

1577

United States Department of the Interior
National Park Service

SEP 24 1990

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Peters, A. V., House
other names/site number Peters-Liston-Wintermeier House

2. Location

street & number 1611 Lincoln Street N/A not for publication
city, town Eugene N/A vicinity
state Oregon code OR county Lane code 039 zip code 97401

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>2</u>	<u>1</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
James M. Hornish September 15, 1990
Signature of certifying official Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. 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:)
Alton Byer 10/25/90
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling, work in progress

Commerce: Art Studio, work in progress

7. Description

Architectural Classification

(enter categories from instructions)

Gothic Revival

Materials (enter categories from instructions)

foundation wood: post and pier

walls wood: weatherboard

roof asphalt: composition shingles

other and wood shingles

Describe present and historic physical appearance.

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PHYSICAL DESCRIPTION OF PROPERTY

The Peters-Liston-Wintermeier house is a one and one half story all wooden building in the Gothic Revival or more specifically Rural Gothic style located on the southeast corner of 16th and Lincoln. Construction on this building could have begun as early as 1869. We know that the ornamentation was finished off in 1872 (see history). In 1912 it was relocated from its original site at southeast 10th and Pearl. Its newer site managed to maintain its original SE corner location and orientation. The house plan seems to have come from an 1856 pattern book by Henry W. Cleaveland, William and Samuel D. Backus (see section 8). The house has an asymmetrical or irregular outline, a design principle espoused by A. J. Downing as contributing to the "picturesque". The asymmetrical floor plan of the house makes it well suited for a corner lot, the fronts showing on the two streets.

The exterior of the house is vertical board and batten. The cross gabled roofs are finished off at the north and west with cymarecta curved brackets at the rake ends under the eaves. A shed roof extends out back over the original kitchen on the north side. A projecting bay window of three two-over-two, double hung sash windows is located on the first floor in the southwest part of the front elevation. On the front elevation is an open veranda covered by a quarter-hipped roof and supported by pairs of delicate trellis-type porch supports (made up of 2 X 2-1/2s with decorative wood connecting brackets). There is a transom over the front entrance. The main windows are tall double hung two-over-two sash windows with bracketed hoods. A small flower balcony is attached beneath the upstairs window on the north elevation. Also on the north elevation is a gabled hood with decorative brackets and finish. There is also a shed roofed dormer with double casement windows on the front elevation above the veranda and two others (not part of the original design) of similar construction on the south elevation. The wall construction is made from 2 X 4 studs spaced 24" on center. The exterior siding is vertical 1 X 12 boards and with simple cove edged 1-1/4" X 2-1/2" battens. The interior walls are the original 1 X 8 horizontal boards covered first with cotton muslin and then decorative paper. The walls are hollow with no insulation or nogging. The walnut railing and newel post as well as the eastern rock maple balusters of the stairway were most likely of the prefabricated type.

Also located on the present site is a carriage house located at the

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northeast corner of the property and a small wooden outbuilding located on the northern boundary of the property between the carriage house and carport addition of the main house. (see separate notes on these buildings.)

Past Alterations and Additions

Over the years there have been a number of additions and alterations to the Peters-Liston-Wintermeier House. The dates of these changes have been reconstructed from historic photographs, from City of Eugene Building Department records, from recollection and from architectural speculation. Exterior details that appear to have been modified at the time of the house's moving (1912) are the chimney stacks, in particular the south stack. (Part of the north stack may be original.) Early photographs of the house at its original location show elaborate chimney stacks that match Cleaveland's decorative design. The south stack was much wider and no doubt served a fireplace (now missing) in the parlor or perhaps two back-to-back fireplaces in adjoining rooms. The decorative stacks may have been disassembled or destroyed during the moving process. The finials at the peaks of the main gables were lost sometime before the move -- in one of the historic photographs they are present, and in another they are missing. The gabled hood over the original kitchen doorway (now a window) still retains its original finial. The original shed roof dormer on the front facade was more ornate than the present one which probably took its place after the fire in the late 1920's. From historical photographs one can tell the original dormer had bracketed eaves on the sides but in other respects closely followed Cleaveland's design, having a steeply pitched roof and board and batten sides. The sides of the dormer also terminated by fanning downwards to the front, in a bracket shaped appendage out and beyond the window. Another exterior detail which is now missing is the balustrade on top of the bay window roof. An attractive picket fence with individual pickets methodically varied in height to give a broad wavy fence pattern once surrounded the property and was no doubt left behind at the time of the move.

Originally the southeastern upstairs bedroom was a storage or attic area which had no windows. Just after the Listons purchased the house they decided to make this into a bedroom and installed a long window (door) in the middle of the eastern wall.

A fire occurred in the home in the late 1920's when the Liston

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daughter and a friend were melting wax over the kitchen stove. This fire destroyed the doors, closet and much of the interior sheathing of the north bedroom. Flames charred as far as the interior surfaces of the boards and battens, burned up the north window sashes and probably also the original front dormer. It charred the attic and roof area over the kitchen, sending large amounts of soot throughout the adjacent hollow walls and blistering paint in the upstairs hall and southwest bedroom near the hallway door. Fortunately, the fire was contained before it could do any greater damage.

A major remodeling must have ensued. In the north bedroom, the doors, window, closet, much of the interior sheathing and probably the original dormer had to be replaced. Two new dormers (one for each bedroom), to match the new one, were added along the south side. Firtex, also known as celutex, paneling was nailed down over all the interior walls and ceilings upstairs. This may have been an attempt to help insulate the walls and keep out the burnt smell. Paneling was also applied downstairs in a few areas. Newspapers pasted to the ceiling in the back hallway uncovered when the paneling was removed give evidence of this time period.

Although the front of the house has been little changed over the years, the rear of the house has acquired a number of additions and modifications, beginning around the turn of the century when plumbing and electrical wiring were installed in the kitchen. At that time, a partition wall was added, dividing up the kitchen room into two rooms, one with stove and kitchen cabinets and the other one, an area for a dinner table. The new wall also concealed the entrance of the main wiring for the house. An entrance door formerly located on the north side of the kitchen under the gabled hood was replaced by a window, and a door (same door?) installed in the east wall of the now smaller kitchen area. Sometime before 1920, the year the Listons moved in, a gable roofed storage shed was attached to what is now called the breezeway. There is also a record of the woodshed being enlarged (sunporch added?) in 1943. Around the late 1930's or 1940's Mrs. Wintermeier (then Gail Liston) decided to take in boarders. It was a simple matter to rent out the rooms north of the hallway as a separate apartment with its own kitchen, small bedroom (part of original kitchen area) and front room. A doorway was built into the wall between the small kitchen area and the front room. On the south side of the house the other downstairs bedroom was made into a larger kitchen for Mrs. Liston. In 1959, a carport addition was built onto the

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storage shed at rear of the house.

HOUSE MOVED

In 1912 the house was moved from its original site at 10th and Pearl to 16th and Lincoln (a total of eleven blocks, five blocks west and six blocks south). It is interesting to note the similarity of the sites: both were located at the southeast corner of an intersection (the house has been orientated to the west in both cases), and the topography of the sites was the same (flat). The only major difference is that the original site consisted of two lots, a total of 160' X 160', and the present site consists of only one lot, 60' X 150'. House moving was quite common during this period of Eugene's history. Residential areas close in to town had to give way to growth and expansion of the downtown business area. The lots were split up and an undertaker's parlor was built on the north lot. The Sanborn map of that same year illustrates the site of the proposed undertaker's parlor taken from plans.

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A modest one and one half story Cottage Stable or Carriage House with shiplap siding and hipped roof is located at the northeast corner of the property at the south east corner of 16th and Lincoln. Although it is not in the Rural Gothic or Carpenter's Gothic styles, it is quite similar to the stables designed by Andrew Jackson Downing. One of his books, *The Architecture of Country Houses*, includes a chapter titled, "HINTS FOR COTTAGE AND FARM STABLES". (Two of his designs, Figures 91 and 93b bear close resemblance.)

History

The Peters house was moved in 1912 from its original location at the south east corner of 10th and Pearl Street to its present location at the southeast corner of 16th and Lincoln. It is possible that the carriage house that accompanied the house at the old site was also moved to the new site.

Sanborn maps (1890 map #11, 1895 #15, and 1902 #20) show the property at 10th and Pearl. The main house sits slightly west of the center of the property facing west. A carriage house stood in the south east corner of the property. It is noted as a two story structure with a one story extension to the north side (possibly a lean-to or cow shed). It is of similar size and proportion to the one and one half story structure which occupies the same site in the Sanborn map #20 of 1912 (the year the main dwelling was moved) and also to the one which now occupies the property at 16th and Lincoln. The original was probably replaced between the years 1902 and 1912 or demolished at the time of the move.

The 1912 Sanborn map shows the property at 10th and Pearl redivided into north and south lots of equal size. The Peters house is missing from the drawing and a large two story rectangular building labeled "Undertaking Parlors FROM PLANS" occupies most of the west end of the north lot. A structure of similar size, proportions and orientation to the carriage house in the earlier Sanborn maps still occupies the southeast corner of the (now south) property, however it now appears not as a two story with one story lean-to or extension, but a one and one half story throughout exactly like the existing carriage house. The property at 16th and Lincoln (then known as Stewart south of 13th Avenue) is still an empty lot which suggests that the Peters house and carriage house were still at 10th and Pearl even though the map shows the architect's plans

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for the Undertaking Parlors.

Description

The existing 1-1/2 story structure (second floor is a full hayloft) measures 20' X 22'. A structure of this size was adequate for one carriage and two horses. The horizontal wooden siding is simple drop shiplap accented by vertical corner boards and simple broad horizontal frieze. It has a simple almost pyramidal, steeply pitched hipped roof. The framing for the building is of 2 X 4 studs and rafters and 2 X 10 joists with large wire nails. The siding is put on with square cut nails. Inside the building the studded walls are open, and partitions which may have existed for horse stalls and storage closets have been removed leaving an open floor plan. The hayloft is also open and accessible by stairs at the east end. The longer supporting walls are on the north and south sides. The original eight foot wide carriage doorway (still outlined by trimboard and now boarded up) is located on the west side. Clearly visible outside above the doorway is evidence of the former location of a track for a sliding carriage door. The two sections of the original track have been found in the other outbuilding, and may be restorable.

On the first floor there are seven windows, one carriage doorway, one garage doorway and two entrance doors. Of the seven windows there are five windows 20" wide and two other windows measuring 23-1/2 and 26" wide. The 20" windows fit neatly between the studs which are spaced two foot on center, however these windows were probably added later judging from their random locations and use of wire nails. The two other windows are located opposite each other on the north and south sides. They are constructed with square cut nails and appear to be original. A door on the south may be original. It is 30" wide and is made of shiplap siding held together with two vertical and one diagonal 1 X 4 bracing on the inside in the shape of an "N". The north elevation facing 16th Avenue has suffered the greatest alterations from the original. The hinged double garage doors and entrance door on the west end of the north elevation were later alterations. When first constructed, this corner of the building was the location of two side by side horse stalls which would have each measured 5-1/2' X 8' and both open on the back. Lee Liston and his son Lu added a porch on the north side (now gone) and entrance door before 1930 for his son Lu who worked on motorcycles. A hanging sign support may have been added during the Depression when Lee Liston used the building for the manufacture of canvas awnings and leather goods.

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Hinged double garage doors were probably added by Judge Wintermeier at the time the other outbuilding was moved onto the property (the 1948 Sanborn map does not show the other outbuilding.); the close location of the newer outbuilding blocked accessibility to the old carriage doorway. The section of wall removed to make way for the new garage doors seems to have been moved in one large section and nailed in place to block up the old carriage doorway. The old carriage door is now missing.

Hay Loft

At the east end at the top of the stairway there was a trap type door hinged by two leather straps. Above that and just under the eaves there is a small original window which served to light the stairway and the loft and also to help provide ventilation. It is the only window upstairs. There is also a short door 46" wide of shiplap siding (which was also partly covered with the frieze board) for receiving bales of hay located near the west end of the south elevation. Two openings in the floor 17" X 22" on the north side were for dropping hay into the hay troughs or mangers below.

Current State of Preservation

The carriage house is currently in a poor state of preservation. It has remained derelict for decades. Its deteriorated, practically nonexistent foundation has settled in many areas causing the structure to twist and lean. The garage doorway which was cut into the end of a supporting wall has probably weakened the building's structural integrity. Accumulated layers of dirt, debris and decomposing wet leaves covered the flooring causing some of it to rot. The few remaining wooden shingles on the roof were only recently removed and temporarily replaced with plastic sheeting in an initial effort to keep the rain off the waterlogged wooden interior until major restoration work can begin. A sheet of linoleum covering most of the floor in the loft did not protect the floor from the rain but allowed it to remain constantly damp beneath. The wooden siding, eaves, window sills and trim are badly deteriorated through lack of maintenance and paint. They have suffered in the weather especially to the north side where the bare wood rarely gets a chance to dry out and to the south side where the wood is exposed to the greatest changes in the elements over short periods of time including the heat and UV rays of the sun. All of these factors plus the danger of juvenile vandalism and arson will contribute to the eventual demise of the building if not attended to soon.

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DETACHED STORAGE SHED OUTBUILDING

A small 16 X 20 one room single story bungalow style storage shed was moved onto the property sometime after 1948. (It is not present in the Sanborn map of that year.) It is located east of the residence and adjacent to 16th Avenue street paving and just west of the carriage house. This structure has been placed on a concrete footing with an unmortared concrete block stemwall. There is no floor construction. The building is badly deteriorated due to lack of maintenance and weather exposure. The building will require extensive exterior restoration to be weatherproof and maintainable. The exterior siding, particularly on the south and west sides, is extensively deteriorated. Window sashes are missing and windows are boarded up. The roofing is either non-existent or in a condition where it must be removed to the sheathing and a new roof installed.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1869-1872

Significant Dates

1869-1872

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Cleveland, Henry W., and
Backus, William and Samuel D.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

9. Major Bibliographical References

Lane County Deed Records

Huntington, Wallace Kay, "Victorian Architecture," Space, Style and Structure: Building in Northwest America, Vaughan and Ferriday, eds., Portland, Oregon Historical Society, 1974, Vol. 1, 261-273.

Southwestern Oregon Chapter, American Institute of Architects, Style and Vernacular: A Guide to the Architecture of Lane County, Oregon, Western Imprints, The Press of the Oregon Historical Society, 1983, page 72.

Cleaveland, Henry William, and William Backus and Samuel D. Backus, Village and Farm Cottages. . ., New York, D. Appleton & Co., 1856.

Downing, Andrew Jackson, The Architecture of Country Houses. . ., New York, D. Appleton & Co., 1850.

Woodward, George Evertson, and Edward G. Thompson, Woodward's National Architect. . ., New York, George E. Woodward, 1869.

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Lane County Historical Museum
740 West 13th Avenue, Eugene OR 97402

10. Geographical Data

Acreeage of property less than one Eugene East, Oregon 1:24000

UTM References

A

1	0	4	9	2	3	5	0	4	8	7	6	3	4	0
Zone		Easting				Northing								

C

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

B

Zone		Easting				Northing								

D

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated area of 60 x 150 feet is located in Section 31, Township 17S, Range 3W, Willamette Meridian, in Lane County, Oregon. It is legally described as Lot 1, Block 11, Amended Plat of Hendricks Addition to the City of Eugene. It is otherwise identified as Tax Lot 8800 at said location.

See continuation sheet

Boundary Justification

The boundary of the nominated area follows the legally recorded lot lines of the tax lot occupied by the A. V. Peters House from 1912 onward. An historic carriage house at the rear of the lot is counted a contributing feature. A second, non-historic outbuilding in poor condition is a non-contributing feature.

See continuation sheet

11. Form Prepared By

name/title David Gusset
 organization Property owner date March 12, 1990
 street & number 5510 Fulton Street telephone (415) 221 2939
 city or town San Francisco state CA zip code 94121

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The two-story Gothic Revival house facing west on Lincoln Street at 16th Avenue in Eugene's westside Jefferson neighborhood was built and finished over the period 1869 to 1872 for A. V. Peters. It is one of Oregon's rare, intact, documented examples of patternbook architecture in the picturesque tradition advocated by Andrew Jackson Downing and his followers. As such, it meets National Register standards for statewide significance under Criterion C. The builder is unknown, but the design has been traced to Henry W. Cleaveland's Village and Farm Cottages, a patternbook in the spirit of Downing's widely influential The Architecture of County Houses. Specifically, the house is patterned after Design No. XII (12) in the handbook first brought out by Cleaveland and his co-authors in 1856 and last reprinted in 1869.

As was not uncommon, certain details of the house, most notably the gabled hood over the kitchen window on the north elevation, were derived from another pattern source, namely Woodward's National Architect, brought out in 1869 by George F. Woodward and Edward G. Thompson.

The Peters House originally stood at the corner of SE 10th Avenue and Pearl Street. It was moved eleven blocks to its present site in 1912. At its original location the house and yard were surrounded by a picket fence with undulating profile, which also was based on a literary source.

The house is of balloon frame construction. It is composed of two cross-axial volumes arranged in a T-shape plan and enclosed with a steeply-pitched gable roof having eave overhangs carried on rafter ends and, at gable ends, solid, scroll-sawn brackets. A lean-to on the rear elevation of the dining room wing originally contained the kitchen. The longitudinal wing historically contained the parlor and a bed chamber behind it. At the core of the house is the central entry stairhall approached from a veranda in the front angle of the opposing wings. Originally, the porch deck was encircled by two continuous perimeter steps. The two-panel front door, now glazed, and its single top light are framed by a plain surround.

The exterior is clad with vertical board and batten siding. Window openings are elongated and fitted with double-hung sash having two-over-two lights, and are capped by bracketed hoods. The parlor front is distinguished by a single-story, bracketed polygonal window bay. The north-facing second story bed chamber window is embellished by a bracketed balcony of geometric cut-out work. A shed-roofed dormer is found on the west front roof slope. Originally, brick chimney stacks with corbelled caps broke the roofline on the east and south slopes. The chimneys are no longer intact, nor are the

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gable peak terminal ornaments. The shingle roof has been replaced with composition shingles.

While the house has been modified internally over the years, especially at the back where utility additions were made, and although it was not maintained during a lengthy vacancy in recent years, the house conveys well the essential characteristics of faithfully executed Gothic Revival architecture, including vertically attenuated, asymmetrical massing; steeply-pitched gables, and elaborate, mechanically-produced trim elements. Because the character and qualities of the Gothic Revival style are fully distinguishable in the house notwithstanding its historic relocation, the property overturns Criteria Consideration B, or the normal exclusion of moved buildings.

The interior displays plain standard millwork of the period characterized by two-panel doors, molded architraves for door and window openings, high baseboards with crown molding, and an open-string staircase with an elaborate, vase-turned newell post. The simple chinmepieces with mantel shelves on solid brackets are not original.

A secondary feature of the property is a detached, square, pyramidal-roofed carriage house surmounted by a hip-roofed monitor, or cupola. It is clad with shiplap siding, and a garage door was cut into one elevation. The carriage house is in an advanced state of deterioration. The foundation has settled and the roof is temporarily covered with plastic sheeting until such time as restoration work can be undertaken. It is thought the carriage house might have been moved with the house from the original setting at 10th and Pearl. Its hay loft is intact. A third building, a single-story Craftsman-style storage shed in poor condition, was moved onto the property after 1948 and is not counted a contributing feature.

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The Peters-Liston-Wintermeier House is representative of the Rural Gothic style of architecture made popular by Andrew Jackson Downing in the Middle 1800's in America. Downing was originally a horticulturist who became interested and involved in landscape gardening and residential architecture. In the 1840's and 1850's he wrote and edited a number of comprehensive building guides. His horticultural background heavily influenced his thoughts on architecture. He was strongly opposed to the Greek Revival style of architecture for residences, because its essential abstract geometry and placement in space relegated consideration of site planning, materials and construction to secondary importance. He felt that Greek Revival architecture was primarily concerned with exterior symmetry that did not take into consideration the needs and habits of the inhabitants of the structure. "In implementing this fusion of architecture and landscape, Downing came down strongly on the side of the picturesque, which he conceives of as being ideally irregular, varied and free of restraint." (Huntington, Page 263)

It is not known who actually built the A. V. Peters House, but it appears to be based on design No. XII of the 1856 pattern book, VILLAGE AND FARM COTTAGES by Henry W. Cleaveland, William Backus and Samuel D. Backus, with only slight variations. Carpenter/builders on the western frontier like those everywhere in the United States in the last half of the nineteenth century relied heavily on drawings, photographs and pattern books for training and inspiration. With pattern books in hand it was not uncommon for them to function as architect as well. Perhaps the most widely known of the pattern books were the Downing and Cleaveland books. Both the 1856 and 1869 editions of Cleaveland's book advised readers that the printed plans and specifications for this house design were available from the authors for only \$4.00 postpaid.

The builder of the A. V. Peters house was obviously well schooled in the principles which Andrew Jackson Downing advocated in his book *The Architecture of Country Houses*. Downing writes:

'When the means of the builder enable him to go beyond these simple beauties of form, his first thought, on elevating the expression of the cottage, should be to add ornament to the most important parts of the dwelling. These are the entrance door, the principal windows, the gables, and the chimneys. The front door and the principal or first floor windows should be recognized as something more than mere openings, by

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lintels, hoods or borders (dressings); the gables by being very simply moulded or bracketed about the junction with the roof; the chimneys, by a pleasing form or simple ornaments, or merely by having the usual clumsy mass lightened and separated into parts.

'After this, the next step is to add something to the expression of domestic enjoyment in cottage life. -- such as a simple porch, or veranda, or simple bay window. A much higher character is conferred on a simple cottage by a veranda than by a highly ornamented gable, because one indicates the constant means of enjoyment for the inmates -- something in their daily life besides ministering to the necessities -- while a more ornamented verge-board shows something, the beauty of which is not so directly connected with the life of the owner of the cottage, and which is therefore less expressive, as well as less useful.

Regarding internal fireplaces:

'...the chimney being so neatly in the center of the house, no heat will be lost in winter. (page 74)

Regarding wood weatherboards in the construction of cottages:

'There are two modes of constructing the exterior of wooden houses, now generally practised. The most common mode is that of covering the frame on the outside with boards or narrow siding in horizontal strips; the other is, to cover with boards nailed on in vertical strips (up and down). In the *horizontal boarding*, the weather is kept out of the joint by the upper board overlapping the under one; in *vertical boarding*, it is kept out by a narrow strip called a batten, about two inches wide, which is nailed over the joint formed by the meeting of the two boards. (page 50)

'We greatly prefer the vertical to the horizontal boarding, not only because it is more durable, but because it has an expression of strength and truthfulness which the other has not. The main timbers which enter into the frame of a wooden house and support the structure, are vertical, and hence the vertical boarding properly signifies to the eye a wooden house, in the same manner, the main weight of a stone or brick house is supported by walls laid in courses, and hence the truthfulness of showing horizontal courses in brick or stone buildings...

'Besides this, there is not only greater economy in vertical boarding, but, being a bolder mode of construction, it better expresses the picturesque -- a kind of beauty essentially belonging to wooden houses. (pages 51 & 52)

Evidence also suggests that the builder of the Peters home relied heavily on Cleaveland's pattern book, and may have owned and referred to a copy of the mail-order plans and specifications of Design No. XII. The lay-out of the original first story plan of the Peters House was consistent with the book including room designations. Room dimensions varied only a few inches. (Some interior dimensions of a room are established by the width of its exterior siding, since the exterior measurement has to be a multiple of 12", the width of a vertical board. Boards overlap at corners - add two inches on some walls.)

The most obvious variation in the first story plan is the addition of a bay window at the front gable end, another architectural

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feature consistent with Downing's principles and certainly not unusual for its time. Bay windows were quite typical between 1867 and 1885. In fact 95% of the dwellings built in San Francisco during those years had one or more bays, and every architectural style domesticated on the west coast was altered to accommodate a bay. Another change from the original plan was a kitchen door on the north side with a gabled hood. The original plan had a window in its place. (It is currently a window. The gabled hood is still intact.) The designs for the decorative front of this gabled hood, finial and brackets of the hood above the original doorway seem to have been taken from yet another pattern book, *Woodward's National Architect* of 1869 by George E. Woodward and Edward G. Thompson. The Peters house originally had French doors in place of a window along the back (east side) of the bedroom. (The French doors still exist although now located in the doorway between the "Sunroom" and the "Breezeway".) The veranda also differs slightly. The engraving in the Cleaveland book shows a lean-to roof with three fairly simple supports across the front. The veranda of the Peters house has a quarter hipped roof with four delicate and more decorative supports across the front.

The second story plan varies a bit more. The Cleaveland design has the staircase ascending from near the parlor door along the right side of the hallway and returning back to the right over the bedroom closet. The Peters house stairs begin the same but return to the left along the left side of the hallway. This was made more feasible by a 10-1/2 foot ceiling height of the first story. The original plan calls for 9 foot ceilings on the first story. Cleaveland's plan also shows a flower balcony at the front gable window. The Peters house has that flower balcony relocated on the left (north) gable and a balustrade-flower balcony above the bay, which follows the semi-octagonal shape of the bay.

CONCLUSION

Elements that are typical of the Rural Gothic style are verticality, accentuated by steep roofs and pointed gables, vertical boards and battens, finials and ornamental chimney stacks; and irregularity of outline, depicted by appendages such as porches or verandas, bay windows, and shed dormers. Typically, Rural Gothic (also referred to as Carpenter's Gothic) houses also displayed what would be considered today a great deal of ornamentation. Ornamentation was usually in the form of brackets, verge boards, railings or balustrades for balconies and the tops

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of bay windows, bracketed hoods, and window detailing in addition to the previously mentioned finials and chimney stacks.

Although it has been modified over the years, the Peters-Liston-Wintermeier House still retains most of the above mentioned elements. Specifically, the steep roof, pointed gables, vertical boards and battens and also the front veranda and bay window appendages are still existent, although a few details, i.e., the main finials, the railing over the bay window and the ornamental chimney stacks are now missing. However, most of the ornamentation remains intact and preserved in a high degree of its original integrity and craftsmanship, such as, cymarecta curved brackets at the rake ends of the gables, interlocking semicircle motif around flower balcony, bracketed hoods above the windows and delicate trellis type posts and connecting brackets of the front veranda. In the rear of the house some appendages were added over the years that philosophically are not incongruous with Downing's principles but which are not in character with the style of architecture because the detailing is totally at variance. According to the "Findings and Conclusions" of the Historic Review Board of the city of Eugene on August 28, 1975, "The Wintermeier House is the only true Rural Gothic house in Lane County and possibly the finest in the entire Willamette Valley."

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Henry W. Cleaveland

(1827 to 1919), architect and author of the pattern book, *Village and Farm Cottages* (1856)

Henry William Cleaveland, son of Nehemiah Cleaveland of Bowdoin College in Maine was born in Newburyport, Massachusetts. He was apprenticed to Richard Upjohn and was a disciple of Andrew Jackson Downing. In an attempt to follow up on the success of *The Architecture of Country Houses* after Andrew Jackson Downing's untimely death in 1852, Downing's publisher, D. Appleton and Company, turned to architectural firm of Cleaveland and Backus Brothers of 41 Wall Street, New York for a similar book. The result was a volume entitled *Village and Farm Cottages* (1856). Cleaveland first visited San Francisco in 1850. He later moved to that city. The *Langley's San Francisco Directory* of 1868 lists his business address as 505 Montgomery and his residence, as the Occidental Hotel. *Langley's San Francisco Directory* of 1876 lists his business address as 507 Montgomery and his residence, still the same. Harold Kirker credits Cleaveland for having carried with him the Italian Villa style of domestic architecture to the west. Cleaveland was also known for having a well stocked private library of architectural books which students and apprentices were encouraged to use. Cleaveland formed a partnership with Swain from 1835-88. He retired to Poughkeepsie, New York. He died May 29, 1919.

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The Cleveland and Backus Brothers book is one of the most important pattern books published in the United States in the mid 19th century. Their opus logically succeeded the work of Downing and focused on a more "humbler class of structures", and which was addressed to citizens of more "modest circumstances". In the preface of their book, they write,

'In preparing the following pages of designs and hints, we have had in view a class, numerous and important in every community, but specially so in ours--comprehending mechanics and tradesmen of modest circumstances, the small farmer and the laboring man generally. Fortunately for these, labor here is still remunerative, while land and building material are abundant and cheap. A modest home which he may call his own, is beyond the means of no capable and industrious man. It is a laudable ambition which prompts him to strive for such an object; and in no way, perhaps, can we serve him and his family more effectually than by encouraging his efforts.

'We have endeavored to supply the villager of limited means with a plan for his small house, in which strict economy shall be combined with comfort, good looks, and substantial value.

The message was clearly directed to a specific audience. Ordinary working people were constructively being shown that they, too, could live an edified life surrounded by beauty and substance. The formation of the suburbs with equality for all was at hand. The A. V. Peters House, based on the Cleveland and Backus Brothers pattern book, may be one of a few remaining representative examples that chronicle this epoch and facet of American history.

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HISTORY

On May 11 [June 26?], 1868, A. V. Peters purchased for \$250 two lots at the southeast corner of 10th and Pearl Street from Mitchell and Parmelia Ann Wilkins (Lane Co. Deed G:41), and built what is now known as the Wintermeier house on the property. The house was finished in 1872. From the Oregon State Journal dated November 23, 1872 we read the following bit of news:

"Mr. A. V. Peters is having his dwelling on Pearl Street finished off and made more attractive and beautiful than ever by tasteful adornments."

Mr. Peters was born in St. Michael's Parish, Paris[?], France on May 23, 1833, the son of a sailing ship captain, W. B. Peters. His

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mother was French and he and his brothers and sisters received a fine cultural education in the old country. In his youth, he assisted his father as first mate and with him traveled to all parts of the world. In Portland, Oregon on December 22, 1864 he married Mary Elizabeth Shaw of Washington, D.C. In 1865 the couple came to Eugene, and Mr. Peters entered into business with Henry D. Parsons in 1866-67. The A. V. Peters General Store was located at the southeast corner of 8th and Willamette Street, where the U.S. National Bank now stands. It was exceptionally well stocked for its day as Mr. Peters bought much of his merchandise in San Francisco. The inventory included hardware, saddles, shoemaker's tools, paints, groceries, dry goods and clothing. Many times country produce was taken in exchange for goods such as dressed and undressed deerskins, beef hides and so forth. The store also housed one of the first telegraph offices in the vicinity. He ran the store up until his death. After 35 years of active business, civic and cultural activity Mr. Peters passed away on July 7, 1900. Mrs. Peters preceded him in death by four years (1896). Both were interred in the old IOOF Cemetery.

The house was then sold at public auction December 4, 1900 to Alton and John Hampton (Lane Co. Deed 49:389). In 1907 John Hampton sold his share of the house and property to Alton (Lane Co. Deed 70:453) who was owner and operator of Hampton's Dry Goods and Clothing at 558-564 Willamette Street. On November 16, 1909 Alton Hampton sold the property to Lester Hulin (Lane Co. Deed 84:469) who subsequently sold the property April 30, 1912 to W. T. Gordon (Lane Co. Deed 96:150). Mr. Gordon, the County Coroner, bought the property at 10th and Pearl Street with the intention of building a mortuary on the site (Gordon and Veatch, Undertakers and Funeral Directors). From the Eugene Daily Guard, June 18, 1912, Page 1, col. 5:

E10th and Pearl

old residence on Gordon undertaking Parlor site to be moved tomorrow to corner of W16th and Stewart Ave. [old name for Lincoln Street south of 13th Avenue] bldg bought by Mr. Barnard move by J W Baringer

C. P. Barnard, a farmer had purchased the property at 16th and Lincoln in 1900 from T. G. Hendricks (Lane Co. Deed 91:267).

On April 8, 1913, a flue fire at 1611 Lincoln Street was reported in The Eugene Daily Guard on Page 5, col. 4.

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In 1914, C. P. Barnard sold the house to Ethel B. Myers (sister?) (Lane Co. Deed 114:638) and in 1917 she sold the house back to him (Lane Co. Deed 118:305). On March 4, 1919, Barnard sold the property to Clara E. Bauer (Lane Co. Deed 115:425); in that same year, Clara E. Bauer sold the house and property to H. L. Potter, and Lee C. Liston and Gail (Hoover) Liston, business partners, manufactured leather and canvas goods. In February 1920, Potter sold his interest in the house to the Listons. Both L. C. and Gail Liston were born in Garden City, Kansas in 1888 -- Lee C. was born March 27 and Gail March 25. The Listons had two children, Lucien (or Lu) born in 1910 and Kathryn (now Mrs. Hagmeier) born in 1912. The Listons were divorced around 1930. Lee C. Liston moved to Alaska where he died in Juneau September 16, 1939. On May 1, 1947 Gail Liston married Judge C. A. Wintermeier, twenty years her senior, who was originally taken into the house as a boarder. Judge Wintermeier, who earned the title after a stint as the Eugene justice of the peace, used the original dining room for his law office. The house, over time, eventually became known as the Wintermeier house, although Judge Wintermeier never had any ownership or interest in the property. He died in 1961. Around 1970 Gail's sister, Ethel Rebecca (Hoover) Brooks came to live in the house with her. Mrs. Wintermeier's (Gail Liston's) died December 30, 1982. Mrs. Ethel Brooks died May 22, 1988. In 1989 a huge estate sale open to the public saw the liquidation of almost all the old furniture, rugs and items from inside the house. The house was sold by Lu C. Liston and Kathryn Hagmeier to us, David and Jennifer Gusset of San Francisco in December of 1989. Included in the purchase of the house was a "sleigh style" bedroom set made of walnut(?) with gold leaf applied to the edges said to have belonged to the Peters family. Unfortunately, the varnished and gilded wood has been covered over with at least two layers of paint (first turquoise and then green) to hide some inexpert repair work and will now require extremely delicate and painstaking efforts to restore it to anything close to its original state.

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Section number Photos Page 1

A. V. PETERS HOUSE (Peters-Liston Wintermeier House)
Eugene, Lane County, Oregon

The three historic photographs, Numbers 1, 2 and 3, are courtesy of the Lane County Historical Museum. The photographers are unknown. Permission for each reproduction of these photographs must be requested of the Museum. Original photographs and/or negatives are located at:

Preservation Resource Center
Lane County Historical Museum
740 West 13th Avenue
Eugene, Oregon 97402
Telephone, 503-687-4239

<u>Photo #</u>	<u>Description</u>	<u>Date</u>	<u>Museum Reference #</u>
1	Front veranda	c1875	180-A/L81-157
2	North facade	unknown	L75-1212
3	North & west facades	unknown	180/L58-91

In photo #1, please note:

wrap-around steps, color shades (light with dark trim) and balcony over bay window

Photo #2:

picket fence, finials at main gables, original dormer and chimney stacks

Photo #3:

original dormer, balcony over bay window, original chimney stacks, missing finials at main gables.

The following information is the same for all other photographs submitted:

David Gusset, Photographer
January or February 1990

Original negatives in possession of:

David Gusset
5510 Fulton Street
San Francisco, CA 94121

Photo #

4. Intersection of 16th Avenue and Lincoln Street, southeast corner, showing main house (north and west facades) and two out buildings.
5. Front (west) facade.
6. Front (west) gable and bay window.
7. Detail of bay window.
8. North gable and flower balcony.

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Continuation Sheet**

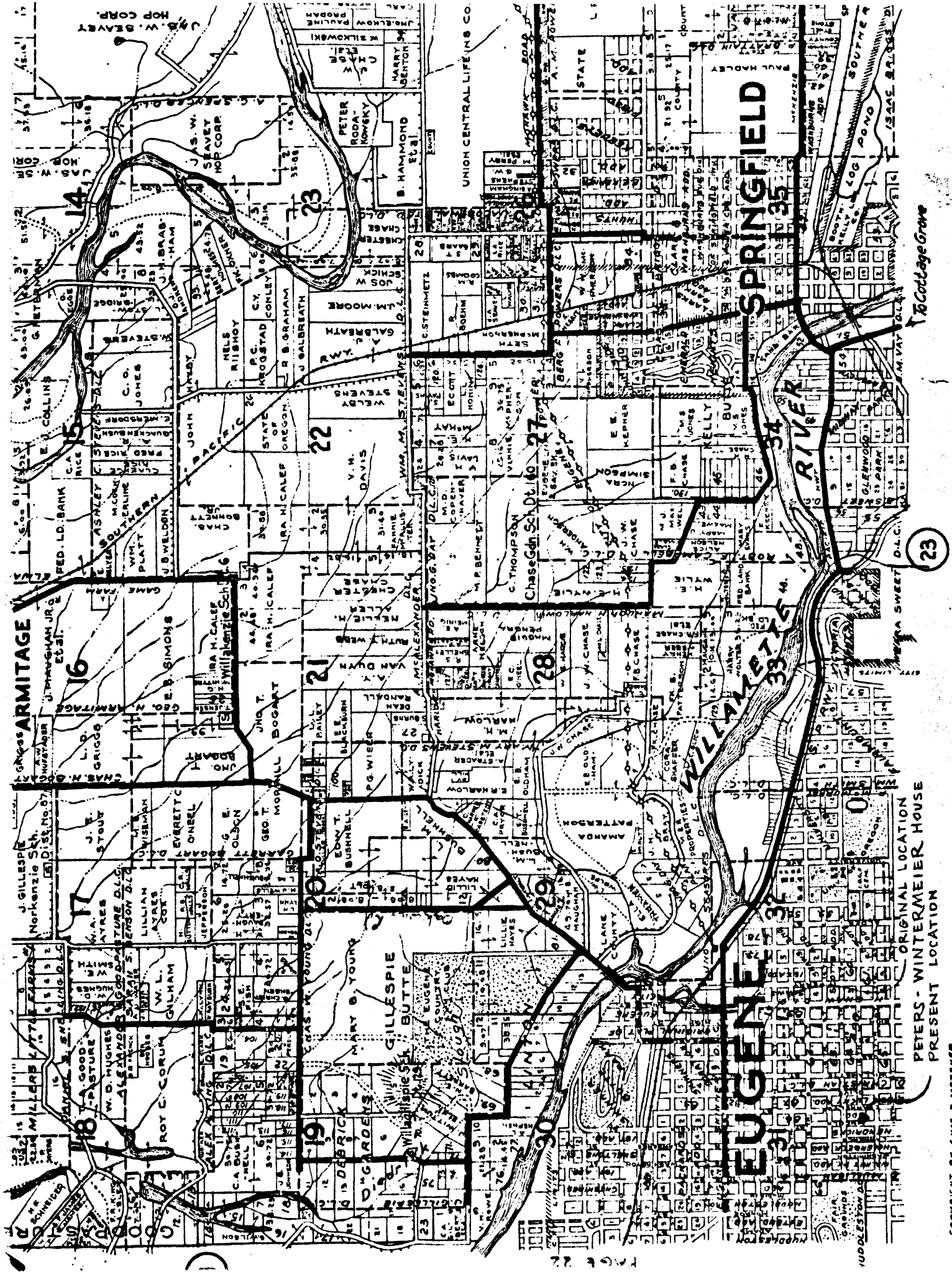
Section number Photos Page 2

Photo #

9. Bracket detail, north gable.
10. Gabled hood and finial, north facade.
11. Bracket detail, gabled hood, north facade.
12. Stairway and bannister.
13. View from dining room looking into kitchen.
14. View from Parlor looking through hallway into dining room.
15. View of fireplace in dining room and looking into partitioned kitchen.
16. View of fireplace in dining room and looking into partitioned kitchen.
17. East wall of downstairs bedroom (now kitchen).
18. Northeast corner of downstairs bedroom (now kitchen) looking into back hallway and original (partitioned) kitchen.
19. Upstairs southwest bedroom.
20. Upstairs southeast bedroom.
21. East facade.
22. East facade. (attached storage shed in center, outbuilding on right).
23. Outbuilding, south facade.

Photographs of Carriage House outbuilding

24. West and south facades.
25. West and south facades.
26. View from upstairs back bedroom of main house looking at outbuilding and Carriage House outbuilding.
27. East and north facades of Carriage House.



EUGENE

SPRINGFIELD

WILLAMETTE RIVER

PETERS - WINTERMEIER HOUSE
ORIGINAL LOCATION
PRESENT LOCATION

To Cottage Grove

23

is part of your aid
 locating for your aid
 reference to 6700
 at 15 0413
 et, she com 6600
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 12 QUART
 OREGON

1	6800	5800	5900	6000
2	7100	8500	8400	8300
3	7200	8200	8200	8100
4	7300	8100	8100	8100
5	7400	7800	7900	8000
6	7500	7600	7700	7800
7	6400	6300	6200	6300
8	6500	6400	6300	6200
9	6600	6500	6400	6300
10	6700	6600	6500	6400
11	6800	6700	6600	6500
12	6900	6800	6700	6600

1	8400	18200	18100	17302	17301
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7	18400	18400	18400	17400	17400
8	18500	18500	18500	17400	17400
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10	18700	18700	18700	17400	17400
11	18800	18800	18800	17400	17400
12	18900	18900	18900	17400	17400

LINCOLN STREET

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2	8900	10000	10000	10000
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4	9100	9800	9800	9800
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12	9900	9000	9000	9000

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2	17300	17300	17300
3	17400	17400	17400
4	17500	17500	17500
5	17600	17600	17600
6	17700	17700	17700
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004-00 STREET

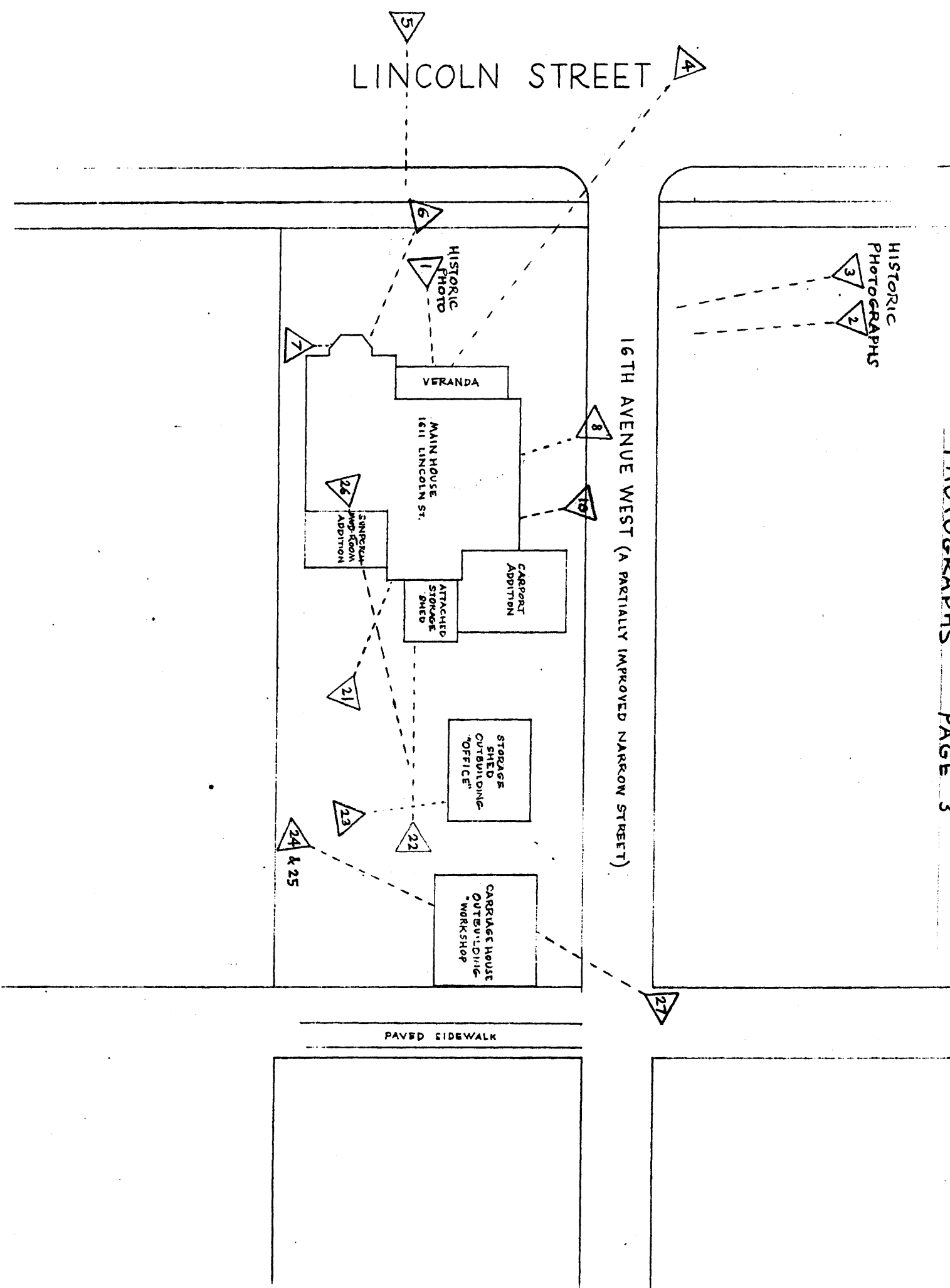
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1	17100	17000	15700	15600
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11	18100	18000	16700	16700
12	18200	18100	16800	16800

16TH STREET

WEST AVENUE

LAWRENCE COLN HARNELTON



LINCOLN STREET

16TH AVENUE WEST (A PARTIALLY IMPROVED NARROW STREET)

PAVED SIDEWALK

HISTORIC PHOTOGRAPHS

HISTORIC PHOTO

VERANDA

MAIN HOUSE
1611 LINCOLN ST.

SUNPORA
AND ROOM
ADDITION

ATTACHED
STORAGE
SHED

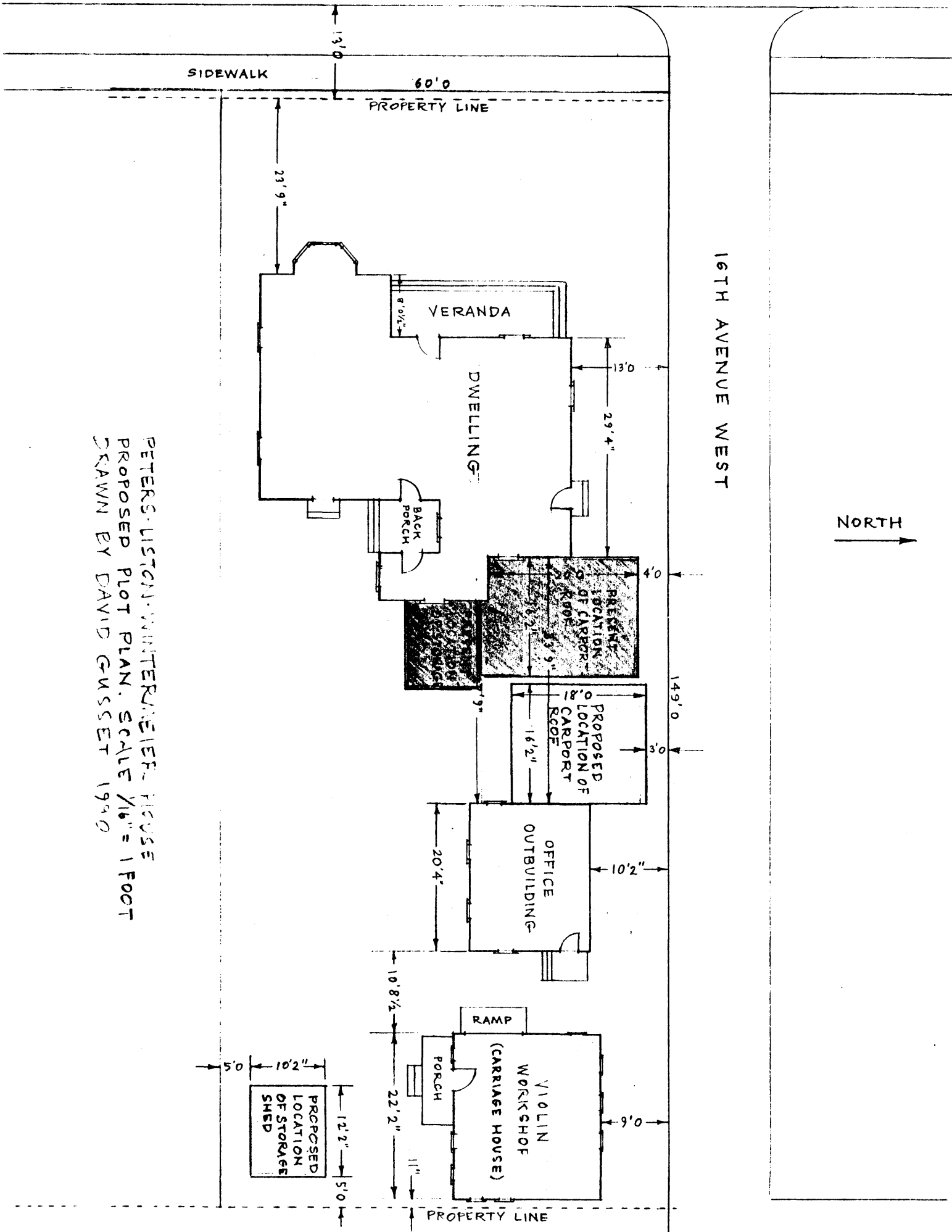
GARPORT
ADDITION

STORAGE
SHED
OUTBUILDING
"OFFICE"

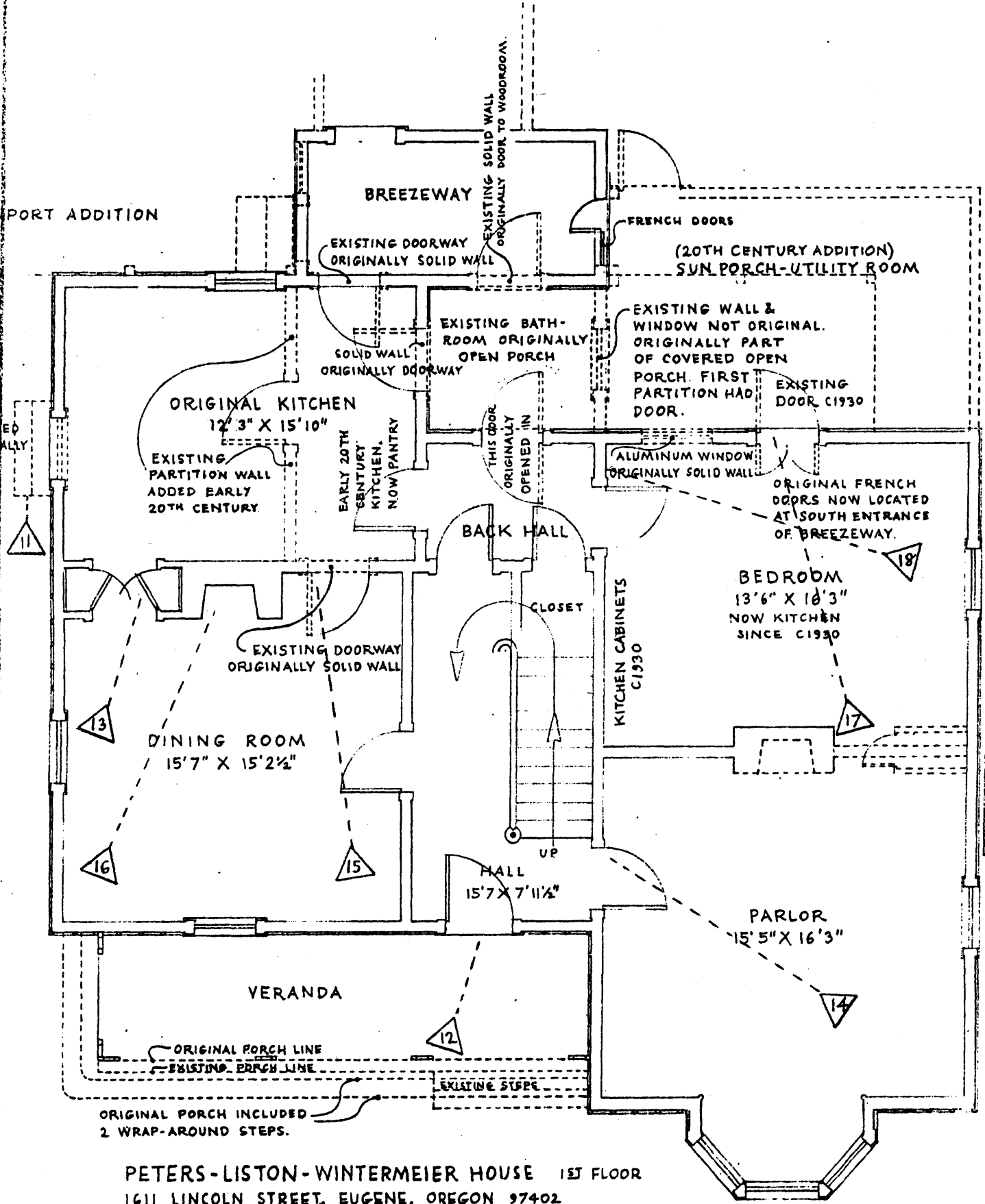
CARRIAGE HOUSE
OUTBUILDING
"WORKSHOP"

24
K 25

LINCOLN STREET



PETERS LISTON WINTERMEIER HOUSE
 PROPOSED PLOT PLAN. SCALE 1/16" = 1 FOOT
 DRAWN BY DAVID GUSSET 1990



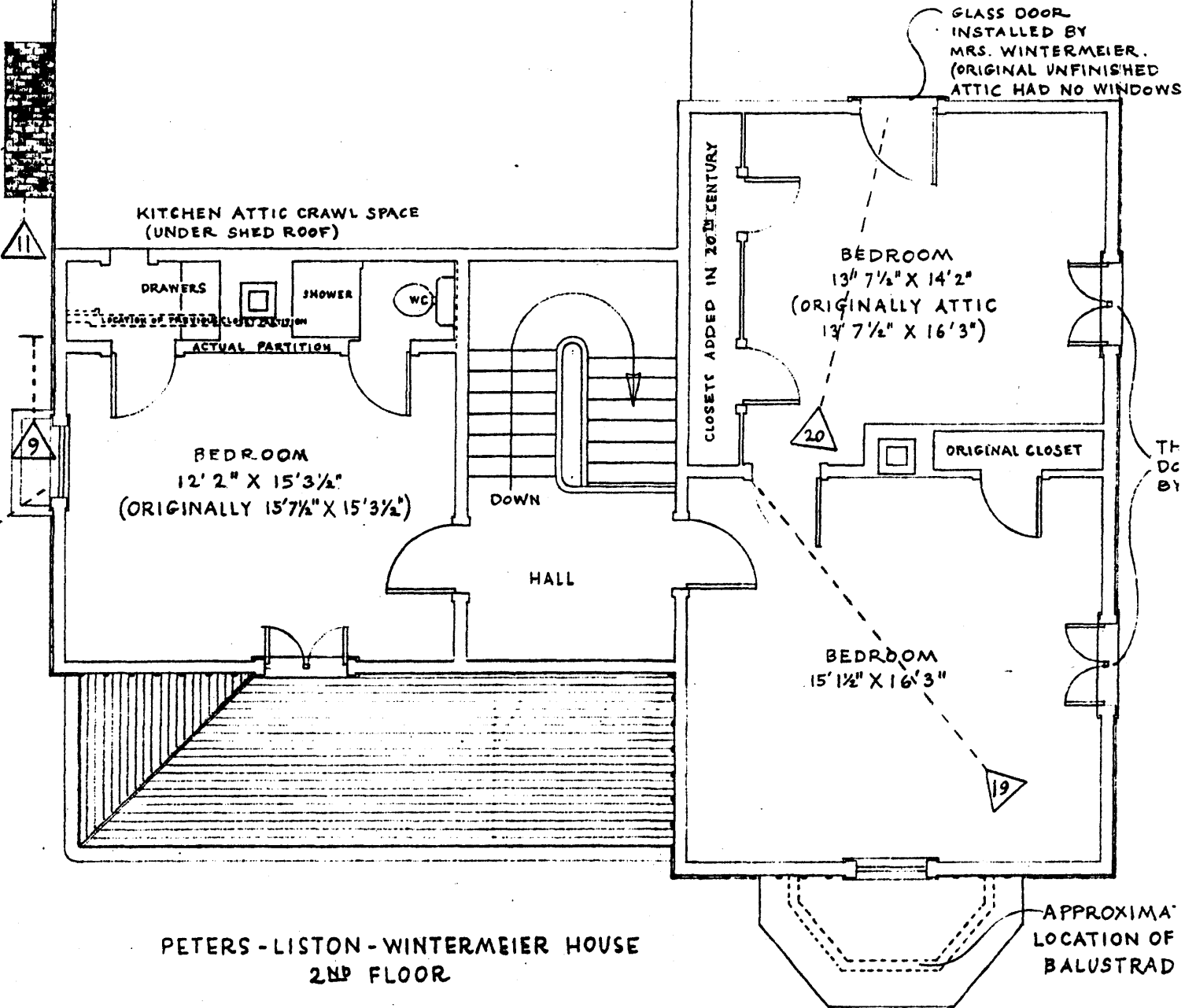
PETERS-LISTON-WINTERMEIER HOUSE 1ST FLOOR

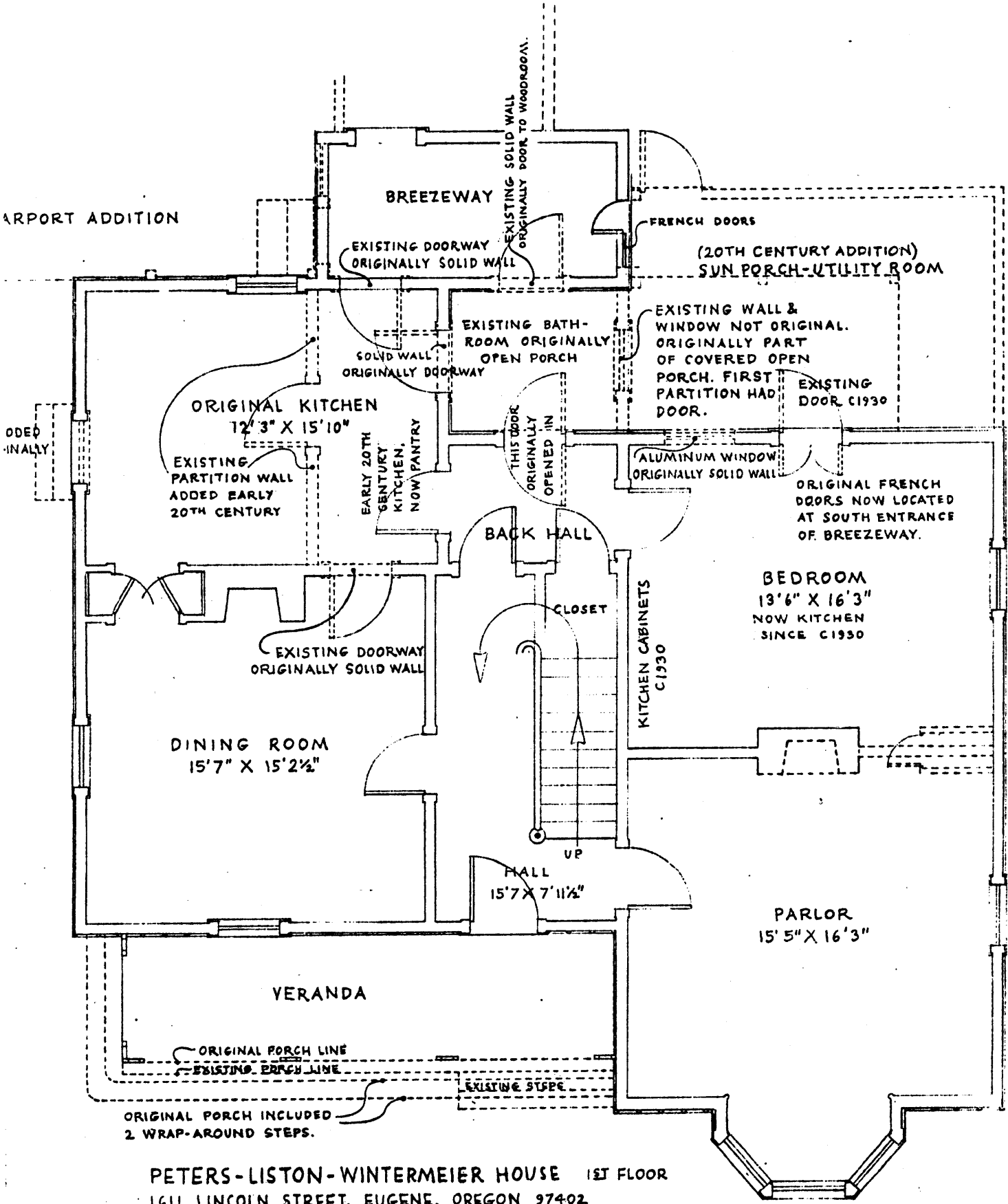
1611 LINCOLN STREET, EUGENE, OREGON 97402

DRAWN BY DAVID GUSSET. JANUARY 1990

SCALE 1/4" = 1 FOOT

KEY: ----- DASHED LINES INDICATE ALTERATIONS FROM ORIGINAL.





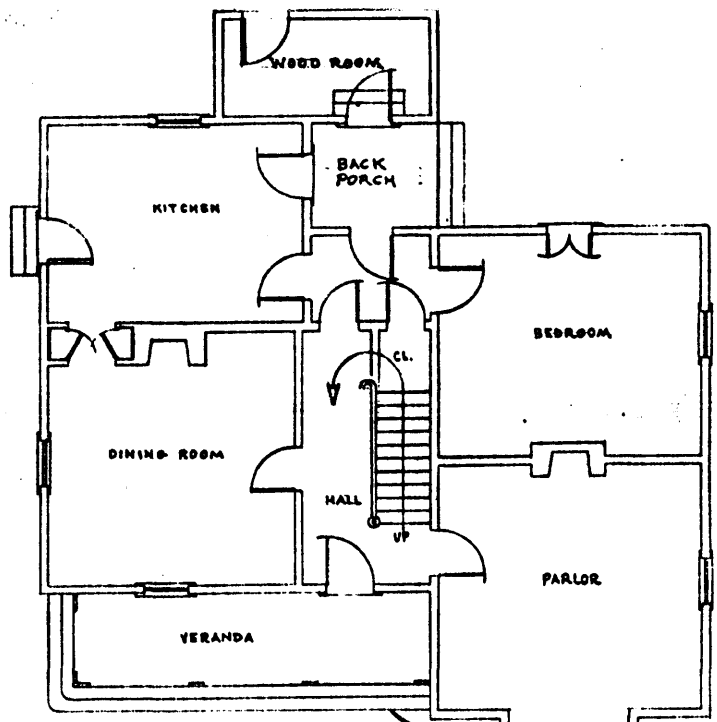
PETERS-LISTON-WINTERMEIER HOUSE 1ST FLOOR

1611 LINCOLN STREET, EUGENE, OREGON 97402

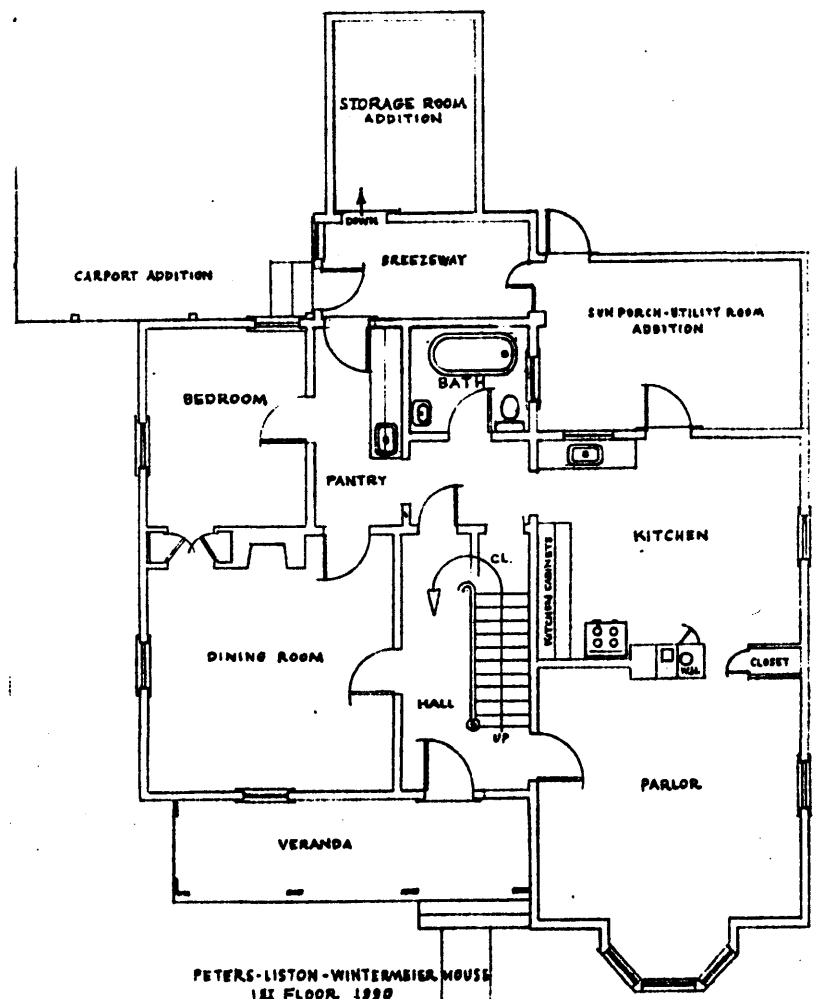
DRAWN BY DAVID GUSSET. JANUARY 1990

SCALE 1/4" = 1 FOOT

KEY: --- DASHED LINES INDICATE ALTERATIONS FROM ORIGINAL.



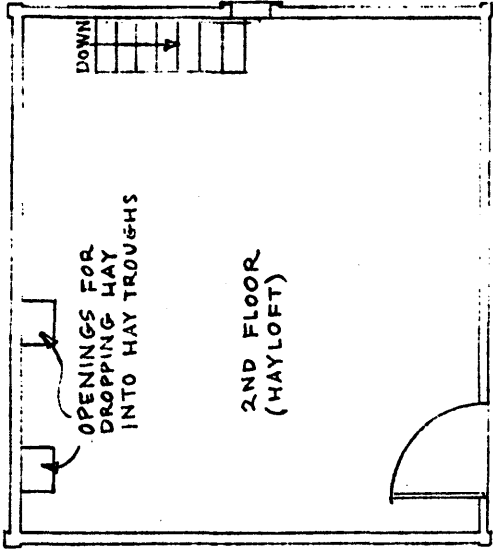
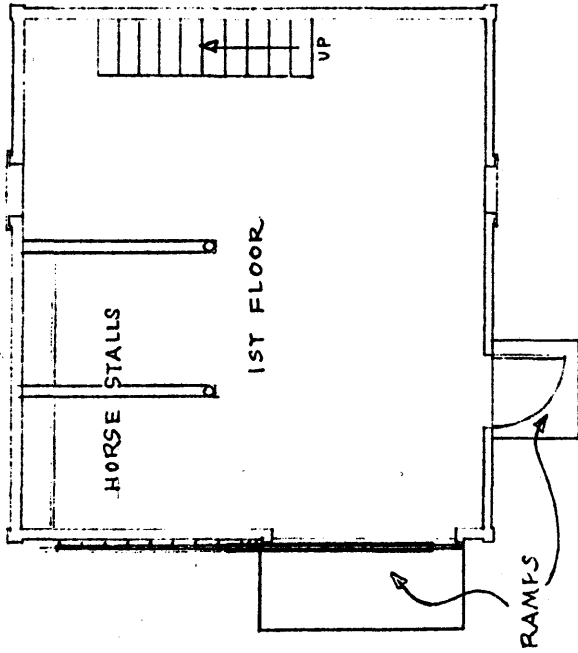
A.V. PETERS-HOUSE-1ST FLOOR C1870



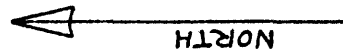
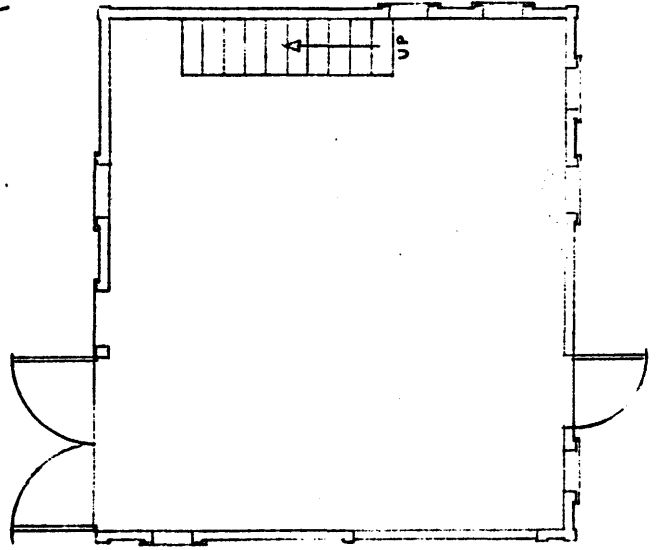
PETERS-LISTON-WINTERBIER HOUSE
1ST FLOOR, 1890

PETERS-WINTERMEIER CARRIAGE HOUSE

C 1895



1989





A. V. PETERS HOUSE
PHOTO # 1

Reuben
Lana Co., Inc



A.V. PETERS HOUSE

PHOTO #2

ALLIANCE

LAND CO., OR

LH+M@
L75-1212



58-91

A.V. PETERS HOUSE
EUGENE, OREGON
PHOTO #3

MULLANEY
LAWSON, OR



A.V. PETERS HOUSE
PHOTO #4

Pulama
LANA CO., OR



A.V. PETERS HOUSE
PHOTO # 5

Kubana
LANA CO., OR



A.V. PETERS HOUSE
PHOTO # 6

MILBANA
LANE CO., OR



A.V. PETERS. HOUSE
PHOTO #7

Millerton
Lana Co., OR



A.V. PETERS HOUSE
PHOTO # 8

PUGANA
LANA CO., OR



A. V. PETERS HOUSE
PHOTO # 9

Phillips
Lane Co., OR



A.V. PETERS HOUSE
PHOTO # 10

Muhana
Lana Co., OR



A. V. PETERS HOUSE
PHOTO # 11

TRUGANNA
LANA CO., OR



A.V. PETERS HOUSE
PHOTO # 12

MILWAUKEE
LAND CO., OR



A. V. PETERS HOUSE
PHOTO # 13 ✓

MUCANA
LAVA CO., OR



A.V. PETERS HOUSE
PHOTO # 14

MILWAUKEE
LAND CO., OR



A. V. PETERS
PHOTO # 27

CARRIAGE HOUSE

Kubana
Lane Co., OR



A.V. PETERS
PHOTO # 26

CARRIAGE HOUSE

Thucana
Lana Co., on



A.V. PETERS

CARRIAGE HOUSE

PHOTO # 25

WUGANS -

LANA CO., OR



A.V. PETERS .

CARRIAGE HOUSE

PHOTO # 24

Rubana
Lane Co., OR