

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received OCT 1 1986

date entered NOV 6 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Kane, E. C., House Number of contributing resources: 1

and/or common Same Number of non-contributing resources: 0

2. Location

street & number 386 B Street N/A not for publication

city, town Ashland N/A vicinity of Second Congressional District

state Oregon code 41 county Jackson code 029

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: professional office & home

4. Owner of Property

name Dr. Susan DeMarinis

street & number 386 B Street

city, town Ashland N/A vicinity of state Oregon 97520

5. Location of Legal Description

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number Courthouse - Recorder's Office

city, town Medford state Oregon 97501

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no

date 1986 federal state county local

depository for survey records State Historic Preservation Office, 525 Trade Street SE

city, town Salem state Oregon 97310

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved

date N/A

Describe the present and original (if known) physical appearance

The E. C. Kane House in Ashland, Oregon, is a modest, one-story wood frame house originally built in the Italianate style c. 1886 and subsequently updated with ornament in the Eastlake style. The architect or builder is unknown. It is located in the Railroad Addition to Ashland platted in 1884. To the southwest lies the earlier platted original commercial district of Ashland. One block to the north are the Southern Pacific railroad yards, originally operated by the Oregon and California Railroad.

Location

The E. C. Kane House is located in Section 9, Township 39 South, Range 1 East of the Willamette Meridian. It occupies Lots 1 and 2 and the westerly 10' of Lot 3, Block M of the Railroad Addition to Ashland, Oregon. The nominated property measures 134' x 60'.

Setting

The E. C. Kane House is situated at the southwest corner of the intersection of "B" and 3rd Streets in Ashland, Oregon. It is typical of houses in the Railroad Addition, in which buildings and open spaces reflect patterns established 50 to 100 years ago, but it is among the earliest to have been erected in the neighborhood.

Ashland's Railroad Addition is an early residential/industrial subdivision of Ashland, which is located midway between San Francisco, California and Portland, Oregon. Ashland is situated on the lower slopes of the Siskiyou Mountains, at the upper end of the Bear Creek Valley, a tributary to the Rogue River.

The Southern Pacific Railroad tracks which form the northerly boundary of the Addition, are oriented in an east-west direction. The Addition's grid pattern of streets and alleys is adjacent to the railroad tracks. Lettered streets A, B and C are parallel to the tracks. First through 8th Streets are at right angles and are arranged in order beginning at the west end of the Addition.

Most of the blocks within the Addition are rectangular, measuring 300 x 400 feet. Intersecting alleys 16 feet in width are found throughout.

Typically, dwellings are oriented to the primary streets and maintain a setback of 10 to 30 feet. They are predominantly one, one and one-half, and two stories in height, of wood frame construction. Construction dates span the period from 1884, marking the arrival of the railroad, to 1927 when the mainline of the railroad was re-routed 80 miles to the east through Klamath Falls, Oregon.

Building types including domestic service structures such as barns, carriage houses, garages and wood sheds. There are few vacant lots in the Addition. The large back yards reflect the historic needs for vegetable gardens, privies, and open space for horses and vehicles. Many of the early dwelling places, including that of E. C. Kane, station manager for the railroad, exhibit early additions and remodeling of kitchen wings and porches. Like the Kane House, few have been so altered that their original character and period have been obscured.

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Site Description

The entrance of the E. C. Kane House is oriented to the northwest and is set back from "B" Street, approximately 25 feet, by mostly lawn and sidewalk. Landscaping on the north and east sides of the house consists of varying widths of lawn with flowerbeds and rosebushes bordering the foundation. Two large walnut trees are located on Third Street along the southeast border of the house. A white picket fence, approximately 2 1/2 feet high, separates the property line to the west. A 20' x 10' shed/pigeon coop is off the public alleyway at the southwest corner of the property.

Architectural Description: Exterior

The one-story, wood frame E. C. Kane House, originally L-shaped in plan with a rear ell, is covered with horizontal wooden channel siding and has a cross gable roof with boxed eaves. Gable ends are finished with vertical tongue and groove siding, large knee brackets and eave trusses with pendant ornaments. The main parlor room, with its large bay window facing northeast, has a hip roof meeting the ridge of the main gable, the long axis of which runs northwest to southeast. The original front gable, perpendicular to the main gable, frames a polygonal bracketed window bay which was added by 1898. The present asymmetrical massing, spindle work and spool-turned porch posts are characteristic of the Queen Anne/Eastlake style of architecture, but the brackets and hooded lintels over one-over-one, double-hung sash are clues to what was perhaps the building's earliest character in the Italian Bracketed vein. The front porch and parlor are of similar date and show matching spindle work and a lathe-turned corner post supporting the entryway.

The roof was originally shingle, according to the Sanborn Fire Insurance Maps of 1898, but was later redone with its present composition-type material. The house is irregular in shape with overall dimensions of approximately 44 feet by 38 feet. The building rests on a concrete block foundation, redone in the Fall of 1985, with a crawl space clearance of about 2 1/2 feet. The original granite boulders which supported the house from 1886 to 1985 line the flowerbeds.

All of the windows antedating 1898 have knee-braced hooded lintels and one-over-one, double-hung sash. There are also two fixed light windows turned on point (diamond-shaped) on the west side of the house below the gable end. It is presumed the window hood was removed from the double-hung window between the two diamond windows when the parlor addition was built, to be used over the west window of the parlor room closer to the front, or more visible, part of the house. The rear of the house displays four-over-four, double-hung windows on the kitchen and southeast rear additions evident on the 1898 Sanborn Maps.

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Two of the original features of the property, not attached to the house, which still remain in use, are a six-inch thick, 6' x 9' brick root cellar adjacent to the rear southwest corner of the property. During the 1940s, the shed was partially transformed into a pigeon coop with pickets on the roof above the coop portion. Although of interest, neither feature is counted as a contributing resource.

Architectural Description: Interior

The E. C. Kane House has a total of seven rooms, excluding a vestibule/entryway, one bathroom, and an adjacent root cellar. To the right of the vestibule is a waiting room (former parlor) and the reception area in one corner of it. To the left is a private bedroom, which has a smaller polygonal bay window projecting from the main wall plane. Toward the rear of the house from the vestibule, through tri-panel bifold doors, is a consultation room which leads into the kitchen. On the left of the consultation room is the smaller bedroom which is used as a physical therapy room. To the right, is the room with the diamond windows, which is used as the main treatment room. Off of the kitchen, to the right, is the root cellar, and to the left is the later 1898 storage room addition. The attic is unfinished. Ceilings are covered with drywall with a painted finish. In the three front rooms in the northwest portion of the building, the ceilings were raised back to original heights varying from 10'2" in the 1900 parlor addition, and to 11'3" in the chiropractic treatment room and consultation room, both parts of the original house in 1886. Walls are predominantly a painted plaster finish, or wallpapered. Tongue and groove subflooring is covered with wall to wall carpeting or linoleum.

The woodwork is essentially intact throughout. Door and window frames are beaded and accented with decorated corner blocks.

Alterations/Additions

The E. C. Kane House was modified by historic additions. Structural alteration to the dwelling occurred early in the building's history, between 1898 and 1907. By 1907 the northwest corner parlor had been added and the side porches had been enclosed and a small bathroom added on the west side. These changes were functional in nature and occurred during the occupancy of the Kane family. The original or early interior spatial arrangement has been maintained and adapted to the structure's current use. Old materials such as the chased metal door hinges and knobs have been refinished, and any new wood trim required was custom milled to match the existing.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1886- c.1900 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Located in the Railroad Addition to Ashland, Oregon, the E. C. Kane House was erected about 1886 and subsequently enlarged in the 1890s and shortly after the turn of the century. It is a modest, single-story dwelling place combining its original Italianate elevations with minor later additions, the most imposing of which is decorated in the Queen Anne/Eastlake style. As a consequence, the frame house is distinguished by asymmetrical massing, channel siding, intersecting hip and gable roofs, spindle decoration, bracketed eaves and braced window hoods. Interior finishwork, characteristic of the historic period, includes generous baseboards, picture rails, and bead-molded window and door frames with decorated corner blocks. The property is locally significant under National Register criteria "a" and "b." Architecturally, it is typical, or representative, in the context of the Railroad Addition but it is among the first houses built in the neighborhood. Its principal distinction is that it is the dwelling place most importantly associated with a key figure in Ashland's railroad history. E. C. Kane was the original station master for the Oregon and California Railroad and, as such, was prominent in the community from 1884 to the time of his presumed departure from the community in 1895, by which time operation of the railroad had been taken over by the Southern Pacific Company. Ashland was the mid point on the main rail connection between Portland and Sacramento. Situated at the base of the Siskiyou Mountains, not far from the Oregon-California border, it has served historically as a mountain division point. When construction of the final link through the Siskiyou finally was completed in 1887 and duly marked with last spike ceremonies at Ashland, the division point became the base for innumerable crewmen, conductors, clerks, freight handlers, and firemen. As station master, Kane supervised all personnel handling various aspects of freight and passenger traffic and telegraph communications. His role was of economic importance to the community and to fruit growers and lumber mill operators of the surrounding area.

E. C. Kane was closely associated with the developers of the Ashland Railroad Addition, as is documented by the Ashland Directory of 1886, which states his occupation as "Depot Station Manager and Telegraph Operator."¹ The original developer of the property was Mr. Richard Koehler, manager of the Oregon and California Railroad from 1876 to 1908.² Mr. Koehler purchased 156.75 acres from the Honorable Lindsay Applegate,³ the 1864 interpreter and military agent for the Modoc Indian treaty,⁴ for a very large sum of \$10,000 in August, 1883. This section of land, which basically comprises the entire Railroad Addition in Ashland, was then subdivided by Mr. Koehler on February 16, 1884 into blocks and lots.⁵ Shortly thereafter, on February 23, 1884, Mr. Koehler, as a trustee of the railroad, sold off for \$1.00 46.64 acres, which included the Kane property, to the Oregon and Transcontinental Company which operated the Oregon and California Railroad.^{6,7} These dealings were part of the era which "transformed a near bankrupt railroad into a paying enterprise."⁸

9. Major Bibliographical References

Ashland City Directory, 1886.

Ashland Daily Tidings, 1885-1886.

Walling, A. G., History of Southern Oregon. . . (Portland, Oregon, A. G. Walling, 1884)

Jackson County Deed Records

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Ashland, Oregon-California

Quadrangle scale 1:62500

UTM References

A

1	0	5	2	4	1	0	0	4	6	7	1	4	7	5
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification The E. C. Kane House is located in Section 9, Township 39 South, Range 1 East, Willamette Meridian, in Ashland, Jackson County, Oregon. It occupies Lots 1 and 2 and the westerly 10' of Lot 3, Block M of the Railroad Addition to the Plat of Ashland. It is otherwise described as Tax Lot 6600.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
N/A			

state	code	county	code
N/A			

11. Form Prepared By

name/title Dr. Susan DeMarinis

organization Renaissance Chiropractic Clinic date March, 1986

street & number 386 B Street telephone (503) 482-3362

city or town Ashland state Oregon 97520

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date September 29, 1986

For NPS use only

I hereby certify that this property is included in the National Register
Entered in the
National Register

date 11-6-86


Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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In 1882, an agreement was entered into with the managers of the Central Pacific to extend that road northward from the Sacramento Valley, and work was then begun at Roseburg to continue this line southward to meet the Central Pacific at the Oregon and California line. This work, as well as management of the whole road, was under the direct supervision of Mr. R. Koehler, vice-president of the company.⁹

The railroad spurred the development of Ashland's economic and physical growth. The Railroad Additions of 1884 and 1889 alone doubled the size of the town. As a result of this, the center of town was relocated into the Railroad District - approximately one block from the future Kane House and property.

In March, 1886, two lots of the Oregon and Transcontinental Company acreage, namely Lots 1 & 2 in Block "M" of the Ashland Railroad Addition, were sold to Mr. E. C. Kane, Depot Station Manager, for \$137.50.¹⁰ According to the Jackson County Assessment and Tax Rolls, the "house and lots valued \$600.00 in October, 1886." This would indicate the edifice was constructed during the time between March and October of 1886.

Mr. Kane, born in New York,¹¹ had been an employee of the railroad at least since November, 1884, as is documented by the diary records of Rev. Moses Williams of Jacksonville.

Sabbath - 30th Nov., 1884. Rode down on Prince to Mr. Berry's near Jacksonville and joined in marriage Mr. E. C. Kane, of the Depot (in Ashland), to Miss Alice Berry.¹²

The arrival of the railroad in Ashland occurred in May, 1884. Therefore, Mr. E. C. Kane had to have been one of the, if not the first, station managers for the railroad in Ashland, Oregon. Mr. Kane, with the responsibility of linking communication between Ashland and the outlying communities through the Railroad Depot and telegraph, gained much respect and status in the local community as a major contributor to the development of the Railroad District in Ashland. His children's births were recorded in the local paper, The Ashland Tidings: Alexander, born September, 1885, and Ramona, born September, 1888.¹³ Mr. Kane employed a prominent photographer at that time, Peter Britt, of Jacksonville, Oregon, to take portraits of his children. The 1900 U. S. Census information documents the occupation of Mrs. Alice Kane as that of a boardinghouse keeper. It is therefore speculated by this author that she embellished her husband's career by possibly entertaining and/or boarding notable railroad employees, such as Mr. Koehler, and his dignified guests, such as Mr. Charles Crocker, who drove the Golden Spike at the railroad completion ceremonies on December 17, 1887, in Ashland.¹⁴

Additional information which connects this house with railroad history comes from verbal communication with a previous owner of this house, Mr. Harold Frye, age 85. He states that in 1887, the documents which "celebrate the driving of the

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last (golden) spike and thereby completing the railroad connection of Oregon with California, were signed in the (E. C. Kane) house." Unfortunately, these documents could not be located by this author.

Further substantiation of original ownership by Mr. E. C. Kane is shown in his initials which are etched in the front pane of glass of the smaller, older bay window of the original part of the house. This bay window had to have been an addition to the house when Mr. Kane was the owner, as it is not on the Sanborn Insurance Map of 1890, but shows up in the Map of 1898 when Mrs. Kane still held the deed to the house and property.

Artifacts pre-dating 1900 were found under the Kane House when the foundation was rebuilt in the fall of 1985 by the present owner. They include a lead-lined wooden box-bathtub and portions of the iron piping used in the water well system, with the hand pump and the end pipe. The end pipe shows the iron basket with holes which contains the ball valve and the spike which was the lowermost part driven deep into the ground below the water-table.

The E. C. Kane House stayed in the Kane family for 34 year. Many changes were made during this time. References to the Sanborn Insurance Maps show the 6" thick brick-walled root cellar was part of the original house, or at least there by the 1890 Map. The smaller bay window was added as well, when the house was being enlarged, by 1898. By 1907, the rest of the house, as it stands today, had been constructed. The styling differences in the trimwork, seen in the parlor addition versus the rest of the house, are clues to the evolving floor plan. During the Kane family ownership, the deed title changed hands in 1895 from E. C. Kane, to Mrs. Alice Kane, then still wife of E. C. Kane. By the 1900 U. S. Census, Mrs. Kane was listed as divorced. There were no further records found of Mr. Kane's whereabouts after 1895. In the 1906 Ashland Directory, Mrs. Kane was, with her son Alexander - then employed by the Ashland Ice and Storage Co., listed as residing at the Kane House.¹⁵

By 1920, Mrs. Kane sold the house to Olen Hall, et al, who retained it until 1939, at which time it was sold for a consideration of \$10.00 to Alcinda Belle Diekman. Local history recounts that this substantial property was sold as a foreclosure. Alcinda Belle and her husband, Henry Diekman, added an extra 10' along the southwestern side of the property, for \$100.00 a year later, in 1940, to bring it to its present dimensions of 134' x 60' (the original lot measured 134' x 50').¹⁶

Alcinda Belle Diekman, "Belle," was remarried years later, after Henry had died, to Mr. Harold Frye, an Ashland local landmark himself. He was affectionately known to the neighboring residents as the "Pigeon Man of Ashland." The 20'x 14' stable/shed in the rear of the property is subdivided into two parts. The left side resembles a pigeon condominium complex of little cages, one-way swinging doors, and feeding perches. The right side remains as an old storage barn complete with cobwebs and rusted antique farming tools. A proud plaque still hanging on the shed door reads: "Harold and Belle Frye - Members of the National Racing Pigeon Association."

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The estate of Alcinda Belle Diekman Frye, who died at age 94 in the front parlor room, was sold on September 30, 1985 to Dr. Susan DeMarinis, D.C. She has extensively remodeled the front rooms of the house so as to retain as much as possible its original essence and character. Dr. DeMarinis, who presently lives in part of the house, plans to continue the historic remodel in the rear of the house to use as her complete living quarters. Currently, the front part of the house is being used as a chiropractic clinic. Encircling the outside landscaped borders of the house are the original granite boulders which were used as supports for the foundation in 1886.

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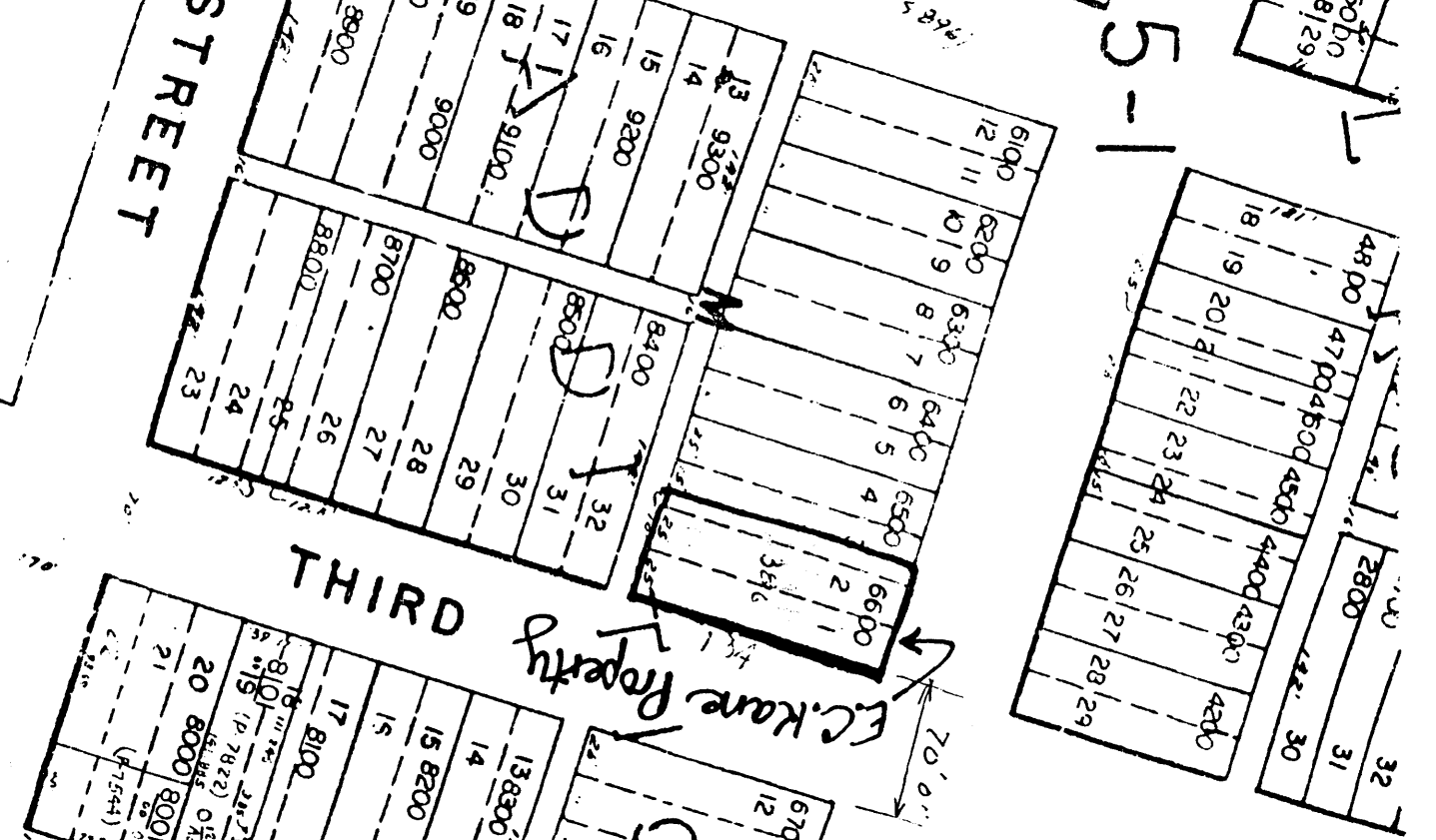
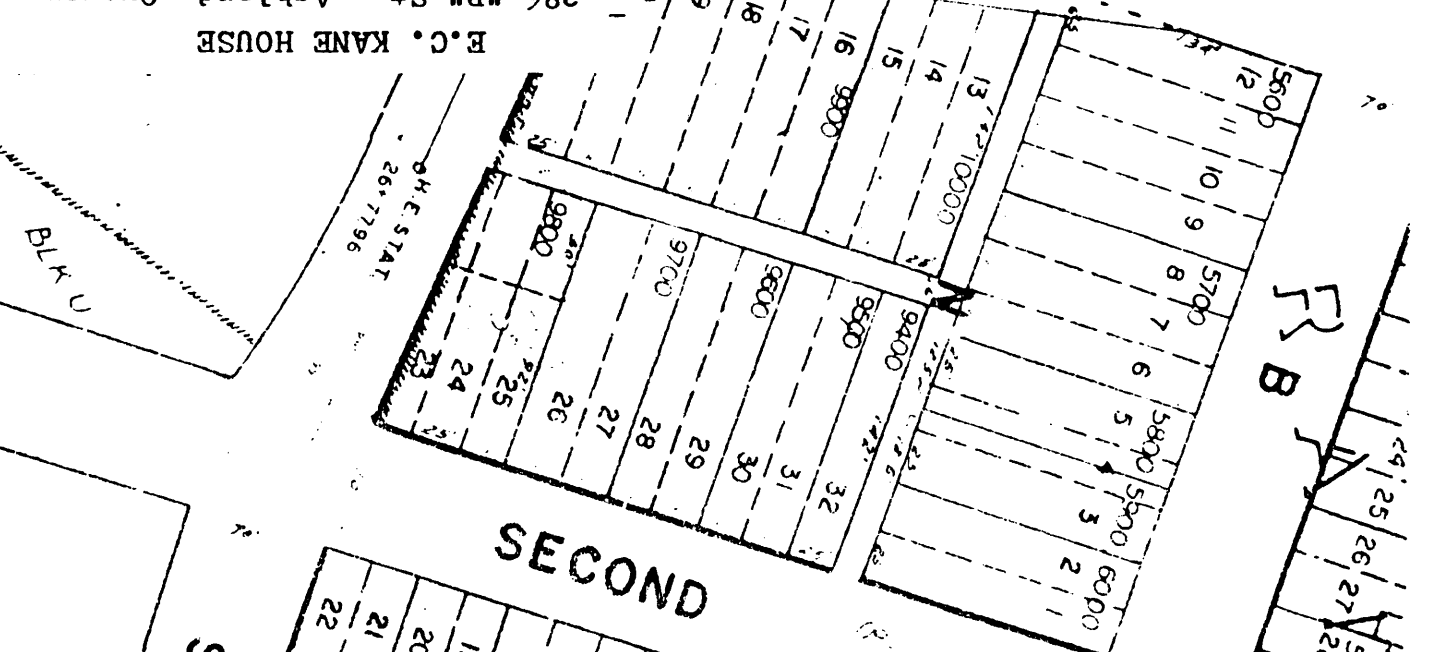
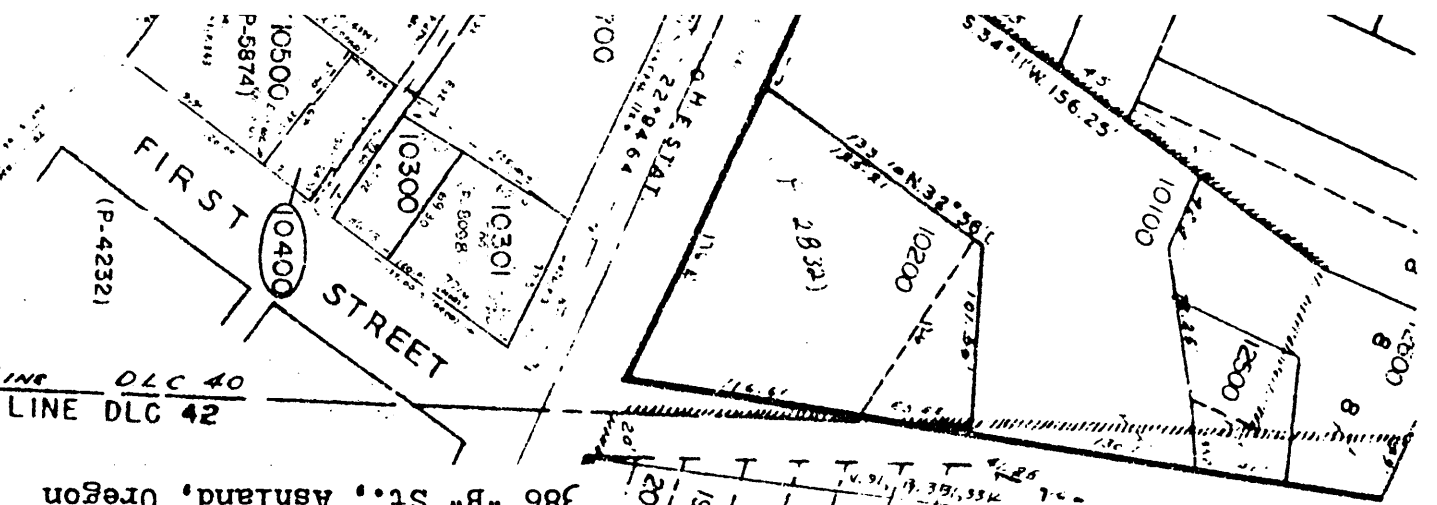
FOOTNOTES

1. Ashland City Directory, 1886, p.85. Jacksonville Library, Jacksonville, Oregon.
2. Oregon Historical Quarterly, Vol. 7, 1906. Gaston, Joseph - Genesis of Oregon Railway System.
3. Deed Title - 1883; From Lindsay Applegate to R. Koehler. Jackson Co. Courthouse, Recorder's Office, Medford, OR.
4. Walling . History of Oregon - Jackson County. Jacksonville Library, Jacksonville, Oregon.
5. Plat Map of the Railroad Addition to the town of Ashland, Oregon. Jackson Co. Courthouse, Surveyor's Office, Medford, Oregon.
6. Oregon Historical Quarterly, Vol. 25, 1924. Ganoe, John Tilson - Oregon and California Railroad.
7. Deed Title - 1884; From R. Koehler to Oregon and Transcontinental Company. Jackson Co. Courthouse, Recorder's Office, Medford, Oregon.
8. Walling . History of Southern Oregon. Jacksonville Library, Jacksonville, Oregon.
9. Ibid.
10. Deed Title - 1886; From Oregon and Transcontinental Company to E.C. Kane. Jackson County Courthouse, Recorder's Office, Medford, Oregon.
11. US Census Bureau Information - Ashland, Oregon - 1900. Medford Library Microfilm, Medford, Oregon.
12. Williams, Rev. Moses. Diary Records, p. 17. Jacksonville Library, Jacksonville, Oregon.
13. Ashland Tidings. September 1885, September 1888.
14. Ashland Tidings. December 1887.
15. Ashland City Directory. 1906, p. 71. Jacksonville Library, Jacksonville, Oregon.
16. Deed Title - 1939; Olen Hall, et.al to Belle Diekman. Jackson County Courthouse, Recorder's Office, Medford, Oregon.

EAST LINE DLC 40
WEST LINE DLC 42

E.C. KANE HOUSE
386 "B" St., Ashland, Oregon

1" = 100'-0"



E.C. Kane Property

5-1

R B

STREET

SECOND

THIRD

STREET

13	8300
14	8200
15	8200
16	8100
17	8100
18	8100
19	8100
20	8000
21	8000
22	8000
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31	8000
32	8000

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48	2800
49	2800
50	2800

10	6700
11	6700
12	6700

6660

70'-0"

39 IE 98D

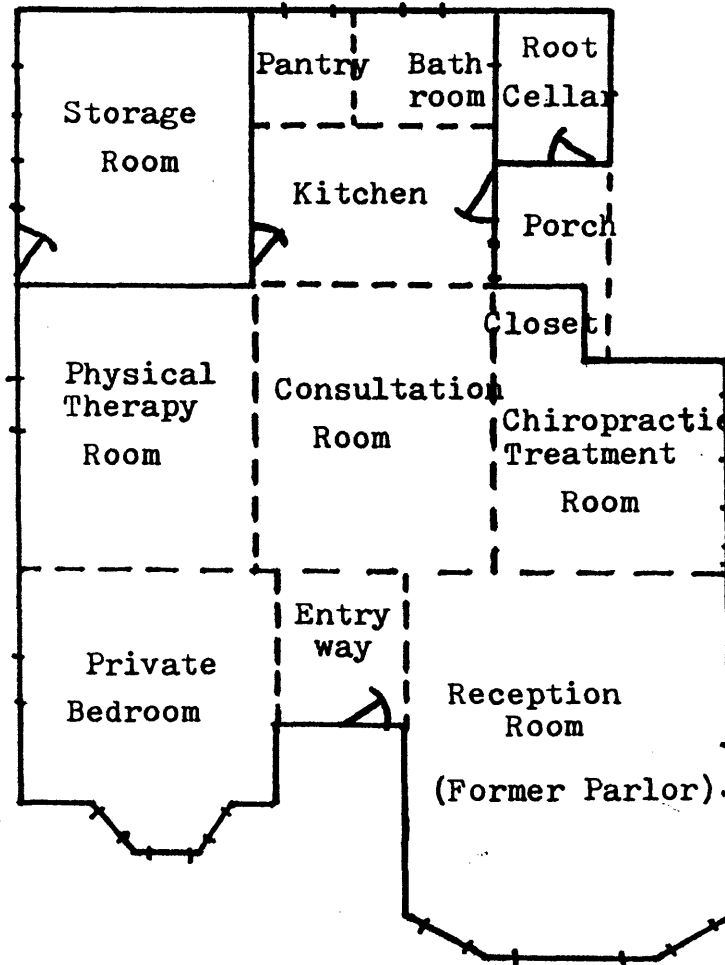
O

BLK U

FIRST STREET

E.C.KANE HOUSE FLOORPLAN

1986



ASHLAND, OREGON
SANBORN FIRE INSURANCE MAPS

Legend

Shed/Stable



Brick



Wooden Cornice

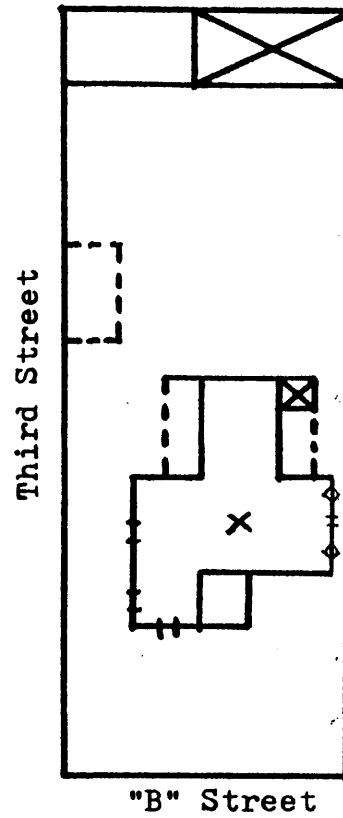


Shingle Roof

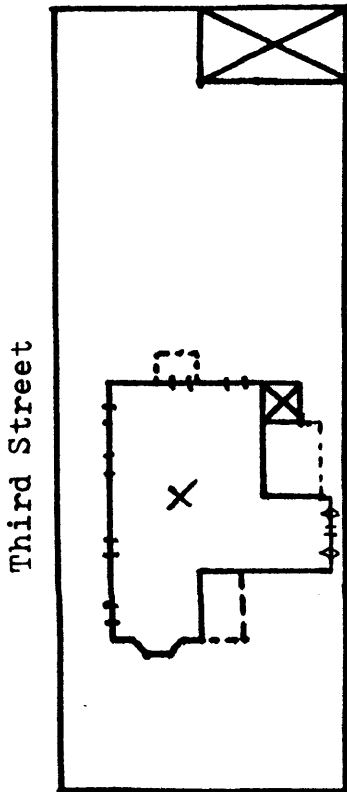


(Frame Structure)

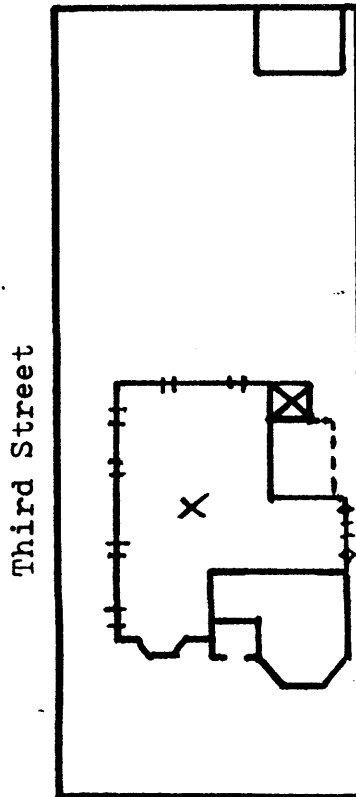
1890



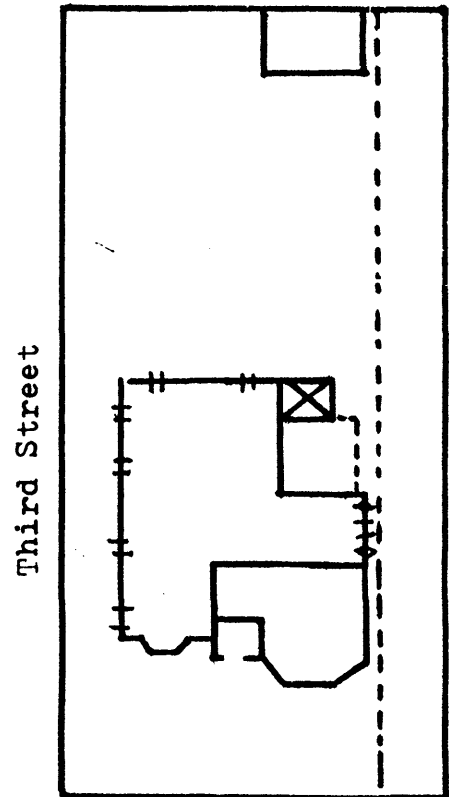
1898



1907, 1911, 1928



after 1940



"B" Street

"B" Street

"B" Street