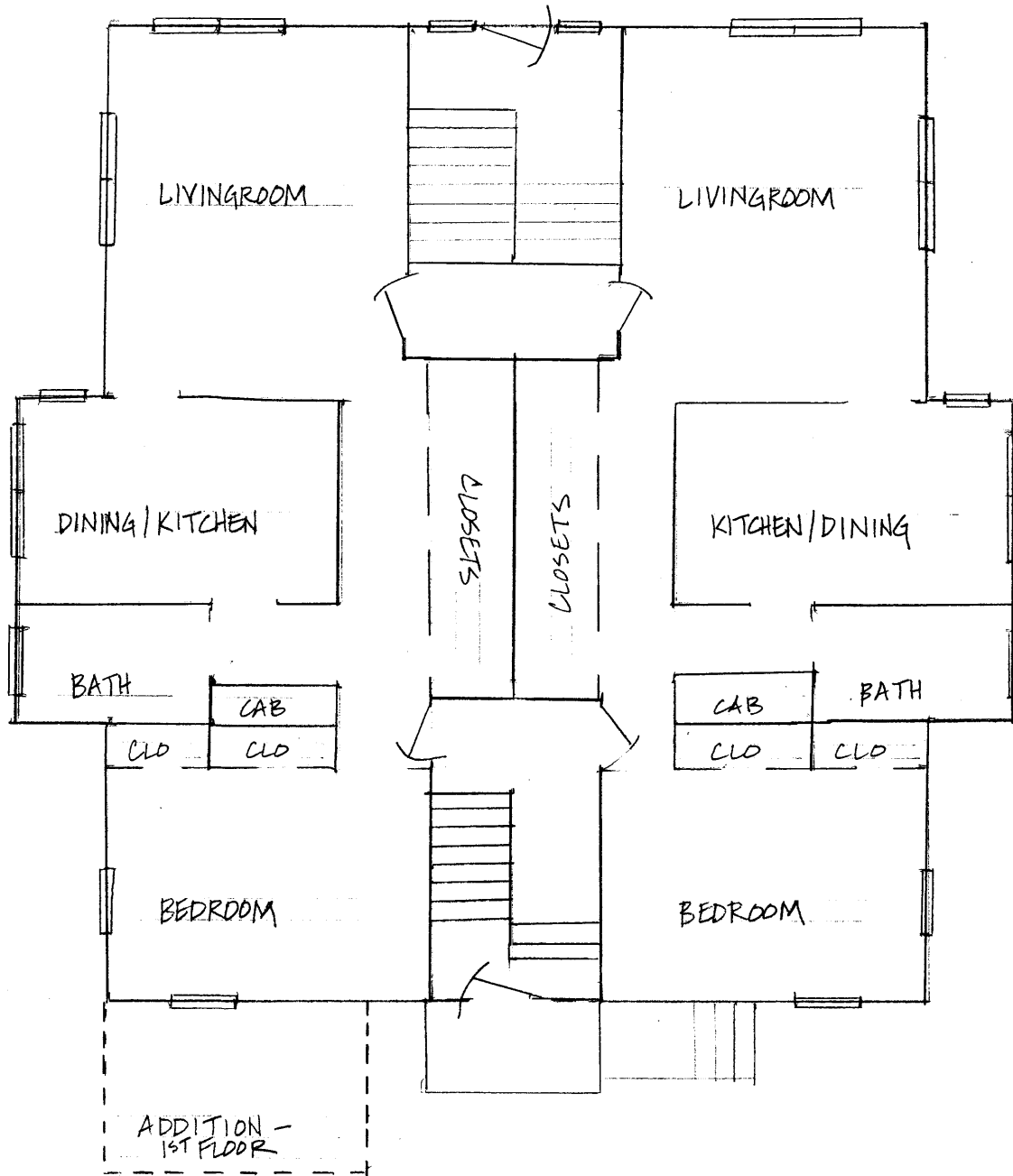
SITE PLAN (not to scale)

RICE APARTMENTS  
360 W. 13<sup>th</sup> Ave.  
Eugene, Lane Co., OR



RICE APARTMENTS  
360 W. 13<sup>th</sup> Avenue  
Eugene, Oregon

Floorplan, both floors identical







Rice Apartments  
Eugene, Lane Co, Oregon

Front (north) & west elevations



Rice Apartments

Eugene, Lane Co, Oregon

Front (north) + east elevations



360

Rice Apartments

Eugene, Lane Co, Oregon

Front entrance



Rice Apartments

Eugene, Lane Co, Oregon

Rear (south) side of building  
+ garages



Rice Apartments

Eugene, Lane Co, Oregon

Back entrance



Rice Apartments

Eugene, Lane Co, Oregon

Front stairs



Rice Apartments

Eugene, Lane Co, Oregon

Living room (looking toward  
front of building)



Rice Apartments

Eugene, Lane Co, Oregon

Livingroom (looking toward  
kitchen + hallway)



Rice Apartments

Eugene, Lane Co, Oregon

Kitchen



Rice Apartments  
Eugene, Lane Co, Oregon

Dining alcove



Rice Apartments

Eugene, Lane Co, Oregon

Bedroom



Rice Apartments  
Eugene, Lane Co., Oregon

Bathroom



KEYSTONE  
BLOOM  
NY  
Z  
-201-  
-201-

Rice Apartments  
Eugene, Lane Co, Oregon

Icebox +  
grocery box



Rice Apartments  
Eugene, Lane Co, Oregon

Back stairs



Rice Apartments

Eugene, Lane Co, Oregon

Backyard