

# McMorran House and Gardens History



University of Oregon  
Campus Planning, Design and Construction

February 2010 (Updated August 2012, January 2015, March 2015, and January 2016)

## Resource Identification

Current Building Name: McMorran House or President's House

Historic Building Name: McMorran Estate or McMorran House

Building Address: 2315 McMorran Street

Ranking: Oregon State Board of Higher Education - Secondary  
City of Eugene - Primary

### Architectural description:

Architectural Style Classification: Tudor Revival and Norman Farmhouse

Building Plan (footprint shape): Rectangular

Number of Stories: Three, and basement

Foundation Materials: Poured Concrete

Primary Exterior Wall Material(s): Stucco

Secondary Exterior Wall Material: Brick

Roof Configuration/Type: Hipped

Primary Roof Material: Wood Shingles

Primary Window Type: Casement

Primary Window Material: Wood

Decorative Features and Materials: Massive decorative chimney; decorative brickwork on primary façade; steeply-pitched, hipped roof; prominent entrance with Tudor arch and cast-stone trim; oriel window on primary façade

Landscape Features: Basalt retaining walls and steps, iron handrails and baskets, brick walkway, Pin Oak, Douglas Firs, Japanese Maples, Big Leaf Maple, Beech and Cedars, Opal Clark Memorial Rose Garden

Date of Construction: 1925

Architect: Roscoe D. Hemenway

Landscape Architect: George H. Otten (likely, not confirmed)

Moved? No

Alterations: Refer to time lines.

Original Use(s)/Function(s): McMorran family residence

Current Use(s)/Function(s): University President's Residence/Venue for special university social functions

Area(s) of Significance: Architecture (Criterion C)

Period of Significance: 1925

### Project Contacts

Eleni Tsivitz, Planning Associate  
Christine Taylor Thompson, Planning Associate

UNIVERSITY OF OREGON  
CAMPUS PLANNING, DESIGN & CONSTRUCTION

1276 University of Oregon  
Eugene, Oregon 97403-1276  
<http://cpdc.uoregon.edu>  
(541) 346-5562

# McMorran House

## Introduction



The McMorran House was built for George McMorran in 1925 during a time when Eugene was experiencing its largest building and population boom, in accordance with the designs of Roscoe D. Hemenway, a respected architect and George H. Otten, landscape architect. George McMorran, was a man who greatly influenced the commercial life of Eugene and was also deeply involved in the organization and life of the community. George McMorran sold the house to the University of Oregon in 1941. Every resident thereafter has been a president of the University of Oregon and, therefore, has had a profound impact on the university.

Roscoe D. Hemenway, a UO graduate and an acclaimed Portland architect known for his period revival style residential work, designed the McMorran house. The house is an excellent example of the Tudor Revival/Norman Farmhouse-style exemplified by its steeply-pitched, hipped roof; massive chimneys; dominant façade with decorative brickwork; oriel window; and pronounced entryway. The expansive gardens are likely the work of George H. Otten, another UO grad and well-known Oregon landscape architect.

At the time the house was built in 1925, the Fairmount neighborhood was newly established. The McMorran Estate was one of at least four large estates occupying much of the land around the Fairmount Loop. All were built on the steeply sloping land with panoramic views of the city below. The adjacent estates were the Hampton Church House (also known as Treetops and now the Chancellor's House), the Washburne Estate, and the Fellman Jewett Residence. The McMorrans, Washburnes, and Jewetts were linked by familial and business ties. George McMorran had a very successful business partnership with Carl Washburne that flourished for over 25 years. The Washburnes and Jewetts were related by marriage.

George McMorran lived on the estate with his family until the University of Oregon purchased the house and a small portion of its gardens in 1941. Since then, the house has served as the official residence of the university president as well as the venue for many social functions hosted by the president

The McMorran house has been well cared for by the University of Oregon since 1941. All repairs and remodels to the house and gardens have been carefully monitored to preserve the original character and style of the house. Continued care of the McMorran House will ensure that this historically significant resource will be preserved and available for use by successive University of Oregon presidents and the campus community for many years to come.



McMorran House, December 2009



## **Roscoe Deleur Hemenway: Architect**

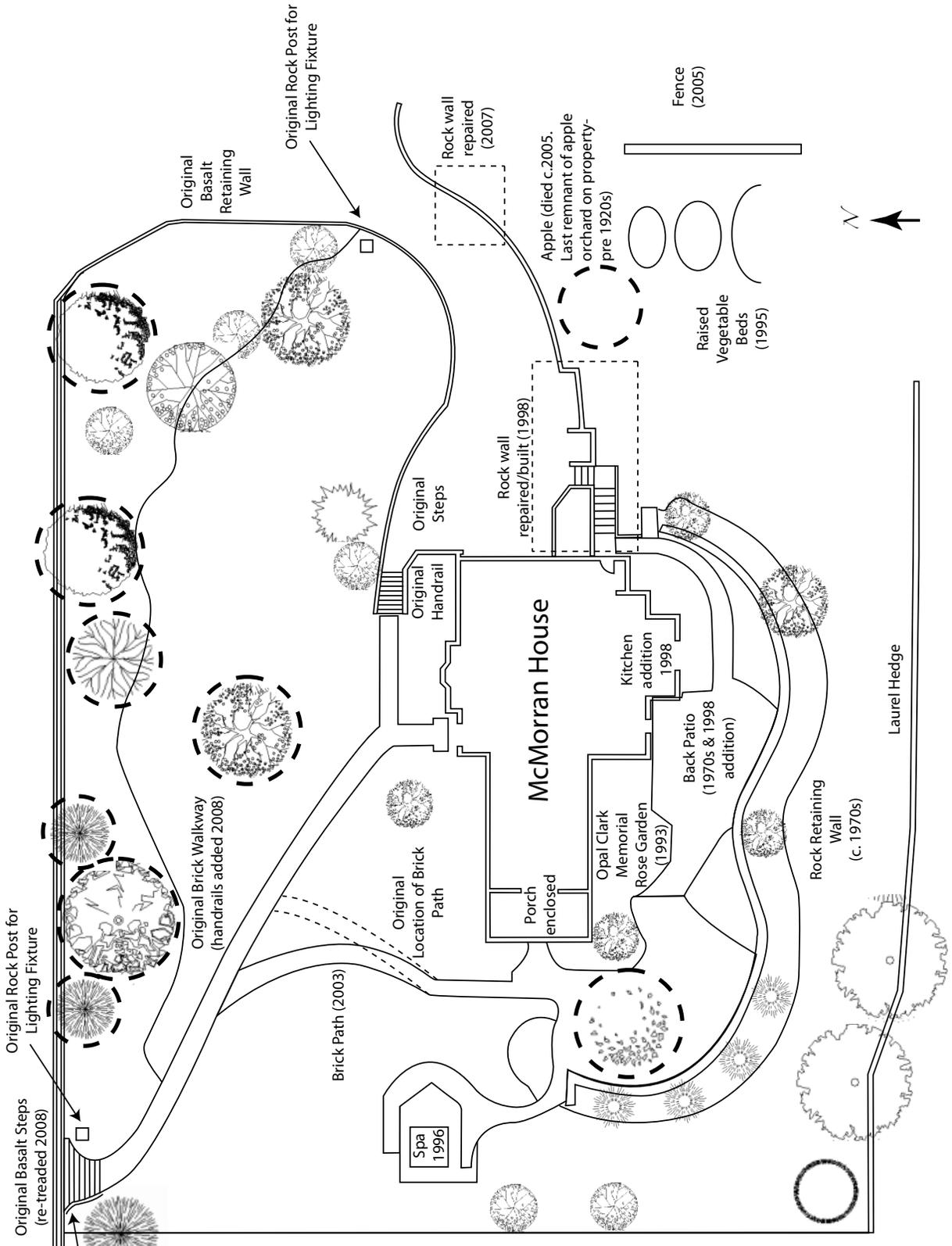
Roscoe Deleur Hemenway was born in Cottage Grove, Oregon on February 12 1899. He later moved to Portland and attended Portland public schools before entering the University of Oregon. Upon graduation from the University of Oregon, Hemenway moved to Philadelphia for some time and most likely began practicing architecture there. He returned to Oregon in about 1923 and began practicing in Portland. His earliest recorded building in Oregon is a house built in 1923 for a “Miss Johnson.” According to the Oregon State Board of Architects, Roscoe Hemenway was first registered in Oregon on July 29, 1927. His application shows that the registration was granted in reciprocity meaning that he was a registered architect in another state prior to Oregon. This fact supports the idea that he may have practiced under a Pennsylvania license for some years before taking his Oregon license.

A job list of Hemenway’s work at the Oregon Historical Society shows that he designed two hundred and fifty-four houses during his thirty-six years of practice in Oregon. Most of the projects were built in Portland, where Hemenway’s practice was located. Only twenty-four Hemenway-designed residences were built outside of Portland (specific locations not known). Hemenway specialized in single-family residential architecture and built only three apartment buildings, one barn, one parish building, and one commercial structure. Hemenway’s clientele was largely made up of the Portland elite. He designed primarily for well-to-do clients who lived in the prestigious neighborhoods of Portland’s west hills as well as Laurelhurst, Alameda, Dunthorpe, and Lake Oswego.

Hemenway built almost exclusively in the period revival styles popular in Oregon during the 1920s, ‘30s, and ‘40s. Like many builders of the time, he created designs in a myriad of revival styles, although much of his later work was in the Colonial Revival style. Only one residence designed by Hemenway, the streamlined, modern Hudson Residence (1937) in Portland, strayed from his trademark use of period revival styles (National Register of Historic Places Nomination Form: Psi Alpha Chi Omega House - p. 13).

The McMorrان House, one of his early projects, is an excellent example of the Tudor Revival and Norman Farmhouse styles. Hemenway designed at least one other residence in Eugene, also a period revival style building, which was Hemenway’s forte. The Psi Alpha Chi Omega Sorority House located at 1461 Alder Street has housed the sorority for over seventy-five years. It was designed by Hemenway in 1925 and was completed soon after October 1926, one year after the completion of the McMorrان House. The Psi Alpha Chi Omega Sorority House is listed in the National Register of Historic Places both as an excellent example of the Tudor Revival style and as the finest (and potentially the only) example of a Jacobethan Revival style building in Eugene.

Roscoe Hemenway died of a heart attack on July 26, 1959 and was survived by his wife, Martha Johnson Hemenway, and his daughter.



KEY	
	Trees surrounded by a dashed circle are of historic significance
	Japanese Maple
	Big Leaf Maple
	Douglas Fir
	Oak
	Beech
	Zarkova
	Hemlock
	Filbert
	Cedar
	Pine



## George H. Otten: Landscape Architect

George Otten (b. 1889) completed his bachelor's degree at the University of Oregon in 1911, after which he worked and studied under Ferruccio Vitale between 1911 and 1915. He continued his studies at Columbia University in New York, graduating with his master's degree in 1915, and at the University of Montpelier in France until 1919. During World War I, George Otten served in the U.S. Army. He returned to Portland in 1919 and married Ruth Ann Ralston. He was a landscape architect/engineer for the Highway Department of the State of Oregon between 1935-42 and completed many noteworthy landscape architecture projects throughout his career (Capitol's Who's Who for Oregon 1936-38).

Otten is closely associated with the original landscaping of some of the more imposing properties in the Fairmount Neighborhood. The earliest example of this was his 1911 bachelor's thesis, which was based on a design for the Hampton Church House at 2237 Spring Boulevard. This house is now the residence of the chancellor of the University of Oregon. Among his most successful residential projects was the design for the extensive gardens of the Washburne Estate in 1920, 4.86 acres of which now comprise the Washburne Park.

While not confirmed, it is believed that the Washburnes likely recommended Otten to George McMorran, their business partner, when he built his house on the property neighboring theirs in 1925. Further research is required to confirm whether Otten was actually responsible for the landscape design of the McMorran Gardens.

### Key Projects:

- Oregon State Capitol grounds including the sunken garden
- Portland Swan Island Airport
- White Shield Home (now the Salvation Army White Shield Center)
- First 9 holes on the Rose City Golf Course (1923)
- Landscaping for the Temple Beth Israel
- Landscape work for properties in Ralph Lloyd Center Area including Lloyd's Golf Course (1930)
- Placement of Timberline Lodge
- Alignment of Columbia River highway
- Alderwood Country Club
- Private residences of Aaron Frank, A.E. Otis, Harry Grelin, and Carl G. Washburne.



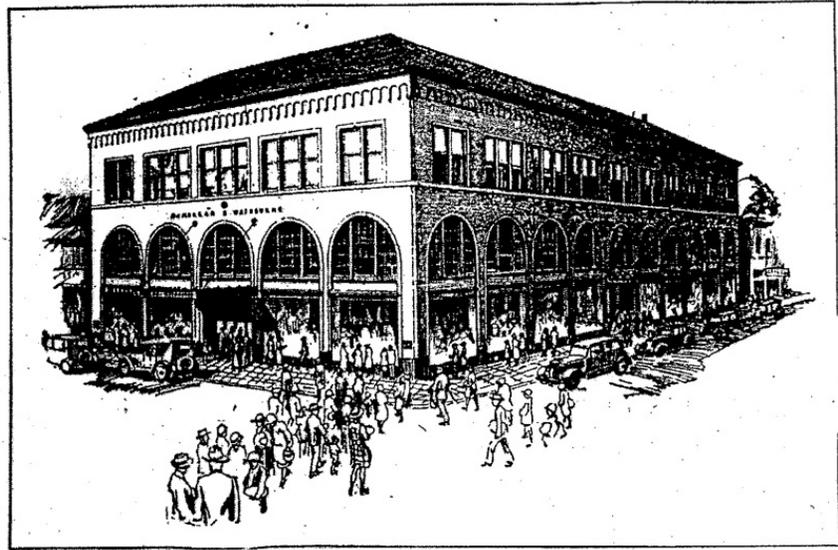
The private practice that George H. Otten and his father established in Portland continues to function under the management of his son, George W. Otten, and his granddaughter, Janet Otten.

## George McMorran

George McMorran was a naturalized U.S. citizen, born in Canada in 1876. In Eugene he was a prominent businessman, one of the owners of the McMorran and Washburne Department Store, and was considered a leading citizen. The other owner was a Eugene native, Carl Washburne, who lived on the property neighboring the McMorrans and was also highly active in the Eugene community.

The McMorran and Washburne partnership was extremely successful from its inception in 1910 until George McMorran sold his shares in the business to Carl Washburne in 1937. The

partners started off in the dry goods industry, working initially from a single small room. Within a year of opening, however, McMorran and Washburne became one of the most popular stores in Eugene, and its owners were obliged to relocate the store twice to progressively larger premises on Willamette Street to accommodate the growth of their business. In 1918 McMorran and Washburne purchased Samson Friendly's business, S.H. Friendly and Company, their largest competitor (and founding regent of the university for which the first dormitory on campus was named). In 1921 they bought the Tiffany Building (then known as the Cockerline and Weatherbee building), on the northeast corner of 8th Avenue and Willamette Street. This building is still intact and is listed in the National Register of Historic Places. It was around this particularly prosperous time for the store that both George McMorran and Carl Washburne



McMorran and Washburne Department Store  
(southwest corner of East Broadway and Willamette Street)

*McMorran and Washburne Department Store History and Evaluation*



Willamette Street, looking south from 9th Avenue (East Broadway)  
McMorran and Washburne Department Store at far right

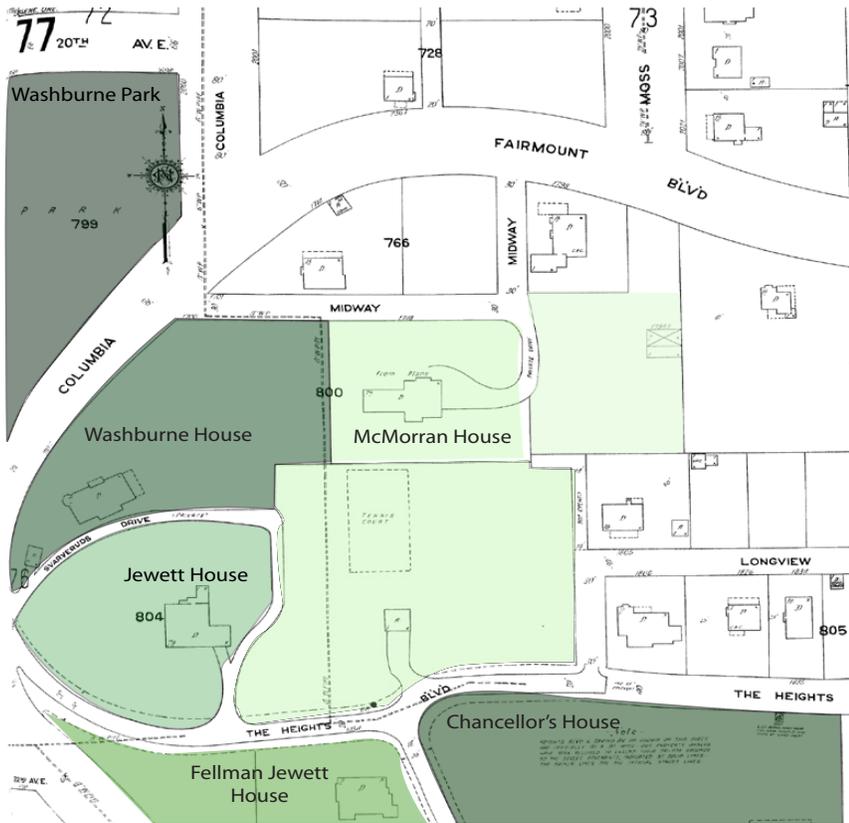
purchased their large residential properties in the Fairmount Neighborhood and designed and built their homes there.

Soon the partnership shifted its focus from dealing with dry goods to become a fully-fledged department store and this, along with the store's immediate success, necessitated still larger premises. They purchased the southwest corner lot on Willamette and East Broadway in 1924 although they soon razed the existing building and hired A.E. Doyle, an extremely successful Portland architect, to design the McMorran and Washburne Department Store. The grand opening on September 3, 1927 drew a crowd of more than 23,000 people who were enthusiastic in their support of the new building.

In 1937 George McMorran sold his shares of the partnership to Carl Washburne. The store continued to operate until 1939 when the department store was sold to J.C Penney. It had been the "longest operating and last remaining locally owned department store in Eugene." (*McMorran and Washburne Department Store History and Evaluation*). The building underwent substantial alterations while under the ownership of J.C Penney including the addition of two floors. However, it is believed that many of the original features remain intact under the existing façade.

The McMorrans sold their house to the University of Oregon in 1941, three years before George McMorran's death in 1944. The university purchased the house to serve as the official residence of the university president. Since 1941 nine of ten university presidents and their families have occupied the house during their terms of service to the University of Oregon.

- Donald and Roxanne Erb, 1941-43
- Harry and Leigh Newburn, 1945-54
- O. Meredith and Marian Wilson, 1954-60
- Arthur and Bernice Flemming, 1961-68
- Robert and Opal Clark, 1969-1975
- William Boyd, 1975-80 (lived in another residence but used the McMorran House for university and public functions)
- Paul and Vivian Olum, 1981-89 (lived in another residence but used the McMorran House for university and public functions)
- Myles and Peg Brand, 1989-94
- David and Lynn Frohnmayer, 1994-2009
- Richard and Jan Lariviere, 2009-2011
- Robert M. Berdahl, 2011-2012, interim
- Michael R and Karol Gottfredson, 2012-2014
- Scott and Wendy Coltrane, 2014 - 2015, interim
- Michael H. Schill, 2015 - present



1925 - Sanborn Map (1925) - Fairmount Loop



1962 - Sanborn Map (1925 - 62) - Fairmount Loop  
(with overlay showing existing conditions)

# Timeline

## Development of Fairmount Loop

### 1890:

Fairmount was platted, dedicated and recorded with the county on November 4 as a town separate from Eugene.

### 1903-4:

Fairmount was annexed into Eugene.

### 1908:

1,000 trees were ordered for planting in Fairmount; mainly Lindens, Horse Chestnuts, Maples, and Walnuts.

### 1909:

An extension of the street railway line from the university ran through what was to be known as the Fairmount Loop.

### 1910:

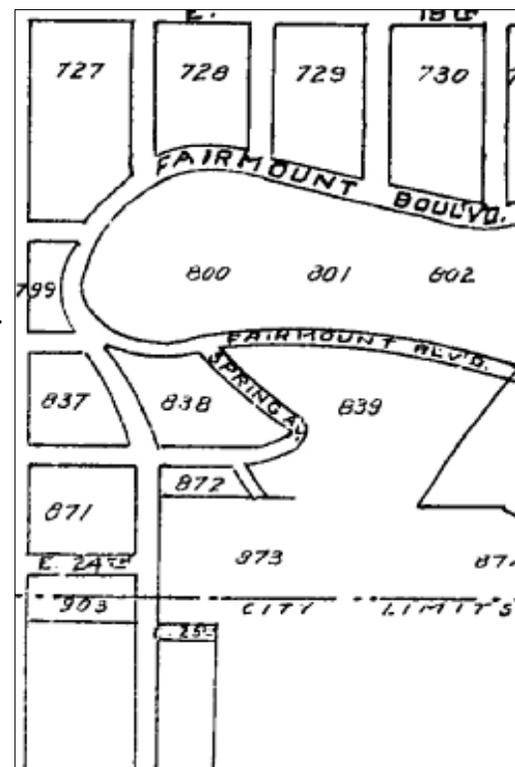
The Hampton Church House (also known as Treetops and the Chancellor's House) was built at 2237 Spring Boulevard. In 1911 George H. Otten (the landscape architect who would later design the gardens for the Washburne Estate and possibly the McMorran Estate as well) wrote his bachelor's degree thesis, "Drawings and specifications for landscape gardening surrounding Mrs. Alton Hampton's residence, Fairmount Heights, Eugene Or." The Hampton Church property was purchased by the University of Oregon on February 24, 1938, to be used as the official residence of the chancellor.

The Fellman Jewett House was built at 2550 Fairmount Boulevard to the designs of architect J. Hunzicker. The Fellmans occupied the house until 1921. Mary Jewett (a widow) lived here from 1921 to 1938 with her two children: Narcissa (who would later marry Carl Washburne), and Wilson Jewett. This house has since been awarded a secondary ranking by the City of Eugene.

### 1912:

The Sanborn map from 1912 shows the properties inside the Fairmount Boulevard loop without any formal subdivisions.

These properties were owned by fruit growers; orchards occupied the land that was later built upon. One apple tree at the east end of the McMorran House property was the only remnant of the original Gravenstein apple orchard that was on the property (see site plan - p. 9). Unfortunately this tree was removed in 2005 due to disease.



1912 Sanborn Map - Fairmount Loop

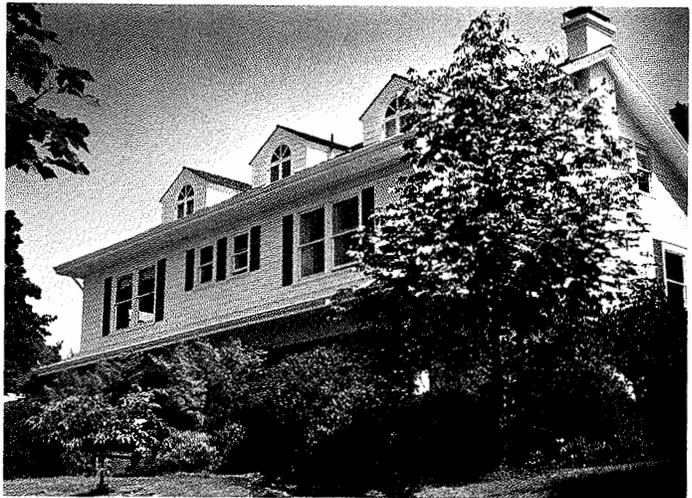
**1920:**

The Washburne house (primary ranking from the City of Eugene) was built at 2425 Fairmount Boulevard (Heirloom Homesteads gives 1916 as the date for the construction of the Washburne house, the 1920 construction date is more widely used and accepted as accurate). This year was part of a particularly lucrative period for the McMorrان and Washburne partnership in the dry goods business, only two years after they had bought out their biggest competitor, S.H. Friendly and Company.

The house was built in the Colonial/Dutch Revival Style, which was very popular in Eugene at the time. The Washburne Estate was extensive and included the land now known as Washburne Park. The grounds and gardens of the estate were designed by George H. Otten and are an excellent example of early 20th century private estate design. The Washburnes were responsible

**5 WILSON H. JEWETT HOUSE 1921**  
**2465 Fairmount Boulevard**

Built to adjoin the Washburne house, this grand Colonial Revival style house shared its extensive grounds and garden. Jewett, a Eugene lumberman, was Mrs. Washburne's brother.

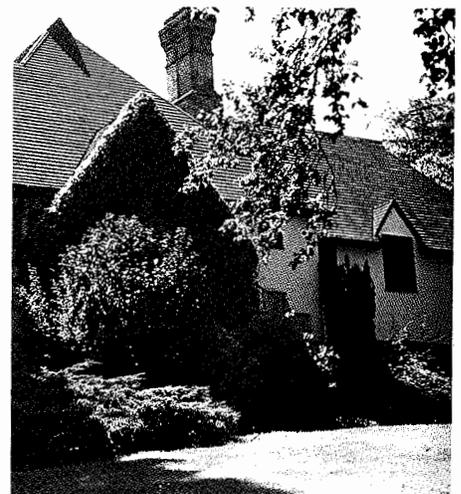


**4 CARL WASHBURNE HOUSE c. 1920**  
**2425 Fairmount Boulevard**

This 17 room Colonial Revival Style house was once a part of a large estate that included the Wilson H. Jewett house and a large private garden which is now the Minnie L. Washburne Memorial Park. Washburne owned a department store with George McMorrان.

**6 McMORRAN HOUSE c. 1925**  
**2315 McMorrان Street**

**Roscoe Hemenway, architect**  
Now owned by the University of Oregon as a residence for its president, this imposing house combines several features of the Norman Farmhouse and English Tudor styles in its steep hip roofs, leaded glass, cut-stone entrance and the brick patterns of its front walls and chimneys.



FAIRMOUNT 63

Images and brief descriptions showing the Jewett, Washburne and McMorrان Houses from Style and Vernacular: A Guide to the Architecture of Lane County, Oregon

for building the “community” wading pool and swimming area, both of which still exist in the Park grounds, although the wading pool was drained when the City of Eugene ordered that all such pools be fenced in. The estate remained under the ownership of the Washburnes at least until Narcissa Washburne passed away in November 1961, at which time the Minnie L. Washburne Memorial Park was established as a 4.86-acre public park. A 2-foot to 4-foot basalt wall bounds the west side of the park, and two sets of steps lead upwards to the park from Agate Street, one set on the northwest corner and one set in the center of the wall. The original wading pool still exists, although now it has been drained. A number of sources state that the park was donated to the City of Eugene, although a draft for the National Register Application for the South University Neighborhood states that the City of Eugene purchased the park in 1961 for \$10,000. The City of Eugene later expanded the park with the purchase of a portion of the hillside south of E. 21<sup>st</sup> Avenue.

**1921:**

Wilson H. Jewett, Mrs. Washburne’s brother, constructed a residence on the southern end of their property. At this time the part of the property occupied by the new house was sectioned off from the rest of the Washburne estate, and the address of the Jewett house was given as 2465 Fairmount Boulevard (see Sanborne map - p. 3). Wilson Jewett lived there with his wife and son until Wilson’s death in 1975. The Jewett house has since been given a secondary ranking by the City of Eugene.

## **McMorrان House: Construction and Alterations**

**1925:**

The McMorrان house (designed in 1924 by Roscoe Deleur Hemenway, a noted Portland architect) was built at 2315 McMorrان Street. The McMorrان also built the “community” tennis courts on the land south of their house (see Sanborn map - p. 3). A glimpse of these tennis courts can be seen in the 1929 film “Ed’s Coed” produced by students at the University of Oregon.

The Sanborne map of this year shows four plots of land on which the McMorrان, Washburne, and Jewett residences are shown, along with the tennis courts on the fourth subdivision to the south of the McMorrان House. Washburne Park is shown across Fairmount Boulevard to the northwest (see photographs of the McMorrان, Washburne, and Jewett houses - p. 4).

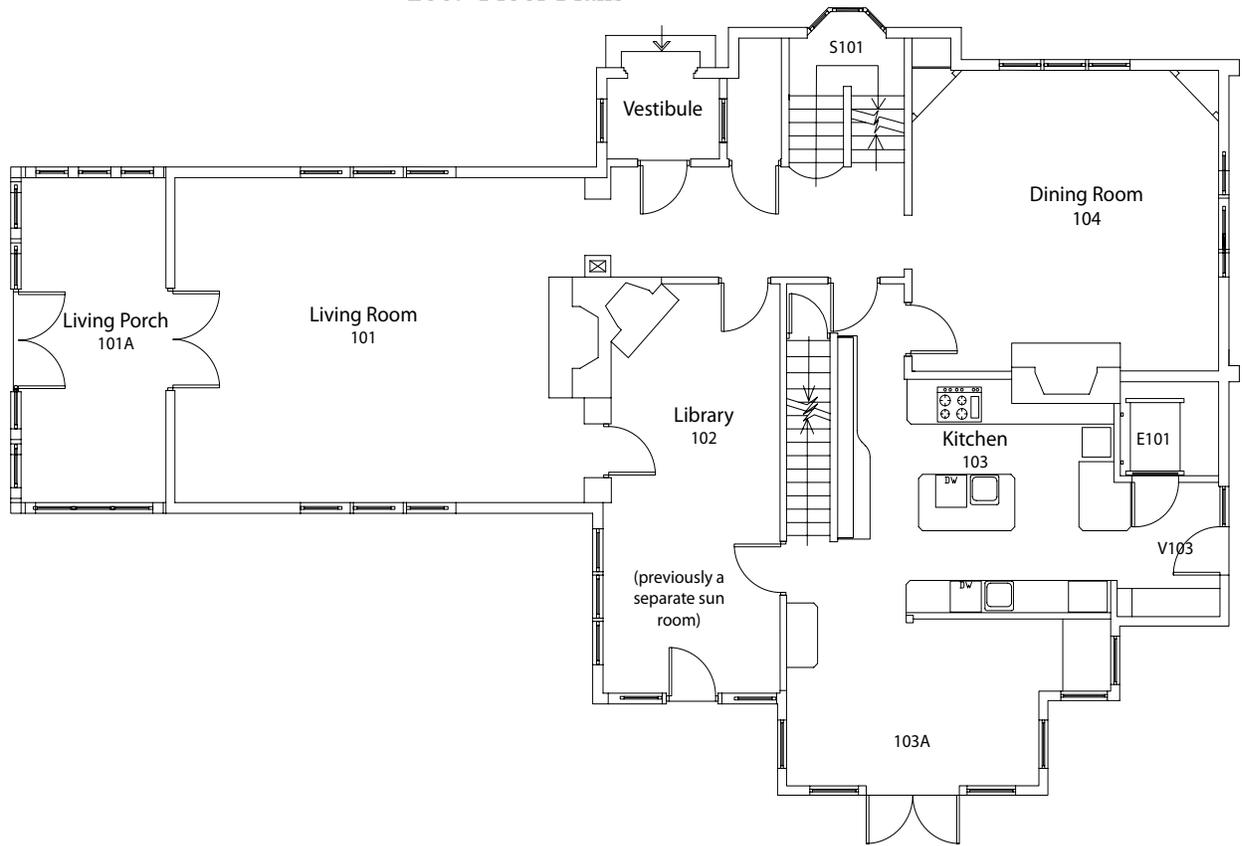
**c. 1940:**

The left side of the dormer window in the guest bedroom on the second floor was squared off.

**1941:**

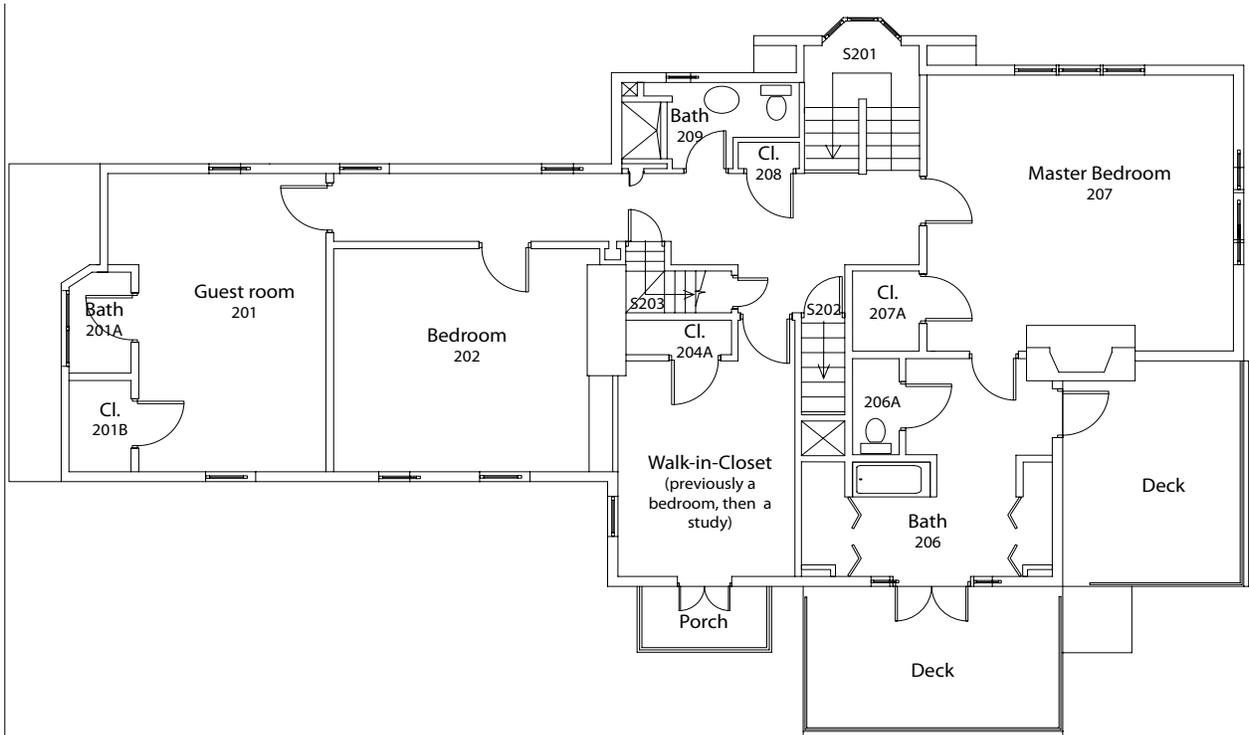
The McMorrان House and a small portion of the land (0.912 acres) was purchased from George H. McMorrان by the University of Oregon on September 17 at a reduced price. The faculty agreed to loan the purchase price at 3% secured by the Faculty Club (Collier House). The house was to be used as the official residence of the president of the University of Oregon.

# 2009 Floor Plans



## FIRST FLOOR PLAN

		SHEET	DRAWN	1941	<b>McMorran House</b> 2315 McMorran Street	UNIVERSITY OF OREGON	BUILDING <b>80</b>
		2 OF 5	REVISED	5/2007			



## SECOND FLOOR PLAN

		SHEET	DRAWN	1941	<b>McMorran House</b> 2315 McMorran Street	UNIVERSITY OF OREGON	BUILDING <b>80</b>
		3 OF 5	REVISED	5/2007			

There is some ambiguity concerning the actual date that the McMorrans left the house because the date of purchase is prior to the date of George McMorrans' death in 1944.

**c 1950:**

Copper-framed window screens were added in the living room.

**1954:**

The kitchen was upgraded.

**1969-75:**

A series of changes to the house and landscape were made including:

- A large rear, south-facing patio surrounding the original pin oak, designed by Professor Mac Ruff, who was engaged in other campus projects (e.g., the planting plan for the Old Campus Quad after the 1962 Columbus Day Storm). The design included a rock retaining wall creating an elevated planting area for rhododendrons, azaleas, and small trees.
- A rose garden was planted between the new patio and the house. In 1993 this became the Opal Clark Memorial Garden.
- Conversion of the bedroom adjacent to the master bedroom into a large dressing room (it was later converted to a study some time after 1975).
- The addition of a bar in the basement pool room.

**c. 1980:**

Panel added to house draperies above windows in the dining room.

**1989:**

Reroofing and maintenance work were completed.

**1995:**

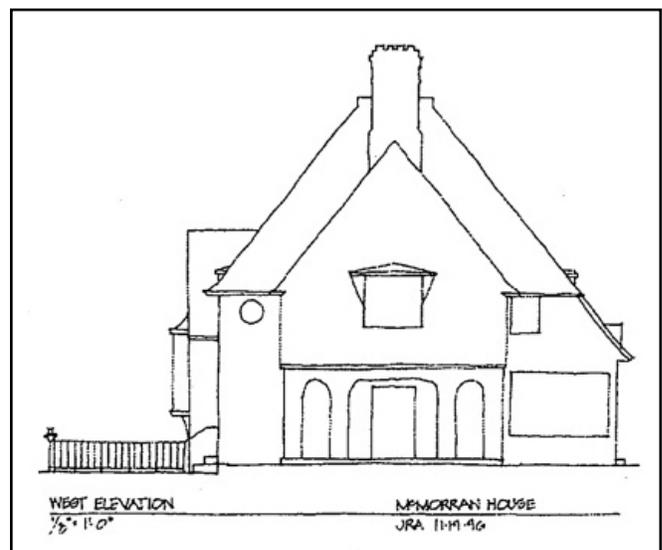
Raised beds for vegetable gardens were added at the east end of the back (south) lawn.

**1996:**

A spa was built at the west end of the garden to the design specifications of Jeff Urban, a student at the University of Oregon and was donated to the McMorrans House property by then President Frohnmayer and his wife, Lynn.

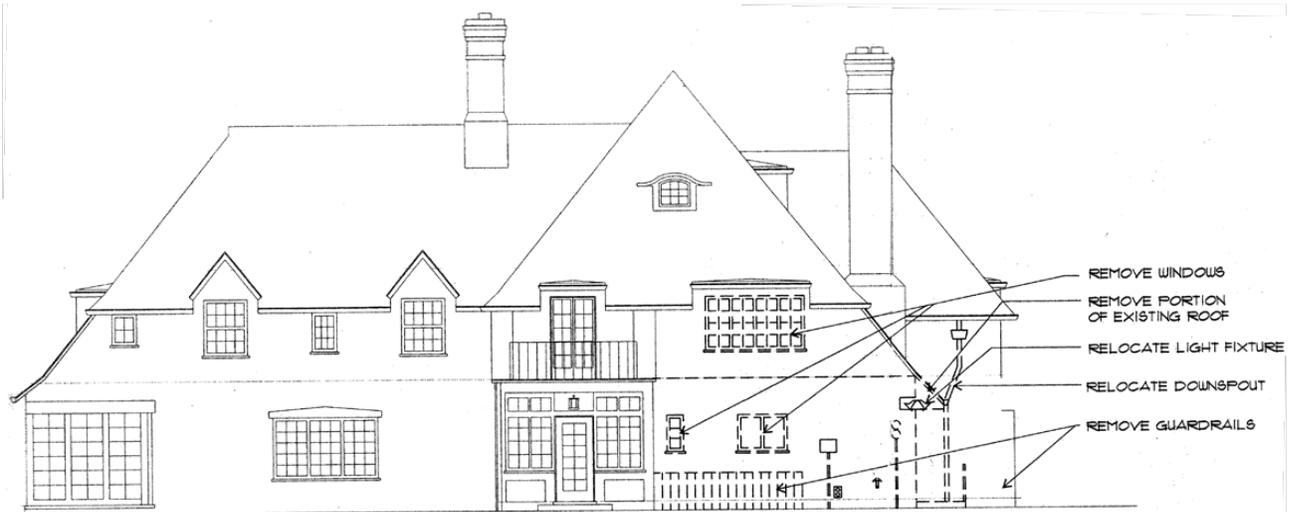
**1998-99:**

The back rock garden/herb garden was expanded. Other landscape improvements were made as a collaboration between Lynn Frohnmayer and Dryden Jenney, an MFA candidate who used this as her thesis project.



1996 - West Elevation showing a circular window, which is missing from more recent photographs. Image courtesy of Cindy Cords, Office of the President.

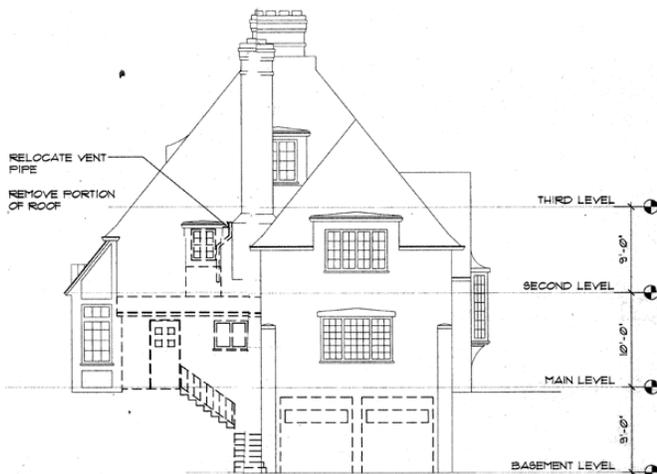
# Construction Drawings Showing 1998 Remodel



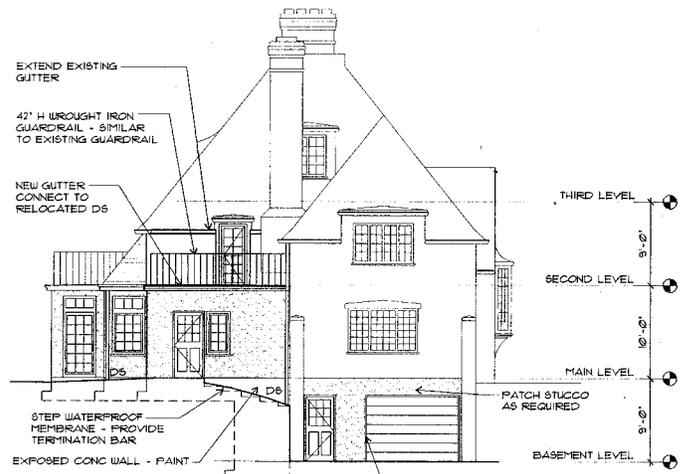
South Elevation Demolitions



South Elevation Additions



East Elevation Demolitions



East Elevation Additions

**1998:**

The kitchen was remodelled and expanded to accommodate the hosting of large events by the president. A bathroom in the basement was upgraded to meet accessibility standards, and an elevator was added next to the kitchen to serve this bathroom. These interior changes prompted the following alterations to the south (rear) and east (side) façades (see construction drawings - p. 9 and photograph of house during remodel - p. 10):

- The master bedroom and bathroom were expanded to encompass the sleeping porch. Three of the original sleeping porch casement windows were replaced, the stucco was patched, and a new wrought-iron guardrail was added to match the existing one when the roof line on the southeast corner was lowered.



NICOLE DeVITO / The Register-Guard

**Koala Construction workers continue renovations to the UO president's house.**

Photograph of remodel to the McMorran House, 1998

Image from The Register Guard 10/12/1998

- The original kitchen windows and guardrail on the first floor of the south elevation were removed to accommodate the expansion of the kitchen, and three new windows and doors were added to match those that remained.
- An exterior lighting fixture on the southeast corner was relocated.
- On the east elevation, the two existing garage doors to the basement were removed and replaced by a single garage door and a pedestrian door.
- The original exterior staircase on the east façade was removed and the newly exposed concrete wall was painted to match the rest of the exterior. A new section of basalt wall was built, with stairs leading up to the rear entrance.
- The roof line was preserved by the addition of two iron-railed decks on the south and east sides.

In addition, the second floor hall bathroom was remodeled around this time (1998?) and the small round window was plastered over.

**c. 2005:**

The west-facing sunroom was altered (new ceiling, posts, and other work), and the house radiators were boxed in.

Stained glass window in the entry presented to the Frohnmayers by David Schlicker (design inspired by the historic Johnson Hall skylight).

**pre 2009 (dates not known):**

The small lavatory in the entrance hall was removed and the coat closet was expanded. South sun porch and library combined into one room, original bookshelves removed. Tapestries were added then removed some years later from the dining room.

**2009 - 2010:**

- Reroofing
- The original oak floors in the living room, lounge, and dining room were exposed after the white carpeting was removed
- The 1970s bar in the basement was removed and the room converted into a library.
- The master bedroom and study were connected by reopening the original doorway.
- The shower in the second floor bathroom was remodelled.
- The master bathroom was re-tiled and the tub was replaced with a shower.

## Historic Status and Significance

The evaluation of the house's historic significance was based upon a process developed for listing in the National Register of Historic Places, in which a resource must demonstrate significance based upon one or more of the following criteria:

- A. Association with significant events that have made a significant contribution to the broad patterns of campus or community history.
- B. Association with significant persons.
- C. Distinctive architecturally because it
  - embodies distinctive characteristics of a type, period, or method of construction;
  - represents the work of a master;
  - possesses high artistic value; or
  - represents a significant and distinguishable entity whose components may lack individual distinction.

The McMorran House's historic significance has been evaluated by the City of Eugene as part of a neighborhood cultural resources survey and by the Oregon State Board of Higher Education. Both evaluations determined that it is likely to be eligible for listing in the National Register of Historic Places:

- In May 1974, the OUS Ad Hoc Committee on Properties of Historical and/or Architectural Value designated the McMorran House as a Property of Secondary Significance which meant that it would be recommended for consideration in future planning of the university.
- In 1987, the McMorran House was identified by the City of Eugene as a primary historic property in the South University and Fairmount Neighborhoods Cultural Resources Inventory. This meant that it had a strong potential for status as a City Landmark or for inclusion in the National Register of Historic Places.

The McMorran House appears to be eligible for listing based upon National Register Criterion C. It embodies distinctive characteristics of two architectural styles, and it is a good representation of the work of a significant Oregon architect, Roscoe Deleur Hemenway. In addition, it is possibly the work of the notable landscape architect George H. Otten.

The house has some significance based on Criterion B. However, while the house is associated with a significant Eugene businessman, George McMorran, other extant Eugene properties are more closely connected with his significance. In addition, numerous presidents of the University of Oregon have lived in the house since 1941; however, this alone does not establish a level of historic significance given that most have lived in the house within the last 50 years.

**Integrity:** Overall, the McMorran House possesses good integrity. The primary (north) façade has remained relatively unchanged over the years. The rear (south) façade has undergone some significant alterations, especially since the 1980s; however, the changes were made with great attention to maintaining the character and overall unity of the exterior. The side façades (east

and west) also have been somewhat altered since the 1940s. The garden appears to have experienced the most change over time, with the addition of many planting beds, screening hedges, and the spa, which was built on the west side of the garden. Some important original elements remain intact: the parts of the original basalt wall on the north and east sides of the property; the brick walkway up to the main entrance from the stairway on the north; two Douglas Firs, two Beeches, a Cedar, a Big-Leaf Maple and a Japanese Maple in the front garden; and a Pin Oak on the back patio. Two of the original lighting fixtures also remain: the main entrance exterior fixture and the main staircase pendant fixture.

**Condition:** The house and gardens have been extremely well maintained and cared for by the University of Oregon, and are both in excellent condition.

### Distinctive Architecture (Criterion C)

The McMorran House has been described as an example of a number of different architectural styles including Tudor Revival, Norman Farmhouse, English Norman Country, and Norman English style. The most appropriate of these classifications appear to be Tudor Revival and Norman Farmhouse.

Tudor Revival style houses are known for the the following characteristics:

- steeply pitched roofs, usually side gables (less commonly hipped or front gables);
- a façade dominated by one or more prominent cross gables, usually steeply-pitched;
- decorative (i.e. not structural) half-timbering;
- tall, narrow windows, usually in multiple groups and with multi-pane glazing; and
- massive chimneys commonly crowned by decorative chimney pots.

(A Field Guide to American Houses, Virginia McAlester New York: Knopf, 1984)

The identifying features of the Norman Farmhouse style are:

- tall, steeply pitched, hipped roofs (occasionally gables in the towered subtype) without dominant front-facing cross gables;
- eaves commonly flared upward at roof-wall junction; and
- brick, stone, or stucco wall cladding, sometimes with decorative half-timbering.

(A Field Guide to American Houses, Virginia McAlester New York: Knopf, 1984)

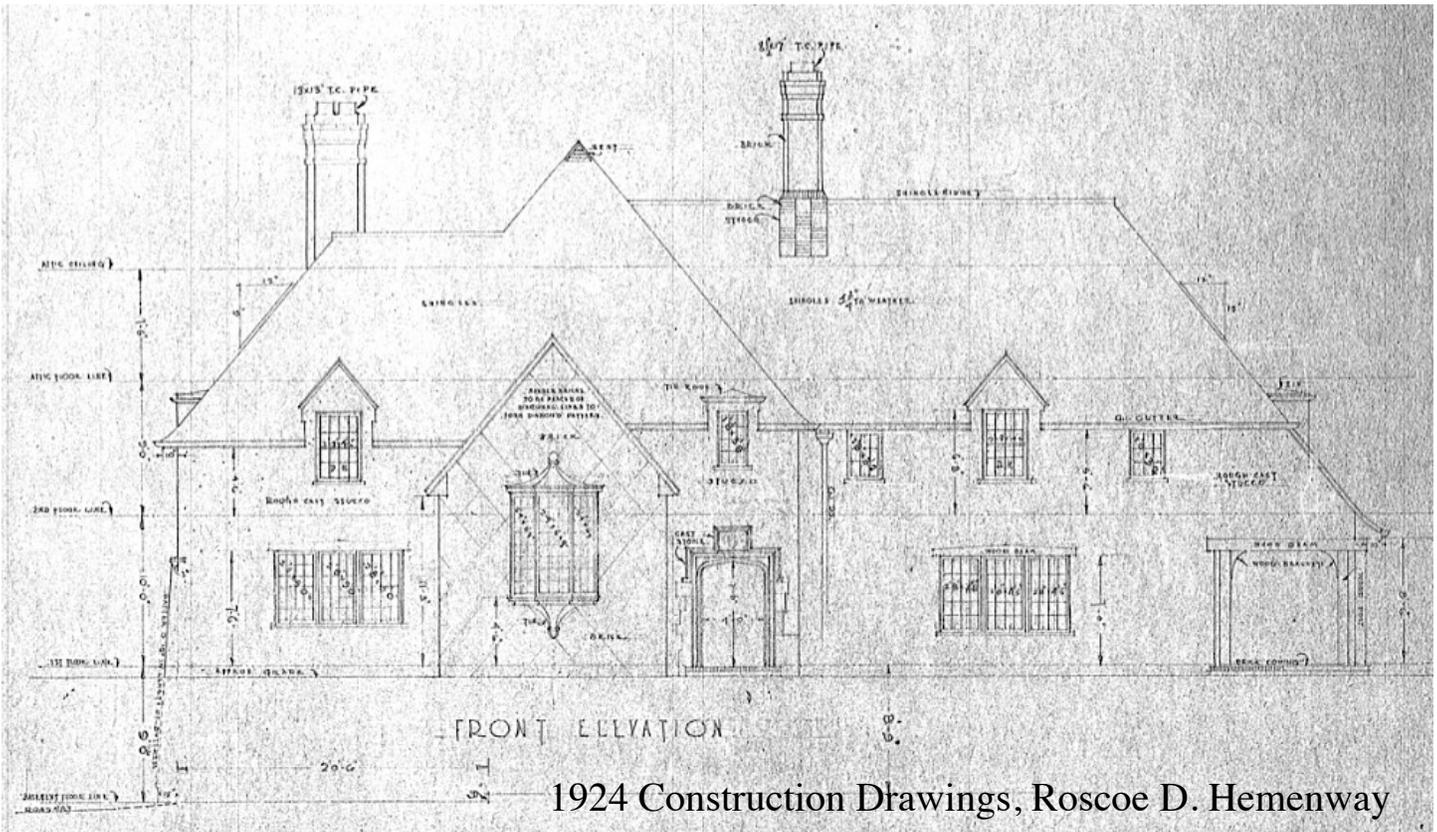
The McMorran house has a very prominent front façade; a varied, steeply-pitched, hipped roof massing; subordinate cross gables; and decorative brickwork on the front façade and on the two massive chimneys. The main entrance is articulated with cast-stone trim surrounding a Tudor arch and projecting into the surrounding brickwork. The foremost cross-gable houses a semi-hexagonal oriel window, which is multi-paned, as are all the other casement and double-hung windows throughout the house. Thus it shows excellent examples of some of the major defining characteristics of these two styles.

**Historically Significant Architectural and Landscape Features:**  
(listed in order of significance)

**A. Exterior**

1. Primary (north) façade

- a) steeply-pitched roof and prominent cross gables
- b) massive chimneys with decorative brickwork
- c) decorative brickwork on white stucco façade
- d) dominant, elaborate front entrance
- e) semi-hexagonal oriel window
- f) multi-paned casement windows with lead comes



2. Landscape and setting

- a) overall character and setting
- b) landscape features
  - i) basalt wall, steps, and pillars; brick walkway; iron handrails and baskets
  - ii) trees: two Douglas Firs, two Beeches, a Big-Leaf Maple, a Japanese Maple, and a Cedar in the front (north) garden and a Pin Oak in the back (south) garden
  - iii) Opal Clark Memorial Rose Garden



Original basalt entry steps



Original walkway and ironwork

### 3. Secondary façades

- a) south façade
- b) west façade
- c) east façade



South facade



East facade

### B. Interior

- 1. First floor gathering spaces and main stair: configuration and materials
- 2. Second floor
- 3. Third floor and basement



Living Room, 1936 (Courtesy William R. Riley)



Dining Room, 1936 (Courtesy William R. Riley)

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## **Additional Resources**

McMorran House Notebook, room by room assessment - 1988, UO Planning Library  
Sanborn maps, 1912-62