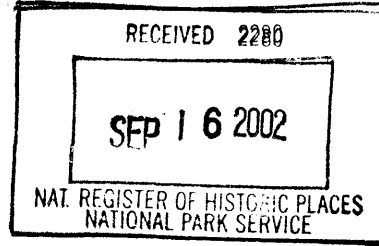


United States Department of the Interior
National Park Service



1279

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name Cornell, Albert B. and Mary, House

other names/site number _____

LOCATION

street & number 121 NE B Street not for publication N/A
city or town Grants Pass vicinity N/A
state OREGON code OR county Josephine code 033 zip code 97526

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)

James Hannah September 10, 2002
Signature of certifying official/Title/Deputy SHPO Date

State or Federal agency and bureau _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

___ See continuation sheet.

___ determined eligible for the National Register

___ See continuation sheet.

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain): _____

[Signature] Signature of Keeper Date of Action
Edson A. Ball 10/31/02

Cornell, Albert B. and Mary, House
Name of property

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5. Classification

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>1</u>	<input type="checkbox"/> Total

Number of contributing resources previously listed in the National Register N/A

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic – single dwelling Sub: Insurance Office
with full basement

Current Functions (Enter categories from instructions)

Cat: Certified Public Accountant Sub: _____
Offices

7. Description

Architectural Classification (Enter categories from instructions)

Mission Revival

Materials (Enter categories from instructions)

foundation concrete
roof flat asphalt (nylon reinforced vinyl covering)
walls Wood; stucco
other _____

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

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Cornell, Albert B. and Mary House

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SITE

The Cornell House at 121 NE B Street, Grants Pass, Josephine County, Oregon is located 90 feet east of Sixth Street [the Pacific Highway 99] on the south side of B Street, Lot four Block 16 of Jonathon Bourne's Original Town Site of Grants Pass, Oregon. The Cornell residence is the only surviving reminder of the 1920's on the south side of B Street between Sixth and Seventh Street.

Older residences on this street have since been replaced with modern commercial buildings. The 30' x 46' Cornell house fronts north on B Street and is situated square on its 60' x 100-foot lot size. The modest sized 11-foot front yard is presently landscaped with bark and shrubbery. The east property line of the Cornell residence is fenced with a two-foot high 67-foot long woven wire fence affixed to a pipe frame with decorative iron anthemion ornamentation at the top of the entire length.

Two mimosas (silk trees) provide shade along the east rear portion of the lot. There is a ten-foot space with a large holly tree between the west exterior elevation of the Cornell residence and the rear (east elevation) of the commercial building on the west. A curbed eight-foot wide concrete driveway east of the house may be used to gain entrance from B Street. A 20-foot wide alley running east and west on block 16 can be entered from either Sixth Street or Seventh Street and may be used to gain entrance to the rear of the nominated property.

HOUSE

The Cornell House was constructed during the year 1925 by noted local builder/contractor Gustave Adolph Lium, and displays many of the characteristics found on the Mission style of architecture. It is simple in design, with a modified rectangular footprint. The entire Cornell house rests on a concrete basement foundation. The basement is accessible from both the rear and interior of the house by a flight of stairs. The basement is ventilated with foundation level concrete boxed airways and hopper basement windows.

The principal features found on the Albert B. Cornell house, are the stuccoed exterior elevations with parapets surrounding the entire roofline of the house. The roof surface is nearly flat, covered with a new heavy gauged nylon reinforced vinyl material that was installed by Edna Cornell in the early 1980's, sloping gently to the rear of the house. The facade of the house has a slightly arched step parapet centered on the roofline. The covered 6' X 9' stuccoed front entry porch is accessed by a six-foot concrete walkway running east and west from the driveway. The walkway leads to a raised front entry landing that is accessed by two concrete porch steps situated between a 9' x 3' high-stuccoed decorative wall.

The porch also has a stepped parapet on its roofline with rounded arch openings on three sides. There is a natural oak 3' 6" x 8' original rounded arch top front entry door constructed of solid oak with 18 panes of beveled lead glass separated with solid oak muntins. A single flue stuccoed chimney is attached to the east exterior elevation of the house. The chimney width tapers slightly as it rises above the roofline. The original cast iron wood chute cover, along the east exterior wall and just south of the chimney is still intact. This ornamental cast iron domed cover protects the basement from the weather while also keeping undesirable rodents from gaining entry down the concrete wood chute leading to the basement floor beneath the cover.

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EXTERIOR FEATURES

FAÇADE [NORTH] ELEVATION

The facade view of the Albert B. Cornell house displays many of the characteristics of the Mission revival style of architecture. The stuccoed 11' x 6' covered front entry porch echo's the Mission revival theme by displaying a slightly arched stepped parapet centered on its roofline. A solid 3' x 9' stuccoed wall along the concrete walkway is attached to the porch and serves as both decorative and functional.

The landing of the six-foot wide porch is concrete and is accessed by two concrete steps from the walk leading from the driveway. The porch has three large rounded arch openings. The east elevation of the porch has the tallest of the three large arches, which serves as the entry door to the porch landing. There are two much smaller rounded arch openings on each side of the large north-facing arch.

The ceiling of the front entry porch is stucco and contains a single electrical globe. The front façade of the living quarters is windowed with two large windows. The window on the east is a 72" x 52" plate glass that is recessed with decorative wood trim and a wood stool and apron at the bottom. The plate glass window is original to the design as can be seen by the front elevation plan. The west portion of the façade still retains the three original 20" x 28" double-hung side-by-side 6:1 double sash windows.

The windows are recessed and separated by two wooden mullions with a wood stool and apron at the bottom. The roofline of the facade has a rectangular slightly arched step parapet. There were two small Spanish tile roofs on each side of the entry porch on the original elevation plans. These were attached between the parapets on both the east and west side of the façade roofline. The present owner states that they were decorative as well as functional since they served as awnings by aiding in keeping rain away from the front windows. The owner plans on reinstalling them in the near future. The original 3' 6" x 8' rounded arch natural finished oak entry door with 18 panes of beveled lead glass still remains.

EAST ELEVATION

There are two concrete airway boxes, 30" x 12" each with hopper windows at the base of the east exterior elevation to help provide lighting and ventilation to the east basement area of the house. Each hopper window is a wood framed three-light 10" x 18" separated by wood muntins.

The first hopper window is located near the front and another at the rear of the east elevation. An ornamental cast iron fuel chute cover is found just south of the chimney.

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The concrete fuel chute leads to the basement floor. There are two double hung side-by-side 26" x 28" 6:1 sash windows separated by a four-inch mullion. This window configuration provides natural lighting as well as ventilation to the living room area of the house.

Each of the double hung windows is recessed and has stools and aprons. They are located on both sides of the chimney. The stuccoed chimney is 6' x 2' at its base and tapers slightly in width as it rises two feet above the center parapet giving it a distinct Mission-style appearance.

The kitchen area, at the rear of the east elevation, has three 1' 8" x 2' 11" wood framed windows mounted side by side and separated by two four inch wood mullions. Each of the three windows are four-light windows separated by muntins. The center section of the three windows is stationary while the two on each side are hinged to swing inward. There is a small space between the ceiling and the roof that is ventilated with a recessed one foot square louvered and screened vent cover located near the roofline and north of the kitchen windows on the east elevation.

SOUTH ELEVATION

The South elevation of the A.B. Cornell house has a 6' x 14' 1 3/4" extended room on the southwest corner. This extended room gives the house a modified rectangular footprint. The entire south elevation rests on the eight-inch wide basement foundation. There are four-foundation level hopper windows protected with well-drained concrete airway boxes at the rear of the house. The southeast corner basement window is a three-light 10" x 18".

All of the basement windows are wood framed with wood muntins separating the panes. The concrete airway box for this window is 30" x 12". The other hopper window is just east of the rear entry door and has two panes of 10" x 18" glass separated with wood muntins. The concrete area box for this window is 20" x 12".

The rear south facing entry door, is a horizontal three-paneled 2' 8" x 7' inward hinged door with a four-light transom with muntins at the top. This entry door provides entry to a landing at the top of the stairwell to the basement as well as the kitchen. The extended room has two basement windows with concrete airway boxes 30" x 12" and both are three-light 10" x 18" windows.

These windows provide some light and ventilation to the laundry area of the basement. There are also two 2' 6" x 28" side-by-side double hung 6:1 sash windows with muntins and a mullion to provide light and ventilation to the original sewing room space of the house. This window is provided with a stool and an apron across the width of the window. The house has parapets across the entire south elevation roofline.

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THE WEST ELEVATION

The stuccoed west elevation is 46' in length and contains all four of the original hopper windows for the basement. The extreme southern basement hopper window is a three-light 10" x 18" wood framed window to provide light and ventilation to the laundry room area of the basement. The panes of glass are separated with wood muntins. A concrete airway box 30 "x 12" protects this hopper window.

The next hopper window to the north is a two-light 10" x 18" separated by a wood muntin. A concrete airway box 20 "x 12" protects the window.

The two remaining basement windows are three-light hoppers with 10" x 18" panes. Two 30" x 12" concrete airway boxes provide protection for these windows. A series of sash windows and one small picture framed window are to be found along the west elevation of the house.

The extreme southern window serves the sewing room area of the interior. It is a 6:1 double hung sash window 26" x 28" complete with muntins, stool and apron. The next window heading north along the west elevation is another 6:1 double hung sash window 26" x 20" in size. It too is equipped with wood muntins, stool and an apron. This window provides ventilation and light to the bathroom area.

The next window arrangement to the north has three double hung side by side 26" x 28" 6:1 sash windows to provide light and ventilation to the bedroom area of the main living quarters. These also are provided with wooden muntins, two mullions, a stool and apron beneath. Next is a 1' 4" x 2' 0" inward hinged six-light window with muntins, wood stool and apron. This window is provided for ventilation for a closet space.

The final window arrangement on this western elevation is a double hung sash window 26" x 28" to provide lighting and ventilation to the den area of the house. It also is equipped with stool and apron for exterior trim. The stuccoed walls and parapets along the roofline carry out the theme of the Mission Revival home around the roofline of each elevation.

INTERIOR

The interior of the living quarters of the Albert B. Cornell house is almost entirely intact with the exception of a paneled door that was removed from the bedroom entry off the living room. The present owner had the original paneled door entryway to the bedroom enlarged and installed natural oak French doors to match the original 15-light oak framed French doors for the den. The den and bedroom are immediately to the west as you enter the house through the rounded arch front entry door.

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LIVING ROOM

As you enter the house from the front entry way you enter the large spacious living room occupying the Northeast corner of the house. This room is almost 16' wide by 26' in length. The floors are original hardwood [oak] and the room is well lighted by a 72" x 56" plate glass window on the north facade interior wall. There are also two 26" x 28" side-by-side double hung 6:1 sash windows to provide additional light near the front corner of the east wall of the living room. The windows are trimmed with clear 1" x 6" natural oak with a four-inch natural oak mullion separating the windows with natural oak stools and aprons to match. All of the oak trim has been protected with a clear finish. All walls and ceiling are lath and plaster. The entire wall space of the living room is covered with light blue vinyl wallpaper. The new wallpaper was added in the 1990's. The fireplace is original and is located mid point along the east interior wall.

It is 3' 6" at the widest part of the inner hearth opening. The inner hearth is firebrick. The outer hearth is tiled with a rust colored ceramic tile. The fireplace is trimmed with a pink glazed ornamental face brick. The face bricks for the trim are irregular in length and decorate the top and sides of the fireplace hearth.

The fireplace screen seems to be original as it matches the arched hearth opening perfectly. The large recessed arched niche over the fireplace carries the Mission revival theme to the interior design as well. It has a four foot long mantle board 1" x 10" of natural oak with oak apron beneath.

The two electrical lamps, on each side of the fireplace are not original. The owner found the electrical connections to be papered over while changing to the current wallpaper and purchased the two lamps that are on the wall at present.

Just south of the fireplace along the east interior wall of the living room, is another sash window configuration identical to the ones mentioned on the north side of the fireplace. The present owner installed all new wall lamps on both east and west living room walls in their original locations.

The wide 1" x 6" baseboards surrounding the living room area are natural oak and are sealed at the bottom around the parameter with one quarter round molding. The west interior wall of the house is a bearing wall and divides the house in the middle. It runs north and south 46' in length. This wall is the east wall of the extended 6' x 14' sewing room at the rear southwest corner of the house.

The west living room wall is separated by doors off the living room for access to the den, coat closet, and bedroom. The area around the bedroom entry was repaired with lath and plaster and covered with wallpaper when the present owner modified the entry door opening to the bedroom to match the French doors to the den.

The house is being used as a GPA office at present, but the owner has stipulated that absolutely no modifications will be done and that everything that is used by them has to be stand-alone. At present the living room has folding dividers to create additional room space.

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A 2'6" x 7' single paneled north south-facing door at the south end of the living room separates the living room from a small east west running hallway. This door can shut off the living room from the rear of the house.

Ceilings are about nine feet and are lath and plaster. Cove molding surrounds the entire ceiling of the living room. There were two original cast iron radiators in the living room, one under each set of sash windows located along the east living room wall. These were removed by the present owner and stored in the basement.

THE KITCHEN AREA

Access to the kitchen can be gained through a single paneled door 2'6" x 7' at the east end of the short hallway. It can also be accessed from the rear house entry door. Once inside the rear exterior entry door you are standing on a small concrete landing at the top of the basement stairs.

Two raised steps from this landing through an inward-hinged 2' 8" x 7' single paneled door located in the southwest corner of the kitchen gives access to the kitchen. The kitchen measures 12' 6" x 14' and is almost square, with the exception of the area in the southwest corner. This area contains the rear entry kitchen door. The rear kitchen entry doorframe was inset to allow for the two steps down to the stairway landing to the basement.

The north wall, which is 12' 6" in length, contains the counter cabinets and overhead cabinets dating from the 1925 period of construction. The original plans for the house, show a swinging two-way kitchen entry door off the living room along this north wall of the kitchen. The door seems to have been omitted from the final phase of construction in 1925. All counter tops have Formica on them while the cabinetry under the counter tops and overhead cabinets are original from the 1925 period. All drawers and cabinet doors are equipped with the original glass pulls.

The east wall is 14' in length and is well lighted by windows and electrical fixtures. There are three four-light side-by-side 1'8" x 2'11" windows on the east wall of the kitchen. The center window is stationary while the others open inward. The trim around the windows is 1" x 5" wide pine or fir with two mullions approximately four inches wide separating the three windows.

An electric light fixture is mounted on the upper part of the east kitchen wall over the double sink. These sink cabinets and drawers are from the 1925 period of construction as well with the exception of the newer Formica on the sink counter top.

Two more original 1925 wall cabinets are found on the upper southeast corner of the east kitchen wall with a refrigerator beneath. The south, or rear wall is 11' in length. Located along this wall over the stove location are two side-by-side inward hinged four-light windows, each measuring 1' 8" x 2' 11".

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Both are separated by a four inch mullion and picture framed with 1" x 6" painted pine lumber. There is another electrical light fixture in the center of the kitchen ceiling.

The walls and ceiling are lath and smooth plaster. All walls and cabinetry are painted gloss white throughout. The west wall of the kitchen is 14' in length and contains the two single panel entry doors to the kitchen. There is a single panel entry door in the southwest corner from the landing at the head of the stairs to the basement. It is a 2'8" x 7' door and is hinged to swing inward.

The inset area north of the rear kitchen door was used as space for the kitchen table. There is an arched telephone niche on the west wall of the kitchen near the main kitchen door from the hallway. The remaining door on the west wall is a 2' 6" X 7' single paneled kitchen entry door, hinged to swing outward to the small east to west hallway off the living room.

THE DEN

The den is located off of the living room in the northeast corner of the house. It is 13' X 11' in size. According to the owner, this is the room where Mr. Cornell's insurance business was conducted. It is accessed through two 2' 6" x 7' 15-light French doors. These doors are inward hinged and are the original entry doors to the den. The door stiles, stops, rail and trim around the door casing is solid oak finished with a clear varnish. The casing trim is 1" x 6" oak.

The walls are lath and plaster and covered with light blue vinyl wallpaper. An electric light fixture on the ceiling and also on the north façade wall as well as the west wall provides artificial lighting. The north wall has one window consisting of three side-by-side double hung 6:1-sash windows. Each window measures 20" x 28". All of the sash windows in the den have muntins, stools and aprons. The trim of the windows is 1" x 6" oak with two mullions 1" x 4" also of oak.

The owner removed the cast iron radiator that was located beneath the sash windows on the north wall. The west wall has a single 26" x 28" double hung 6:1-sash window that is trimmed with 1" X 6" oak that has been clear varnished. Muntins, stools and aprons are found on this window as well.

The south wall of the den has a 5' 6" x 3' open storage closet. The closet door has been removed and the opening has been widened for greater accessibility. The original 2' 10" x 7' single panel door was removed and stored in the basement area of the house. This closet housed a Murphy bed on the original plans.

After the closet was opened up sometime prior to the current owners possession, a closet door was added to the west wall of the closet giving access to the adjoining bedroom through another closet in the bedroom that also had been opened up.

The finish trim around the den closet is done with 1" x 6" oak, clear varnished. The owner believes that the closet remodel was done in the late 80's but has no record. The floors are hardwood.

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LIVING ROOM COAT CLOSET

A coat closet measuring 3' x 3' with a single panel 2' 4" x 7' door is located immediately south of the den along the central or bearing wall of the living room. There is an electrical light fixture on the ceiling of the closet and also two light fixtures on the living room wall. These fixtures are wall mounted on each side of the outward-hinged closet door.

BEDROOM & HALLWAY

The bathroom door is directly opposite the kitchen door on the west end of the small hallway. The bedroom door was originally accessed through the single paneled 2' 6" x 7' door on the north wall of the hallway directly across from the sewing room entry door. These doors are still intact. The bedroom is currently being used for additional office space and the south wall is lined with floor to ceiling freestanding bookshelves, which block off the single panel door to the bedroom.

The west wall of the bedroom has three side-by-side double hung 6:1 sash windows to provide ventilation and lighting for this room. Each window is 26" x 28" complete with muntins, two mullions, stools and aprons. The finish trim is 1" x 6" pine or fir and is painted a light blue. The vinyl wallpaper is pink with a red design that shows more pink than red. The closet is located in the northwest corner of the room. It measures 5' 6" x 3'. There is a six-light inward-hinged 1' 4" x 2'-0" window to ventilate the bedroom closet.

This closet had a single paneled entry door on the south wall of the closet as shown on the original construction plans. This door was removed and the entry wall was widened almost the full length. Since this closet is in line with the den closet, the original north south facing door was placed on the west wall of the den closet so that it would open inward and into the remodeled bedroom closet for entry to the bedroom from the den (office) closet.

THE BATHROOM

The bathroom measures 8' 6" x 10' 6". It is accessed through a 2' 6" x 7' single paneled inward-hinged door off the west end of the hallway. A crème colored vinyl floor covering giving a small tile look is presently on the bathroom floor. The sink is a white porcelain pedestal type that was common to the 1920's period of history and is located on the north wall.

A medicine chest with mirror is located just above the bathroom sink. The white porcelain water closet looks to be original, but the owner is not certain. It too is located on the north wall just beyond the sink. The west wall has a 26" x 20" double hung 6:1 sash window for ventilation and light. It is trimmed with 1" x 6" pine or fir trim.

The cast iron radiator that was beneath this window was removed and is stored in the basement. The bathtub is in the southwest corner of the bathroom.

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The back wall of a closet forms the nook in the bathroom where the white porcelain tub is located. The porcelain faucet handles appears to be the originals from the 1920's.

The towel cabinet is located in the southeast corner. The walls are painted a pale blue and are lath and plaster. There is an electrical lamp centrally located on the ceiling.

THE SEWING ROOM

This extended room was designed and constructed primarily as the sewing room, but it doubled as a guest bedroom with a Murphy bed. This room is still intact with its original built-in cabinetry. The dimensions of the room are 14' x 11'. The room is very bright and cheery with all of the walls and cabinets painted white. It is accessed from the south wall of the short hallway, just to the south of the bathroom door. The north south facing entry door to the sewing room is a single panel door 2' 6" x 7' and is inward hinged from the hallway.

As you enter the room through the entry door the wall immediately to the west is also the remaining two feet of the bathroom wall. The entire north wall of this room is lined with built in cabinetry and drawers with the original glass pulls.

Starting with the northeast end of the wall is a modified double paneled cabinet door 17" x 39". This door has the lower two panels removed and replaced with a mirror. Just below the cabinet door is a telephone niche and immediately beneath this niche are three drawers each the same width as the cabinet door and niche.

As stated, all drawers and cabinets are equipped with their 1920's glass drawer pulls. A single paneled closet door 24" x 7' is next heading west. A round metal telescoping hanger rod from the 1920's is secured to the bottom of the closet shelf. It does not sag as it is supported with bearings and a track attached to the bottom of the shelf.

The facing for the next built-in cabinetry is at almost a 45-degree angle. There is a 64" x 16" single panel door that is hinged to swing outward. This cabinet contains a hinged ironing board with support leg that is fastened to the bottom of the cabinet floor. There is another single panel cabinet door beneath this one that is 28" x 16". There is also a dirty clothes hamper lid within the lower closet that stores the dirty clothes until ready to drop them into the basement washroom area. There is a spring hinged square door on the ceiling of the basement washroom that has a small rope attached.

When washday arrives, all that is necessary is to pull on the trapdoor rope to deposit the dirty clothes from the sewing room closet to the basement floor. The 45 degree angled cabinets adjoin the last built-in cabinet on the north wall. The remaining cabinets on this wall are for linen storage. There are two side-by-side single paneled doors 24" x 23" hinged to open from the middle. Immediately below these two doors are two single panel doors 24" x 52".

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From the bottom of the cabinet doors to the floor are four side-by-side drawers. Each of them are the same width as each cabinet door above and are equipped with the original glass pulls from the 1925 period of construction. There is one more drawer in this group on the very bottom and it is 48" in width with two-glass door handle pulls from the 1920's.

The west wall has a double hung 26" x 28" 6:1 sash window for ventilation and lighting. This window is trimmed with 1" x 6" finished pine or fir lumber. It is finished on the bottom with a stool and apron, painted white. There is a wall mounted electric light fixture near the southwest corner of this wall to provide artificial lighting near this corner.

The south wall of this extended room has two double hung 26" x 28" 6:1 sash windows mounted side-by-side. This window is trimmed with 1" x 6" clear pine or fir that has been painted white. The window is equipped with white painted mullion, stool and apron also.

The east wall of the sewing room is a continuation of the bearing wall that separates the east half of the house from the west. A closet occupies the southeast corner of the sewing room and is still intact. It contained a Murphy bed, but has since been removed. A 2'10" x 7' single paneled door that is hinged to pull outward, accesses the closet. The door is equipped with its original glass doorknob. The inside dimensions of the closet is approximately 3' x 6'. The remaining portion of the east wall of the sewing room to the entry door is bare.

THE BASEMENT

The basement walls are 8" thick x 8' in height and support the living quarters of the Cornell house at every point. The floor of the basement is concrete with drain spouts placed in areas such as the laundry room and in the southwest corner of the large northwest room of the basement. There are four-inch and 2-inch soil pipes beneath the concrete floor to handle the wastewater from the basement. All of the soil pipe has cleanouts on the exterior and the entire foundation is drained away from the basement area with drain tile around the entire perimeter of the house. There is a north south running load-bearing wall in the basement that measures 40' in length and divides the basement, east and west. It is the west wall of the stairwell. This basement wall is supported by five 18" x 18" concrete pier blocks at the floor level of the basement with 6" x 6" x 8' Douglas Fir posts attached to a 6" x 8" girder that runs north and south the full length of the basement. These posts are approximately eight feet apart. This bearing wall support the 2" x 9" Douglas fir floor joists in the middle of their span across the 30' width of the basement. There are six rooms in the basement; all of the finished walls are lath and plaster. The rooms are used for storage at present.

THE STAIRWAY TO THE BASEMENT

The basement is accessed from either a 2'8" x 7' three paneled rear exterior door or a 2'8" x 7' interior single paneled kitchen door. Two steps from the kitchen reach the landing at the top of the stairwell. The stairwell runs north and south and is approximately three feet wide with nine concrete steps leading

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downward to the lower landing. There is a round hand rail supported by brackets along the west wall of the stairwell to give assistance while navigating the stairs. Once on the bottom landing of the stairs there is a north south facing four-panel door 2' 8" x 6'8". This door is hung on the east west-load bearing-dividing wall of the basement that runs the full 30' width of the basement. A light fixture is provided on the ceiling at the foot of the stairs.

THE LAUNDRY ROOM
The laundry room area measures 12' x 14' and is located in the southwest corner of the basement. It is accessed from the landing at the foot of the basement stairs by immediately turning left through an open three-foot wide entryway. The entry way is through the load-bearing wall that runs north and south the full 40-foot length of the basement. The north wall of the laundry room is also the full width 30' east west-running wall that separates the north area of the basement from the south.

The water closet is located along this wall in the northwest corner of the laundry room in a 9' x 4' area. The west wall of the laundry room has a three-light 18" hopper window. This wall is unfinished. There are two three-light 10" X 18" hopper windows on the south wall of the laundry room to provide ventilation and light. The south wall is unfinished also. The first six feet of the laundry room east wall is the extended concrete basement foundation wall.

The remaining nine feet of the east wall to the open entryway at the foot of the stairs is finished with lath and plaster. There are two electric ceiling lamps located at about the center of the ceiling. The ceiling is made of 1" X 12" planed boards running north and south. There is a ceiling door that is also the bottom of the clothes hamper that is accessed through the sidewall of the upstairs sewing room cabinet closet. The ceiling door is spring loaded so as to return to its latched position when not in use. As soiled clothes build up, all that is necessary is to pull on an attached cord in the laundry room, which when pulled, releases the latch and allows the entrapped dirty clothes to fall to a basket below.

THE BASEMENT BATHROOM
The bathroom is along the 30' east and west running dividing wall that divides the basement north and south. It occupies a spot in the northwest corner of the laundry room measuring 9' x 4'. The bathroom is accessed through an east west facing inward-hinged four paneled door 2' x 6'8". The sink, shower and water closet are located along the north wall of the bathroom. There is a two-light 10" x 18" hopper window on the west wall of the bathroom to provide light and ventilation. The basement bathroom was probably remodeled sometime during the Carroll Cornell and Edna Cornell ownership. There is no record of the installation however. In order to create the shower stall it was necessary to go through the existing north wall of the bathroom between the sink and the water closet and form the current tiled shower stall. The tile lining the outer edges to the shower entry is four-inch light blue tile. The surface of the shower entry both top and bottom is lined with a light pink tile. All edges on the entry doorway to the shower have edge tile.

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The tile inside the shower compartment is multi colored with a lot of pink, blue, light yellow and even a black tile now and then. The shower compartment is accessed through an aluminum framed glass shower door. There is one electrical ceiling fixture in the bathroom.

THE NORTHWEST ROOM

The large 12' X 24' northwest room of the basement is accessed through a north south facing four paneled 32" X 6'8" door through the north wall of the laundry room. This doorway is not shown on the basement plans. Since no records of the door installation exist, one could make the case that it very possibly could have been installed in 1925.

The walls and ceiling in this room are lath and plaster. The southwest corner of this room contains the shower stall addition. The west wall contains two three-light 10" x 18" hopper windows to help with the lighting and ventilation. There are built in floor to ceiling cabinets made from plywood that cover the entire north wall of this room.

The cabinets are stained brown and the doors are plywood sliders. It is not known when the cabinets were installed. The east wall of the room is also the load bearing north south running wall. The walls are painted white and the older ceiling fixtures have been replaced with florescent lighting.

THE FRUIT ROOM

The fruit room is located immediately east of the stairwell and can be accessed through a north south facing four paneled door 2' x 6'8". This room measures 9' x 4' with 12" shelves lining the east wall of the room. A two-light 10" x 18" hopper window on the south wall of the fruit room provides ventilation. The west wall of the fruit room is also the east wall of the stairwell. The room is finished in lath and plaster. There is one light fixture on the ceiling.

THE SOUTHEAST BASEMENT STORAGE AREA

The south wall of the storage area contains all of the electrical panels. The panels are located in the southeast corner. The present owner upgraded the electrical panels and wiring shortly after purchasing the home in November of 1994. The south wall portion beyond the fruit room is ventilated from the outside with a three-light 10" x 18" hopper window. The walls and ceiling are finished with 1" x 12" planed lumber. There is one light fixture on the ceiling.

**THE NORTHEAST BASEMENT STORAGE
FUEL STORAGE AND FURNACE AREA**

This approximately 14' x 24' area is accessed through a north south facing four paneled 2' 8" x 6' 8" entry door at the foot of the stairwell. All walls of the room with the exception of the east concrete wall are finished with 1" x 12" planed unpainted lumber. The west wall contained shelving for miscellaneous storage items. The concrete east wall of this basement room contains the concrete fuel chute.

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The oil furnace was also installed fairly close to this wall so that it could be vented up the chimney. This furnace created steam heat for the individual cast iron heaters that were found in most of the upper rooms prior to their removal.

The furnace is still located in its spot but has been disconnected. The fuel supply tank for the furnace is still in this storage area although it too has been disconnected. This wall contained the 2' x 10" ash pit for the fireplace above. It has an 18" x 10" access door. There is only one three-light 10" x 18" hopper window on the east wall towards the front of the house. Both north and south walls are finished with 1" x 12" planed lumber also. The ceiling is 1" x 12" planed and unpainted lumber and contains a lamp fixture in the center.

ALTERATIONS TO THE EXTERIOR OF THE CORNELL HOUSE

THE ROOF

The roof had a leakage problem and was repaired in 1984 by Mrs. Edna Cornell, wife of deceased husband Mr. Carroll Cornell. The roof was repaired using a heavy nylon-reinforced vinyl with the trade name of "Duralast".

Shortly after purchasing the home in 1994, the present owner, Mr Thomas Ford, disconnected the oil furnace and installed a new gas "Carrier" brand heat and airconditioning roof installation. Rogue Valley Heating and Air Conditioning of Grants Pass did the work.

As viewed on the front elevation plans there were two Spanish tile overhang roofs Mr. Ford had them removed when he had the exterior repainted to its present beige color.

Mr. Ford intends to replace the two overhanging Spanish tile roofs to bring the façade to its original appearance.

As can be seen on the front elevation plans, there was also a "Dela Robia" sculptured adornment centered on the roof gable and also a smaller one centered just below the large north facing arch opening of the porch. Mr. Ford removed it at the time of the house painting. His plans are to replace the design in its original form or at least something comparable.

INTERIOR ALTERATIONS

The Living Room

The only alteration to the living room was done on the west wall entry to the bedroom. Mr. Ford had matching natural oak French doors manufactured and installed to match the original doors found on the entryway to the den. The plaster damage from the remodel was repaired with new plaster and new wallpaper installed.

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The plans for the living quarters show a two-way door as an entry to the kitchen through the south wall of the living room, but it is believed that the door was eliminated in the final construction according to Mr. Ford.

New wall lamps were installed on both sides of the rounded arch niche over the fireplace. Mr. Ford discovered the wires for the original lamps beneath the old wallpaper. Matching lamps were also installed on the west wall of the living room as well. All cast iron steam radiators were removed from all rooms where found and stored in the basement.

THE DEN

The only alteration to the den area was to remove the paneled door from the closet and extend the closet opening the full width. The paneled door was reinstalled within the closet on the west wall creating an entryway to and from the adjoining bedroom closet, which was also opened up the full width. Mr. Ford does not know when this remodel was done, but it could be reversed to its original state very easily. The door is not in use at present as the closet space is being used for filing cabinets.

THE BEDROOM

Aside from the new French entry doors, the closet was opened up the full width to match the adjoining closet in the den.

BASEMENT AREA ALTERATIONS

The basement bathroom was remodeled from the original plans by adding a multi colored tile shower room with access between the water closet and the sink. The shower room is actually in the southwest corner of the large adjoining room to the north. Mr. Ford does not know when the shower addition was done, but from all indications it was installed in the mid to late 1950s but this is not certain. The tile is a mixture of colors within the shower room, consisting of yellows, black and pink. The shower faucets are heavy white porcelain.

The large northwest room of the basement had its ceiling lighting upgraded to florescent tube lighting.

The southwest area room of the basement is where the electrical circuit breaker boxes are located. Mr. Ford had a large new electrical service installed by Brownell Electric of Grants Pass to handle all of the computers and electrical items that tenants might find necessary for their work while the home is rented for business purposes.

The old furnace is still located in its original position, although it has been disconnected. All of the above listed alterations have not destroyed the historic integrity of design of the Cornell house.

The entire original built in cabinetry is intact in all of the rooms.

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THE BASEMENT ALTERATIONS

The toilet area currently has a shower that was not included in the original design of the basement. Mr. Ford does not know when it was installed but it does not diminish the integrity of the historic quality of the house.

THE NORTHWEST AREA ROOM

The northwest area room has an entry door that was not shown on the plans. Perhaps Mr. Lium omitted the paneled door from the original basement plans, as the east west bearing dividing wall was probably open beyond the north south facing paneled door at the foot of the stairs creating a large wall-to-wall room.

Another possibility is that when the current paneled entry door was installed for the northwest room, all of the walls of the northwest room and ceiling were lath and plastered at that time or at least somewhat near that time frame. The shower may have very likely been done at the same time also.

The drain in the southwest corner of the room was either installed for the possibility of flooding or with the intention of adding a shower at some later date. All floors in the basement are of smooth concrete. The only alterations to the house both inside and out are those that are mentioned above. All built in cabinets in kitchen and sewing room are as they were constructed in 1925.

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8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Areas of Significance (Enter categories from instructions)

Architecture; Commerce

Period of Significance

Significant Dates

1925

Significant Person (Complete if Criterion B is marked above)

Albert B. Cornell

Cultural Affiliation

Architect/Builder

Gustave Adolph Lium

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.

9. Major Bibliographical References

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

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INTRODUCTORY STATEMENT

The Cornell House is being nominated to the National Register under Criterion B for its association with the prominent local businessman, A.B. Cornell, and under Criterion C as a well preserved and only Mission Revival style of residential architecture in Grants Pass and for its association with local builder/contractor Gustave Lium

THE CORNELL HOUSE AND MISSION REVIVAL ARCHITECTURE

The historic Cornell House is a well-preserved and maintained Mission Revival Style of residence in the city of Grants Pass. The house is a tangible reminder of the 1920's period of growth in Josephine County, and the Mission Revival Style of influence on architectural design. It relates to the influence of the Mission Revival philosophy in the West and is an outstanding example of the craftsmanship of a local builder/contractor, Gustave Adolph Lium.

In searching through three reference books describing the various Spanish influences, the book American Shelter, The Encyclopedia of the American Home by Larry Walker offered the best description of a Mission revival house.

It was not easy trying to pin down the style of the Cornell House, but when looking at the original north elevation plans by contractor/builder Gus Lium, the points mentioned by Walker seemed to indicate that the Mission style was the driving force behind the design of the Cornell House.

Larry Walker states in his book that the Mission Style gained acceptance by 1885, but did not become popular until the Columbian Exposition of 1893 when the style was used for the California building.

A. Page Brown the architect of the California building is generally attributed as the father of the Mission Revival Style in the nineteenth-century. However, Lester S. Moore is credited as the first to see and appreciate the possibilities of the Mission style.

When exploring the possibilities of finding the proper fit as to the style of the Cornell house and whether or not it could fit into the Mission mold, it was necessary to pay strict attention as to just what is generally considered the essential character of the style. Walker states that the style is expressed in large rounded arch openings; unadorned expanses of plain-whitewashed stuccoed surfaces, rather than in finely detailed craftsmanship and could be either architect or contractor designed.

Like the Craftsman Style, and later the Bungalow Style, it became associated with the American Arts and Crafts Movement, the primary emphasis of which was a return to the simple, the authentic, and the harmonious. One of the most creative American architects to use the style was Irving Gill, His early work (1907 -1912) while quite blocky and simple, was obviously influenced by the traditional Mission Style.

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Later his work became more "cubistic" and unrecognizably Mission. His houses became known as the stripped down Mission Style, because of their austerity, and were quite influential in the initial development of the international Style in America in the 1930s. Both Walker and Gill list the most important requirements of the Mission Style.

A strong case can be made that the requirements mentioned are found in the Cornell House as follows: Rectilinear open plan similar to the planning of the Craftsman Style, Tile roof which is shown on the north elevation plan included with the material sent for review.

Although Walker as well as Gill states that the Mission Style was usually devoid of sculptural adornment, both noted that the style certainly could have them. The Cornell House had two of them on the façade. Although the Cornell House does not have a radical curvilinear gable, it is curved and does give additional credence to the notion that the Mission Revival style was the intended style for the Cornell Home.

Parapets are also included as another characteristic by Walker. The smooth wall attached to the entry porch is definitely a characteristic mentioned in all descriptions of the Mission Revival Style. When Gus Lium used the stuccoed wall attached to the porch, it is not difficult to see that he wished to establish an arched arcade effect. Although there is only the one large arch opening, the arcade effect is carried out by the use of the smaller arches beside the larger one. Gus Lium incorporated another Mission Revival feature in his plan by the use of the beautiful rounded arch front entry door of oak with lead glass panels. Many of Lium's houses in Grants Pass have windowless rounded arch entry doors.

The stuccoed chimney on the east elevation very definitely meets the requirements of Mission Revival with its simplistic design and the way it tapers over the roofline.

The Mission Revival influence on the inside of the house is through the use of a large rounded arch niche over the fireplace with the use of natural oak as a mantle board, and the large rectilinear living room.

The Cornell House shows enough of the Mission Style characteristics to make a strong case for support under criteria C in the area of architecture. The house is an example of a very modest Mission Revival residence and the only residence of this style in the city of Grants Pass as well as the work of a local master builder and craftsman Gustave Adolph Lium.

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Gustave Adolph Lium, Builder/Contractor

The Cornell House was designed by and constructed by Grants Pass builder/contractor Gustave Adolph Lium in 1925. Gus worked at his craft for 39 years in Grants Pass before he retired in 1961. He either constructed or oversaw the construction of many Forest Service buildings while under the employ of the US Forest Service.

While constructing a lookout atop of Mt. Emily near Brookings, Oregon on September 9, 1942, Gus was an eyewitness to a direct attack on the U.S. mainland. A small Japanese airplane dropped an incendiary bomb that started a forest fire. The incident was widely publicized about a week after the occurrence.

Gustave Lium built more than 50 homes and business structures in or near Grants Pass. Some of his major works are the National Register listed Oregon Caves Chateau constructed in 1934. He also constructed the National Register Amos Voorhies house on West B Street in Grants Pass, The Siskiyou National Forest Warehouse complex on SW L Street, which was placed on the National Register in 1993. The 1929 Dr. C. L. Ogle residence costing \$5,000 at 1449 NW LawnrIDGE Ave in Grants Pass, The Ole Hansen residence costing \$3,000 at 1233 LawnrIDGE avenue in 1930.

In very early October of 1928, Gus Lium was awarded the contract for the construction of the Winetrout Ford Agency building on West H Street in Grants Pass. The building measured 170' x 100'. The accepted bid from Gus Lium was \$32,000. J.E. Tourtellotte, a Portland Oregon architect designed the building in the Spanish style.

About 70' of this H Street facing building was two story in height and had three large rounded arch windows that extended from the street to near the roof. The remaining 100' of this building was the workshop area of the building with five square entry doors. This portion of the building was single story and extended to near Fifth and H Street.

The small overhanging roof was Spanish tile and was used on both sections of the building. The building was decorated with large sculptured ornaments. The building is no longer standing as it was removed in favor of a parking lot. The removal of the C.A. Winetrout Ford Agency building left the Cornell House as the only remaining example of this style by Gus Lium. The buildings listed are just a very few of the total number of buildings constructed by Gus during his working life.

Gustave Lium was born in Christine, North Dakota on November 10, 1884 to Norwegian parents. It was while living in North Dakota, that Gus learned the builders and contractors trade.

Gus came to Grants Pass, Oregon in 1911 to engage in the construction business, but did not settle in Grants Pass permanently until the year 1922. In June of 1925, Gus Lium married Miss Jessie Griswald in

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Grants Pass. Miss Jessie Griswald came to Grants Pass in 1921 and was employed as the Josephine County Home Demonstration Agent. The Lium's made their home at 1250 NW Lawnridge in Grants Pass. There were two children from the union, Frances and Robert Lium.

Gustave Adolph Lium passed from this life at the Josephine General Hospital on September 3, 1965 in Grants Pass, Oregon. Survivors included the widow Jessie of Grants Pass, his two children, Mrs. Frances Hall of Salem, and a son Robert Lium [bridge builder] of Anchorage, Alaska, and a brother in North Dakota. A sister, Mrs. Sam Baker and a sister, Mrs. James Lium of Rogue Valley Manor in Medford, Oregon also survived him.

He was a very active member of the Bethany Presbyterian Church in Grants Pass. Gus Lium left his footprint in the residential as well as the business districts of Grants Pass through his buildings, many of which are standing monuments to his ability as a designer and contractor.

HISTORICAL BACKGROUND

The Cornell House is located in the original town site of Grants Pass on block 16 lot number four. Albert B. Cornell was born at Mapleton Minn. on April 19, 1869 and came west as a 20-year-old man in 1889. He first settled with his parents in McMinnville, Oregon. It was while living in McMinnville that Albert received his training as a telegrapher for the Southern Pacific Railroad, and also met and married his wife the former Miss Mary Abigal Meyers on May 14, 1893. Miss Meyers was a native daughter.

Mr. Cornell moved to Grants Pass with his wife and two children in 1899 to take a position as a telegrapher for the Southern Pacific Railroad. It was during the year 1900 that Albert B. Cornell purchased the north half of lots five & six on block 16. There was a small house on the Sixth and B Street property, which the Cornell family occupied for a short time.

In 1906 Albert changed his occupation from telegrapher to a sales representative for the Oregon Mutual Life Insurance Company and began a storied career. On the 17th of January 1906, Albert purchased the adjoining 50' x 100' lot number four on block 16. This lot had a small single story Victorian home on the premises where the Cornell family made their home until 1925 when the current Mission Revival style home was constructed.

Albert B. Cornell grossed one hundred thousand dollar a year in business for the Oregon Mutual Life Insurance Company from his first year of employment in 1906, until his sudden death at his residence on December 23, 1943. The dollar value would be the equivalent of one million dollars in business per year today.

Albert B. Cornell conducted his insurance business from his home on B Street and from the time of his arrival here in 1899, he witnessed many changes in the development of Josephine County. One of which, was the completion of the Savage Rapids Dam. It was finished in November of 1921.

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After the dam's completion, more and more acreage was added to the tax rolls of Josephine County, bringing in upwards of 300 to 400 new people per year the first few years. The new settlers cleared their lands below the irrigation ditches and planted crops such as Ladino Clover, Tokay Grapes, Gladiolas and many engaged in other types of business ventures.

The Pacific Highway was finished through Grants Pass and almost 85 percent was paved from the Canadian border to the Mexican border shortly after the Savage Rapids Dam was completed in 1921. It was finished and dedicated in 1923. The newly paved highway brought about an increase in automobile travel through Grants Pass and also brought about increased service oriented business opportunities for newcomers as well as the established residents.

The Sixth Street (Highway 99) corridor was booming. Auto garages began to develop along with gas stations. In 1926 the new Redwoods Hotel was constructed.

Many Auto camps sprang up in and around Grants Pass during the mid twenties and early thirties giving the traveling public a place to rest while they perhaps scouted the countryside looking for land to buy.

Albert Cornell took part in civic activities such as serving on the city council representing ward two from January 1, 1931, to January 1, 1935 and also served on the Josephine County Fair board starting in May of 1925. Both he and his wife were very active in social activities in the city, she as a member of the Eastern Star, and Albert was also active in the Masonic order completing his 32nd degree. Gus Lium, the builder & contractor was a very good friend of the Cornell family and many times, during the 20's, would be part of a large gathering in the Cornell home on B Street for an evening of bridge.

Gus Lium drew up the plans for the Cornell House in 1925 and constructed it for them that same year. The old Eastlake style house that they had been living in since 1906 on lot four, was moved in 1925 to a lot between Fifth and Sixth Street that was owned by Carroll Cornell, Albert's son. That house is still standing.

When the Cornell's celebrated their Golden Wedding anniversary on May 14, 1943, Albert was the only remaining member of the original Oregon Mutual Life Insurance Company. Eight months after their anniversary, Albert B. Cornell died suddenly of a heart attack while stoking the furnace at his home at 123 NE B Street.

His wife Abbie Cornell, a son Carroll Cornell, owner of Cornell's Body and Fender Shop in Grants Pass at the time, and a daughter Mrs. Hans Loof of Los Angeles, survived him. The last Cornell to live in the house on B Street was Edna Alice Cornell, the wife of Carroll Cornell. Edna passed on in 1985. All of the Cornell's thought a great deal of the house and kept it in top shape while living there.

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SUMMARY

The Cornell House is eligible under both Criteria B and C because of A.B. Cornell's significance to the community as a civic leader almost from the time of his arrival in 1899. Albert Cornell was a pioneer resident and business leader, who had many friends and acquaintances throughout the State of Oregon. His home at 123 NE B Street is eligible under Criteria C as an excellent surviving example of a simple Mission Revival style of home that helped to change the face of architecture during the 1920's period of our history in the United States.

COMPARITIVE ARCHITECTURE

**The Dr. C. L. Ogle residence
At 1449 NW Lawnridge Avenue,
Grants Pass, Oregon**

Since there are no other Mission Revival residences in Grants Pass to use as a comparison with the Cornell house, two Lium built homes from the late 20s and the year 1930 are used as an example of his early contribution to the builder's craft in Grants Pass as follows: In August of 1928 Gus Lium took out a permit to construct a \$5,000 house for Doctor C. L. Ogle a local physician who owned four lots on block three of the Lincoln Park Addition to the city of Grants Pass.

All lots on block three run east and west taking in the SW corner of Washington Blvd on the east and the SE corner of Lawnridge Ave to the west. Each lot is 100 feet deep by approximately 50 feet wide. Skunk Creek meanders through a portion of lots one and two in a north south direction. Midland Ave is the north boundary of the four abutting lots. Lots one and two make up a 100' X 100' corner of Washington Blvd and Midland Avenue; these lots were the Ogle family back yard.

Lots one and two were dedicated to the city of Grants Pass and named Ogle Park in the doctor's honor shortly after his untimely death in an auto accident in 1951. Lots 47 and 48 abut lots one and two and these are on the southeast corner of Lawnridge and Midland Avenue. A reference book on architectural styles by Lester Walker an award winning architect and a 1966 graduate of Yale University was used for selecting the style of house that was constructed for Dr. Ogle.

Mr. Walker states that the 1925 through the 1930s was a very definite revival period of house building across the United States and Colonial Revival plans could be found in many magazines of all sizes and with many of the features borrowed from other Colonial styles as well. The 5,000 square foot two-story with full basement C.L. Ogle home faces Lawnridge Avenue and is a two story Colonial Revival based on the Cape Cod style.

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The roof has an offset front gable on the west elevation [façade] of the house and an almost full-length shed dormer on the east slope of the roof. The roof is fairly steep and covered with composition asphalt shingles. There are two gabled dormers on the roof-facing Lawncreeper Avenue (façade). Each of the dormers has two six-light framed windows that are hinged to open inward. They are separated by deep full length mullions.

The house is shingled and light blue gray in color on all exterior elevations. All cheeks and gable ends of the dormers are shingled. The front portico is shingled on the north side and has a wheel type small window.

The entry way is projected slightly and is a part of the house roof. The cement porch landing at the entry way is covered with an extended single story shed type of roof supported by two turned colonial style posts.

Many of the windows on all elevations are both side by side double hung 6:1 sash windows and individual 12-light framed windows mounted side-by-side in groups of four for width and sometimes three wide. The upstairs windows on the North elevation have two individual 6:1 double hung sash windows separated with space wide enough for fixed shutters on both sides of them.

The upstairs portion of the façade gable is provided with two 6:6 double hung sash windows mounted side by side and separated with a single mullion and aprons and stools. All window configurations have fixed shutters with the exception of the two roof dormers in the front and only one set on the shed dormer at the rear.

All other window configurations at the rear of the house are fix shuttered. There are two chimneys; the living room chimney is on the interior while the other is affixed to the south elevation rising above the roof as with a Southern Colonial style.

The basement is accessible from the south elevation and the east elevation. The shingles extend down so far at the rear of the house and with the basement using sash windows on the east elevation; it almost appears to be a three-story home.

Because of the slope of the land from west to east, there is more basement exposure at the rear of the house. A driveway is at the rear of the Ogle house to gain entry to the small garage in the SE corner of the basement. The house exterior does not appear to have been altered.

Before Mrs. Ogle had passed away, the portion of the adjoining lot to the south was sold for the residence that is immediately to the south of the Ogle house today. The Dr C. L. Ogle house is currently being rented and is in need of general maintenance. This example of a large spacious Colonial Revival home constructed in 1928 shows the ability of Gus Lium to design and construct many of the house styles that were very popular in the 20s and 30s.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 8 Page 8 Cornell, Albert B. and Mary House Josephine County, Oregon
name of property county and state

**THE OLE HANSEN HOUSE
1346 LAWRIDGE AVE**

Constructed in 1930 by Gus Lium, The Ole Hansen home on the corner of Lawnridge Avenue and VanDyke is another fine example of the craftsmanship of local builder, Gus Lium. The cost of the home was listed at \$3,000 in 1928.

This gray wood shingled Colonial Revival home is square in plan with features such as an off set gabled roof which creates an ell facing Lawnridge Avenue. The ell extends just far enough to allow for an enclosed portico with arched entry door to a small landing. A nice feature on the façade of the extended room is a bay window with an angular plan.

There are four eight-light windows on the three-sided bay. There is an angular roof over the bay window that extends half way up the gable. Most of the windows, of which there are many, are eight-light.

The front window is large and rectangular with 10 panes of glass separated with muntins at the top of the plate glass. There is a picture framed eight-light window on each side of the plate glass with fixed shutters.

Most of the window configurations are 6:1 double hung sash type with some four-light and 6:6 sash. The upstairs has windows on the gable ends but not nearly as many as on the lower elevations.

The steep pitched composition shingled roof has a shed dormer with two six-light framed casement windows. Each pair of windows is framed and separated with a wood mullion on the rear or west slope of the house to provide lighting and ventilation for the upstairs.

There is a chimney that is located inside of the house and also a large wrap-around chimney on the NW corner of the house. The house and yard is in very good condition.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 9 Page **1 of 2** **Cornell, Albert B. and Mary House** **Josephine County, Oregon**
name of property county and State

Bibliography

Old House Dictionary, An Illustrated Guide To American Domestic Architecture 1600 to 1940 by Steven J. Phillips

American Shelter, An illustrated encyclopedia of the American Home by Lester Walker

Identifying American Architecture, A Pictorial Guide to Styles and Terms. 1600 to 1945 by John G. Blumenson

American Architecture since 1780, A Guide to the Styles by Marcus Whiffen

Josephine County Historical Highlights II by Edna May Hill 1979, personal interview with Carroll M. Cornell

R. L. Polk & Co's Grants Pass City Directory for 1906

Polk's Jackson, Josephine and Douglas County Directory for 1910 Vol. two

Grants Pass City Directory 1912 – 1913 printed in Grants Pass, by P.P. Proctor 1912

City Directory for Grants Pass, 1923, 1932

Josephine County Deed Records for purchase of lot four block 16 Vol. 27 page 47 91-130 January 17, 1906

Josephine County Assessment and Tax Rolls for 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1909, 1911, 1928,

Original House plans by Gus Lium 1925 of the Cornell House at 123 NE B Street showing floor plans, basement plans and Front elevation plan

December 14, 1899 Rogue River Courier Local Happenings Section A.B. Cornell's arrival in Grants Pass

April 19, 1900 Rogue River Courier, Personal section column four on A.B. Cornell

June 13, 1904 Rogue River Courier A.B. Cornell page three

February 21, 1906 Oregon Observer, local news, page five

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section 9 Page **2 of 2** **Cornell, Albert B. and Mary House** **Josephine County, Oregon**
name of property county and State

July 3, 1907 Rogue River Courier; obituary of Capt. Stillwell. Oldest surviving member of State Pioneer Assn. A.B. Cornell's stepfather.

August 21, 1907 Oregon Observer local news page five

November 20, 1907 Oregon Observer local news section page five

May 15, 1925, Weekly Rogue River Courier

Obituary of A. B. Cornell Illinois Valley News 12-23-1943

Obituary of A.B. Cornell, Grants Pass Daily Courier 12-23-1943

Obituary of Gustave Adolph Lium Grants Pass Daily Courier September 3, 1965

Sanborn Fire Insurance Map for city of Grants Pass, September of 1930.

Name of property Cornell, Albert B. and Mary House County and State Josephine, Oregon

10. Geographical Data

Acreage of Property .13 of an acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10	473410	4698810	3	_____	_____
2	_____	_____	_____	4	_____	_____

See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

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

11. Form Prepared By

name/title Michael L. Oaks

organization Josephine County Historical Society date 11/11/01

street & number 512 SW Fifth Street telephone 541-479-7827

city or town Grants Pass state OR zip code 97526

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Original house plans from 1925 showing floor plan of living quarters, basement plans and North elevation as drawn up by Gus Lium the builder/contractor

Photographs

Representative black and white photographs of the property.

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

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Thomas P. Ford (Columbia Land Company)

street & number 1983 NW Flanders Street telephone (Bus) 503-222-5550 (Res) 503-222-5500

city or town Portland state OR zip code 97209

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings.

Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section 10 Page 1 of 1 Cornell, Albert B. and Mary House Josephine County, Oregon
name of property county and State

VERBAL BOUNDARY DISCRPTION

The nominated property is located in the SW ¼ Section 17, Township 36S, Range 5 West of the Willamette Meridian in the city of Grants Pass, Josephine County, Oregon, and is legally described as follows:

Lot 4 Block 16

Beginning at the NE corner of Lot 5 Block 16 & run: thence Westerly along the Southerly line of B Street 10 feet; thence Southerly & parallel with the Easterly line of said Lot five, 100 feet to the Southerly line of said Lot 5; thence Easterly along the Southerly line of said Lot 5, 10 feet to the Southeast corner of said lot 5; thence Northerly along the Easterly line of said Lot 5, 100 feet to the place of beginning. All in T36S R5W of the WM

Combine T.L. 3700-40

BOUNDARY JUSTIFICATION

The nominated area is located in the Jonathan Bourne original town site of Grants Pass known as lot four of block 16. This 60 X 100-foot level city lot contains .13 of an acre with all of its original boundary lines intact.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section Photos Page 1 of 2 Cornell, Albert B. and Mary House Josephine County, Oregon
name of property county and State

- Photo 1 North (front) elevation from B Street
- Photo 2 Entry porch looking west from driveway
- Photo 3 Westerly view from B Street
- Photo 4 Easterly view from B Street
- Photo 5 Easterly view of enclosed porch
- Photo 6 Driveway entry from B Street
- Photo 7 Detail of side-by-side double hung 6-1 sash windows nearest front of house on east elevation
- Photo 8 Detail of inward hinged 3-0 basement hopper windows nearest front on east elevation
- Photo 9 Detail of Majestic brand name iron cover over the concrete wood or coal chute to basement. Just south of chimney at base of east elevation
- Photo 10 South facing elevation (rear) taken from the alley
- Photo 11 Basement window on south elevation (near east corner)
- Photo 12 Rear corner of east elevation looking northerly (towards B Street) note: iron covered wood chute
- Photo 13 Basement windows near west corner of extended room at rear of house
- Photo 14 West elevation looking from alley (rear) to B Street (front)
- Photo 15 Interior view looking north towards original arched top front entry door (oak & beveled lead glass)
- Photo 16 Fire place on east interior wall of living room
- Photo 17 Arch top niche with mantle board over fireplace
- Photo 18 East wall of kitchen showing built in cabinets with original glass pulls on drawers

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

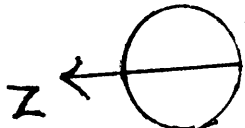
Section Photos **Page** 2 of 2 **Cornell, Albert B. and Mary House** **Josephine County, Oregon**
name of property **county and State**

- Photo 19 More of east interior wall of kitchen
- Photo 20 South wall (rear) of kitchen area
- Photo 21 Corner of south and west interior wall of kitchen with kitchen entry door open showing a grade entrance from the exterior door at rear of house
- Photo 22 Extension of west interior wall showing arched telephone niche aside open entry door from living room to kitchen
- Photo 23 Entry door to the kitchen from living room
- Photo 24 Looking from front entryway past the den, coat closet and bedroom on right
- Photo 25 Northwest corner of sewing room showing built-in linen closet with glass pulls
- Photo 26 Drawers below linen closet in the sewing room
- Photo 27 Bathroom between bedroom and sewing room
- Photo 28 Northwesterly corner of den showing windows facing B Street
- Photo 29 View from bottom of basement stairway looking at entry door
- Photo 30 Stairway to basement looking north
- Photo 31 South wall of the laundry room located in southwest corner of basement
- Photo 32 Looking south from large northwest finished room into the laundry room through 4-paneled entry door
- Photo 33 Entry to the northeast corner room of basement at foot of the stairs looking north
- Photo 34 North south running Bearing wall dividing the east half of the basement from the west
- Photo 35 View of basement bathroom showing shower entry way
- Photo 36 View of basement bathroom as seen through paneled entry door

SW 1/4 NW 1/4 SEC 17 T36S R5 WWM
 JOSEPHINE COUNTY

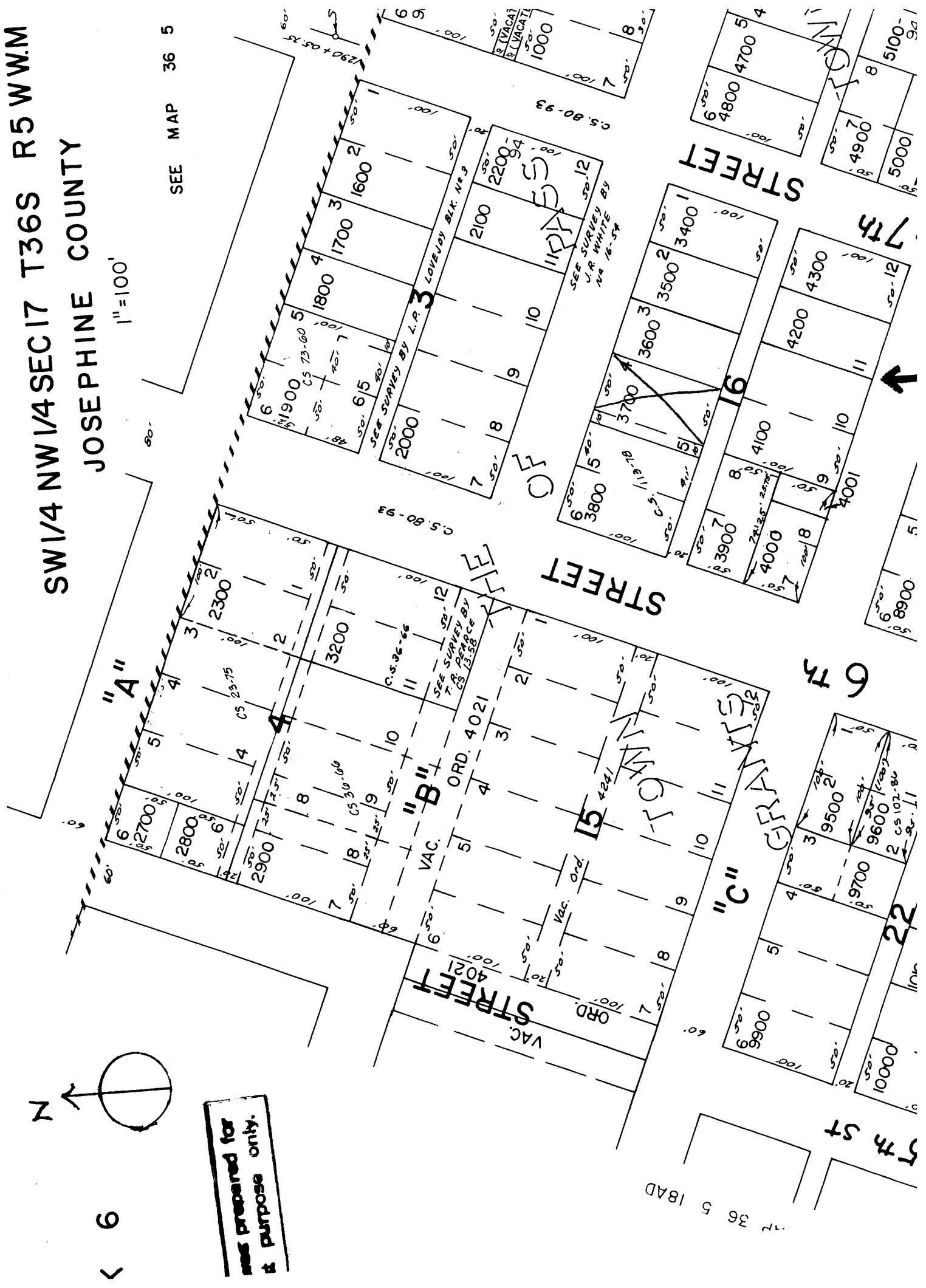
1" = 100'

SEE MAP 36 5



6

was prepared for
 it purpose only.



18AD 5 36 7

5th St

22

"C"

GRAMMIS

6th

STREET

STREET

VAC. STREET 4021

"B"

"A"

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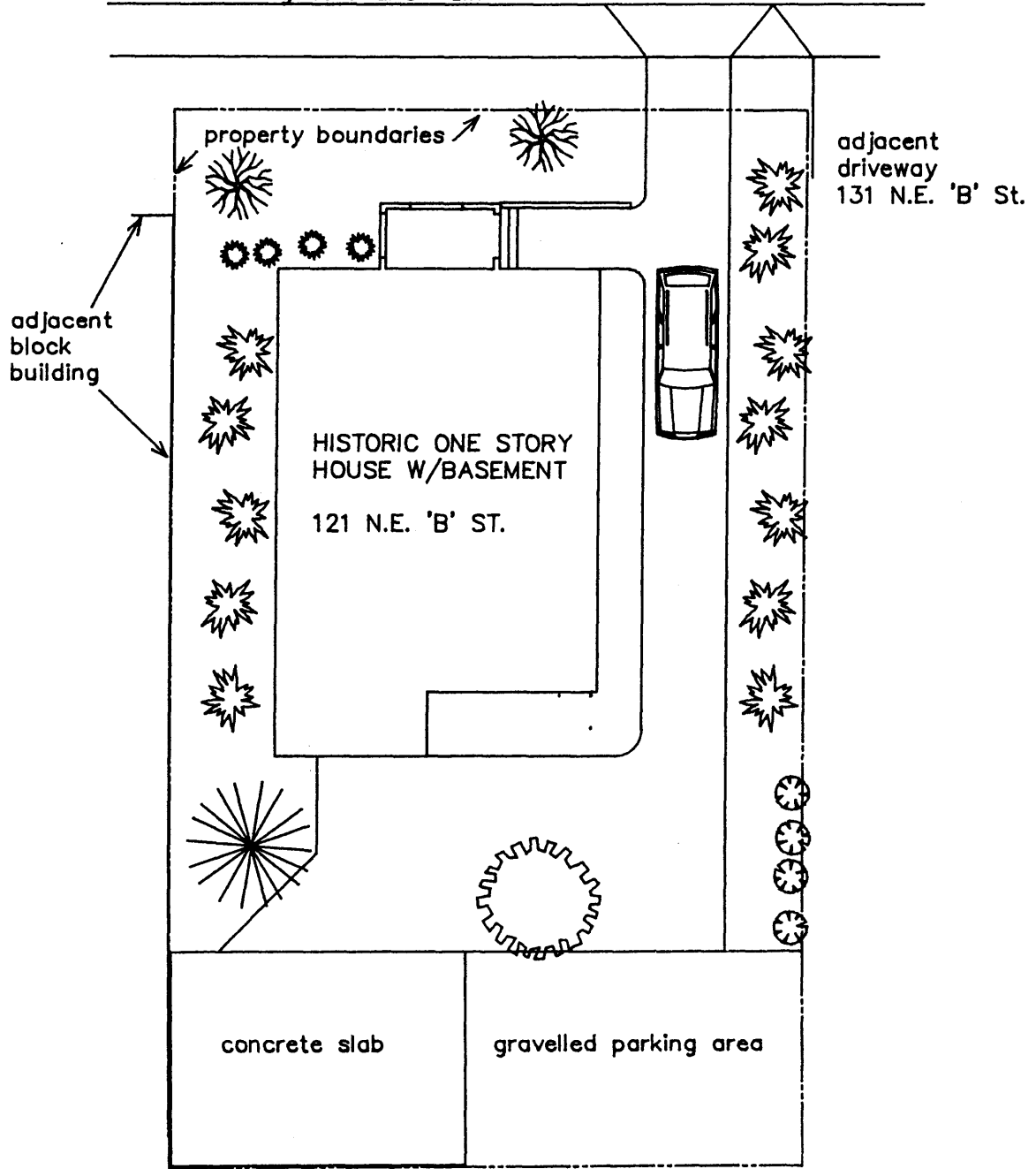
STREET

7th



N.E. 'B' St.

existing curb and walk



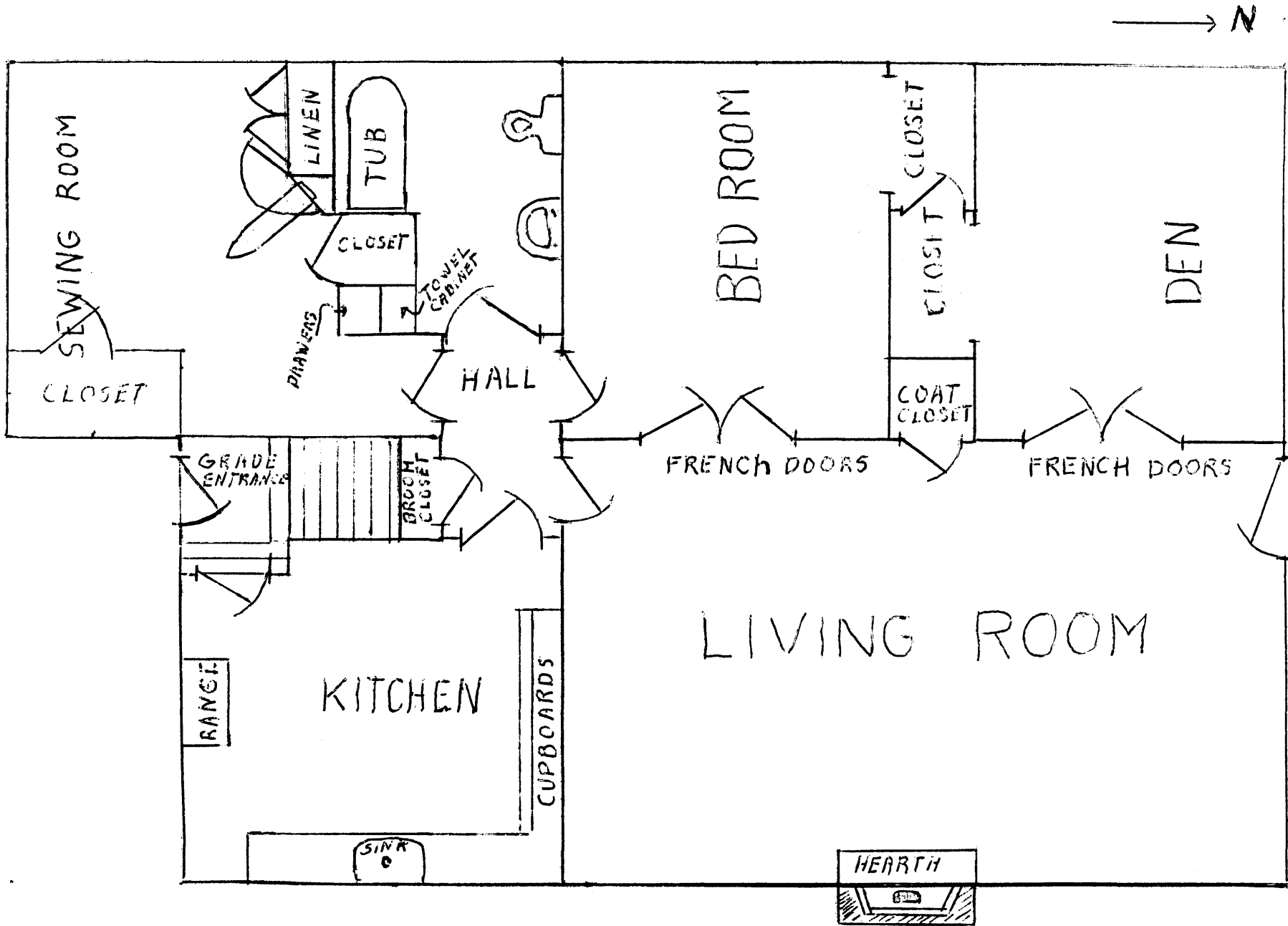
alley

SITE PLAN

1/16" : 1'-0"

888/a:033sita

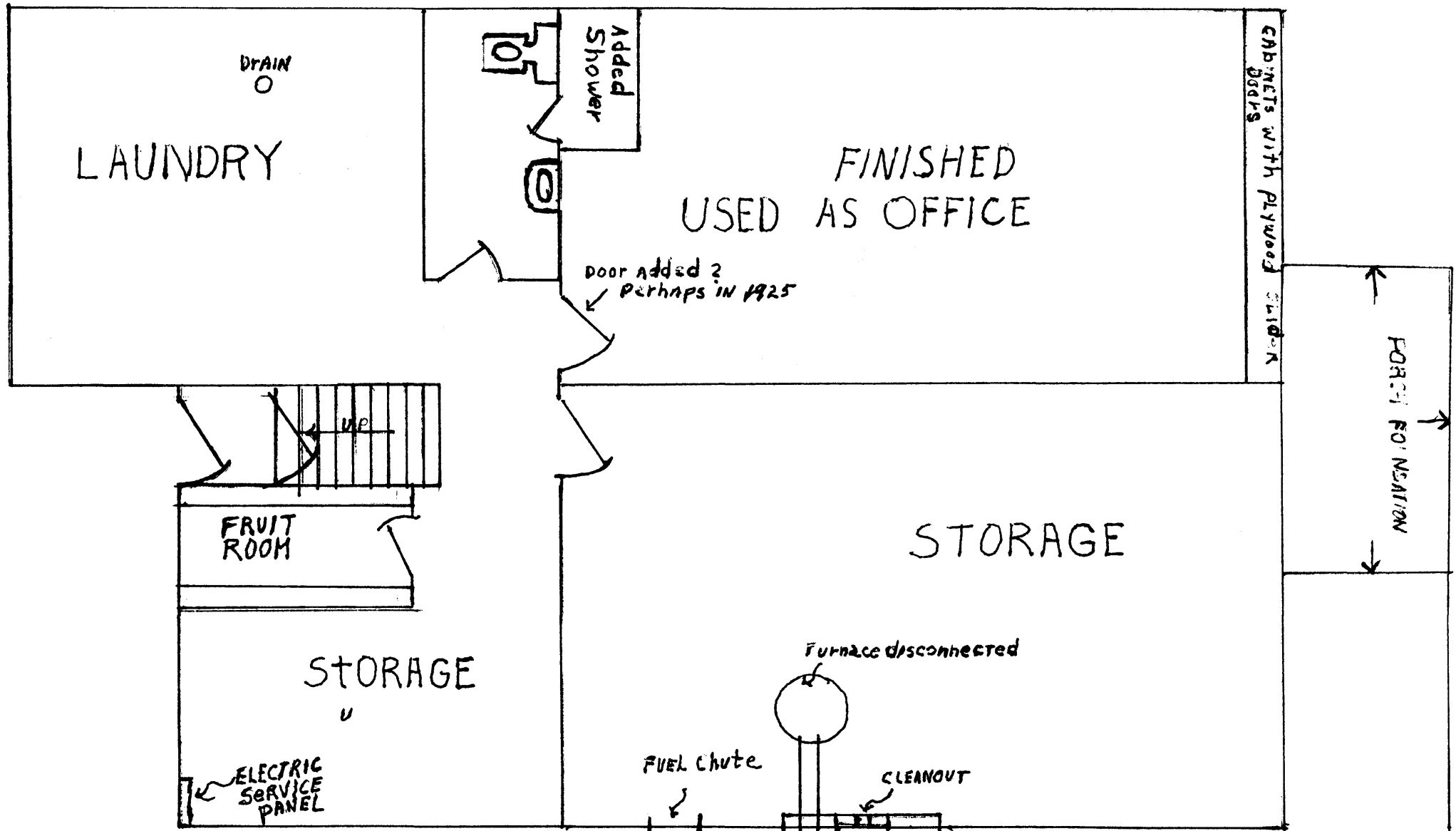
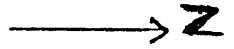




ALBERT B CORNELL HOUSE
121 W E B STREET
GRANTS PASS INSIDING CO. OR

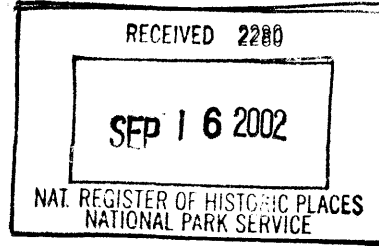
ALL WINDOW CONFIGURATIONS ARE AS SHOWN ON ACCOMPIONING ORIGINAL HOUSE PLANS

ALL BASEMENT AREAS WITH WINDOWS ARE EXACTLY AS FOUND ON ORIGINAL BASEMENT PLANS



BASEMENT FLOOR SKETCH
A. B. Cornell House
121 NE B Street
Grants pass, Josephine County, OR

United States Department of the Interior
National Park Service



1279

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name Cornell, Albert B. and Mary, House

other names/site number _____

LOCATION

street & number 121 NE B Street not for publication N/A
city or town Grants Pass vicinity N/A
state OREGON code OR county Josephine code 033 zip code 97526

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide locally. (___ See continuation sheet for additional comments.)

James Hannah September 10, 2002
Signature of certifying official/Title/Deputy SHPO Date

State or Federal agency and bureau _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

entered in the National Register

___ See continuation sheet.

___ determined eligible for the National Register

___ See continuation sheet.

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain): _____

Signature of Keeper

Date of Action

Edson A. Ball 10/31/02

Cornell, Albert B. and Mary, House
Name of property

Josephine County, Oregon
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- private
 public-local
 public-State
 public-Federal

Category of Property (Check only one box)

- building(s)

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>1</u>	<input type="checkbox"/> Total

Number of contributing resources previously listed in the National Register N/A

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic – single dwelling Sub: Insurance Office
with full basement

Current Functions (Enter categories from instructions)

Cat: Certified Public Accountant Sub: _____
Offices

7. Description

Architectural Classification (Enter categories from instructions)

Mission Revival

Materials (Enter categories from instructions)

foundation concrete
roof flat asphalt (nylon reinforced vinyl covering)
walls Wood; stucco
other _____

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

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Cornell, Albert B. and Mary House

Josephine County, Oregon

Name of property

County and State

SITE

The Cornell House at 121 NE B Street, Grants Pass, Josephine County, Oregon is located 90 feet east of Sixth Street [the Pacific Highway 99] on the south side of B Street, Lot four Block 16 of Jonathon Bourne's Original Town Site of Grants Pass, Oregon. The Cornell residence is the only surviving reminder of the 1920's on the south side of B Street between Sixth and Seventh Street.

Older residences on this street have since been replaced with modern commercial buildings. The 30' x 46' Cornell house fronts north on B Street and is situated square on its 60' x 100-foot lot size. The modest sized 11-foot front yard is presently landscaped with bark and shrubbery. The east property line of the Cornell residence is fenced with a two-foot high 67-foot long woven wire fence affixed to a pipe frame with decorative iron anthemion ornamentation at the top of the entire length.

Two mimosas (silk trees) provide shade along the east rear portion of the lot. There is a ten-foot space with a large holly tree between the west exterior elevation of the Cornell residence and the rear (east elevation) of the commercial building on the west. A curbed eight-foot wide concrete driveway east of the house may be used to gain entrance from B Street. A 20-foot wide alley running east and west on block 16 can be entered from either Sixth Street or Seventh Street and may be used to gain entrance to the rear of the nominated property.

HOUSE

The Cornell House was constructed during the year 1925 by noted local builder/contractor Gustave Adolph Lium, and displays many of the characteristics found on the Mission style of architecture. It is simple in design, with a modified rectangular footprint. The entire Cornell house rests on a concrete basement foundation. The basement is accessible from both the rear and interior of the house by a flight of stairs. The basement is ventilated with foundation level concrete boxed airways and hopper basement windows.

The principal features found on the Albert B. Cornell house, are the stuccoed exterior elevations with parapets surrounding the entire roofline of the house. The roof surface is nearly flat, covered with a new heavy gauged nylon reinforced vinyl material that was installed by Edna Cornell in the early 1980's, sloping gently to the rear of the house. The facade of the house has a slightly arched step parapet centered on the roofline. The covered 6' X 9' stuccoed front entry porch is accessed by a six-foot concrete walkway running east and west from the driveway. The walkway leads to a raised front entry landing that is accessed by two concrete porch steps situated between a 9' x 3' high-stuccoed decorative wall.

The porch also has a stepped parapet on its roofline with rounded arch openings on three sides. There is a natural oak 3' 6" x 8' original rounded arch top front entry door constructed of solid oak with 18 panes of beveled lead glass separated with solid oak muntins. A single flue stuccoed chimney is attached to the east exterior elevation of the house. The chimney width tapers slightly as it rises above the roofline. The original cast iron wood chute cover, along the east exterior wall and just south of the chimney is still intact. This ornamental cast iron domed cover protects the basement from the weather while also keeping undesirable rodents from gaining entry down the concrete wood chute leading to the basement floor beneath the cover.

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Section 7 Page 2 Cornell, Albert B. and Mary, House Josephine County, Oregon
Name of Property County and State

EXTERIOR FEATURES

FAÇADE [NORTH] ELEVATION

The facade view of the Albert B. Cornell house displays many of the characteristics of the Mission revival style of architecture. The stuccoed 11' x 6' covered front entry porch echo's the Mission revival theme by displaying a slightly arched stepped parapet centered on its roofline. A solid 3' x 9' stuccoed wall along the concrete walkway is attached to the porch and serves as both decorative and functional.

The landing of the six-foot wide porch is concrete and is accessed by two concrete steps from the walk leading from the driveway. The porch has three large rounded arch openings. The east elevation of the porch has the tallest of the three large arches, which serves as the entry door to the porch landing. There are two much smaller rounded arch openings on each side of the large north-facing arch.

The ceiling of the front entry porch is stucco and contains a single electrical globe. The front façade of the living quarters is windowed with two large windows. The window on the east is a 72" x 52" plate glass that is recessed with decorative wood trim and a wood stool and apron at the bottom. The plate glass window is original to the design as can be seen by the front elevation plan. The west portion of the façade still retains the three original 20" x 28" double-hung side-by-side 6:1 double sash windows.

The windows are recessed and separated by two wooden mullions with a wood stool and apron at the bottom. The roofline of the facade has a rectangular slightly arched step parapet. There were two small Spanish tile roofs on each side of the entry porch on the original elevation plans. These were attached between the parapets on both the east and west side of the façade roofline. The present owner states that they were decorative as well as functional since they served as awnings by aiding in keeping rain away from the front windows. The owner plans on reinstalling them in the near future. The original 3' 6" x 8' rounded arch natural finished oak entry door with 18 panes of beveled lead glass still remains.

EAST ELEVATION

There are two concrete airway boxes, 30" x 12" each with hopper windows at the base of the east exterior elevation to help provide lighting and ventilation to the east basement area of the house. Each hopper window is a wood framed three-light 10" x 18" separated by wood muntins.

The first hopper window is located near the front and another at the rear of the east elevation. An ornamental cast iron fuel chute cover is found just south of the chimney.

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Section 7 Page 3 **Cornell, Albert B. and Mary House** **Josephine County, Oregon**
Name of property County and State

The concrete fuel chute leads to the basement floor. There are two double hung side-by-side 26" x 28" 6:1 sash windows separated by a four-inch mullion. This window configuration provides natural lighting as well as ventilation to the living room area of the house.

Each of the double hung windows is recessed and has stools and aprons. They are located on both sides of the chimney. The stuccoed chimney is 6' x 2' at its base and tapers slightly in width as it rises two feet above the center parapet giving it a distinct Mission-style appearance.

The kitchen area, at the rear of the east elevation, has three 1' 8" x 2' 11" wood framed windows mounted side by side and separated by two four inch wood mullions. Each of the three windows are four-light windows separated by muntins. The center section of the three windows is stationary while the two on each side are hinged to swing inward. There is a small space between the ceiling and the roof that is ventilated with a recessed one foot square louvered and screened vent cover located near the roofline and north of the kitchen windows on the east elevation.

SOUTH ELEVATION

The South elevation of the A.B. Cornell house has a 6' x 14' 1 3/4" extended room on the southwest corner. This extended room gives the house a modified rectangular footprint. The entire south elevation rests on the eight-inch wide basement foundation. There are four-foundation level hopper windows protected with well-drained concrete airway boxes at the rear of the house. The southeast corner basement window is a three-light 10" x 18".

All of the basement windows are wood framed with wood muntins separating the panes. The concrete airway box for this window is 30" x 12". The other hopper window is just east of the rear entry door and has two panes of 10" x 18" glass separated with wood muntins. The concrete area box for this window is 20" x 12".

The rear south facing entry door, is a horizontal three-paneled 2' 8" x 7' inward hinged door with a four-light transom with muntins at the top. This entry door provides entry to a landing at the top of the stairwell to the basement as well as the kitchen. The extended room has two basement windows with concrete airway boxes 30" x 12" and both are three-light 10" x 18" windows.

These windows provide some light and ventilation to the laundry area of the basement. There are also two 2' 6" x 28" side-by-side double hung 6:1 sash windows with muntins and a mullion to provide light and ventilation to the original sewing room space of the house. This window is provided with a stool and an apron across the width of the window. The house has parapets across the entire south elevation roofline.

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Name of property County and State

THE WEST ELEVATION

The stuccoed west elevation is 46' in length and contains all four of the original hopper windows for the basement. The extreme southern basement hopper window is a three-light 10" x 18" wood framed window to provide light and ventilation to the laundry room area of the basement. The panes of glass are separated with wood muntins. A concrete airway box 30 "x 12" protects this hopper window.

The next hopper window to the north is a two-light 10" x 18" separated by a wood muntin. A concrete airway box 20 "x 12" protects the window.

The two remaining basement windows are three-light hoppers with 10" x 18" panes. Two 30" x 12" concrete airway boxes provide protection for these windows. A series of sash windows and one small picture framed window are to be found along the west elevation of the house.

The extreme southern window serves the sewing room area of the interior. It is a 6:1 double hung sash window 26" x 28" complete with muntins, stool and apron. The next window heading north along the west elevation is another 6:1 double hung sash window 26" x 20" in size. It too is equipped with wood muntins, stool and an apron. This window provides ventilation and light to the bathroom area.

The next window arrangement to the north has three double hung side by side 26" x 28" 6:1 sash windows to provide light and ventilation to the bedroom area of the main living quarters. These also are provided with wooden muntins, two mullions, a stool and apron beneath. Next is a 1' 4" x 2' 0" inward hinged six-light window with muntins, wood stool and apron. This window is provided for ventilation for a closet space.

The final window arrangement on this western elevation is a double hung sash window 26" x 28" to provide lighting and ventilation to the den area of the house. It also is equipped with stool and apron for exterior trim. The stuccoed walls and parapets along the roofline carry out the theme of the Mission Revival home around the roofline of each elevation.

INTERIOR

The interior of the living quarters of the Albert B. Cornell house is almost entirely intact with the exception of a paneled door that was removed from the bedroom entry off the living room. The present owner had the original paneled door entryway to the bedroom enlarged and installed natural oak French doors to match the original 15-light oak framed French doors for the den. The den and bedroom are immediately to the west as you enter the house through the rounded arch front entry door.

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Section 7 Page 5 Cornell, Albert B. and Mary House Josephine County, Oregon
Name of property County and State

LIVING ROOM

As you enter the house from the front entry way you enter the large spacious living room occupying the Northeast corner of the house. This room is almost 16' wide by 26' in length. The floors are original hardwood [oak] and the room is well lighted by a 72" x 56" plate glass window on the north facade interior wall. There are also two 26" x 28" side-by-side double hung 6:1 sash windows to provide additional light near the front corner of the east wall of the living room. The windows are trimmed with clear 1" x 6" natural oak with a four-inch natural oak mullion separating the windows with natural oak stools and aprons to match. All of the oak trim has been protected with a clear finish. All walls and ceiling are lath and plaster. The entire wall space of the living room is covered with light blue vinyl wallpaper. The new wallpaper was added in the 1990's. The fireplace is original and is located mid point along the east interior wall.

It is 3' 6" at the widest part of the inner hearth opening. The inner hearth is firebrick. The outer hearth is tiled with a rust colored ceramic tile. The fireplace is trimmed with a pink glazed ornamental face brick. The face bricks for the trim are irregular in length and decorate the top and sides of the fireplace hearth.

The fireplace screen seems to be original as it matches the arched hearth opening perfectly. The large recessed arched niche over the fireplace carries the Mission revival theme to the interior design as well. It has a four foot long mantle board 1" x 10" of natural oak with oak apron beneath.

The two electrical lamps, on each side of the fireplace are not original. The owner found the electrical connections to be papered over while changing to the current wallpaper and purchased the two lamps that are on the wall at present.

Just south of the fireplace along the east interior wall of the living room, is another sash window configuration identical to the ones mentioned on the north side of the fireplace. The present owner installed all new wall lamps on both east and west living room walls in their original locations.

The wide 1" x 6" baseboards surrounding the living room area are natural oak and are sealed at the bottom around the parameter with one quarter round molding. The west interior wall of the house is a bearing wall and divides the house in the middle. It runs north and south 46' in length. This wall is the east wall of the extended 6' x 14' sewing room at the rear southwest corner of the house.

The west living room wall is separated by doors off the living room for access to the den, coat closet, and bedroom. The area around the bedroom entry was repaired with lath and plaster and covered with wallpaper when the present owner modified the entry door opening to the bedroom to match the French doors to the den.

The house is being used as a GPA office at present, but the owner has stipulated that absolutely no modifications will be done and that everything that is used by them has to be stand-alone. At present the living room has folding dividers to create additional room space.

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A 2'6" x 7' single paneled north south-facing door at the south end of the living room separates the living room from a small east west running hallway. This door can shut off the living room from the rear of the house.

Ceilings are about nine feet and are lath and plaster. Cove molding surrounds the entire ceiling of the living room. There were two original cast iron radiators in the living room, one under each set of sash windows located along the east living room wall. These were removed by the present owner and stored in the basement.

THE KITCHEN AREA

Access to the kitchen can be gained through a single paneled door 2'6" x 7' at the east end of the short hallway. It can also be accessed from the rear house entry door. Once inside the rear exterior entry door you are standing on a small concrete landing at the top of the basement stairs.

Two raised steps from this landing through an inward-hinged 2' 8" x 7' single paneled door located in the southwest corner of the kitchen gives access to the kitchen. The kitchen measures 12' 6" x 14' and is almost square, with the exception of the area in the southwest corner. This area contains the rear entry kitchen door. The rear kitchen entry doorframe was inset to allow for the two steps down to the stairway landing to the basement.

The north wall, which is 12' 6" in length, contains the counter cabinets and overhead cabinets dating from the 1925 period of construction. The original plans for the house, show a swinging two-way kitchen entry door off the living room along this north wall of the kitchen. The door seems to have been omitted from the final phase of construction in 1925. All counter tops have Formica on them while the cabinetry under the counter tops and overhead cabinets are original from the 1925 period. All drawers and cabinet doors are equipped with the original glass pulls.

The east wall is 14' in length and is well lighted by windows and electrical fixtures. There are three four-light side-by-side 1'8" x 2'11" windows on the east wall of the kitchen. The center window is stationary while the others open inward. The trim around the windows is 1" x 5" wide pine or fir with two mullions approximately four inches wide separating the three windows.

An electric light fixture is mounted on the upper part of the east kitchen wall over the double sink. These sink cabinets and drawers are from the 1925 period of construction as well with the exception of the newer Formica on the sink counter top.

Two more original 1925 wall cabinets are found on the upper southeast corner of the east kitchen wall with a refrigerator beneath. The south, or rear wall is 11' in length. Located along this wall over the stove location are two side-by-side inward hinged four-light windows, each measuring 1' 8" x 2' 11".

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Both are separated by a four inch mullion and picture framed with 1" x 6" painted pine lumber. There is another electrical light fixture in the center of the kitchen ceiling.

The walls and ceiling are lath and smooth plaster. All walls and cabinetry are painted gloss white throughout. The west wall of the kitchen is 14' in length and contains the two single panel entry doors to the kitchen. There is a single panel entry door in the southwest corner from the landing at the head of the stairs to the basement. It is a 2'8" x 7' door and is hinged to swing inward.

The inset area north of the rear kitchen door was used as space for the kitchen table. There is an arched telephone niche on the west wall of the kitchen near the main kitchen door from the hallway. The remaining door on the west wall is a 2' 6" X 7' single paneled kitchen entry door, hinged to swing outward to the small east to west hallway off the living room.

THE DEN

The den is located off of the living room in the northeast corner of the house. It is 13' X 11' in size. According to the owner, this is the room where Mr. Cornell's insurance business was conducted. It is accessed through two 2' 6" x 7' 15-light French doors. These doors are inward hinged and are the original entry doors to the den. The door stiles, stops, rail and trim around the door casing is solid oak finished with a clear varnish. The casing trim is 1" x 6" oak.

The walls are lath and plaster and covered with light blue vinyl wallpaper. An electric light fixture on the ceiling and also on the north façade wall as well as the west wall provides artificial lighting. The north wall has one window consisting of three side-by-side double hung 6:1-sash windows. Each window measures 20" x 28". All of the sash windows in the den have muntins, stools and aprons. The trim of the windows is 1" x 6" oak with two mullions 1" x 4" also of oak.

The owner removed the cast iron radiator that was located beneath the sash windows on the north wall. The west wall has a single 26" x 28" double hung 6:1-sash window that is trimmed with 1" X 6" oak that has been clear varnished. Muntins, stools and aprons are found on this window as well.

The south wall of the den has a 5' 6" x 3' open storage closet. The closet door has been removed and the opening has been widened for greater accessibility. The original 2' 10" x 7' single panel door was removed and stored in the basement area of the house. This closet housed a Murphy bed on the original plans.

After the closet was opened up sometime prior to the current owners possession, a closet door was added to the west wall of the closet giving access to the adjoining bedroom through another closet in the bedroom that also had been opened up.

The finish trim around the den closet is done with 1" x 6" oak, clear varnished. The owner believes that the closet remodel was done in the late 80's but has no record. The floors are hardwood.

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LIVING ROOM COAT CLOSET

A coat closet measuring 3' x 3' with a single panel 2' 4" x 7' door is located immediately south of the den along the central or bearing wall of the living room. There is an electrical light fixture on the ceiling of the closet and also two light fixtures on the living room wall. These fixtures are wall mounted on each side of the outward-hinged closet door.

BEDROOM & HALLWAY

The bathroom door is directly opposite the kitchen door on the west end of the small hallway. The bedroom door was originally accessed through the single paneled 2' 6" x 7' door on the north wall of the hallway directly across from the sewing room entry door. These doors are still intact. The bedroom is currently being used for additional office space and the south wall is lined with floor to ceiling freestanding bookshelves, which block off the single panel door to the bedroom.

The west wall of the bedroom has three side-by-side double hung 6:1 sash windows to provide ventilation and lighting for this room. Each window is 26" x 28" complete with muntins, two mullions, stools and aprons. The finish trim is 1" x 6" pine or fir and is painted a light blue. The vinyl wallpaper is pink with a red design that shows more pink than red. The closet is located in the northwest corner of the room. It measures 5' 6" x 3'. There is a six-light inward-hinged 1' 4" x 2-0' window to ventilate the bedroom closet.

This closet had a single paneled entry door on the south wall of the closet as shown on the original construction plans. This door was removed and the entry wall was widened almost the full length. Since this closet is in line with the den closet, the original north south facing door was placed on the west wall of the den closet so that it would open inward and into the remodeled bedroom closet for entry to the bedroom from the den (office) closet.

THE BATHROOM

The bathroom measures 8' 6" x 10' 6". It is accessed through a 2'6 x 7' single paneled inward-hinged door off the west end of the hallway. A crème colored vinyl floor covering giving a small tile look is presently on the bathroom floor. The sink is a white porcelain pedestal type that was common to the 1920's period of history and is located on the north wall.

A medicine chest with mirror is located just above the bathroom sink. The white porcelain water closet looks to be original, but the owner is not certain. It too is located on the north wall just beyond the sink. The west wall has a 26" x 20" double hung 6:1 sash window for ventilation and light. It is trimmed with 1" x 6" pine or fir trim.

The cast iron radiator that was beneath this window was removed and is stored in the basement. The bathtub is in the southwest corner of the bathroom.

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The back wall of a closet forms the nook in the bathroom where the white porcelain tub is located. The porcelain faucet handles appears to be the originals from the 1920's.

The towel cabinet is located in the southeast corner. The walls are painted a pale blue and are lath and plaster. There is an electrical lamp centrally located on the ceiling.

THE SEWING ROOM

This extended room was designed and constructed primarily as the sewing room, but it doubled as a guest bedroom with a Murphy bed. This room is still intact with its original built-in cabinetry. The dimensions of the room are 14' x 11'. The room is very bright and cheery with all of the walls and cabinets painted white. It is accessed from the south wall of the short hallway, just to the south of the bathroom door. The north south facing entry door to the sewing room is a single panel door 2' 6" x 7' and is inward hinged from the hallway.

As you enter the room through the entry door the wall immediately to the west is also the remaining two feet of the bathroom wall. The entire north wall of this room is lined with built in cabinetry and drawers with the original glass pulls.

Starting with the northeast end of the wall is a modified double paneled cabinet door 17" x 39". This door has the lower two panels removed and replaced with a mirror. Just below the cabinet door is a telephone niche and immediately beneath this niche are three drawers each the same width as the cabinet door and niche.

As stated, all drawers and cabinets are equipped with their 1920's glass drawer pulls. A single paneled closet door 24" x 7' is next heading west. A round metal telescoping hanger rod from the 1920's is secured to the bottom of the closet shelf. It does not sag as it is supported with bearings and a track attached to the bottom of the shelf.

The facing for the next built-in cabinetry is at almost a 45-degree angle. There is a 64" x 16" single panel door that is hinged to swing outward. This cabinet contains a hinged ironing board with support leg that is fastened to the bottom of the cabinet floor. There is another single panel cabinet door beneath this one that is 28" x 16". There is also a dirty clothes hamper lid within the lower closet that stores the dirty clothes until ready to drop them into the basement washroom area. There is a spring hinged square door on the ceiling of the basement washroom that has a small rope attached.

When washday arrives, all that is necessary is to pull on the trapdoor rope to deposit the dirty clothes from the sewing room closet to the basement floor. The 45 degree angled cabinets adjoin the last built-in cabinet on the north wall. The remaining cabinets on this wall are for linen storage. There are two side-by-side single paneled doors 24" x 23" hinged to open from the middle. Immediately below these two doors are two single panel doors 24" x 52".

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From the bottom of the cabinet doors to the floor are four side-by-side drawers. Each of them are the same width as each cabinet door above and are equipped with the original glass pulls from the 1925 period of construction. There is one more drawer in this group on the very bottom and it is 48" in width with two-glass door handle pulls from the 1920's.

The west wall has a double hung 26" x 28" 6:1 sash window for ventilation and lighting. This window is trimmed with 1" x 6" finished pine or fir lumber. It is finished on the bottom with a stool and apron, painted white. There is a wall mounted electric light fixture near the southwest corner of this wall to provide artificial lighting near this corner.

The south wall of this extended room has two double hung 26" x 28" 6:1 sash windows mounted side-by-side. This window is trimmed with 1" x 6" clear pine or fir that has been painted white. The window is equipped with white painted mullion, stool and apron also.

The east wall of the sewing room is a continuation of the bearing wall that separates the east half of the house from the west. A closet occupies the southeast corner of the sewing room and is still intact. It contained a Murphy bed, but has since been removed. A 2'10" x 7' single paneled door that is hinged to pull outward, accesses the closet. The door is equipped with its original glass doorknob. The inside dimensions of the closet is approximately 3' x 6'. The remaining portion of the east wall of the sewing room to the entry door is bare.

THE BASEMENT

The basement walls are 8" thick x 8' in height and support the living quarters of the Cornell house at every point. The floor of the basement is concrete with drain spouts placed in areas such as the laundry room and in the southwest corner of the large northwest room of the basement. There are four-inch and 2-inch soil pipes beneath the concrete floor to handle the wastewater from the basement. All of the soil pipe has cleanouts on the exterior and the entire foundation is drained away from the basement area with drain tile around the entire perimeter of the house. There is a north south running load-bearing wall in the basement that measures 40' in length and divides the basement, east and west. It is the west wall of the stairwell. This basement wall is supported by five 18" x 18" concrete pier blocks at the floor level of the basement with 6" x 6" x 8' Douglas Fir posts attached to a 6" x 8" girder that runs north and south the full length of the basement. These posts are approximately eight feet apart. This bearing wall support the 2" x 9" Douglas fir floor joists in the middle of their span across the 30' width of the basement. There are six rooms in the basement; all of the finished walls are lath and plaster. The rooms are used for storage at present.

THE STAIRWAY TO THE BASEMENT

The basement is accessed from either a 2'8" x 7' three paneled rear exterior door or a 2'8" x 7' interior single paneled kitchen door. Two steps from the kitchen reach the landing at the top of the stairwell. The stairwell runs north and south and is approximately three feet wide with nine concrete steps leading

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downward to the lower landing. There is a round hand rail supported by brackets along the west wall of the stairwell to give assistance while navigating the stairs. Once on the bottom landing of the stairs there is a north south facing four-panel door 2' 8" x 6'8". This door is hung on the east west-load bearing-dividing wall of the basement that runs the full 30' width of the basement. A light fixture is provided on the ceiling at the foot of the stairs.

THE LAUNDRY ROOM
The laundry room area measures 12' x 14' and is located in the southwest corner of the basement. It is accessed from the landing at the foot of the basement stairs by immediately turning left through an open three-foot wide entryway. The entry way is through the load-bearing wall that runs north and south the full 40-foot length of the basement. The north wall of the laundry room is also the full width 30' east west-running wall that separates the north area of the basement from the south.

The water closet is located along this wall in the northwest corner of the laundry room in a 9' x 4' area. The west wall of the laundry room has a three-light 18" hopper window. This wall is unfinished. There are two three-light 10" X 18" hopper windows on the south wall of the laundry room to provide ventilation and light. The south wall is unfinished also. The first six feet of the laundry room east wall is the extended concrete basement foundation wall.

The remaining nine feet of the east wall to the open entryway at the foot of the stairs is finished with lath and plaster. There are two electric ceiling lamps located at about the center of the ceiling. The ceiling is made of 1" X 12" planed boards running north and south. There is a ceiling door that is also the bottom of the clothes hamper that is accessed through the sidewall of the upstairs sewing room cabinet closet. The ceiling door is spring loaded so as to return to its latched position when not in use. As soiled clothes build up, all that is necessary is to pull on an attached cord in the laundry room, which when pulled, releases the latch and allows the entrapped dirty clothes to fall to a basket below.

THE BASEMENT BATHROOM
The bathroom is along the 30' east and west running dividing wall that divides the basement north and south. It occupies a spot in the northwest corner of the laundry room measuring 9' x 4'. The bathroom is accessed through an east west facing inward-hinged four paneled door 2' x 6'8". The sink, shower and water closet are located along the north wall of the bathroom. There is a two-light 10" x 18" hopper window on the west wall of the bathroom to provide light and ventilation. The basement bathroom was probably remodeled sometime during the Carroll Cornell and Edna Cornell ownership. There is no record of the installation however. In order to create the shower stall it was necessary to go through the existing north wall of the bathroom between the sink and the water closet and form the current tiled shower stall. The tile lining the outer edges to the shower entry is four-inch light blue tile. The surface of the shower entry both top and bottom is lined with a light pink tile. All edges on the entry doorway to the shower have edge tile.

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The tile inside the shower compartment is multi colored with a lot of pink, blue, light yellow and even a black tile now and then. The shower compartment is accessed through an aluminum framed glass shower door. There is one electrical ceiling fixture in the bathroom.

THE NORTHWEST ROOM

The large 12' X 24' northwest room of the basement is accessed through a north south facing four paneled 32" X 6'8" door through the north wall of the laundry room. This doorway is not shown on the basement plans. Since no records of the door installation exist, one could make the case that it very possibly could have been installed in 1925.

The walls and ceiling in this room are lath and plaster. The southwest corner of this room contains the shower stall addition. The west wall contains two three-light 10" x 18" hopper windows to help with the lighting and ventilation. There are built in floor to ceiling cabinets made from plywood that cover the entire north wall of this room.

The cabinets are stained brown and the doors are plywood sliders. It is not known when the cabinets were installed. The east wall of the room is also the load bearing north south running wall. The walls are painted white and the older ceiling fixtures have been replaced with florescent lighting.

THE FRUIT ROOM

The fruit room is located immediately east of the stairwell and can be accessed through a north south facing four paneled door 2' x 6'8". This room measures 9' x 4' with 12" shelves lining the east wall of the room. A two-light 10" x 18" hopper window on the south wall of the fruit room provides ventilation. The west wall of the fruit room is also the east wall of the stairwell. The room is finished in lath and plaster. There is one light fixture on the ceiling.

THE SOUTHEAST BASEMENT STORAGE AREA

The south wall of the storage area contains all of the electrical panels. The panels are located in the southeast corner. The present owner upgraded the electrical panels and wiring shortly after purchasing the home in November of 1994. The south wall portion beyond the fruit room is ventilated from the outside with a three-light 10" x 18" hopper window. The walls and ceiling are finished with 1" x 12" planed lumber. There is one light fixture on the ceiling.

**THE NORTHEAST BASEMENT STORAGE
FUEL STORAGE AND FURNACE AREA**

This approximately 14' x 24' area is accessed through a north south facing four paneled 2' 8" x 6' 8" entry door at the foot of the stairwell. All walls of the room with the exception of the east concrete wall are finished with 1" x 12" planed unpainted lumber. The west wall contained shelving for miscellaneous storage items. The concrete east wall of this basement room contains the concrete fuel chute.

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The oil furnace was also installed fairly close to this wall so that it could be vented up the chimney. This furnace created steam heat for the individual cast iron heaters that were found in most of the upper rooms prior to their removal.

The furnace is still located in its spot but has been disconnected. The fuel supply tank for the furnace is still in this storage area although it too has been disconnected. This wall contained the 2' x 10" ash pit for the fireplace above. It has an 18" x 10" access door. There is only one three-light 10" x 18" hopper window on the east wall towards the front of the house. Both north and south walls are finished with 1" x 12" planed lumber also. The ceiling is 1" x 12" planed and unpainted lumber and contains a lamp fixture in the center.

ALTERATIONS TO THE EXTERIOR OF THE CORNELL HOUSE

THE ROOF

The roof had a leakage problem and was repaired in 1984 by Mrs. Edna Cornell, wife of deceased husband Mr. Carroll Cornell. The roof was repaired using a heavy nylon-reinforced vinyl with the trade name of "Duralast".

Shortly after purchasing the home in 1994, the present owner, Mr Thomas Ford, disconnected the oil furnace and installed a new gas "Carrier" brand heat and airconditioning roof installation. Rogue Valley Heating and Air Conditioning of Grants Pass did the work.

As viewed on the front elevation plans there were two Spanish tile overhang roofs Mr. Ford had them removed when he had the exterior repainted to its present beige color.

Mr. Ford intends to replace the two overhanging Spanish tile roofs to bring the façade to its original appearance.

As can be seen on the front elevation plans, there was also a "Dela Robia" sculptured adornment centered on the roof gable and also a smaller one centered just below the large north facing arch opening of the porch. Mr. Ford removed it at the time of the house painting. His plans are to replace the design in its original form or at least something comparable.

INTERIOR ALTERATIONS

The Living Room

The only alteration to the living room was done on the west wall entry to the bedroom. Mr. Ford had matching natural oak French doors manufactured and installed to match the original doors found on the entryway to the den. The plaster damage from the remodel was repaired with new plaster and new wallpaper installed.

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The plans for the living quarters show a two-way door as an entry to the kitchen through the south wall of the living room, but it is believed that the door was eliminated in the final construction according to Mr. Ford.

New wall lamps were installed on both sides of the rounded arch niche over the fireplace. Mr. Ford discovered the wires for the original lamps beneath the old wallpaper. Matching lamps were also installed on the west wall of the living room as well. All cast iron steam radiators were removed from all rooms where found and stored in the basement.

THE DEN

The only alteration to the den area was to remove the paneled door from the closet and extend the closet opening the full width. The paneled door was reinstalled within the closet on the west wall creating an entryway to and from the adjoining bedroom closet, which was also opened up the full width. Mr. Ford does not know when this remodel was done, but it could be reversed to its original state very easily. The door is not in use at present as the closet space is being used for filing cabinets.

THE BEDROOM

Aside from the new French entry doors, the closet was opened up the full width to match the adjoining closet in the den.

BASEMENT AREA ALTERATIONS

The basement bathroom was remodeled from the original plans by adding a multi colored tile shower room with access between the water closet and the sink. The shower room is actually in the southwest corner of the large adjoining room to the north. Mr. Ford does not know when the shower addition was done, but from all indications it was installed in the mid to late 1950s but this is not certain. The tile is a mixture of colors within the shower room, consisting of yellows, black and pink. The shower faucets are heavy white porcelain.

The large northwest room of the basement had its ceiling lighting upgraded to florescent tube lighting.

The southwest area room of the basement is where the electrical circuit breaker boxes are located. Mr. Ford had a large new electrical service installed by Brownell Electric of Grants Pass to handle all of the computers and electrical items that tenants might find necessary for their work while the home is rented for business purposes.

The old furnace is still located in its original position, although it has been disconnected. All of the above listed alterations have not destroyed the historic integrity of design of the Cornell house.

The entire original built in cabinetry is intact in all of the rooms.

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THE BASEMENT ALTERATIONS

The toilet area currently has a shower that was not included in the original design of the basement. Mr. Ford does not know when it was installed but it does not diminish the integrity of the historic quality of the house.

THE NORTHWEST AREA ROOM

The northwest area room has an entry door that was not shown on the plans. Perhaps Mr. Lium omitted the paneled door from the original basement plans, as the east west bearing dividing wall was probably open beyond the north south facing paneled door at the foot of the stairs creating a large wall-to-wall room.

Another possibility is that when the current paneled entry door was installed for the northwest room, all of the walls of the northwest room and ceiling were lath and plastered at that time or at least somewhat near that time frame. The shower may have very likely been done at the same time also.

The drain in the southwest corner of the room was either installed for the possibility of flooding or with the intention of adding a shower at some later date. All floors in the basement are of smooth concrete. The only alterations to the house both inside and out are those that are mentioned above. All built in cabinets in kitchen and sewing room are as they were constructed in 1925.

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Areas of Significance (Enter categories from instructions)

Architecture; Commerce

Period of Significance

Significant Dates

1925

Significant Person (Complete if Criterion B is marked above)

Albert B. Cornell

Cultural Affiliation

Architect/Builder

Gustave Adolph Lium

Narrative Statement of Significance

Explain the significance of the property on one or more continuation sheets.

9. Major Bibliographical References

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

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INTRODUCTORY STATEMENT

The Cornell House is being nominated to the National Register under Criterion B for its association with the prominent local businessman, A.B. Cornell, and under Criterion C as a well preserved and only Mission Revival style of residential architecture in Grants Pass and for its association with local builder/contractor Gustave Lium

THE CORNELL HOUSE AND MISSION REVIVAL ARCHITECTURE

The historic Cornell House is a well-preserved and maintained Mission Revival Style of residence in the city of Grants Pass. The house is a tangible reminder of the 1920's period of growth in Josephine County, and the Mission Revival Style of influence on architectural design. It relates to the influence of the Mission Revival philosophy in the West and is an outstanding example of the craftsmanship of a local builder/contractor, Gustave Adolph Lium.

In searching through three reference books describing the various Spanish influences, the book American Shelter, The Encyclopedia of the American Home by Larry Walker offered the best description of a Mission revival house.

It was not easy trying to pin down the style of the Cornell House, but when looking at the original north elevation plans by contractor/builder Gus Lium, the points mentioned by Walker seemed to indicate that the Mission style was the driving force behind the design of the Cornell House.

Larry Walker states in his book that the Mission Style gained acceptance by 1885, but did not become popular until the Columbian Exposition of 1893 when the style was used for the California building.

A. Page Brown the architect of the California building is generally attributed as the father of the Mission Revival Style in the nineteenth-century. However, Lester S. Moore is credited as the first to see and appreciate the possibilities of the Mission style.

When exploring the possibilities of finding the proper fit as to the style of the Cornell house and whether or not it could fit into the Mission mold, it was necessary to pay strict attention as to just what is generally considered the essential character of the style. Walker states that the style is expressed in large rounded arch openings; unadorned expanses of plain-whitewashed stuccoed surfaces, rather than in finely detailed craftsmanship and could be either architect or contractor designed.

Like the Craftsman Style, and later the Bungalow Style, it became associated with the American Arts and Crafts Movement, the primary emphasis of which was a return to the simple, the authentic, and the harmonious. One of the most creative American architects to use the style was Irving Gill, His early work (1907 -1912) while quite blocky and simple, was obviously influenced by the traditional Mission Style.

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Later his work became more "cubistic" and unrecognizably Mission. His houses became known as the stripped down Mission Style, because of their austerity, and were quite influential in the initial development of the international Style in America in the 1930s. Both Walker and Gill list the most important requirements of the Mission Style.

A strong case can be made that the requirements mentioned are found in the Cornell House as follows: Rectilinear open plan similar to the planning of the Craftsman Style, Tile roof which is shown on the north elevation plan included with the material sent for review.

Although Walker as well as Gill states that the Mission Style was usually devoid of sculptural adornment, both noted that the style certainly could have them. The Cornell House had two of them on the façade. Although the Cornell House does not have a radical curvilinear gable, it is curved and does give additional credence to the notion that the Mission Revival style was the intended style for the Cornell Home.

Parapets are also included as another characteristic by Walker. The smooth wall attached to the entry porch is definitely a characteristic mentioned in all descriptions of the Mission Revival Style. When Gus Lium used the stuccoed wall attached to the porch, it is not difficult to see that he wished to establish an arched arcade effect. Although there is only the one large arch opening, the arcade effect is carried out by the use of the smaller arches beside the larger one. Gus Lium incorporated another Mission Revival feature in his plan by the use of the beautiful rounded arch front entry door of oak with lead glass panels. Many of Lium's houses in Grants Pass have windowless rounded arch entry doors.

The stuccoed chimney on the east elevation very definitely meets the requirements of Mission Revival with its simplistic design and the way it tapers over the roofline.

The Mission Revival influence on the inside of the house is through the use of a large rounded arch niche over the fireplace with the use of natural oak as a mantle board, and the large rectilinear living room.

The Cornell House shows enough of the Mission Style characteristics to make a strong case for support under criteria C in the area of architecture. The house is an example of a very modest Mission Revival residence and the only residence of this style in the city of Grants Pass as well as the work of a local master builder and craftsman Gustave Adolph Lium.

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Gustave Adolph Lium, Builder/Contractor

The Cornell House was designed by and constructed by Grants Pass builder/contractor Gustave Adolph Lium in 1925. Gus worked at his craft for 39 years in Grants Pass before he retired in 1961. He either constructed or oversaw the construction of many Forest Service buildings while under the employ of the US Forest Service.

While constructing a lookout atop of Mt. Emily near Brookings, Oregon on September 9, 1942, Gus was an eyewitness to a direct attack on the U.S. mainland. A small Japanese airplane dropped an incendiary bomb that started a forest fire. The incident was widely publicized about a week after the occurrence.

Gustave Lium built more than 50 homes and business structures in or near Grants Pass. Some of his major works are the National Register listed Oregon Caves Chateau constructed in 1934. He also constructed the National Register Amos Voorhies house on West B Street in Grants Pass, The Siskiyou National Forest Warehouse complex on SW L Street, which was placed on the National Register in 1993. The 1929 Dr. C. L. Ogle residence costing \$5,000 at 1449 NW LawnrIDGE Ave in Grants Pass, The Ole Hansen residence costing \$3,000 at 1233 LawnrIDGE avenue in 1930.

In very early October of 1928, Gus Lium was awarded the contract for the construction of the Winetrout Ford Agency building on West H Street in Grants Pass. The building measured 170' x 100'. The accepted bid from Gus Lium was \$32,000. J.E. Tourtellotte, a Portland Oregon architect designed the building in the Spanish style.

About 70' of this H Street facing building was two story in height and had three large rounded arch windows that extended from the street to near the roof. The remaining 100' of this building was the workshop area of the building with five square entry doors. This portion of the building was single story and extended to near Fifth and H Street.

The small overhanging roof was Spanish tile and was used on both sections of the building. The building was decorated with large sculptured ornaments. The building is no longer standing as it was removed in favor of a parking lot. The removal of the C.A. Winetrout Ford Agency building left the Cornell House as the only remaining example of this style by Gus Lium. The buildings listed are just a very few of the total number of buildings constructed by Gus during his working life.

Gustave Lium was born in Christine, North Dakota on November 10, 1884 to Norwegian parents. It was while living in North Dakota, that Gus learned the builders and contractors trade.

Gus came to Grants Pass, Oregon in 1911 to engage in the construction business, but did not settle in Grants Pass permanently until the year 1922. In June of 1925, Gus Lium married Miss Jessie Griswald in

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Grants Pass. Miss Jessie Griswald came to Grants Pass in 1921 and was employed as the Josephine County Home Demonstration Agent. The Lium's made their home at 1250 NW Lawnridge in Grants Pass. There were two children from the union, Frances and Robert Lium.

Gustave Adolph Lium passed from this life at the Josephine General Hospital on September 3, 1965 in Grants Pass, Oregon. Survivors included the widow Jessie of Grants Pass, his two children, Mrs. Frances Hall of Salem, and a son Robert Lium [bridge builder] of Anchorage, Alaska, and a brother in North Dakota. A sister, Mrs. Sam Baker and a sister, Mrs. James Lium of Rogue Valley Manor in Medford, Oregon also survived him.

He was a very active member of the Bethany Presbyterian Church in Grants Pass. Gus Lium left his footprint in the residential as well as the business districts of Grants Pass through his buildings, many of which are standing monuments to his ability as a designer and contractor.

HISTORICAL BACKGROUND

The Cornell House is located in the original town site of Grants Pass on block 16 lot number four. Albert B. Cornell was born at Mapleton Minn. on April 19, 1869 and came west as a 20-year-old man in 1889. He first settled with his parents in McMinnville, Oregon. It was while living in McMinnville that Albert received his training as a telegrapher for the Southern Pacific Railroad, and also met and married his wife the former Miss Mary Abigal Meyers on May 14, 1893. Miss Meyers was a native daughter.

Mr. Cornell moved to Grants Pass with his wife and two children in 1899 to take a position as a telegrapher for the Southern Pacific Railroad. It was during the year 1900 that Albert B. Cornell purchased the north half of lots five & six on block 16. There was a small house on the Sixth and B Street property, which the Cornell family occupied for a short time.

In 1906 Albert changed his occupation from telegrapher to a sales representative for the Oregon Mutual Life Insurance Company and began a storied career. On the 17th of January 1906, Albert purchased the adjoining 50' x 100' lot number four on block 16. This lot had a small single story Victorian home on the premises where the Cornell family made their home until 1925 when the current Mission Revival style home was constructed.

Albert B. Cornell grossed one hundred thousand dollar a year in business for the Oregon Mutual Life Insurance Company from his first year of employment in 1906, until his sudden death at his residence on December 23, 1943. The dollar value would be the equivalent of one million dollars in business per year today.

Albert B. Cornell conducted his insurance business from his home on B Street and from the time of his arrival here in 1899, he witnessed many changes in the development of Josephine County. One of which, was the completion of the Savage Rapids Dam. It was finished in November of 1921.

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After the dam's completion, more and more acreage was added to the tax rolls of Josephine County, bringing in upwards of 300 to 400 new people per year the first few years. The new settlers cleared their lands below the irrigation ditches and planted crops such as Ladino Clover, Tokay Grapes, Gladiolas and many engaged in other types of business ventures.

The Pacific Highway was finished through Grants Pass and almost 85 percent was paved from the Canadian border to the Mexican border shortly after the Savage Rapids Dam was completed in 1921. It was finished and dedicated in 1923. The newly paved highway brought about an increase in automobile travel through Grants Pass and also brought about increased service oriented business opportunities for newcomers as well as the established residents.

The Sixth Street (Highway 99) corridor was booming. Auto garages began to develop along with gas stations. In 1926 the new Redwoods Hotel was constructed.

Many Auto camps sprang up in and around Grants Pass during the mid twenties and early thirties giving the traveling public a place to rest while they perhaps scouted the countryside looking for land to buy.

Albert Cornell took part in civic activities such as serving on the city council representing ward two from January 1, 1931, to January 1, 1935 and also served on the Josephine County Fair board starting in May of 1925. Both he and his wife were very active in social activities in the city, she as a member of the Eastern Star, and Albert was also active in the Masonic order completing his 32nd degree. Gus Lium, the builder & contractor was a very good friend of the Cornell family and many times, during the 20's, would be part of a large gathering in the Cornell home on B Street for an evening of bridge.

Gus Lium drew up the plans for the Cornell House in 1925 and constructed it for them that same year. The old Eastlake style house that they had been living in since 1906 on lot four, was moved in 1925 to a lot between Fifth and Sixth Street that was owned by Carroll Cornell, Albert's son. That house is still standing.

When the Cornell's celebrated their Golden Wedding anniversary on May 14, 1943, Albert was the only remaining member of the original Oregon Mutual Life Insurance Company. Eight months after their anniversary, Albert B. Cornell died suddenly of a heart attack while stoking the furnace at his home at 123 NE B Street.

His wife Abbie Cornell, a son Carroll Cornell, owner of Cornell's Body and Fender Shop in Grants Pass at the time, and a daughter Mrs. Hans Loof of Los Angeles, survived him. The last Cornell to live in the house on B Street was Edna Alice Cornell, the wife of Carroll Cornell. Edna passed on in 1985. All of the Cornell's thought a great deal of the house and kept it in top shape while living there.

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SUMMARY

The Cornell House is eligible under both Criteria B and C because of A.B. Cornell's significance to the community as a civic leader almost from the time of his arrival in 1899. Albert Cornell was a pioneer resident and business leader, who had many friends and acquaintances throughout the State of Oregon. His home at 123 NE B Street is eligible under Criteria C as an excellent surviving example of a simple Mission Revival style of home that helped to change the face of architecture during the 1920's period of our history in the United States.

COMPARITIVE ARCHITECTURE

**The Dr. C. L. Ogle residence
At 1449 NW Lawnridge Avenue,
Grants Pass, Oregon**

Since there are no other Mission Revival residences in Grants Pass to use as a comparison with the Cornell house, two Lium built homes from the late 20s and the year 1930 are used as an example of his early contribution to the builder's craft in Grants Pass as follows: In August of 1928 Gus Lium took out a permit to construct a \$5,000 house for Doctor C. L. Ogle a local physician who owned four lots on block three of the Lincoln Park Addition to the city of Grants Pass.

All lots on block three run east and west taking in the SW corner of Washington Blvd on the east and the SE corner of Lawnridge Ave to the west. Each lot is 100 feet deep by approximately 50 feet wide. Skunk Creek meanders through a portion of lots one and two in a north south direction. Midland Ave is the north boundary of the four abutting lots. Lots one and two make up a 100' X 100' corner of Washington Blvd and Midland Avenue; these lots were the Ogle family back yard.

Lots one and two were dedicated to the city of Grants Pass and named Ogle Park in the doctor's honor shortly after his untimely death in an auto accident in 1951. Lots 47 and 48 abut lots one and two and these are on the southeast corner of Lawnridge and Midland Avenue. A reference book on architectural styles by Lester Walker an award winning architect and a 1966 graduate of Yale University was used for selecting the style of house that was constructed for Dr. Ogle.

Mr. Walker states that the 1925 through the 1930s was a very definite revival period of house building across the United States and Colonial Revival plans could be found in many magazines of all sizes and with many of the features borrowed from other Colonial styles as well. The 5,000 square foot two-story with full basement C.L. Ogle home faces Lawnridge Avenue and is a two story Colonial Revival based on the Cape Cod style.

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The roof has an offset front gable on the west elevation [façade] of the house and an almost full-length shed dormer on the east slope of the roof. The roof is fairly steep and covered with composition asphalt shingles. There are two gabled dormers on the roof-facing Lawncridge Avenue (façade). Each of the dormers has two six-light framed windows that are hinged to open inward. They are separated by deep full length mullions.

The house is shingled and light blue gray in color on all exterior elevations. All cheeks and gable ends of the dormers are shingled. The front portico is shingled on the north side and has a wheel type small window.

The entry way is projected slightly and is a part of the house roof. The cement porch landing at the entry way is covered with an extended single story shed type of roof supported by two turned colonial style posts.

Many of the windows on all elevations are both side by side double hung 6:1 sash windows and individual 12-light framed windows mounted side-by-side in groups of four for width and sometimes three wide. The upstairs windows on the North elevation have two individual 6:1 double hung sash windows separated with space wide enough for fixed shutters on both sides of them.

The upstairs portion of the façade gable is provided with two 6:6 double hung sash windows mounted side by side and separated with a single mullion and aprons and stools. All window configurations have fixed shutters with the exception of the two roof dormers in the front and only one set on the shed dormer at the rear.

All other window configurations at the rear of the house are fix shuttered. There are two chimneys; the living room chimney is on the interior while the other is affixed to the south elevation rising above the roof as with a Southern Colonial style.

The basement is accessible from the south elevation and the east elevation. The shingles extend down so far at the rear of the house and with the basement using sash windows on the east elevation; it almost appears to be a three-story home.

Because of the slope of the land from west to east, there is more basement exposure at the rear of the house. A driveway is at the rear of the Ogle house to gain entry to the small garage in the SE corner of the basement. The house exterior does not appear to have been altered.

Before Mrs. Ogle had passed away, the portion of the adjoining lot to the south was sold for the residence that is immediately to the south of the Ogle house today. The Dr C. L. Ogle house is currently being rented and is in need of general maintenance. This example of a large spacious Colonial Revival home constructed in 1928 shows the ability of Gus Lium to design and construct many of the house styles that were very popular in the 20s and 30s.

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**THE OLE HANSEN HOUSE
1346 LAWRIDGE AVE**

Constructed in 1930 by Gus Lium, The Ole Hansen home on the corner of Lawnridge Avenue and VanDyke is another fine example of the craftsmanship of local builder, Gus Lium. The cost of the home was listed at \$3,000 in 1928.

This gray wood shingled Colonial Revival home is square in plan with features such as an off set gabled roof which creates an ell facing Lawnridge Avenue. The ell extends just far enough to allow for an enclosed portico with arched entry door to a small landing. A nice feature on the façade of the extended room is a bay window with an angular plan.

There are four eight-light windows on the three-sided bay. There is an angular roof over the bay window that extends half way up the gable. Most of the windows, of which there are many, are eight-light.

The front window is large and rectangular with 10 panes of glass separated with muntins at the top of the plate glass. There is a picture framed eight-light window on each side of the plate glass with fixed shutters.

Most of the window configurations are 6:1 double hung sash type with some four-light and 6:6 sash. The upstairs has windows on the gable ends but not nearly as many as on the lower elevations.

The steep pitched composition shingled roof has a shed dormer with two six-light framed casement windows. Each pair of windows is framed and separated with a wood mullion on the rear or west slope of the house to provide lighting and ventilation for the upstairs.

There is a chimney that is located inside of the house and also a large wrap-around chimney on the NW corner of the house. The house and yard is in very good condition.

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Bibliography

Old House Dictionary, An Illustrated Guide To American Domestic Architecture 1600 to 1940 by Steven J. Phillips

American Shelter, An illustrated encyclopedia of the American Home by Lester Walker

Identifying American Architecture, A Pictorial Guide to Styles and Terms. 1600 to 1945 by John G. Blumenson

American Architecture since 1780, A Guide to the Styles by Marcus Whiffen

Josephine County Historical Highlights II by Edna May Hill 1979, personal interview with Carroll M. Cornell

R. L. Polk & Co's Grants Pass City Directory for 1906

Polk's Jackson, Josephine and Douglas County Directory for 1910 Vol. two

Grants Pass City Directory 1912 – 1913 printed in Grants Pass, by P.P. Proctor 1912

City Directory for Grants Pass, 1923, 1932

Josephine County Deed Records for purchase of lot four block 16 Vol. 27 page 47 91-130 January 17, 1906

Josephine County Assessment and Tax Rolls for 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1909, 1911, 1928,

Original House plans by Gus Lium 1925 of the Cornell House at 123 NE B Street showing floor plans, basement plans and Front elevation plan

December 14, 1899 Rogue River Courier Local Happenings Section A.B. Cornell's arrival in Grants Pass

April 19, 1900 Rogue River Courier, Personal section column four on A.B. Cornell

June 13, 1904 Rogue River Courier A.B. Cornell page three

February 21, 1906 Oregon Observer, local news, page five

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July 3, 1907 Rogue River Courier; obituary of Capt. Stillwell. Oldest surviving member of State Pioneer Assn. A.B. Cornell's stepfather.

August 21, 1907 Oregon Observer local news page five

November 20, 1907 Oregon Observer local news section page five

May 15, 1925, Weekly Rogue River Courier

Obituary of A. B. Cornell Illinois Valley News 12-23-1943

Obituary of A.B. Cornell, Grants Pass Daily Courier 12-23-1943

Obituary of Gustave Adolph Lium Grants Pass Daily Courier September 3, 1965

Sanborn Fire Insurance Map for city of Grants Pass, September of 1930.

Name of property Cornell, Albert B. and Mary House County and State Josephine, Oregon

10. Geographical Data

Acreage of Property .13 of an acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	10	473410	4698810	3	_____	_____
2	_____	_____	_____	4	_____	_____

____ See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

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

11. Form Prepared By

name/title Michael L. Oaks

organization Josephine County Historical Society date 11/11/01

street & number 512 SW Fifth Street telephone 541-479-7827

city or town Grants Pass state OR zip code 97526

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Original house plans from 1925 showing floor plan of living quarters, basement plans and North elevation as drawn up by Gus Lium the builder/contractor

Photographs

Representative black and white photographs of the property.

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

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Thomas P. Ford (Columbia Land Company)

street & number 1983 NW Flanders Street telephone (Bus) 503-222-5550 (Res) 503-222-5500

city or town Portland state OR zip code 97209

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings.

Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC

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VERBAL BOUNDARY DISCRPTION

The nominated property is located in the SW ¼ Section 17, Township 36S, Range 5 West of the Willamette Meridian in the city of Grants Pass, Josephine County, Oregon, and is legally described as follows:

Lot 4 Block 16

Beginning at the NE corner of Lot 5 Block 16 & run: thence Westerly along the Southerly line of B Street 10 feet; thence Southerly & parallel with the Easterly line of said Lot five, 100 feet to the Southerly line of said Lot 5; thence Easterly along the Southerly line of said Lot 5, 10 feet to the Southeast corner of said lot 5; thence Northerly along the Easterly line of said Lot 5, 100 feet to the place of beginning. All in T36S R5W of the WM

Combine T.L. 3700-40

BOUNDARY JUSTIFICATION

The nominated area is located in the Jonathan Bourne original town site of Grants Pass known as lot four of block 16. This 60 X 100-foot level city lot contains .13 of an acre with all of its original boundary lines intact.

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- Photo 1 North (front) elevation from B Street
- Photo 2 Entry porch looking west from driveway
- Photo 3 Westerly view from B Street
- Photo 4 Easterly view from B Street
- Photo 5 Easterly view of enclosed porch
- Photo 6 Driveway entry from B Street
- Photo 7 Detail of side-by-side double hung 6-1 sash windows nearest front of house on east elevation
- Photo 8 Detail of inward hinged 3-0 basement hopper windows nearest front on east elevation
- Photo 9 Detail of Majestic brand name iron cover over the concrete wood or coal chute to basement. Just south of chimney at base of east elevation
- Photo 10 South facing elevation (rear) taken from the alley
- Photo 11 Basement window on south elevation (near east corner)
- Photo 12 Rear corner of east elevation looking northerly (towards B Street) note: iron covered wood chute
- Photo 13 Basement windows near west corner of extended room at rear of house
- Photo 14 West elevation looking from alley (rear) to B Street (front)
- Photo 15 Interior view looking north towards original arched top front entry door (oak & beveled lead glass)
- Photo 16 Fire place on east interior wall of living room
- Photo 17 Arch top niche with mantle board over fireplace
- Photo 18 East wall of kitchen showing built in cabinets with original glass pulls on drawers

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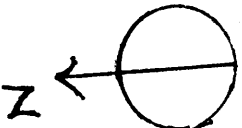
Section Photos **Page** 2 of 2 **Cornell, Albert B. and Mary House** **Josephine County, Oregon**
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- Photo 19 More of east interior wall of kitchen
- Photo 20 South wall (rear) of kitchen area
- Photo 21 Corner of south and west interior wall of kitchen with kitchen entry door open showing a grade entrance from the exterior door at rear of house
- Photo 22 Extension of west interior wall showing arched telephone niche aside open entry door from living room to kitchen
- Photo 23 Entry door to the kitchen from living room
- Photo 24 Looking from front entryway past the den, coat closet and bedroom on right
- Photo 25 Northwest corner of sewing room showing built-in linen closet with glass pulls
- Photo 26 Drawers below linen closet in the sewing room
- Photo 27 Bathroom between bedroom and sewing room
- Photo 28 Northwesterly corner of den showing windows facing B Street
- Photo 29 View from bottom of basement stairway looking at entry door
- Photo 30 Stairway to basement looking north
- Photo 31 South wall of the laundry room located in southwest corner of basement
- Photo 32 Looking south from large northwest finished room into the laundry room through 4-paneled entry door
- Photo 33 Entry to the northeast corner room of basement at foot of the stairs looking north
- Photo 34 North south running Bearing wall dividing the east half of the basement from the west
- Photo 35 View of basement bathroom showing shower entry way
- Photo 36 View of basement bathroom as seen through paneled entry door

SW 1/4 NW 1/4 SEC 17 T36S R5 WWM
 JOSEPHINE COUNTY

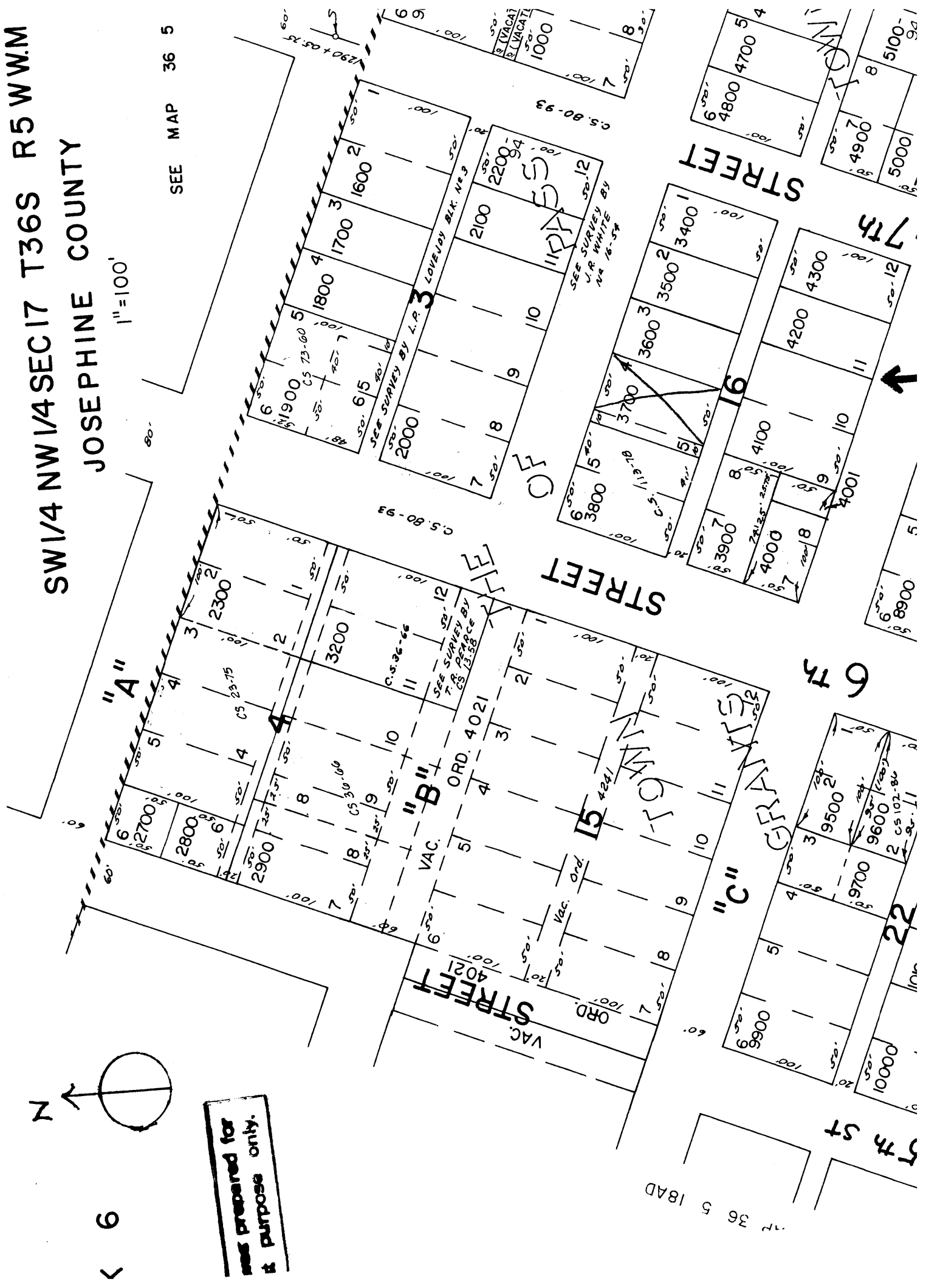
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SEE MAP 36 5



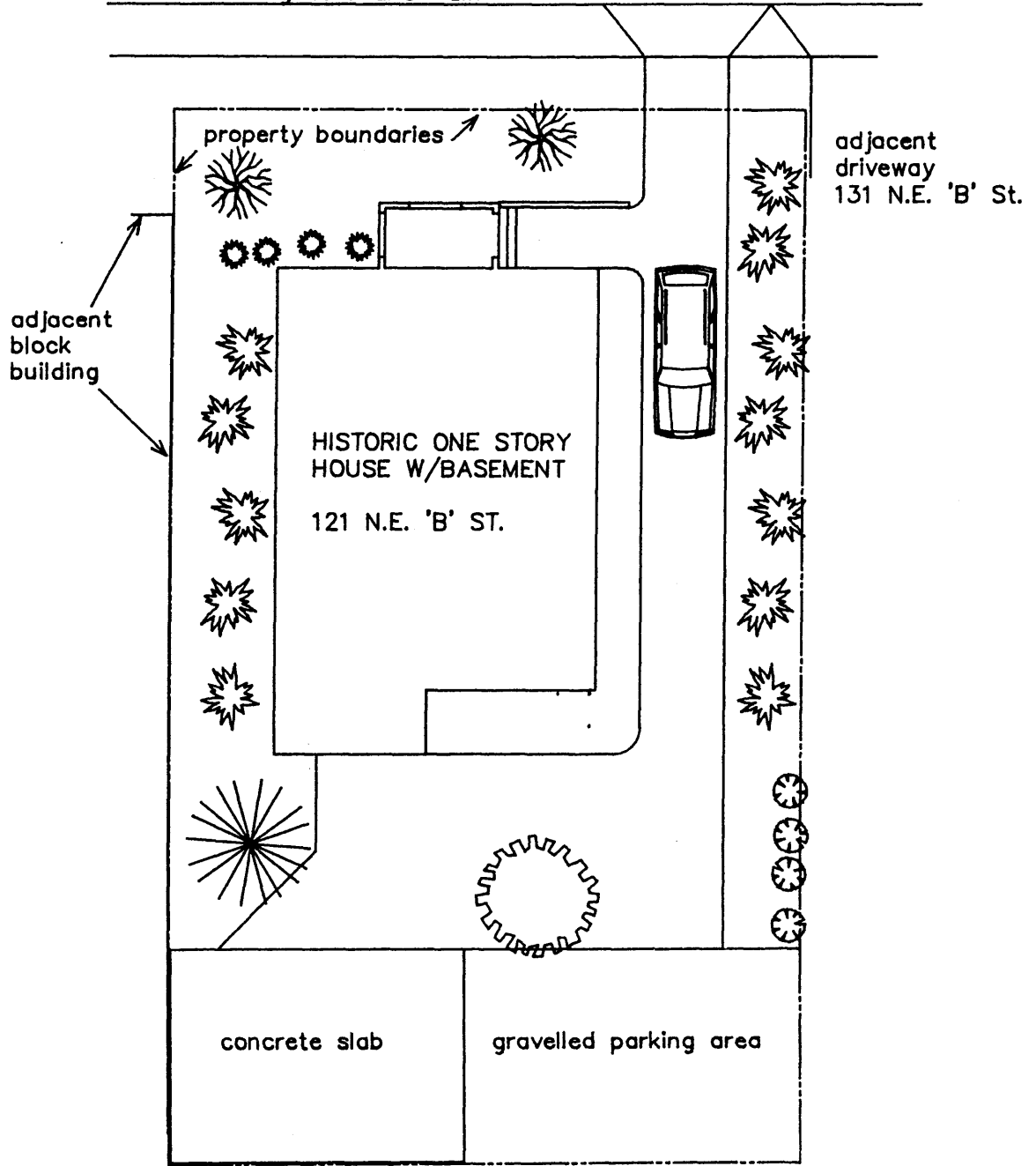
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was prepared for
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N.E. 'B' St.

existing curb and walk



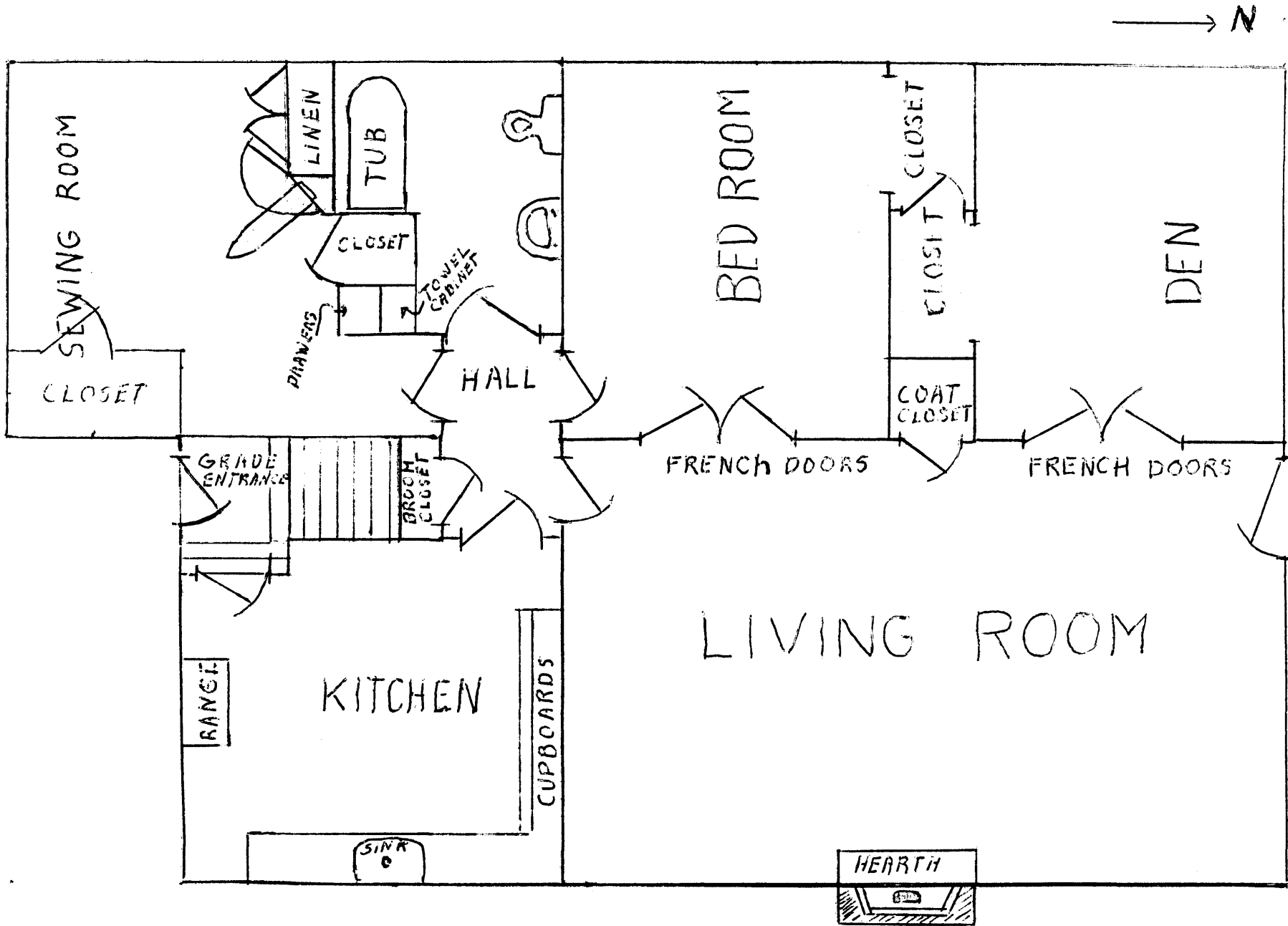
alley

SITE PLAN

1/16" : 1'-0"

888/a:033sita

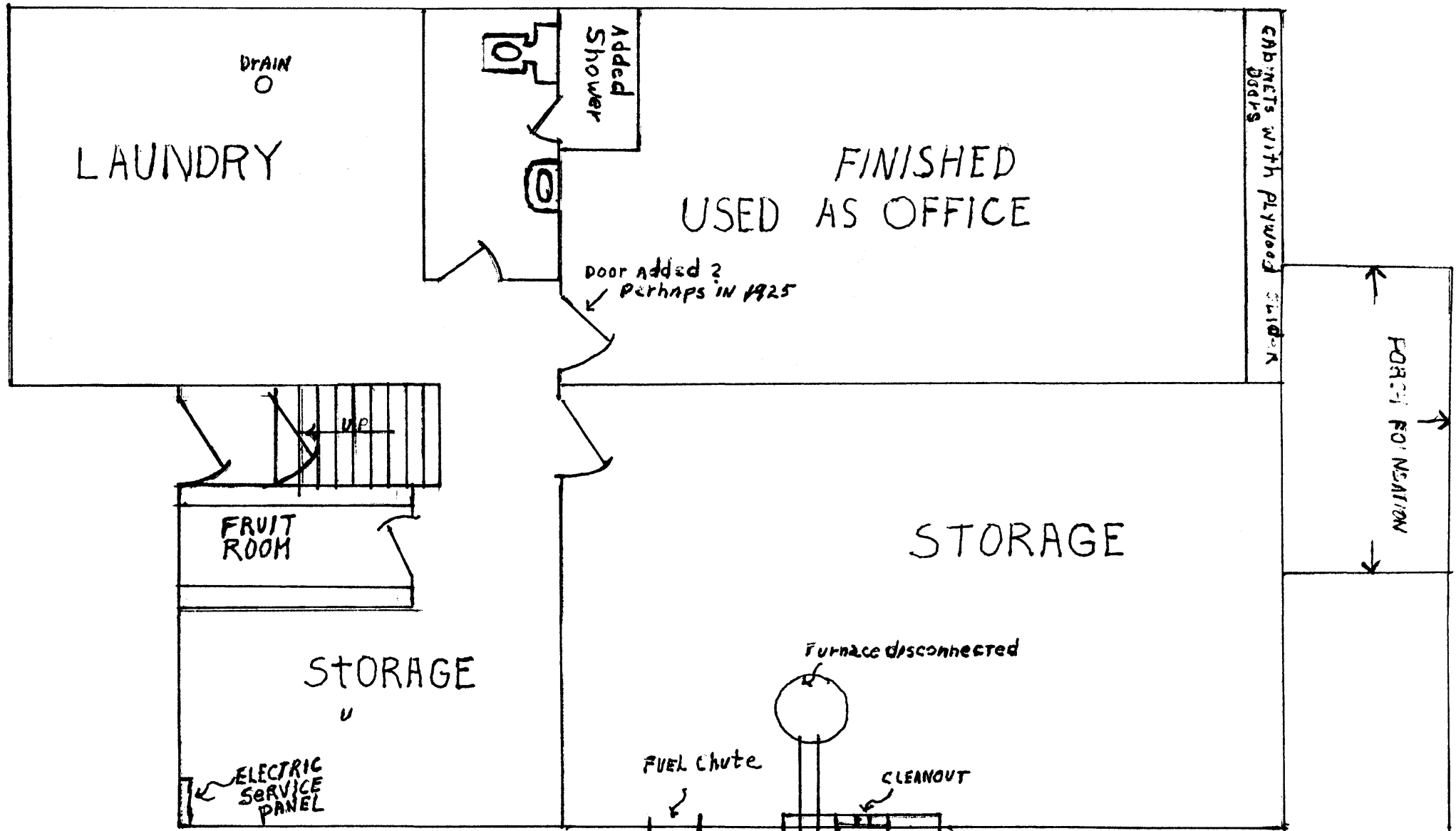
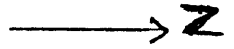




ALBERT B CORNELL HOUSE
121 W E B STREET
GRANTS PASS INSIDING CO. OR

ALL WINDOW CONFIGURATIONS ARE AS SHOWN ON ACCOMPIONING ORIGINAL HOUSE PLANS

ALL BASEMENT AREAS WITH WINDOWS ARE EXACTLY AS FOUND ON ORIGINAL BASEMENT PLANS



BASEMENT FLOOR SKETCH
A. B. Cornell House
121 NE B Street
Grants pass, Josephine County, OR