

# MCMORRAN HOUSE PRELIMINARY HISTORIC ASSESSMENT



McMorran House, 1931  
Lane County Historical Museum

University of Oregon  
Campus Planning  
Campus Planning and Facilities Management

March 2022



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Additional information about the history of the McMorrان House is available in the UO McMorrان House and Gardens History Report which can be found on the CPFM website: <https://cpfm.uoregon.edu>  
Refer also to resources available in Design and Construction.

Historic images are courtesy the UO Archives unless noted otherwise. Building drawings are available from the Design and Construction Office.

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# MCMORRAN HOUSE

## PRELIMINARY HISTORIC ASSESSMENT

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# INTRODUCTION

This assessment identifies the historic features of the McMorran House exterior (including landscape elements) and interior spaces. Understanding the building's historic significance is the first step to evaluating and preserving its valuable architectural and landscape features. This assessment is intended to be used as a resource when making recommendations for treatment of the McMorran House during any alterations or additions.

The assessed areas are shown on the Surveyed Areas and Ranking maps (pg. 5). Each area with potential historic significance is assigned a ranking of primary, secondary, tertiary, or non-contributing. This ranking is based on the level of historic significance (high, medium, or low) and level of integrity, defined as the degree to which the key historic elements are evident today (excellent, good, fair, or poor). Refer to Appendix A for a full description of the ranking methodology.

# SIGNIFICANCE

The McMorran House is an example of the Tudor Revival and Norman Farmhouse styles, has high historic significance, good integrity and excellent condition, and is currently a “primary” ranked historic building by the City of Eugene. It is likely eligible for listing in the National Register of Historic Places, under criteria C (distinctive architecturally), and is identified as a primary resource for the UO campus. (Refer to Appendix C, pg. 57).

## **Building History (excerpts from the UO McMorran House and Gardens History Report):**

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. 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. (Refer to Appendix C for more details and description of the house and Fairmount neighborhood history).

# ALTERATIONS

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. In 1940, the left side of the dormer window in the guest bedroom on the second floor was squared off. From 1950 through 1998, various maintenance and upgrades, including garden improvements, were added (see Timeline, pg. 3). In 1998, a major kitchen remodel and expansion were added to accommodate the hosting



McMorrان House, October 1998  
The Register Guard, 10/12/1998



McMorrان House, December 2009

of large events by the UO 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 additional alterations to the south and east facades (see Timeline, pg. 3). Several additional alterations and maintenance improvements were made from 2005 - 2010 (see Timeline, pg. 3). (Also, refer to Appendix C).

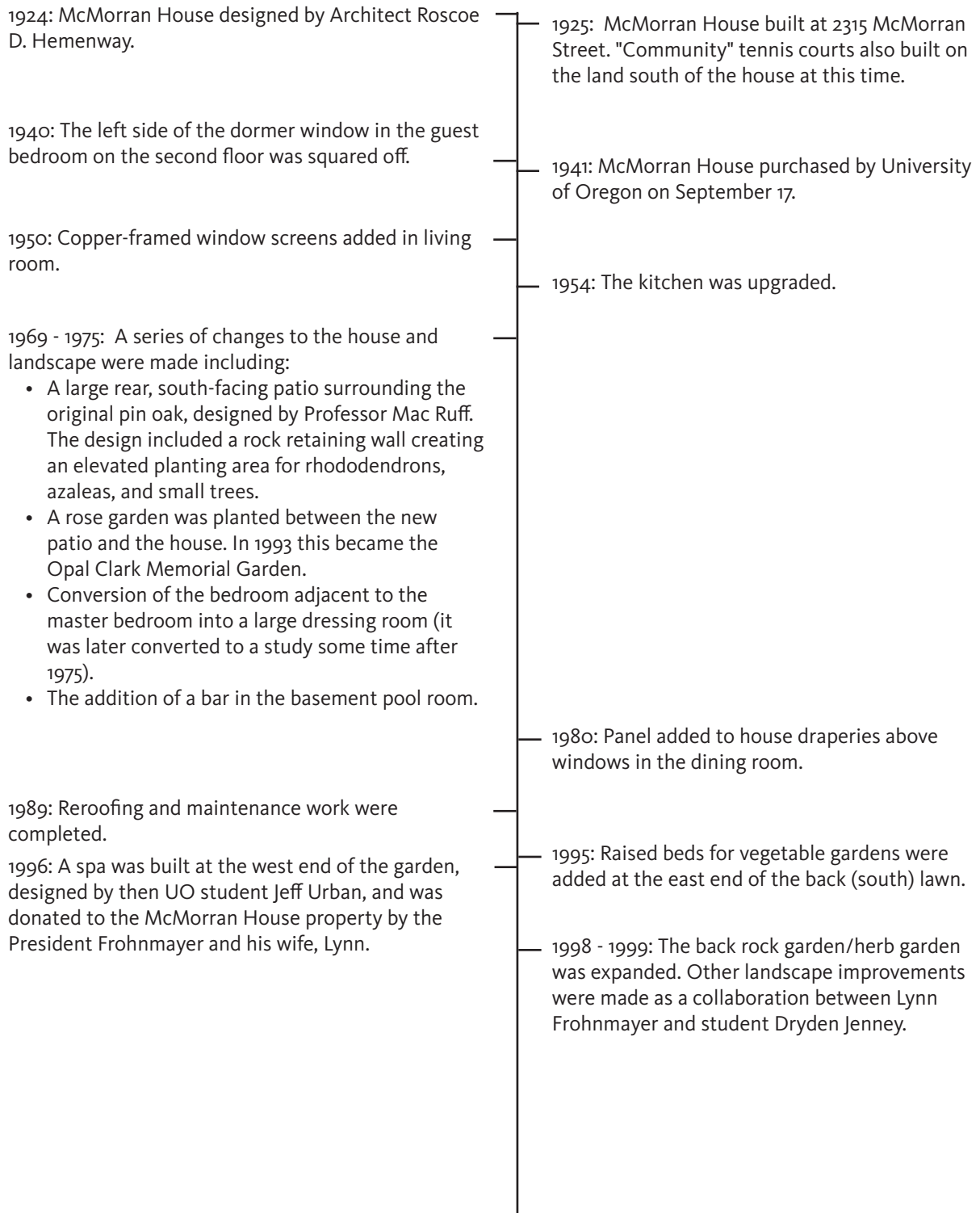
In 1987, the McMorrان House was identified by the City of Eugene as a primary historic property in the South University and Fairmount Neighborhoods Cultural Resources Inventory. This meant that it had a strong potential for status as a City Landmark or for inclusion in the National Register of Historic Places. (Refer to Appendix C).

The McMorrان House is a primary resource for the UO campus, due to its high significance associated with early 20th Century University of Oregon and the Fairmount Neighborhood development, George McMorrان, association with significant events, and architectural excellence and distinction. The house and gardens have been extremely well maintained and cared for by UO, and are both in excellent condition. (Refer to Appendix C).



1925 - Sanborn Map (1925) - Fairmount Loop

# TIMELINE - MAJOR REMODELS



# TIMELINE - MAJOR REMODELS (CONT.)

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:

- 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.
- 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.

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.



McMorrans House, October 1998  
The Register Guard, 10/12/1998

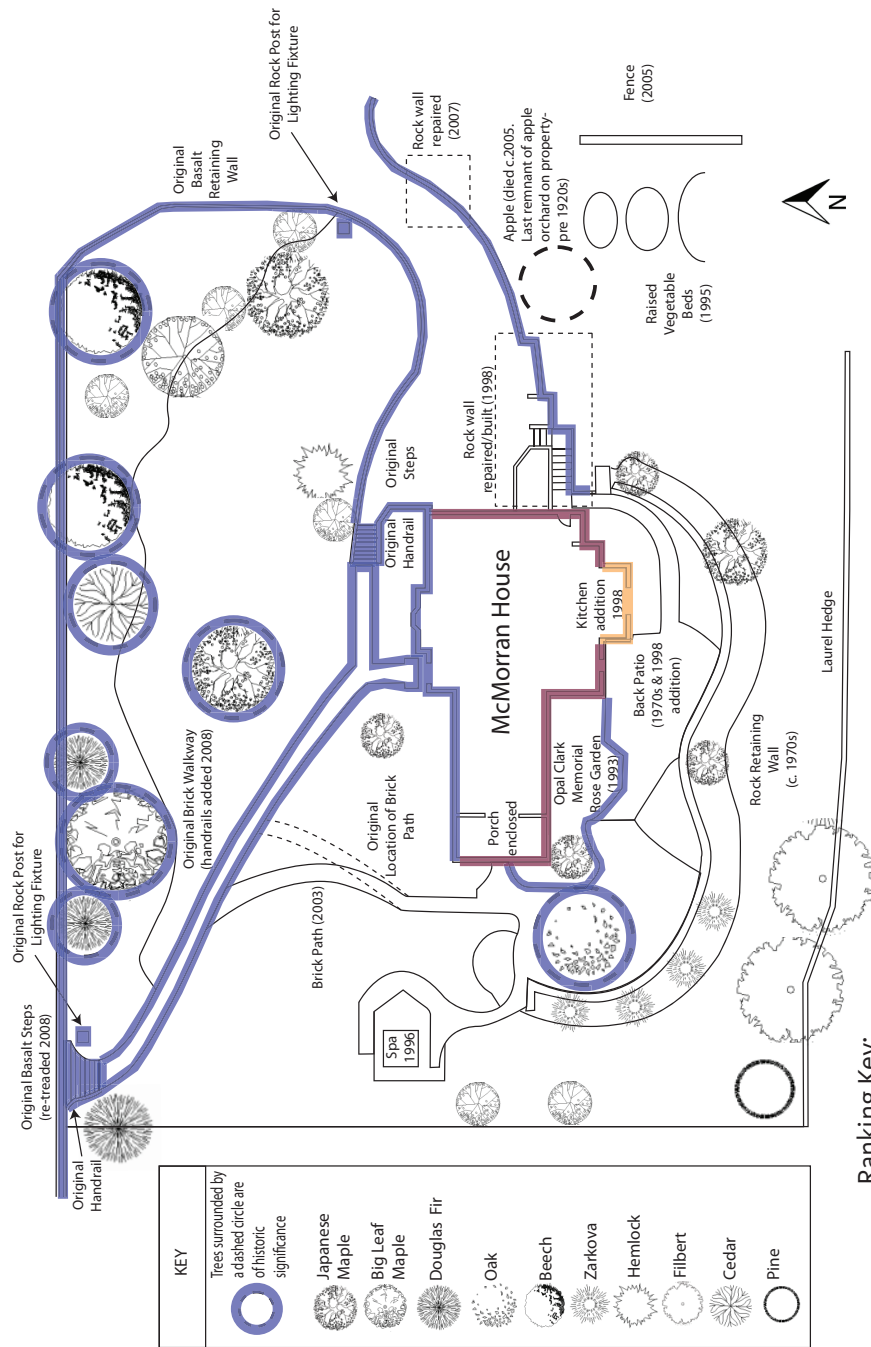
2005: The west-facing sunroom was altered (new ceiling, posts, and other work), and the house radiators were boxed in.

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.

2018: Section of the north basalt wall was planned to be replaced by Allen Ash. Intent was to sequentially replace the mortared basalt wall with a more long-lived (likely originally intended) dry-stack wall as the need arose. (Allen Ash replaced many dry stack walls around the Fairmount Neighborhood and is an experienced, renowned stone mason with a specialty in dry-stack walls.)

# SURVEYED AREAS & RANKINGS



## Exterior Features of Note:

- Prominent front (North) facade
- Steeply-pitched roof and prominent cross gables
- Massive chimneys with decorative brickwork
- Dominant, elaborate front entrance
- Semi-hexagonal oriel window
- Multi-paned casement windows with lead comes
- Overall character and setting

## Note:

Refer to pg. 26 for more information about key landscape features

Key References:  
 McMorran House and Gardens History: H:\Departments\Planning\CAMPUS PLANNING SECTION\Historic Preservation\Campus History - Projects Docs Info Photos\  
 McMorran House\McMorran Report\McMorranReport\_2016-01-20 Folder  
 UO Summary Table of Historic Rankings & Designations: [https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/histalindex\\_11-18-20151\\_o.pdf](https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/histalindex_11-18-20151_o.pdf)  
 Page 3 McMorran House Exterior Historic Rankings



## **SUMMARY OF EXTERIOR PRIMARY AND SECONDARY RANKED SPACES**

### **NORTH FACADE AND ENTRANCE**

Level of Historic Significance: High

- primary facade
- facade contributes to the overall character of the McMorran House and Gardens
- original decorative brickwork and cast-stone trim

Level of Integrity: Excellent

## **SUMMARY OF EXTERIOR SECONDARY RANKED SPACES**

### **EAST FACADE AND ENTRANCE**

Level of Historic Significance: Medium

- secondary facade
- facade contributes to the character of the McMorran House and Gardens
- quality of the architectural craftsmanship and details

Level of Integrity: Excellent

### **SOUTH FACADE**

Level of Historic Significance: Medium

- secondary facade
- facade contributes to the character of the McMorran House and Gardens
- quality of the architectural craftsmanship and details

Level of Integrity: Good

### **WEST FACADE**

Level of Historic Significance: Medium

- secondary facade
- contributes to the character of the McMorran House and Gardens
- quality of the architectural craftsmanship and details

Level of Integrity: Good

### **SETTING**

Physical association with overall character and setting of the McMorran House and Gardens

### **SOUTHEAST FACADE AND ENTRANCE**

Level of Historic Significance: Non-contributing

# NORTH FACADE

RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

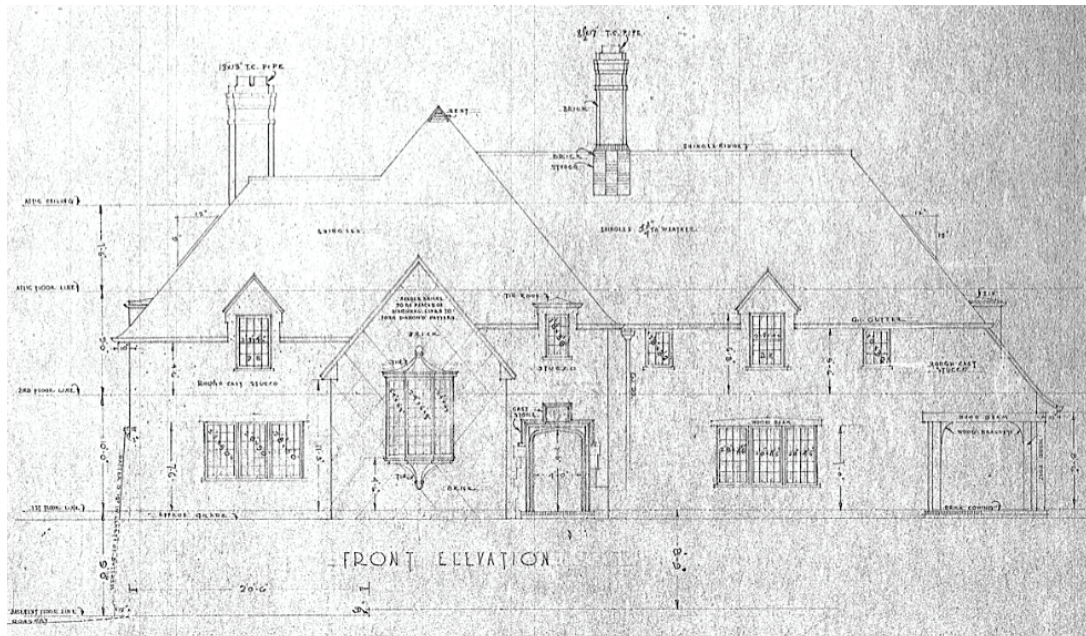
LEVEL OF INTEGRITY: **EXCELLENT**

EXISTING EXTERIOR FEATURES OF NOTE:

- Prominent front (North) facade
- Steeply-pitched roof and prominent cross gables
- Massive chimneys with decorative brickwork
- Dominant, elaborate front entrance
- Semi-hexagonal oriel window
- Multi-paned casement windows with lead comes



McMorran House, North Entry, 2009



McMorran House, North Elevation Construction Drawing, 1924



McMorran House, North Elevation, 1931



McMorran House, North Elevation, 2009

ALTERATIONS:



McMorrان House, North Elevation, 1989 Roof Remodel

# EAST FACADE

RANKING: **SECONDARY**

LEVEL OF HISTORIC SIGNIFICANCE: **MEDIUM**

LEVEL OF INTEGRITY: **GOOD**

EXISTING EXTERIOR FEATURES OF NOTE:

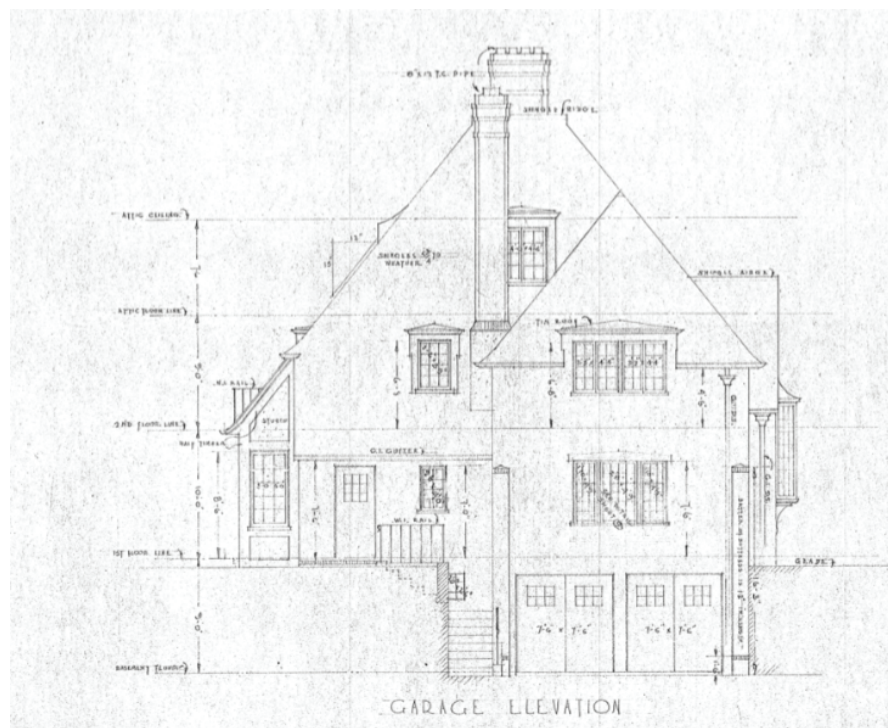
- Steeply-pitched roof and prominent cross gables
- Massive chimneys with decorative brickwork
- Multi-paned casement windows with lead comes



McMorrان House, East Elevation  
The Register Guard, 10/12/1998

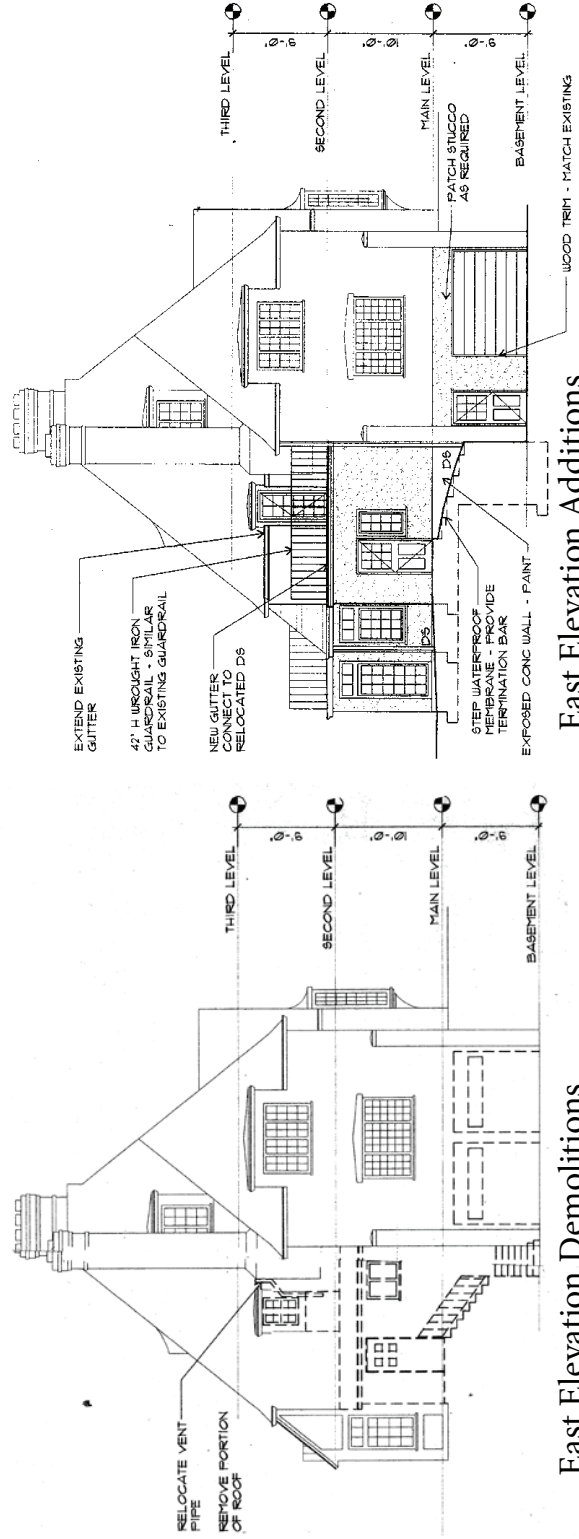


McMorrان House, East Elevation, 2009



McMorrان House, East Elevation sketch, 1924

ALTERATIONS:



East Elevation Demolitions

East Elevation Additions

Construction drawings showing 1998 remodel / alterations

# WEST FACADE

RANKING: **SECONDARY**

LEVEL OF HISTORIC SIGNIFICANCE: **MEDIUM**

LEVEL OF INTEGRITY: **GOOD**

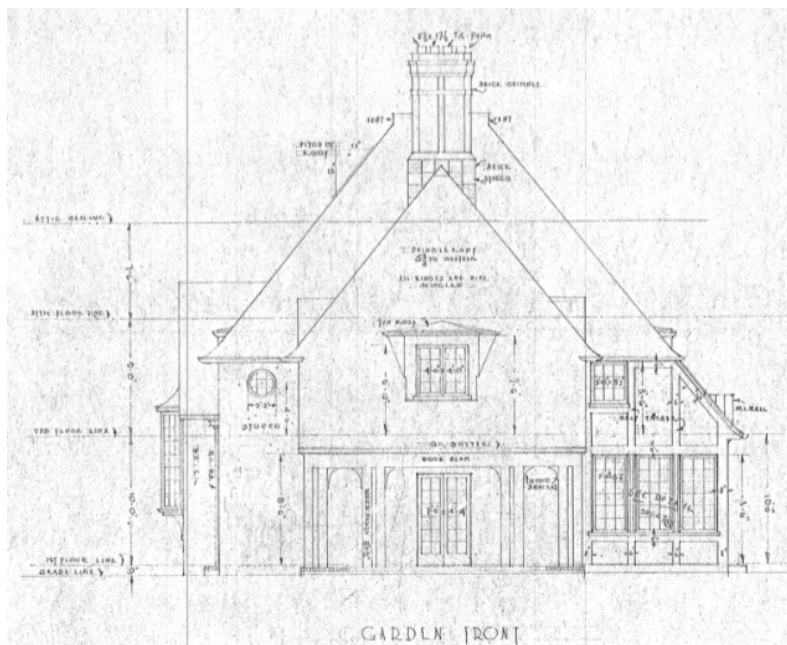
EXISTING EXTERIOR FEATURES OF NOTE:

- Steeply-pitched roof and prominent cross gables
- Massive chimneys with decorative brickwork
- Multi-paned casement windows with lead comes



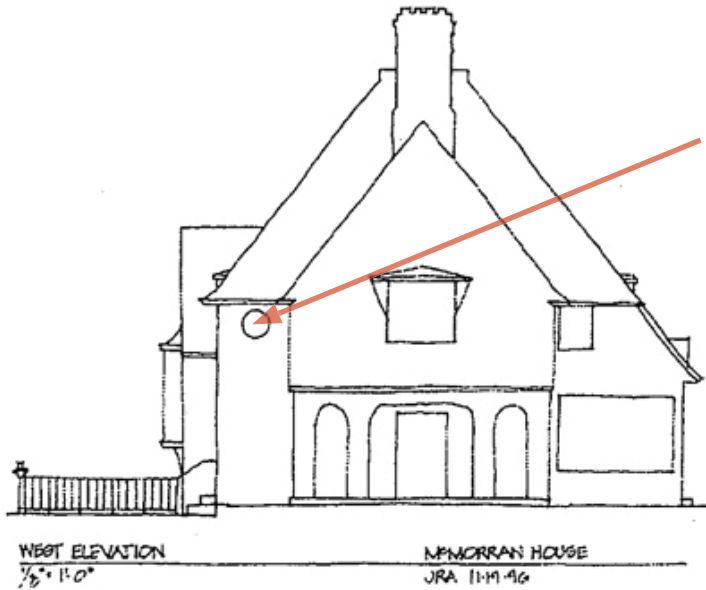
McMorrان House, West Elevation, 2009

McMorrان House, West Elevation, 1931



McMorrان House, West Elevation sketch, 1924

ALTERATIONS:



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

2009 - North/West facade showing circular window missing and living porch is enclosed (date unknown).



2009 - West facade showing enclosed living porch (date unknown).

# SOUTH FACADE

RANKING: **SECONDARY**

LEVEL OF HISTORIC SIGNIFICANCE: **MEDIUM**

LEVEL OF INTEGRITY: **GOOD**

EXISTING EXTERIOR FEATURES OF NOTE:

- Steeply-pitched roof and prominent cross gables
- Massive chimneys with decorative brickwork
- Multi-paned casement windows with lead comes



McMorrان House, South Elevation, 2009



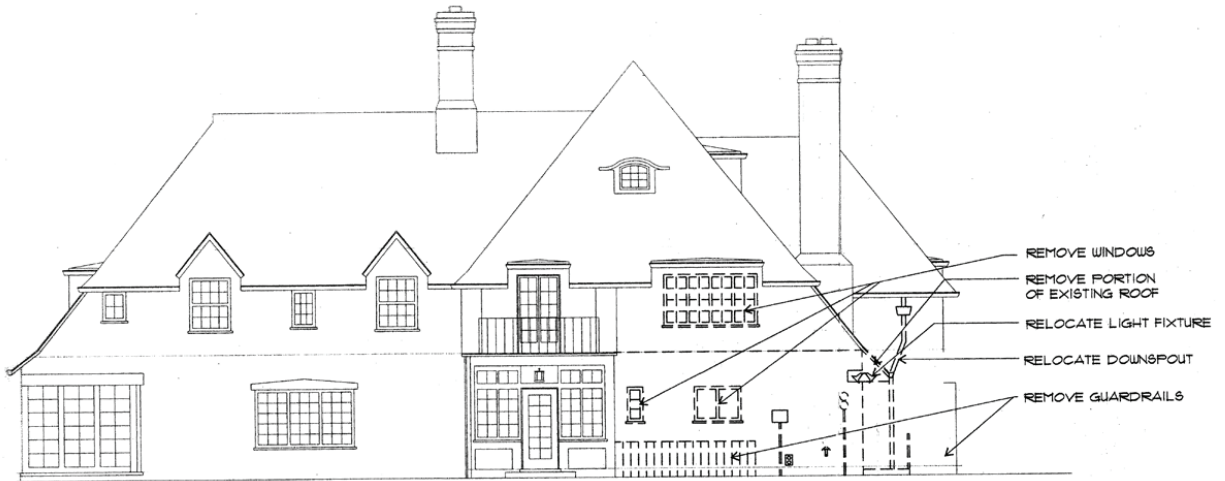
McMorrان House, South Elevation, 1931



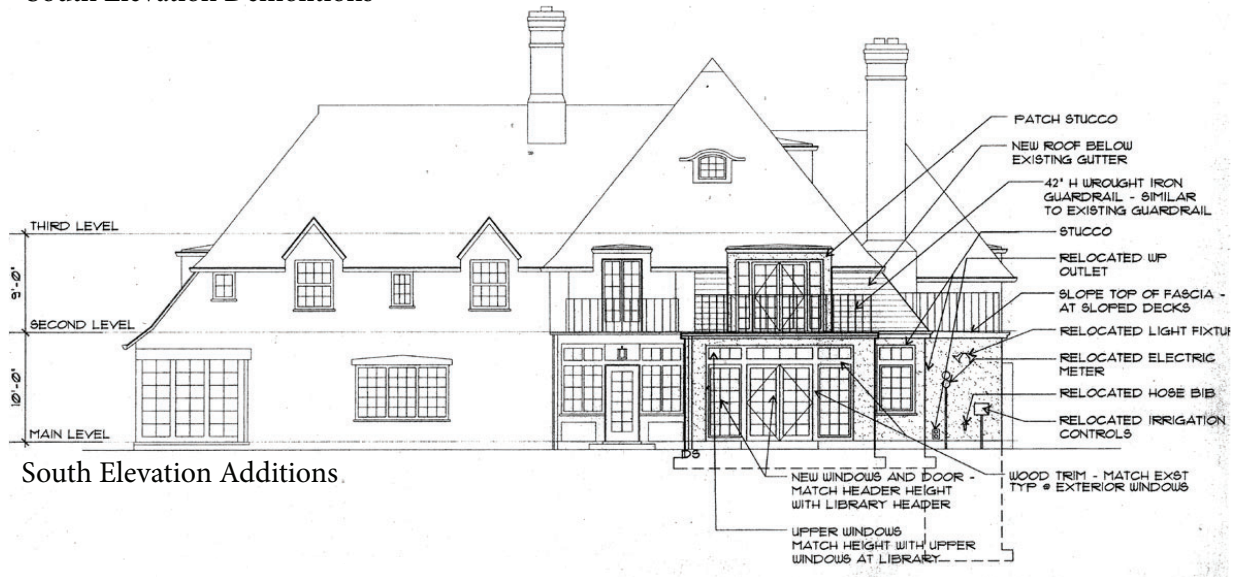
McMorrان House, South Elevation, 1924



ALTERATIONS:



South Elevation Demolitions



South Elevation Additions.

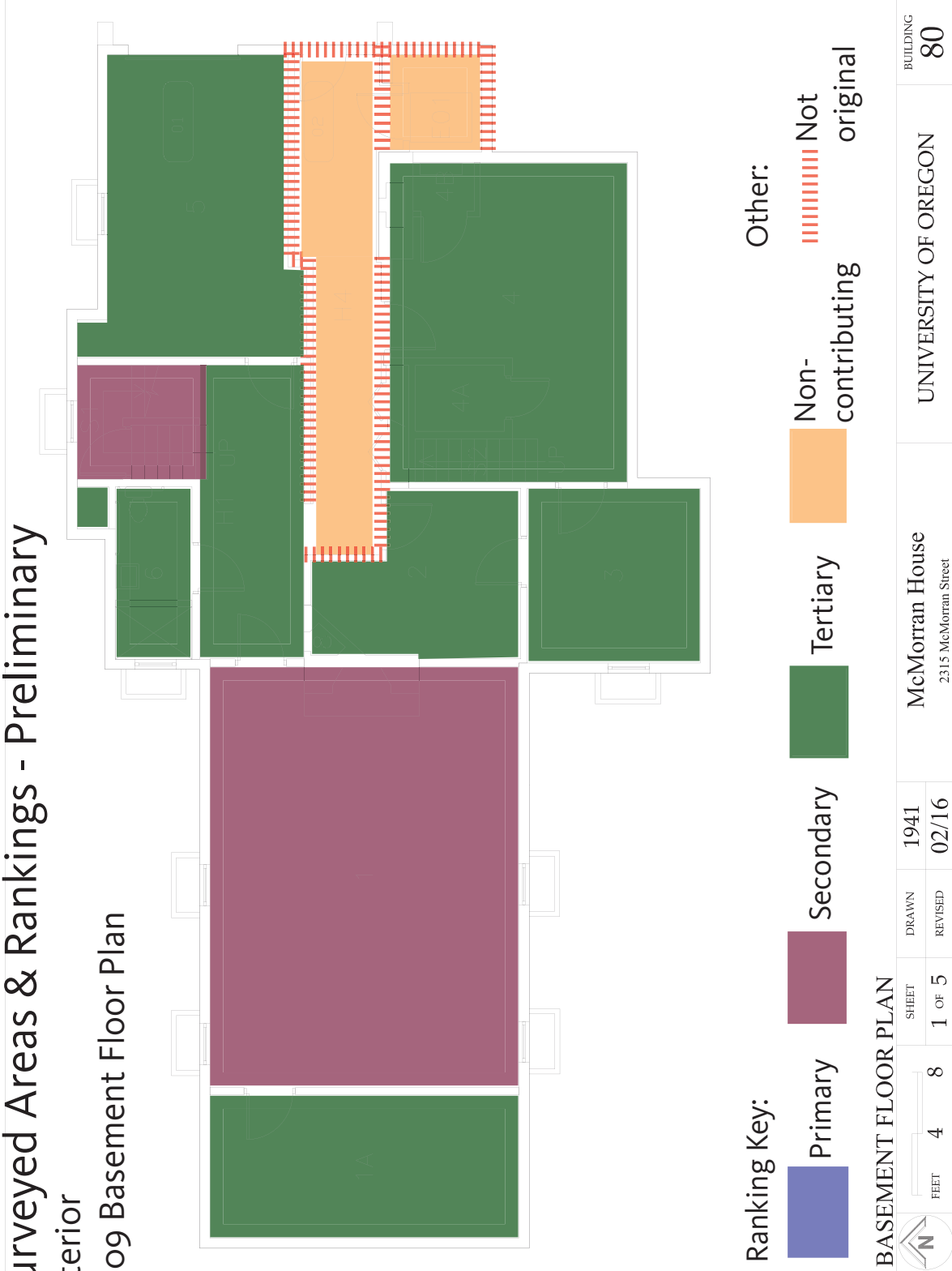
Construction drawings showing 1998 remodel / alterations

# INTERIOR - BASEMENT

## Surveyed Areas & Rankings - Preliminary

Interior

2009 Basement Floor Plan



**BASEMENT SECONDARY RANKED SPACES**

**BILLIARDS ROOM**

Level of Historic Significance: Medium

Level of Integrity: Good



Basement Billiards Room Fireplace, 2021



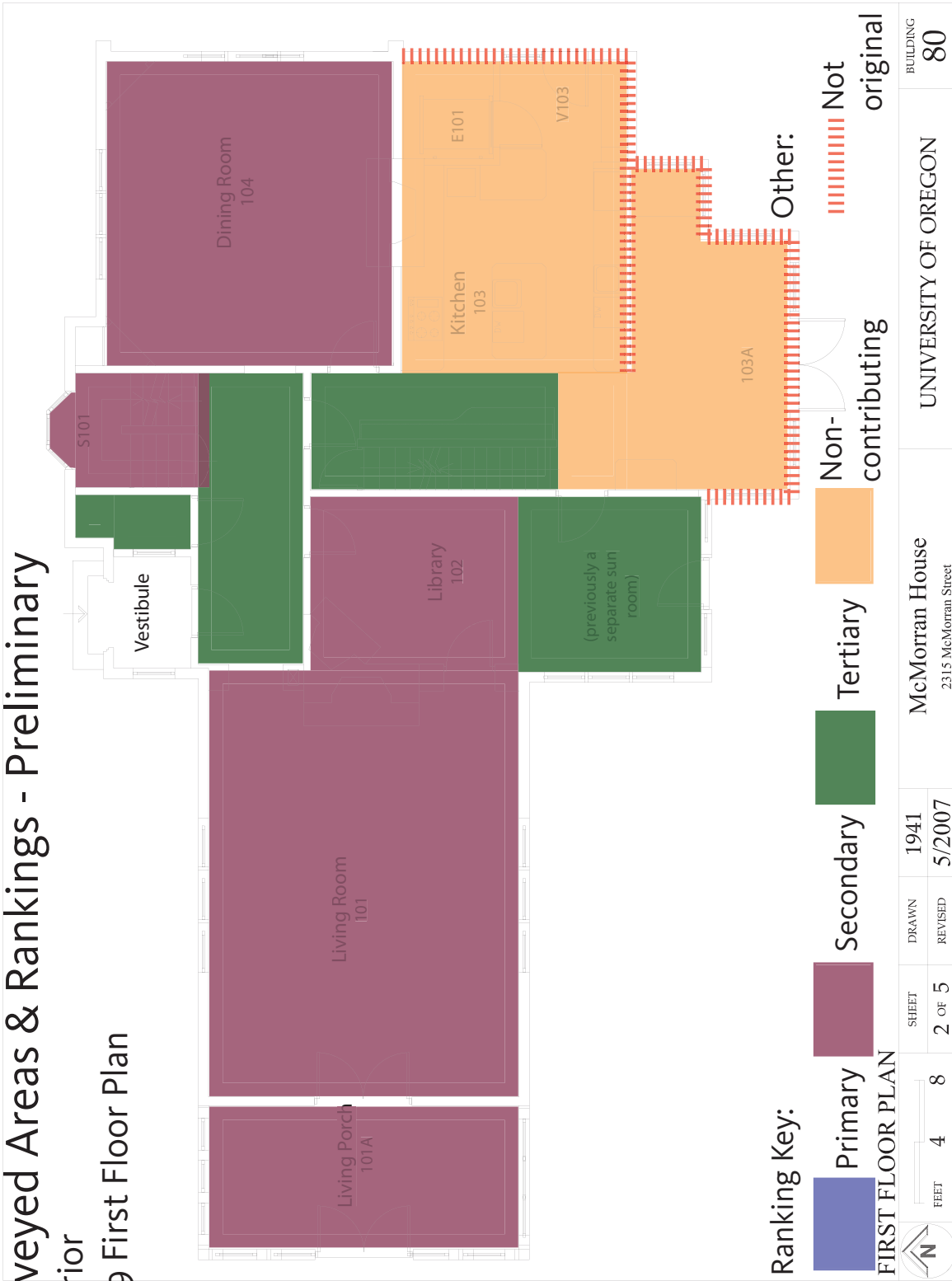
Basement Billiards Room Fireplace, 1981

# INTERIOR - FIRST FLOOR

## Surveyed Areas & Rankings - Preliminary

Interior

2009 First Floor Plan



## FIRST FLOOR SECONDARY RANKED SPACES

FIRST FLOOR GATHERING SPACES: LIVING ROOM, LIVING PORCH, DINING ROOM, AND LIBRARY

### MAIN STAIR CONFIGURATION AND MATERIALS

Level of Historic Significance: Medium

Level of Integrity: Good



1st Floor Living Room, 1932 (Courtesy William R. Riley)



1st Floor Living Room, 2021



1st Floor Dining Room, 1932 (Courtesy William R. Riley)



1st Floor Dining Room, 1981



1st Floor Living Porch, 1981



1st Floor Living Porch, 2021



1st Floor Library, 1981



1st Floor Library, 2010





Main Stair, 1981



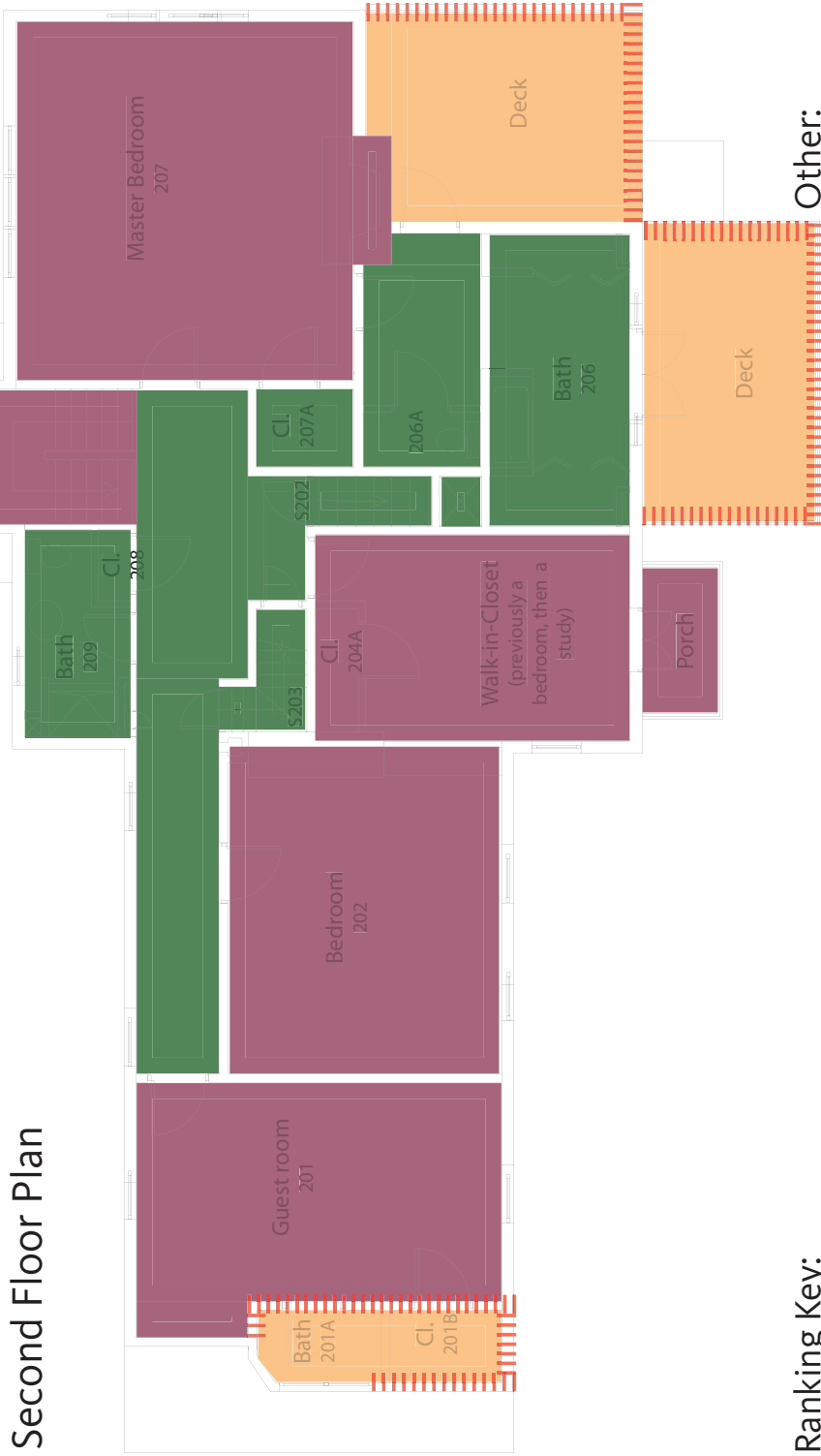
Main Stair, 2021

# INTERIOR - SECOND FLOOR

## Surveyed Areas & Rankings - Preliminary

Interior

2009 Second Floor Plan



Ranking Key:



SECOND FLOOR PLAN



FEET 4 8

SHEET 3 OF 5

DRAWN REVISED

1941 5/2007

McMorran House  
231.5 McMorran Street

UNIVERSITY OF OREGON

BUILDING 80

## SECOND FLOOR SECONDARY & TERTIARY RANKED SPACES

### MASTER BEDROOM, BEDROOMS, "SUN DECK", MAIN STAIR CONFIGURATION & MATERIALS

Level of Historic Significance: Medium

Level of Integrity: Good



Master Bedroom, 1981



Master Bedroom, 2010

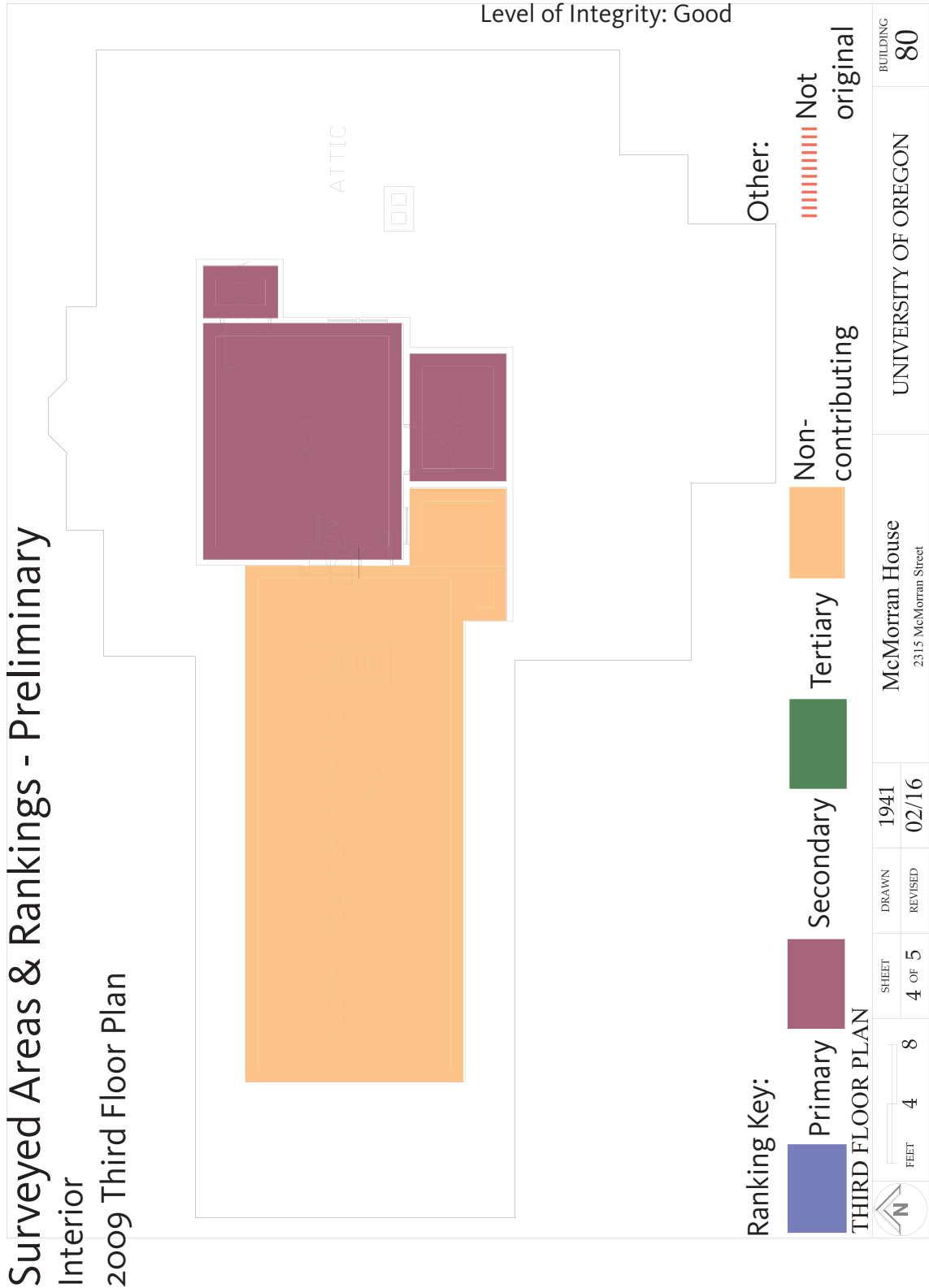
# INTERIOR - THIRD FLOOR

## ADDITIONAL SECONDARY RANKED SPACES

ROOM 301 & 303: "MAID'S" BEDROOM & BATH

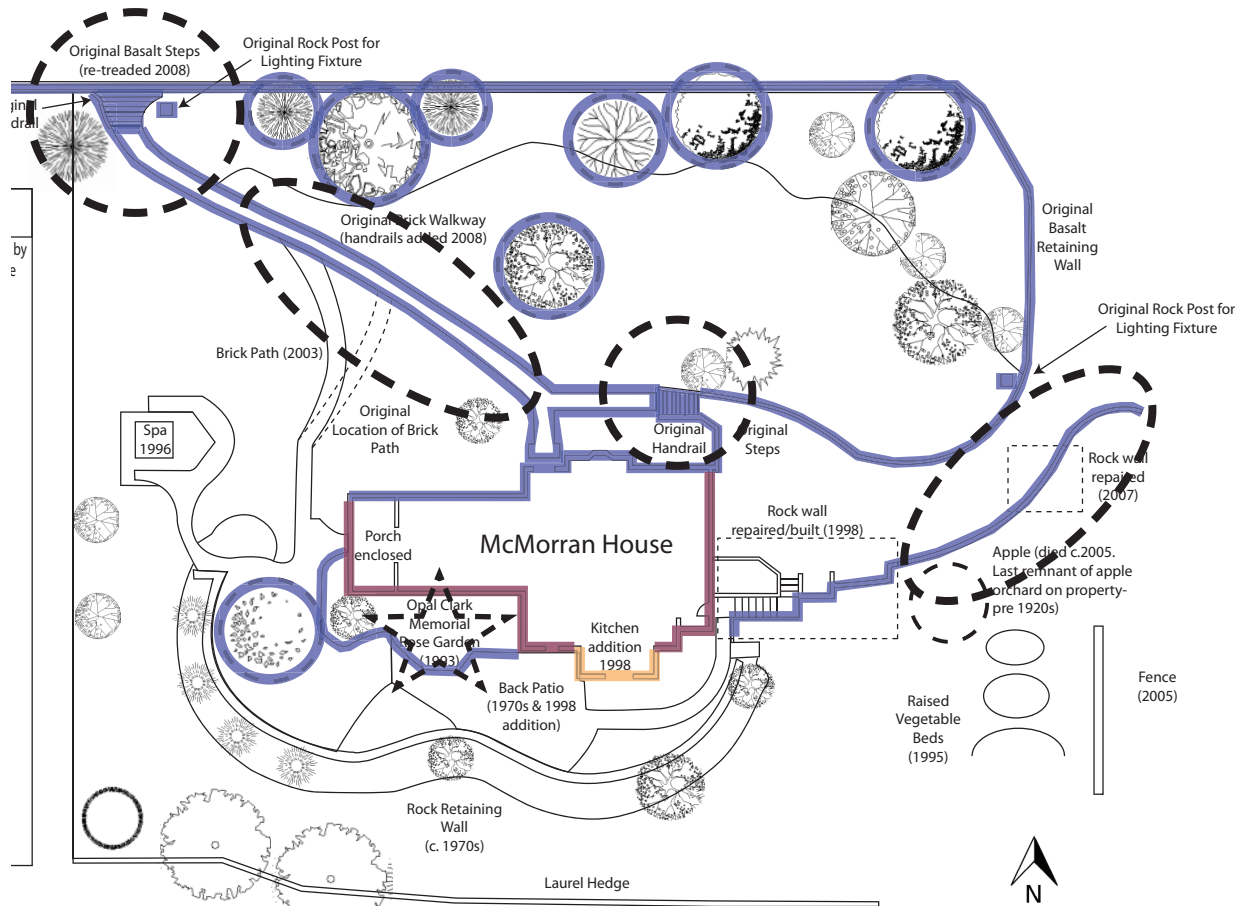
Level of Historic Significance: Medium

Level of Integrity: Good



# DETAILS OF SURVEYED AREAS - EXTERIOR

## PRIMARY-RANKED LANDSCAPE AREAS



Ranking Key:

- Primary
- Secondary
- Non-contributing

- ★ Opal Clark Memorial Rose Garden (1993)
- Original basalt entry steps
- ⌒ Original walkway, ironwork, and basalt wall

# OPAL CLARK MEMORIAL ROSE GARDEN (1993)

RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **GOOD**

EXISTING EXTERIOR FEATURES OF NOTE:

- Historic rose bed



Opal Clark Memorial Rosegarden (2009)



Patio on the south side (2009)

"The home of the University of Oregon president and family, McMorrans House is surrounded by bountiful beds, swaths of lawn and several patios. The garden is a mix of mature maples, cedar, viburnums and other shrubs; perennials such as pulmonaria, euphorbia and penstemon; abundant annuals; a Mediterranean bed of lavender, rosemary, and thyme; **a rose garden honoring Opal Clark, a former First Lady of McMorrans House**; and raised beds for vegetables. There are ancient rhododendron trees in the side yard, and adolescent rhodies in a recently renovated bed at the back." - 10th Annual KLCC in Bloom Garden Tour, Ten Exquisite Gardens, June 22, 2003, held in the College Hill and Fairmount Neighborhoods

## OPAL CLARK MEMORIAL ROSE GARDEN (1993)



South garden, Opal Clark Memorial Rosegarden (2009)



South garden, Opal Clark Memorial Rosegarden (2009)

## ORIGINAL BASALT ENTRY STEPS & WALKWAY

RANKING: **PRIMARY**

LEVEL OF HISTORIC SIGNIFICANCE: **HIGH**

LEVEL OF INTEGRITY: **GOOD**

EXISTING EXTERIOR FEATURES OF NOTE:

- Basalt wall, steps, and pillars
- Brick walkway
- Iron handrails and baskets



Original basalt steps on the edge of the front (north) garden (2009)



Original walkway in the front garden (2009)



## ORIGINAL WALKWAY, IRONWORK, AND BASALT WALL



Original walkway and ironwork in the front garden (2009)



Driveway on the east with parts of the original basalt wall (2009)

## NORTH GARDEN DETAILS



South garden, Pin Oak (2009)



North garden, Old Cedar (2009)



North garden, Old Douglas Firs (2009)



North garden, Old Japanese Maple (2009)

# NORTH GARDEN DETAILS



North Garden (2009)



Juncture of Old / New Brick Paths (2009)



Exterior Basalt Wall (2009)



Old / New Basalt Wall (2009)

## SOUTH GARDEN DETAILS



South garden, Patio looking west (2009)



South garden, Patio looking east (2009)

# TREATMENT RECOMMENDATIONS

The following treatment recommendations are based on the Secretary of Interior's **Standards for the Treatment of Historic Properties** and their associated **Guidelines**.

The **Standards** are four distinct approaches towards the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. "The Standards for the Treatment of Historic Properties are regulatory for all grant-in-aid projects assisted through the National Historic Preservation Fund."

The **Guidelines** "offer general design and technical recommendations to assist in applying the Standards to a specific property.... The Guidelines are advisory, not regulatory."

Together, the Standards and Guidelines "provide a framework and guidance for decision-making about work or changes to a historic property." (NPS, *The Secretary of the Interior's Standards*, <http://www.nps.gov/tps/standards.htm>)

One of the most commonly used Standards approach for the treatment historic properties is **Rehabilitation** and is the most likely Standard to be applicable to Villard Hall if it undergoes any future work. Rehabilitation is the approach that "acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character" (NPS, *Four Approaches to the Treatment of Historic Properties*, <http://www.nps.gov/tps/standards/four-treatments.htm>)

The following are a summary of the Guidelines for Rehabilitation, ranked in order of procedure:

1. **Identify, Retain, and Preserve** historic materials and features
2. **Protect and Maintain** historic materials and features
3. **Repair** historic materials and features (in-kind where possible)
4. **Replace** deteriorated historic materials and features (in-kind where possible)

(NPS, *Rehabilitation: The Approach*, [http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab\\_approach.htm](http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_approach.htm))

Like the Guidelines, the intention of these recommendations are "to assist the long-term preservation of property's significance through the preservation of historic materials and features." (NPS, *Introduction to the Standards*, <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>)

## EXTERIOR

The character and the quality of craft and materials of the exterior of the McMorran House play a significant part in the architectural character of the building. In addition, the McMorran House contributes to the spatial quality and architectural character of its surrounding landscape and gardens. The treatment of the overall exterior of the McMorran House, especially its primary and secondary ranked landscapes, facades, and north entry, should be completed in such a way that it does not diminish the overall historic character of the building.

## LANDSCAPES

- Identify, Retain and Preserve landscape features of the McMorrان House that are important in defining its overall historic character and its historic relationship between the building and the landscape. Pay particular attention to the primary and secondary ranked landscapes. This includes the north entry sequence and associated historic walkways and paths, vegetation, landforms, walls, and furnishings.
- Protect and maintain the building and building site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor damage or erode the landscape. Preserve important landscape features, including ongoing maintenance of historic plant material. Provide continued protection of masonry, wood, and architectural metals which comprise the building and site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Repair features of the landscape by reinforcing historic materials before considering replacement.
- If an entire feature of the landscape is too deteriorated to repair and if the overall form and detailing are still evident, replace the feature in kind. Physical evidence from the deteriorated feature should be used as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If a historic landscape feature is completely missing, design and construct a new feature. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.
- When required by new use, design new exterior landscapes which are compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape. Remove non-significant buildings, additions, or landscape features which detract from the historic character of the site.

## FACADES

- Identify, Retain and Preserve the features and details of the facade that are important in defining the overall historic character of the building. This includes the exterior masonry walls, their composition, and their details such as decorative brickwork. Pay particular attention to the primary and secondary ranked facades.
- Protect and maintain the masonry and wood details by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features. Clean these facade elements only when necessary to halt deterioration or remove heavy soiling and clean only with the gentlest method possible.
- Where there is evidence of deterioration in the mortar joints of the masonry walls and other masonry features, repair by repointing the mortar joints. Repair masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes. Where possible, preserving exterior finish in areas that are still intact.

## ENTRANCES

- Identify, Retain and Preserve the original entrance and its functional and decorative features that are important in defining the overall historic character of the building. Pay particular attention to the primary ranked entrance. This includes, but is not limited to, the northern entrance, its landscaping, exterior stairs, porches, and other significant character-defining features.
- Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Repair by reinforcing the historic materials. Repair will also generally include the limited replacement in kind--with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes.

## INTERIOR

- Portions of the interior of the McMorran House has been altered since it was completed. Very little remains on the southeast interior (kitchen) in terms of spacial layout or materials that were original to the building. Many other interior features, however, remain intact.

## SPACES

- Identify, retain and preserve significant interior spaces. Of primary interest is consider the potential to retain the original layout of first floor gathering spaces, and second floor bedrooms.
- In terms of new additions or alterations, accommodate service functions such as bathrooms, mechanical equipment, and office machines as required by the building's new use in tertiary or non-contributing spaces.

## FEATURES AND FINISHES

- Retain and preserve interior features and finishes that are important in defining the overall historic character of the building. In general, consider interior finishes that accent interior features and the original window openings and trim.
- Protect and maintain masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings systems. Repaint with colors that are appropriate to the historic building. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.
- Repair interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes.
- In terms of alterations, reuse decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door molding, panelled doors, and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement.

For more information, please refer to the attached Secretary of the Interior's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) in Appendix D.

# APPENDIX A - HISTORIC RANKING METHODOLOGY

excerpt from pp. 44-46 of the *Campus Heritage Landscape Plan: 1.0 Landscape Preservation Guidelines and Description of Historic Resources*

## Significance:

*“the meaning or value ascribed to a structure, landscape, object, or site based on the National Register criteria for evaluation...”*

## Integrity:

*“the authenticity of a property’s historic identity, evinced by the survival of physical characteristics that existed during the property’s historic or prehistoric period...”*

Source: National Park Service, Guidelines for the Treatment of Cultural Landscapes, p. 5

Integrity criteria evaluated for each of the twenty-one landscape areas surveyed:

- Location/Setting** – Are important elements still in their original location and configuration?
- Design** – How has the general structure of the landscape changed since its period of significance?
- Materials** – Are original materials/vegetation that were used to structure and shape the landscape still present?
- Workmanship** – Does the landscape retain characteristic workmanship from the period of significance?
- Feeling** – Does the landscape evoke the period of significance?
- Association** – Is it possible to associate elements of the landscape with significant people or events?

## SIGNIFICANCE

The actual evaluation of significance was based upon the 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.

(Note: Criterion D, which addresses archeological significance, was not applicable to any campus resources.)

Four levels of significance were designated and used to rank each historic resource. The levels and their criteria were:

- high significance – considerable contribution to the history of the campus and its growth.
- medium significance – noteworthy contribution the history of the campus and its growth.
- low significance – discernible contribution to the history of the campus and its growth.
- very low significance/no significance – no discernible importance to the history of the campus and its growth.

There is always room for debate about a resource’s level of significance, as this determination is not a strictly objective exercise. Though the rationale for determining a specific level might never be entirely irrefutable, it should be defensible. It also needs to be recognized that a resource’s significance might change as important connections to the campus character are eventually realized or discovered.

## INTEGRITY

Integrity is the degree to which the key elements that comprise a resource’s significance are still evident today.

Evaluation of integrity is based upon the National Register process-- defining the essential physical features that represent it’s significance and determining whether they are still present and intact enough to convey their significance. For example, if a building is deemed significant because of its exterior detailing and materials (criterion C), one would evaluate whether those items have remained relatively unaltered. If this is the case, the resource has excellent integrity.



Criteria were developed and used in the survey process to help determine each landscape area’s level of integrity (described at left).

Integrity is ascertained based on the specific era (or eras) of significance for that particular landscape area. Four levels of integrity were established and applied to each landscape area:

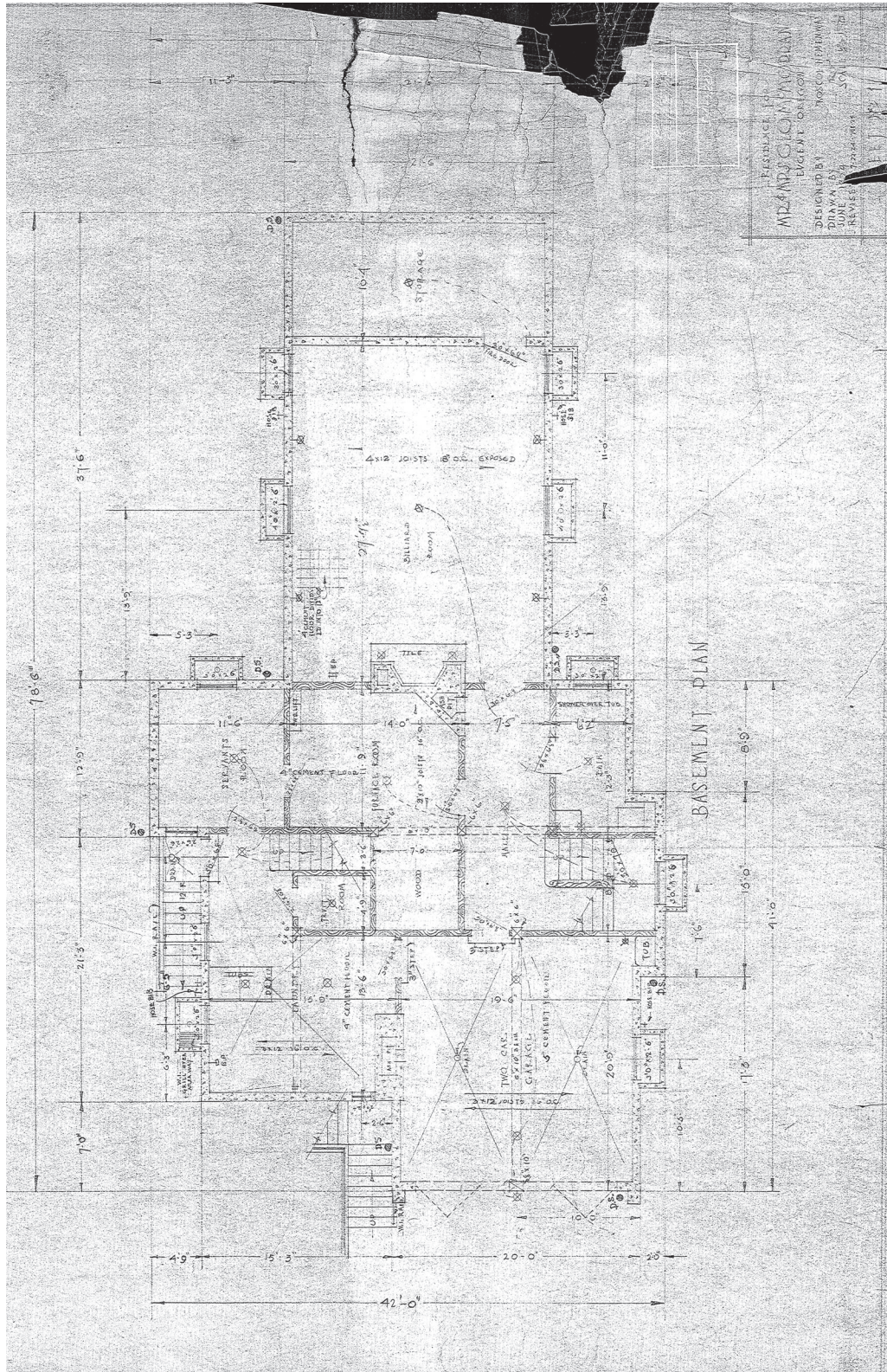
- excellent integrity – retains a very high percentage of original fabric, and the original design intent is apparent.
- good integrity – retains a significant percentage of original fabric, with a discernible design intent.
- fair integrity – original fabric is present, but diminished.
- poor integrity – contains little historic fabric, and the original design intent is difficult to discern.

## RANKING LEVELS

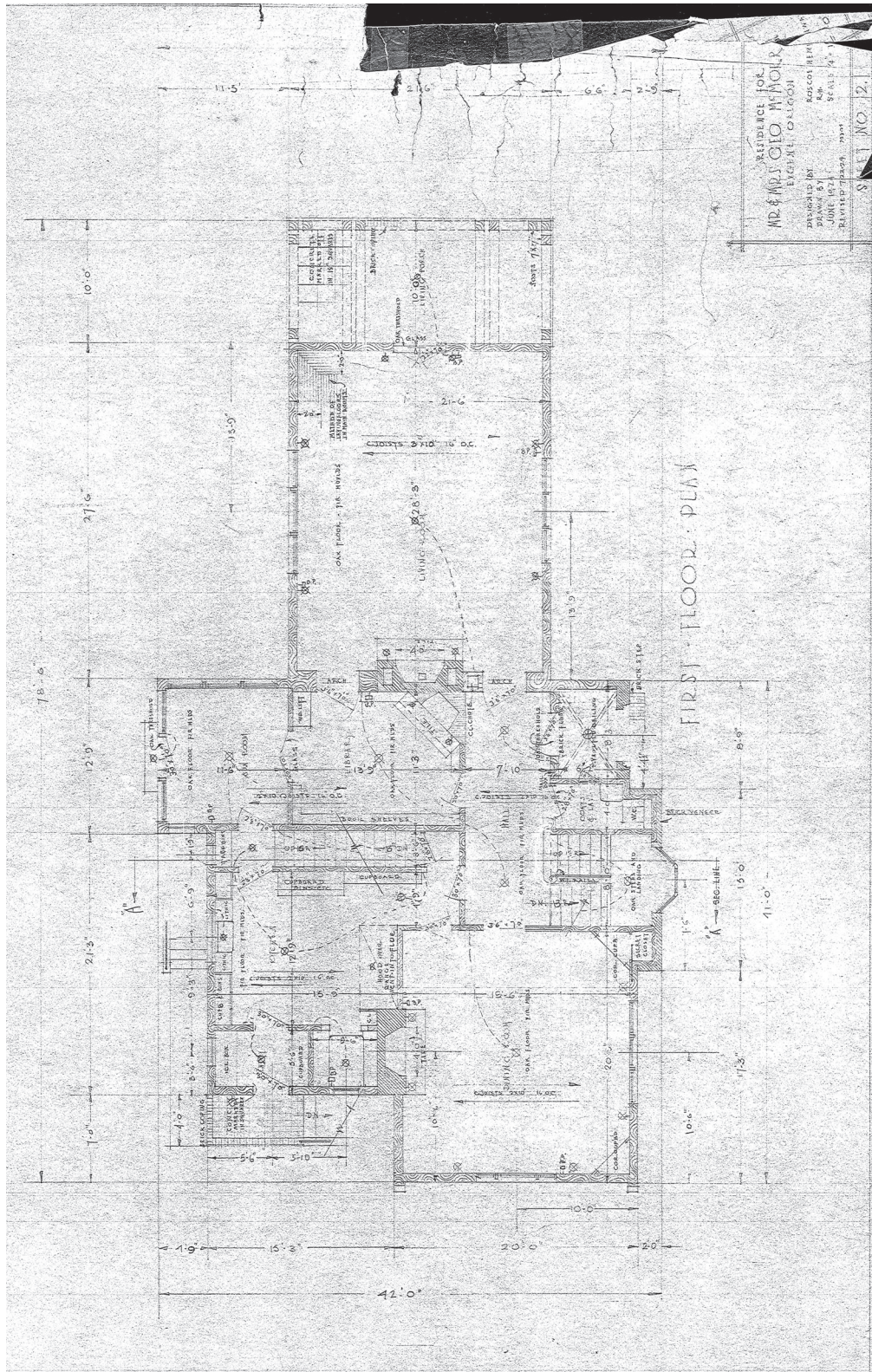
Historic rankings were determined by evaluating two factors: the resource’s historic significance and its integrity. Using a matrix (below), an historic ranking for each resource was determined based on one of four ranking levels: primary, secondary, tertiary, and non-contributing.

<input checked="" type="checkbox"/> Primary Ranking Resources that have a high level of historic significance and excellent or good integrity (likely to be eligible for listing in the National Register).				
<input checked="" type="checkbox"/> Secondary Ranking Resources that have a reduced level of significance and good or excellent integrity. Also, resources that have a high level of historic significance but fair integrity (possibly eligible for listing in the National Register).				
<input type="checkbox"/> Tertiary Ranking Resources that have a reduced (medium) level of historic significance but compromised (fair) integrity. Also, resources that have integrity but lack noteworthy significance at this time as an individual resource. These resources could contribute to the historic significance of a large grouping or district, though they are likely not eligible for listing individually in the National Register.				
<input type="checkbox"/> Non-Contributing Ranking Resources that lack noteworthy significance or have severely compromised integrity. They do not contribute to the historic significance of a large grouping or district and are not eligible for listing in the National Register.				
	high historic significance	medium historic significance	low historic significance	very low or no historic sig.
excellent integrity	primary ranking	secondary ranking	tertiary ranking	non-contributing
good integrity	primary ranking	secondary ranking	tertiary ranking	non-contributing
fair integrity	secondary ranking	tertiary ranking	tertiary ranking	non-contributing
poor integrity	non-contributing	non-contributing	non-contributing	non-contributing
Matrix used to determine the historic ranking levels for the landscape areas and buildings under study.				

# APPENDIX B - 1924 FLOOR PLANS, SECTIONS, & DETAILS

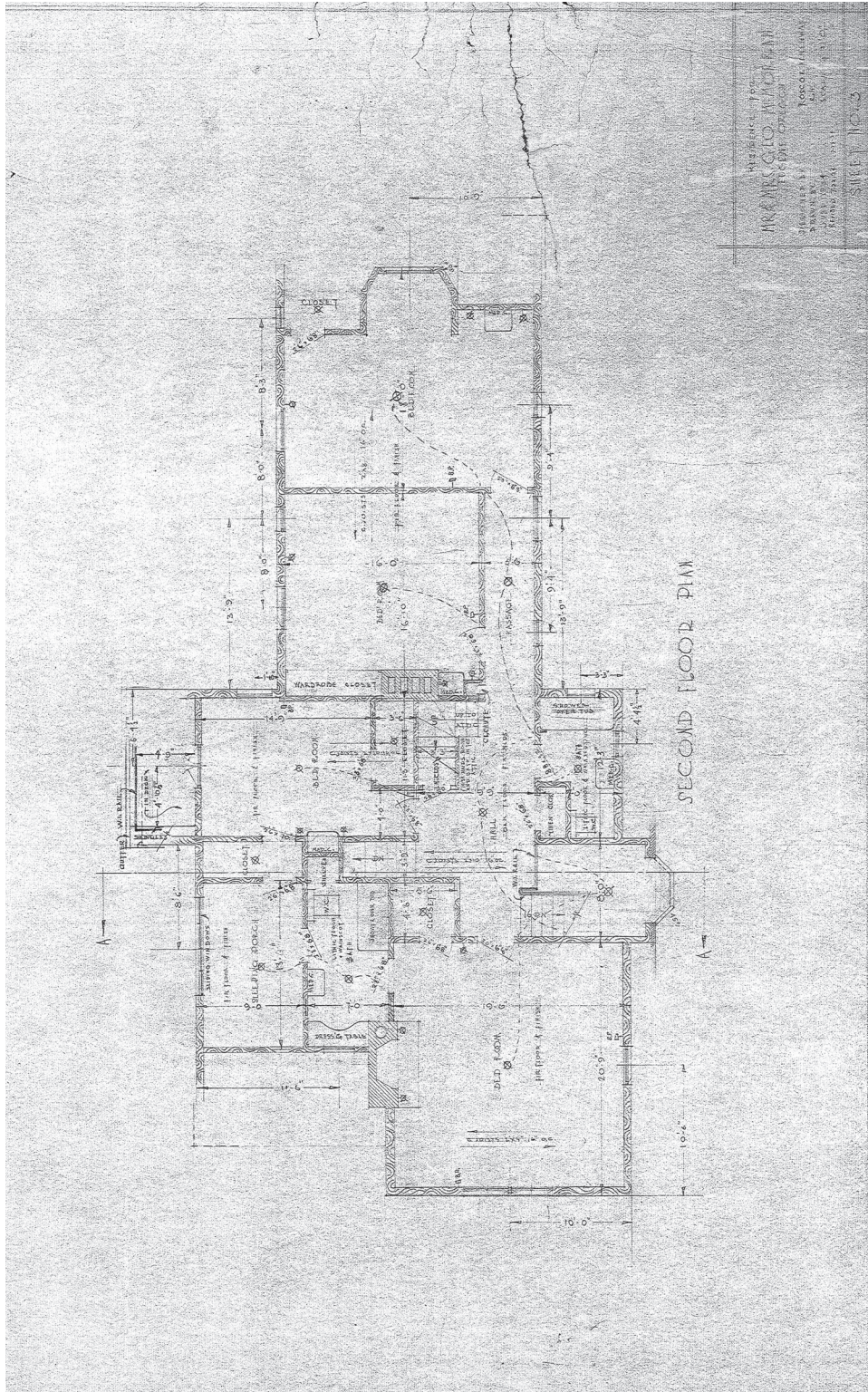


BASEMENT FLOOR (1924)

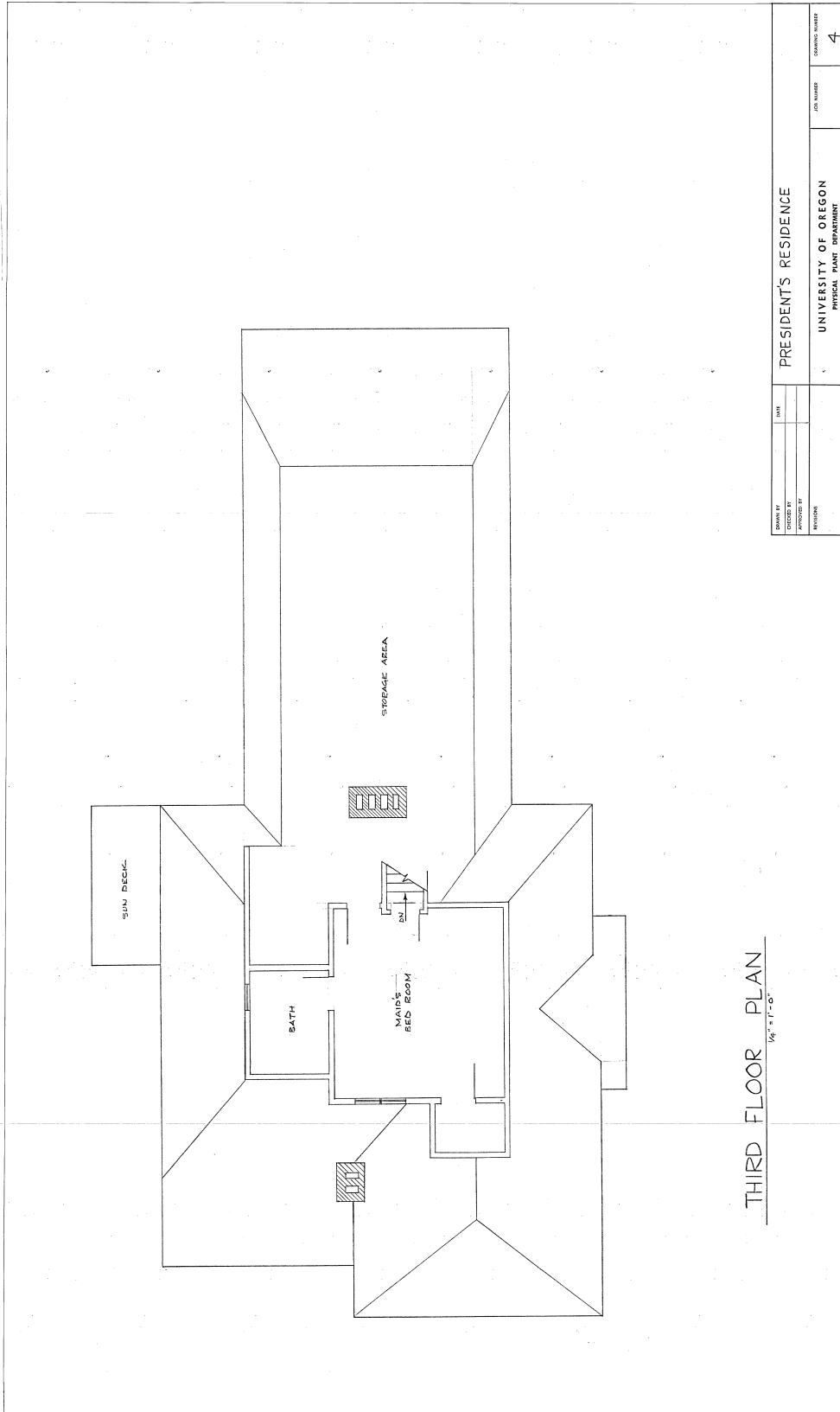


RESIDENCE FOR  
 MR. & MRS. GLO. W. MORRAN  
 ARCHT. BY  
 EVERETT S. ALCOCK  
 DRAWN BY  
 JUNE 1924  
 SCALE 1/8" = 1'-0"  
 NO. 2.

FIRST FLOOR (1924)

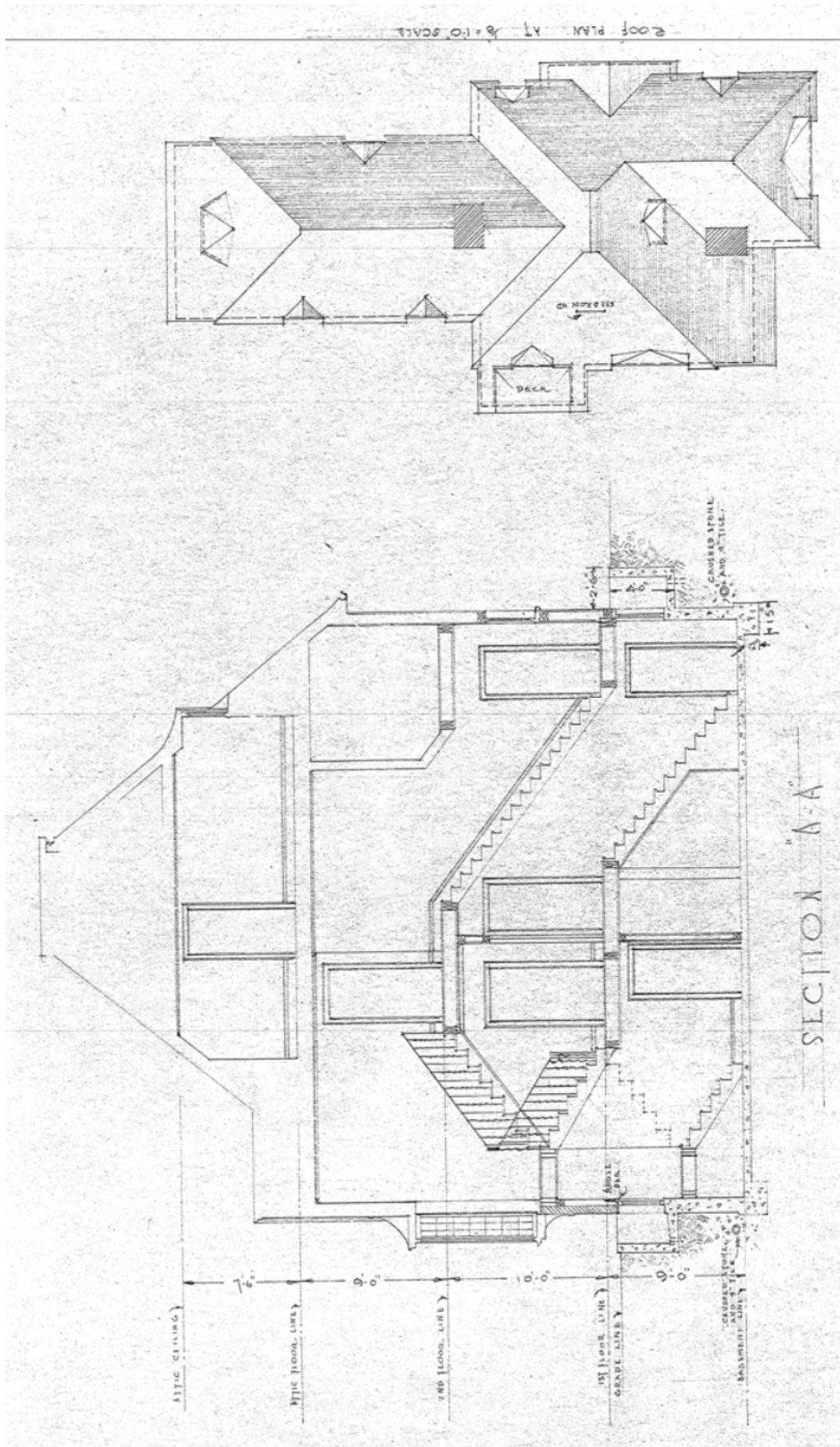


SECOND FLOOR (1924)

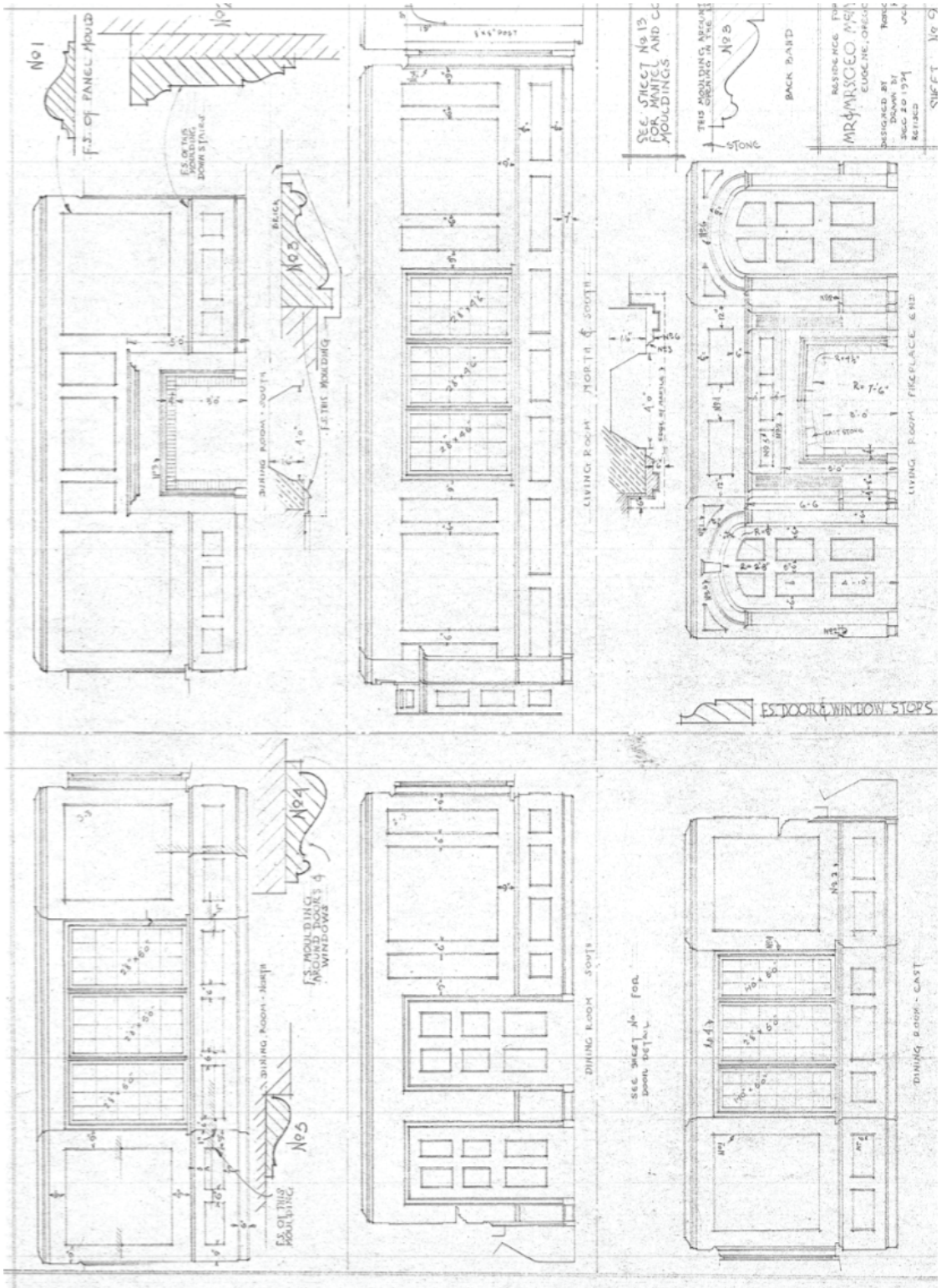


DESIGNED BY	DATE	PRESIDENT'S RESIDENCE	JOB NUMBER	DRAWING NUMBER
CHECKED BY				
REVISIONS				
		UNIVERSITY OF OREGON		4
		PHYSICAL PLANT DEPARTMENT		

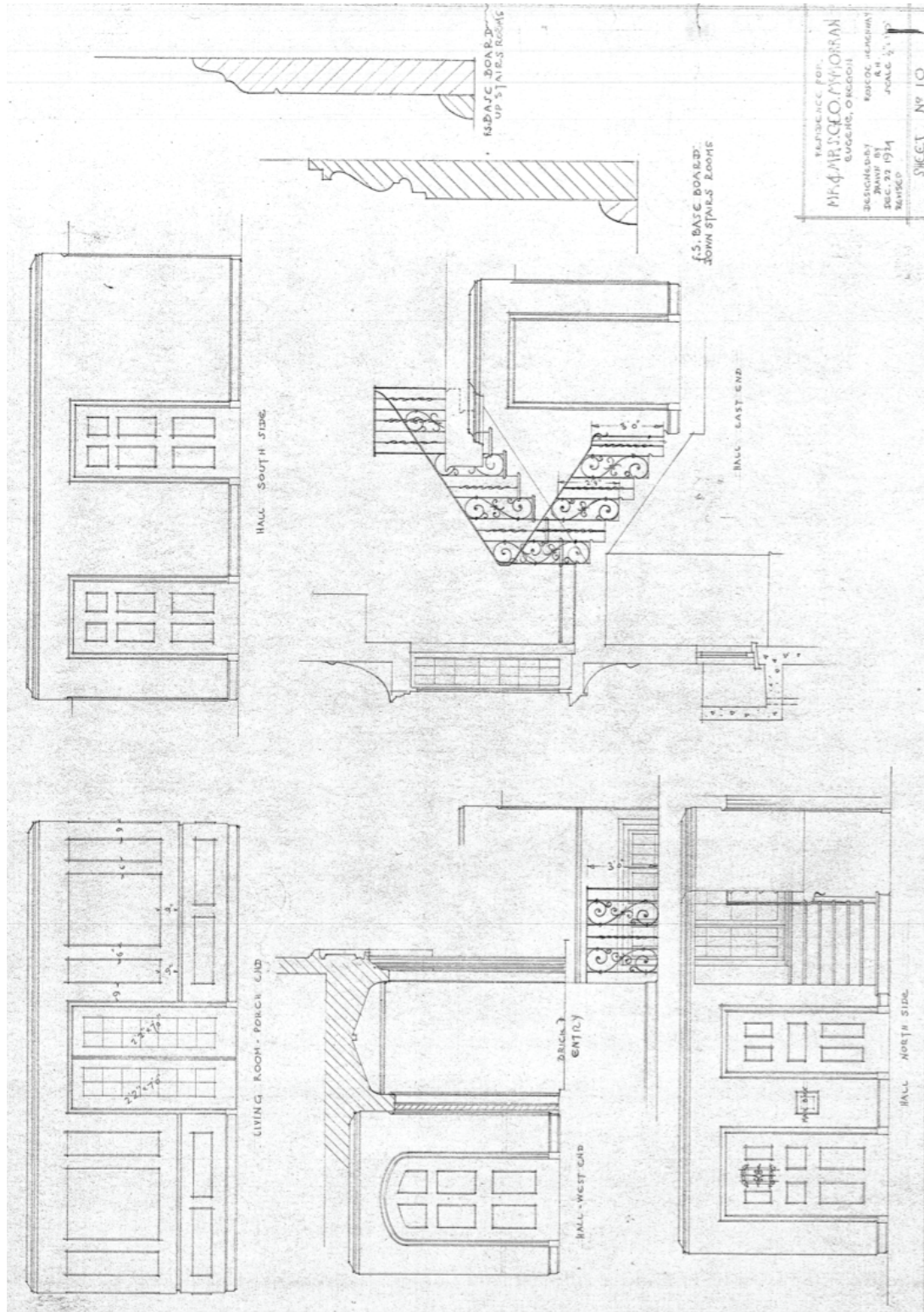
THIRD FLOOR (1924, TRACED FROM ORIGINAL DRAWING)



SECTION AND ROOF PLAN (1924)

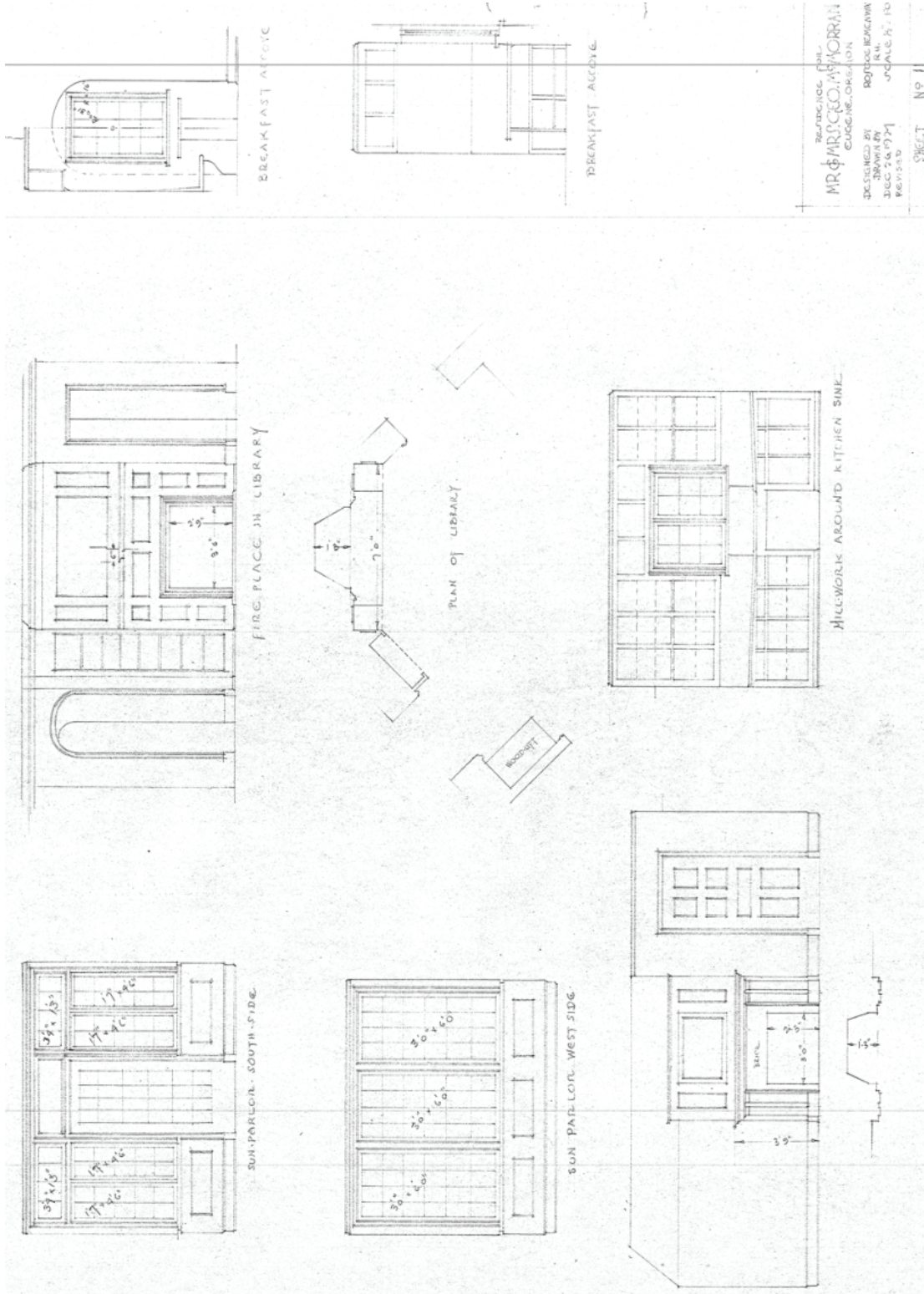


DOOR AND WINDOW DETAILS (1924)

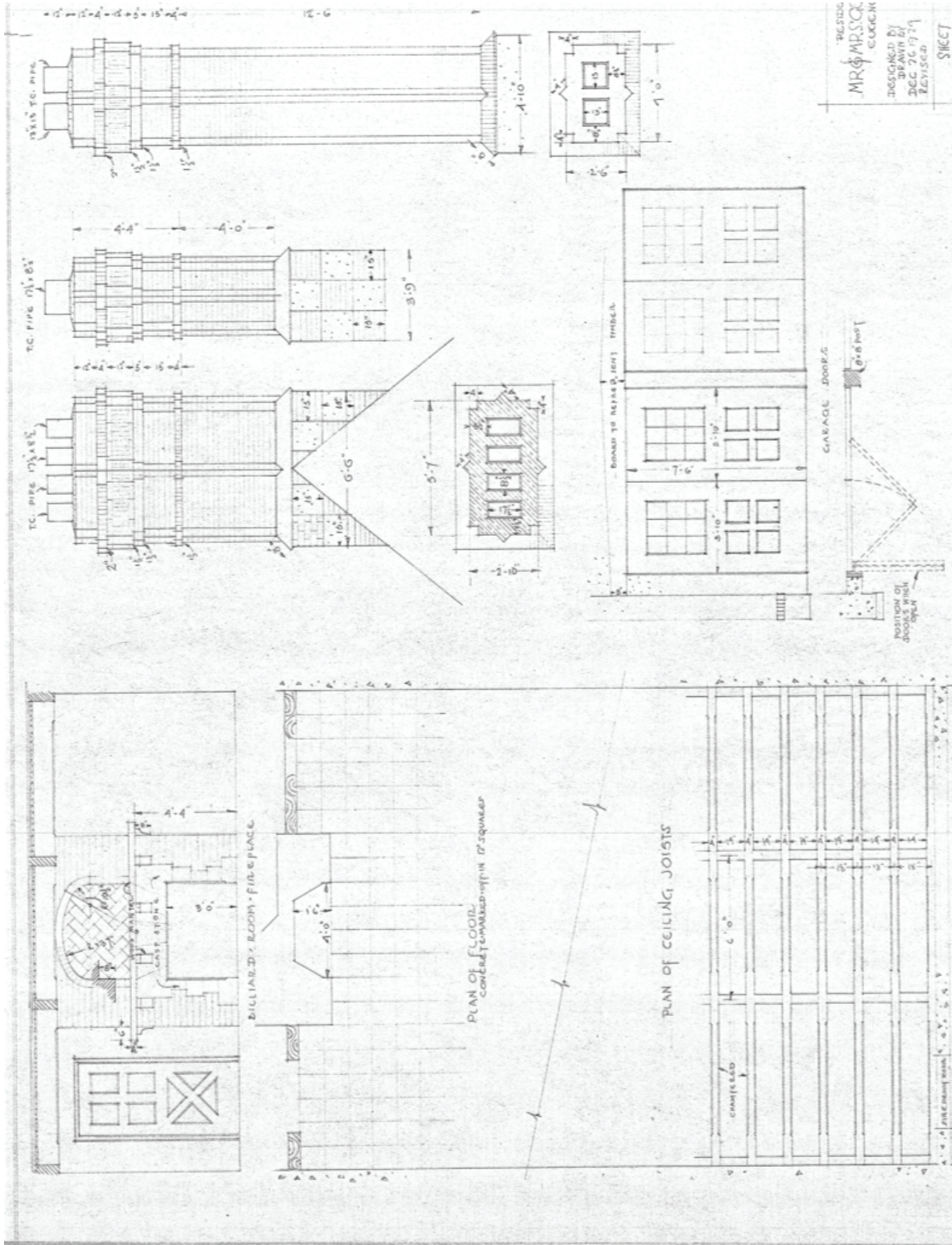


INTERIOR ELEVATION AND DETAILS (1924)





INTERIOR PLAN, ELEVATION, AND DETAILS (1924)



ADDITIONAL DETAILS (1924)

## APPENDIX C - MCMORRAN HOUSE AND GARDENS HISTORY REPORT EXCERPTS

### 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

# 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.



### **Roscoe Deleur Hemenway: Architect**

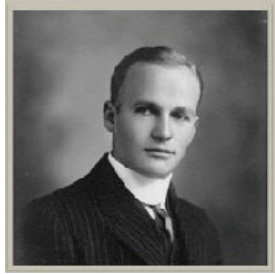
Roscoe Deleur Hemenway was born in Cottage Grove, Oregon on February 12 1899. He later moved to Portland and attended Portland public schools before entering the University of Oregon. Upon graduation from the University of Oregon, Hemenway moved to Philadelphia for some time and most likely began practicing 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 McMorran 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 McMorran 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.



### **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 McMorrans 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 McMorrans 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." (*McMorrans 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 McMorrans'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 McMorrans House for university and public functions)
- Paul and Vivian Olum, 1981-89 (lived in another residence but used the McMorrans 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



## 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 McMorrans 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 McMorrans 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

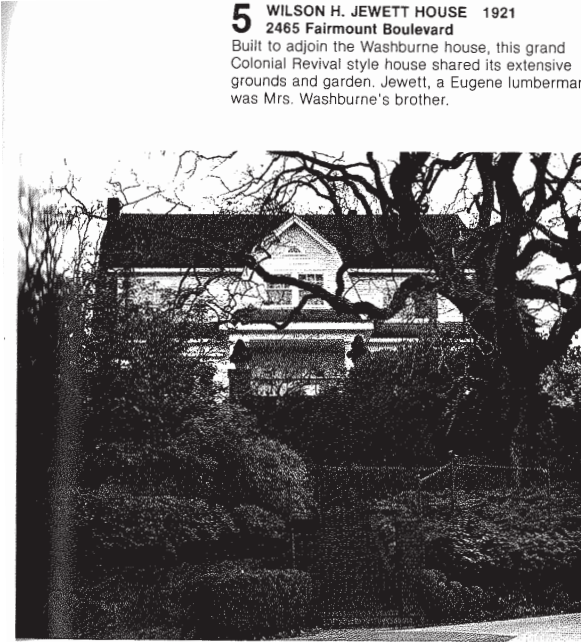
**1920:**

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 McMorran 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 McMorran.

**6 McMORRAN HOUSE c. 1925**  
**2315 McMorran 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 McMorran 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.

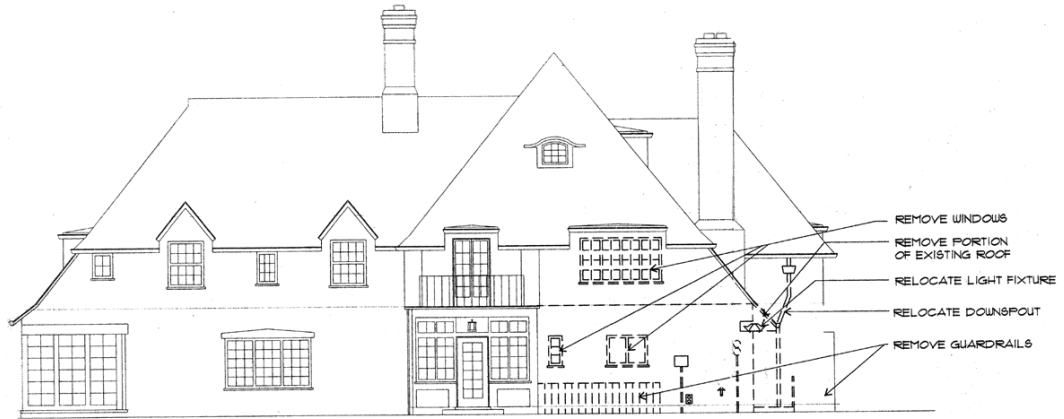
**1921:**

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 Sanborn 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.



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

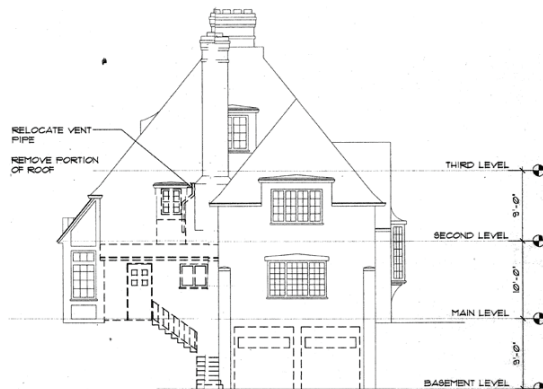
## Construction Drawings Showing 1998 Remodel



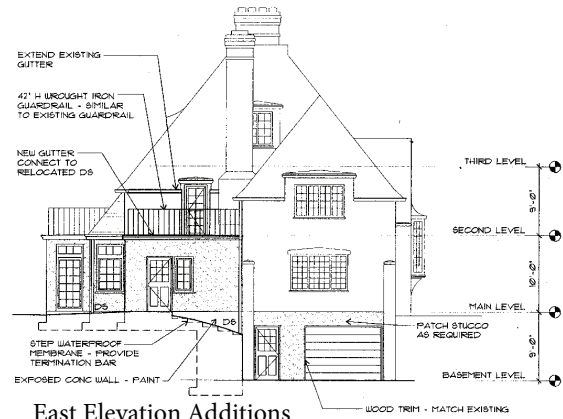
South Elevation Demolitions



South Elevation Additions



East Elevation Demolitions



East Elevation Additions

## 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 McMorrان 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 McMorrان 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 McMorrان 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 McMorrان 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 McMorrان, 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 McMorrان 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.

## **APPENDIX D - SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

### **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be

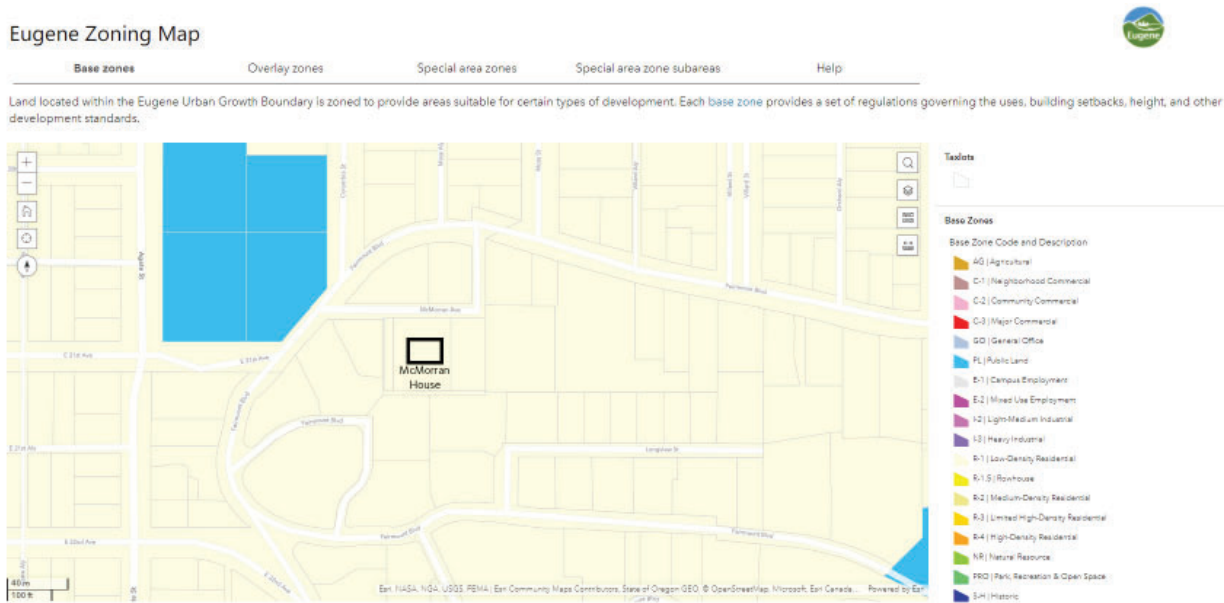
undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## APPENDIX E - CITY OF EUGENE ZONING MAP FOR THE MCMORRAN HOUSE



The McMorrans House is located within the following City of Eugene zone:  
R-1 - Low-Density Residential