

1843-1850 TEMPORARY CABINS

Erected by the first American settlers and used until they could build permanent houses. Primarily of the familiar notched, round-log type.

Origins: Introduced on East Coast by North Europeans mainly in the 18th C., adopted by settlers crossing the Appalachians, then carried West with the frontier.

Examples: No pioneer cabins appear to have survived. An approximate replica of Eugene Skinner's 1846 cabin is on view in Skinners Butte Park.

1850-1865 THE "PIONEER HOUSE"

In a simplified Greek-Revival style, usually the first permanent home built by the earlier American emigrants.

Characteristics: 1-1/2- to 2-story, low-pitched gable roof, typically of hand-hewn heavy-beam frame rather than the balloon-type construction (using 2 x 4 studs) which has been standard since. Exterior walls covered with clapboards, often hand-split from cedar. Classical details were simple, usually found only in mantle and pediment-like gable. Wide board under eaves (18" or more) simulating Greek architrave. 12- to 15-pane sash windows. Originally, always painted white. No dormer windows.

Origins: Simple copies of Midwestern Houses of 10 to 40 years earlier, carried west by the emigrants. The Midwestern houses, in turn, were highly adapted and simplified imitations of earlier 19th C. copies of ancient Greek temples; the temples had become known, in turn, by way of archaeological drawings published in London and Paris in the 18th C.

Examples: Few. Only 2 or 3 survive within Eugene (least modified is the Christian House, 170 E. 12th Ave., c. 1855). Several better examples survive in surrounding rural area.

1865-1885+ PLAIN VICTORIAN "GOTHIC"

The dominant type for farmhouses and simple townhouses throughout most of the 19th C. and even into the 20th C.

Characteristics: 1-1/2- to 2-story, a simple rectangle (end to street), L-shape, or (less often) T-shape. Great emphasis on the vertical dimension: steeply pitched gable roofs, high narrow 4 to 8-pane sash windows (rarely, pointed gothic type). Walls board-and-batten or flush 'shiplap' siding. Decoration simple, with perhaps some jigsaw work on porch, eave, or gable brackets. Eaves usually boxed (no rafters showing). Chimneys high, narrow, square, and interior, with bulbous "corbelled" top (often removed). Wide porches along one side of house.

Origins: Simplified wood adaptations of East Coast wood, brick, and stone imitations of British buildings of 20 to 40 years earlier, which in turn reflected an 18th C. revival of interest in Medieval (i.e. "Gothick") church architecture. Diffused West by means of popular "pattern" books. Eugene examples rarely have any obviously "Gothic" features, being at the end of a long chain of diffusion and adaptation of the original 1000-year-old forms

Examples: Common in older sections of Eugene and surrounding rural areas.

1875-1905 LATER VICTORIAN

More ornate, consciously 'picturesque' Victorian types, including phases known as Italianate, "Mansard," "Stick-style," "Queen Anne," and "Shingle Style."

Characteristics: Emphasis on verticality reduced in some (but not all) phases.

Windows typically 2-paned sash type. Chimneys tall and narrow with corbelled top. Wide porches along 1 or 2 sides of house.

"Italianate" phase: (esp. 1880's) Eaves narrow and boxed with ornately-bracketed cornice; roof hipped and very low pitched. Bay windows common. Often only one story.

"Mansard" phase: (esp. 1870's) Mansard roof, a steeply-pitched hip roof with dormer windows, surrounding a flatter roof in the center, a la Deady Hall.

"Stick Style" phase: (esp. 1880's and 90's) Ornate jigsawed decoration and 'stick-work' on gables and porches; otherwise similar to plain Victorian Gothic.

"Queen Anne" phase: (esp. 1890's) Ornate lathed, jigsawed, and gouged detail, especially in gable peaks and around porches. Fishscale cut shingles on walls. Round windows. Occasional towers, turrets, bay windows, dormers, and gables into triangular "pediments" (a remote imitation of Greek temples).

"Single Style" phase: (esp. 1890's) Wider eaves, rafters, exposed. Second floor may overhang first. Shingles on walls. Many have diamond-paned windows. Gambrel roof common.

Origins: Simplified adaptations of Eastern types of 10 to 20 years earlier, transmitted mainly through pattern books. The Queen Anne and Mansard, in turn, originated in Europe. These styles bear little or no real resemblance to their nominal historic antecedents.

Examples: Not uncommon, though fast disappearing. Only one example of Mansard survives in Eugene (The Condon House).

1900-1920 TRANSITION PERIOD

(a) Less vertical, more horizontal, and less ornate development on Victorian types, such as the "Western Stick Style" and "Bungaloid" (Bungalow-like) types, OR

(b) Outright imitation of historical period types, e.g., 16th C. English "Tudor," 18th C. American "Georgian," 18th C. California "Mission," and early 19th C. American "Greek Revival."

Characteristics: Houses still large, 1-1/2- to 2-story, to accommodate the large families still typical until World War I.

(a) "Western Stick Style" and generally: eaves wider, rafters exposed, beams exposed and even projecting, the large trace or bracket appearing under eaves and in gables. Windows more nearly square; 2-paned or multi-paned above with a single large pane below. Foundations and chimneys often of concrete block imitating stone.

(b) Historic styles (especially Georgian and Tudor) have increasingly accurate elements of the historic periods they purpose to imitate.

Origins: (a) "Bungaloid" and "Western Stick Style" houses, with myriad variations, evolved in the peculiar climatic and social environment of California, which in the 20th C. became the principal center of diffusion for new American house types.

(b) The obvious historic types spread West from various revivals in the East and Southwest 10 to 20 years before.

Examples: Common in older tree-shaded districts of Eugene.

### 1915-1940 BUNGALOWS

A small 1- to 1-1/2 story house-type built in great numbers between the Wars. In addition, many larger homes continued to be built in historic "Georgian" and "Tudor" styles, along with a few Southwestern pseudo-historic types ("Pueblo," "Mediterranean," "Monterey") carried north from California. These last, mainly built of stucco, were poorly suited to Oregon's climate and preference for wood and were never very popular

#### Characteristics:

1920's bungalows: Wide eaves; large braces or brackets very common. Roofs gabled and either low pitched or very steeply pitched. Pointed verge boards, jerkin-head roofs, and eyebrow dormers very diagnostic. Canopied stoops or broad porches. Chimneys wide. Garages appear, not usually attached to house.

1930's bungalows: Eaves very narrow. Roofs gabled and generally steeper-pitched. No eyebrow dormers. Garages beginning to be attached, but not incorporated in roofline of house.

Origins: The word "Bungalow," from small travelers' resthouses in India. The type, adapted chiefly from Southern California, where it evolved about 1910; a synthesis of elements from New England, Japan, Switzerland, and other places.

Examples: (a) Numerous. Some 1930's bungalows were built in small tracts of 3 to 6 identical houses.

(b) Historic styles are concentrated around University St., the Fairmount District, and in Fraternity and Sorority houses.

### 1940's WARTIME AND IMMEDIATE POSTWAR

Characteristics: (a) Eaveless phase: Very small, severely plain, eaveless wartime houses and similar but somewhat larger houses of the postwar boom. Simple square or rectangular shape. Roofs gabled or hipped but low-pitched. The very flat pyramid roof is very diagnostic. Windows with horizontal glazing bars only. Octagonal windows. Garages usually attached but not incorporated in roofline of house.

(b) "Modern" phase: (more pretentious) Unconventional angular shapes. Flat or shed roofs. Split levels. Much glass. Very wide clapboard siding. "Roman tile" bricks.

Origins: (a) The eaveless house is apparently a simplified version of 1930's house types, but its origin is not yet fully known. May be a peculiar regional type.

(b) "Modernistic" house derived principally from Southern California innovations of the 1920's and 1930's.

Examples: (a) Many of this eaveless type were built, even during the War, to house the influx of workers for the booming mills. Many were built in tracts up to several blocks long.

(b) "Modernistic" houses are chiefly concentrated on hillsides, especially in the Fairmount District.

### 1950-? RANCH HOUSE

An integral feature of contemporary auto-dominated Suburban American life, it requires (cause or effect?) low-density development.

Characteristics: One story, low profile, very horizontal and spreading. Roofs low pitched, wide eaved, hipped or gabled (hip considered more desirable, until recently). Garage an integral part of the house and incorporated in roofline. Wood casement windows (c. 1950-55), or aluminum windows (c. 1955 to present).

Decoration: "Roman tile" brick (early 1950's), used brick (late 1950's on).

Origins: Bearing little resemblance to any house-type historically associated with ranching, the style was developed primarily in Southern California.

Examples: Continues to be constructed singly and in very large suburban tracts.

Since late 1960's

Too recent to classify. Several innovations and revivals, including a return to unpainted shingles as a wall covering (last popular in the 1920's) and a return to a modified Mansard roof (last popular a century ago).