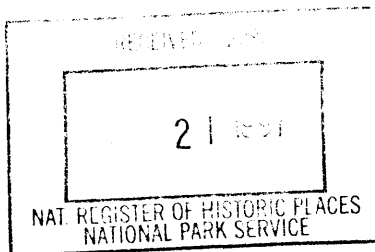


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United States Department of the Interior  
National Park Service

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 an 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 Faber, Edward Charles, House

other names/site number \_\_\_\_\_

2. Location

street & number 445 Manzanita Street  not for publication

city or town Central Point  vicinity

state Oregon code OR county Jackson code 029 zip code 97502

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 M. Harvath January 9, 1997  
Signature of certifying official/Title Deputy SHPO Date

Oregon State Historic Preservation Office  
State of 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 certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

I hereby certify that the 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 the Keeper [Signature] Date of Action 2/21/97

Faber, Edward Charles, House  
Name of Property

Jackson 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)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC: Single dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC: Single dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Vernacular Queen Anne ("Homestead House")

**Materials**  
(Enter categories from instructions)

foundation Concrete block (hollow cast rock-faced)

walls Wood weatherboards

roof Sheet metal

other

**Narrative Description**

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

**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.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

Commerce

**Period of Significance**

1910-1946

**Significant Dates**

1910

1946

**Significant Person**

(Complete if Criterion B is marked above)

E.C. Faber (1879-1946)

**Cultural Affiliation**

N/A

**Architect/Builder**

Hathaway & Scott, Contractors and Builders

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Faber, Edward Charles, House  
Name of Property

Jackson County, Oregon  
County and State

**10. Geographical Data**

**Acreage of Property** 0.18 acres

Sams Valley, Oregon 1:24000

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 1 | 0 | | 5 | 0 | 7 | 1 | 2 | 0 | | 4 | 6 | 9 | 1 | 4 | 3 | 0 |  
Zone Easting Northing  
2 | | | | | | | | | | | | | | | | | | | | | |

3 | | | | | | | | | | | | | | | | | | | | | |  
Zone Easting Northing  
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 David R. Gilmour

organization N/A date 10-29-95

street & number 445 Manzanita Street telephone 541/664-4552

city or town Central Point state OR zip code 97502

**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.

**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 SHPO or FPO.)

name David R. Gilmour

street & number 445 Manzanita Street telephone 541/664-4552

city or town Central Point state OR zip code 97502

**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 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 Projects (1024-0018), Washington, DC 20503.

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**FABER, EDWARD CHARLES, HOUSE (1910)**

445 Manzanita Street

Central Point, Jackson County, Oregon

**COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE**

The two-story, wood frame, front-gabled Homestead house, a vernacular form in the tradition of Queen Anne-style architecture, built for Central Point dry goods and grocery store owner E. C. Faber in 1910 stands at the northwest corner of Manzanita and Fifth Streets in the historic trading center on the Oregon and California Railroad alignment in the Rogue River Valley of southern Oregon.

The house is locally significant under National Register Criterion B in the area of commerce as the property most importantly associated with E. C. Faber, one of the leading merchants of Central Point, who occupied it with his family from the time of its construction to his death in 1946. Faber's widow held the property until 1969, when it was sold after a fire which caused much damage to the rear section and upstairs late in 1967. The building which had been the Faber and McDonald dry goods, grocery and shoe store was razed in 1970.

Faber acquired the nominated lot and developed it 1910. Thanks to close accounting of development in the Rogue Valley by local newspapers in the historic period, it has been possible to identify the contracting firm as Hathaway and Scott, a firm specializing, as per its advertisements, in "Modern Cottages and Bungalows." The application reports on the central heating plant, a wood furnace, and original outbuildings, no longer standing. It is brought out that the house was among the first in Central Point to be wired for electrical service at the time of construction. The existing garage, a non-historic construction of 1970, is counted a non-historic feature of the property.

The two-story, gable roofed house, with its rectilinear ground plan measuring 26 x 40 feet, is oriented longitudinally on the lot, facing south onto Manzanita. There is a single pedimented cross gable on the east side elevation covering a two-story dining room window bay having clipped corners at the ground story. The facade is organized symmetrically as two wide bays with jettied, shingle-clad gable peak and full-width hip-roofed porch supported by Tuscan columns interspersed with sections of an unusual lattice-style railing. The front entry is offset to the west of center. The exterior is clad with false bevel clapboards, a variation of drop siding, and is trimmed with plain boards for corner angles, frieze and watertable. There is no stickwork

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or fancy trim except for scrolled brackets supporting facade eaves and jetty and the east window bay sandwich brackets. Evidence to show that the original exterior color treatment was white with dark green trim was uncovered recently.

The original roof cover was cedar shingles. The central brick chimney straddling the roof ridge originally had a corbelled cap. Fenestration is more or less regular, consisting typically of one-over-one double-hung windows framed with architrave molding. Across the rear elevation was a hip roofed attachment of about 1911 and a double screened porch consisting of kitchen utility area on the lower level and a sleeping deck above.

The interior is organized on a conventional side entry stairhall plan in the Arts and Crafts tradition. The front door has a large panel of oval beveled plate glass, and the first landing of the stairhall has a fine window of diapered leaded glass. The front parlor is separated from the entry hall by a column screen composed of octagonal tapered Tuscan columns on a high podium supporting an archway beam. Its high base walls are decorated with inset panels. The staircase newel post in the Craftsman vein is square in plan with a flat cap and inset panels matching those of the column screen podiums. Most of the rest of the interior finish work, now painted, is standard, good quality millwork of the day. It is intact, including the dining room wainscot, French doors and built-in cabinetry. Despite the damage sustained during the fire of 1967, the downstairs interior retains a high degree of integrity and some noteworthy features, trim elements and hardware.

As a result of the fire, the house underwent alteration at the north, or rear section, which was modified as a hip-roofed single story attachment. The upper sleeping deck was removed. The kitchen was comprehensively remodeled. Upstairs rooms were so badly damaged they were all remodeled around the original west side circulation space. In 1992, the deteriorated replacement roof of 1970 was supplanted by a standing seam metal roof.

The house also underwent some change in its historic period of occupation by the Fabers. It was first remodeled when the back porch was enclosed at the ground story as a living suite for Mr. Faber's mother in 1932. During the wartime build-up in the 1940s, Faber converted the upstairs to an apartment since his sons were no longer at home and construction of the extensive Camp White cantonment area outlying Central Point created a demand for worker housing. After Faber's death in 1946, Mrs. Faber moved, and the house became a rental property exclusively. The wood furnace was converted to gas. The 1967 fire is believed to have originated as an electrical fire in the rear attachment. The house was sold in 1969 to Rodney Hall, who proceeded with improvements and code work, which included removal of the sleeping porch deck, removal

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of the upstairs kitchen, and removal of lath and plaster wall finish throughout the upstairs. The walls were insulated and sheetrocked by this previous owner. The damaged flooring was overlaid with carpet, and the roof was replaced with cedar shingles. It was during this period, most likely, that the natural-finished interior woodwork was painted white.

Ultimately, in 1981, the property was acquired by its present owner, Dr. David Gilmour, who commenced his rehabilitation. The floors were refinished or overlaid with hardwood. The kitchen was remodeled. In 1992, all windows were replaced with wood framed double-glazed sash, the house was painted, and the deteriorated roof was replaced with sheet metal. A wood stove was added to the parlor. Dr. Gilmour's plans for the immediate future include seismic reinforcement of the foundation and removal of the rear attachment and construction of a new two-story family room addition along the lines of the earliest configuration of c. 1911.

The premises of this nomination are: 1) the initial developer of the property contributed significantly to the life of the community during his period of residence, and 2) despite the modifications and reversal of intervening improvements, the original owner theoretically would recognize his house, which is the only place importantly associated with him remaining in Central Point today.

Edward Charles Faber (1879-1946) was an Ohio native educated at Baldwin-Wallace College in Berea, Ohio. He married Elizabeth Schell in 1906 and moved to Iowa, where he entered the grocery trade. Encouraged by a former Iowa friend, Chester McDonald, who had preceded them to Oregon, the Fabers removed to the Rogue Valley in southern Oregon in 1909. Faber & McDonald Mercantile was opened in Central Point in 1910. The store location changed a time or two over the years. In 1916, E. C. bought out McDonald's interest in the store, and the erstwhile partner took over management of a market the pair had earlier opened in Merrill, in the Klamath Basin. It was at this time that Faber's store moved to its final location in Central Point, a single story brick building with a 50-foot street frontage at the southwest corner of Pine and Fourth.

The Fabers raised three children in the house on Manzanita, namely, Everett, Donald and Frances. At the peak of his career in the 1920s and early 1930s, E. C. Faber as a man of expanded business interests which included insurance and real estate sales. He opened subsidiary grocery stores in the rural communities of Eagle Point and Butte Falls in leased buildings. As a measure of the consequences of his enterprise, the store at Butte Falls operated somewhat vitally as an informal cash bank for area loggers. In Central Point, Faber set an example that his notably public spirited sons would follow in promoting improvement of the city. He was a founder of the Central Point Mutual Telephone Company in the 1920s. He

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campaigned, but unsuccessfully, to have the city join the Medford Water System as a means of ending local dependence upon shallow wells. In the 1930s, as his fortunes declined with the economy at the depth of the Depressions, his health declined also. He nevertheless extended credit liberally to his customers who were in straitened circumstances. In 1937, Faber signed over the grocery and feed business to his two sons and a third partner and remodeled an adjoining building for a men's clothing and shoe store. Finally, in the fall of 1945, he sold the remaining shares of his business to his sons and retired.

A rumored link between Faber and the Ku Klux Klan is unsubstantiated. It is well known, however, that the Klan built a sizable following in Oregon in the early 1920s. Meetings and rallies were convened at Astoria, Pendleton, Medford, Baker, Eugene, Salem, Tillamook, The Dalles, and Condon. This movement was formed of white males who were citizens of the United States, non Jewish, non-Catholic, and non-Communist. Klansmen publicly demonstrated their membership in Protestant churches and campaigned for the end of parochial and private schools in Oregon. For the decade between 1922 and 1932, the Klan wielded considerable influence and, as it is expressed in the *Dictionary of Oregon History* (Portland: Binford & Mort, 1956), it attracted "numerous men of finance and position" before it disintegrated in the onrush of world war.



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Edward Charles Faber House  
Jackson County, Oregon

### E.C. Faber House: the setting.

The E. C. Faber house lies on the North-west corner of Manzanita and Fifth Streets on a narrow 55' by 140' lot that was initially surveyed by F.A. Huffner and entered into the Jackson County Deed Records by C. Magruder, trustee on April 21, 1887. The property, designated lot 8 on block 50 in Central Point, Oregon, has not changed its boundaries or dimensions since it was originally platted.

The original Central Point was moved approximately one-half mile to the West, so that it might lie next to the newly constructed Oregon & California Rail Road (later Southern Pacific). All roads in the newly platted city were oriented either parallel or perpendicular to the railroad right of way. Manzanita Street, lying perpendicular to the railroad, is oriented Southwest to Northeast. Fifth Street, being parallel to the railroad, lies Southeast to North west. Each residential block had eight lots with a central alley. All alleys were oriented perpendicular to the railroad.

The land was well drained, with a barely perceptible slope toward Bear Creek, which lies a half mile to the West.

At the present (1996), the E.C. Faber house lies one block north of Pine Street, the "main street" of the city of Central Point. Although Manzanita Street is zoned commercial, most of the dwellings are residential. The neighborhood is an amalgam of small one and two story older residential structures, and two story multiple family apartment buildings. A Family Practice Clinic, and the United States Post Office have been built on the South side of Manzanita Street one and two blocks from the E.C. Faber house.

Two other potentially historic homes lie within close proximity to the E.C. Faber house; a one story craftsman style bungalow next door (lot 7, block 50), built c. 1910, and a one story dwelling built c.1909 by a Fred Wiley (lot 5, block 50).

At the rear of the E.C. Faber lot lies a non-historic garage, built in 1970.

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Edward Charles Faber House  
Jackson County, Oregon

### E.C. Faber House: the exterior.

The E.C. Faber house, built during the later one half of 1910, could best be described as Vernacular in style. Although it would appear to be predominately Colonial Revival, with a full width porch with Tuscan columns, symmetry of upstairs windows on its facade and an elaborate interior colonade, it has many elements that are Queen Anne, such as bays, forward placement of the peak of the facade gable, a few ornamental supporting brackets and varied surface coverings.

The main dwelling mass is a simple two story rectangular structure with a single cross gable to the East, which covers a two story bay. Both the main structure and the front porch lie upon a "broken ashlar" cement block foundation. A small one story addition to the back sits upon cement pilings.

Most of the structure is faced with thin false-beveled horizontal weatherboard siding. The only exceptions are the peak of the front gable and the second floor bay on the east side, which are faced with coursed patterned shingles.

The entire structure is covered with a non-historic gray metal roof.

The facade, facing Menzanita Street to the South, has a front facing gable, and a single story full-width porch with plain tuscan columns and an unadorned entablature.

On the first floor of the facade, there is an off center placement of the front door that is balanced by a large single one over one sash window. The door has a 21' by 60' oval beveled glass plate. Both the door and the downstairs window have crown molding.

The second floor of the facade has symmetric one over one sash windows.

A triangular portion of the gable peak extends forward, and is visually supported by curved brackets (see photos). The gable peak is covered by coursed patterned shingles.

Other features of the facade include a moderate eave overhang, a wide frieze with cornice molding and prominent corner boards.

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Edward Charles Faber House  
Jackson County, Oregon

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The east side of the E.C.Faber house faces North Fifth Street. Its most prominent feature is a cross gable which lies over a two story bay.

The first floor of the bay has three one-over-one sashed windows with crown molding. Two of the windows lie at an angle to both the central window and the mass of the house.

The second floor of the bay is boxlike with two side by side one-over-one sashed windows with crown molding. The first floor of the bay is covered with thin horizontal double false-beveled weatherboard siding. The second floor has coursed shingles. A narrow pent roof lies between the second floor bay and the gable peak. Cut brackets connect the angled first floor bay with the boxlike structure on the second floor.

On the first floor between the bay and the porch lies a single one-over-one sashed window with crown molding.

The one story posterior addition has large paired sliding windows and a hipped roof. Like the main mass of the structure, it has thin false-beveled horizontal siding, wide frieze, corner brackets and a water table.

The north facing or back of the house is covered with thin horizontal false-bevel siding. The second floor has a small central non-historic garden window, that is flanked by two small casement windows. There is no frieze.

The first floor addition has a hipped roof, a single sliding window on the east corner and a non-historic back door. The back door opens onto a small porch with stairs to both the North end to the East. Unlike the two story front of the house, the back addition lies upon concrete pilings.

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## National Register of Historic Places Continuation Sheet

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Edward Charles Faber House  
Jackson County, Oregon

The west side of the house, lying just twelve feet from the property line and twenty-four feet from the dwelling next door, has minimal embellishment. It is clad with thin horizontal false-bevel weatherboard, and framed with a wide frieze above, a water table below and corner boards to either side.

The west side windows are small and sparse. On the first floor in front is a horizontal rectangular window with diamond patterned leaded glass. On the second floor, at mid-structure, lies a small one-over-one sashed window with crown molding. Also present on the west side are a non-historic garden window and a small non-historic stained glass window on the one story posterior addition.

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## National Register of Historic Places Continuation Sheet

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Edward Charles Faber House  
Jackson County, Oregon

### E.C. Faber House: the interior

#### 1) The Entryway:

Unlike the exterior of the house, which is plain and relatively unadorned, the entryway teases the eye with a multitude of wood trim shapes and colors. Because of the overhang of the full width front porch, and the paucity of windows on the West side of the house, the entryway tends to be relatively dark, with most of its daytime natural light coming either through the front door or through a small window on the left (west) side.

Light passes easily through the front door, which is distinguished by a 21" by 60" pane of thick oval leaded beveled glass.

The entryway is bracketed by a stairway on the left and a colonade to the right. At the base of the stairs, at shoulder level, is a small horizontal rectangular leaded glass window with a diamond pattern of panes. It has its original unpainted dark stained sill, casement, parting beads, and crown molding. All but two of the panes are original.

The stairs have the original treads, risers, rail, balusters and newels. The 12' by 12' square starting newel mirrors woodwork on the colonade between the entry and the parlor and wainscoating in the dining room. On its superior surface rests a flat newel cap that is inlaid with an elaborate floral pattern of colored hardwood. The small (4' by 4") angle newel at the top of the stair rail is unadorned.

Additional original features include picture molding, baseboards and baseshoes, and baseblocks, casing, parting beads and crown molding around the entry door, the door into the kitchen (north end) and the colonade.

Non-historic features include a hardwood parquet floor and wallpaper.

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## National Register of Historic Places Continuation Sheet

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Edward Charles Faber House  
Jackson County, Oregon

### 2) The Colonnade:

An elaborate colonnade separates the entryway from the parlor. A turn of the century catalog described a colonnade as being

The handsome go-between of rooms, the neutral arbitrator of space, a stately portal, ever open, inviting friendly intercourse and passage. (1)

The colonnade is distinguished by symmetric 4' tapered octagonal pillars set over panelled enclosures which mimic the wainscoting in the dining room.

Baseblocks, casing, parting beads, and crown molding on both sides of the colonnade are original.

### 3) The Parlor:

The parlor (now a "living room") lies on the south and east corner of the first floor. It is bounded by a colonnade on its west side and double pocket doors to the North. Adequate natural lighting is provided by one-over-one sash windows on the southern and eastern walls.

Other historic features include all baseboards, baseshoes, window sills, window and door casing, parting beads and crown molding. A maple hardwood floor and a patterned metal ceiling are non-historic.

(1) Curtis Lumber & Millwork's 1917 catalog as quoted in the Old House Journal, May/June, 1995, p.14.

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## National Register of Historic Places Continuation Sheet

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Edward Charles Faber House  
Jackson County, Oregon

### 4) The Dining Room:

The dining room is by far the brightest room in the house. Natural light enters the room from the East through three one-over-one sash windows that fill a prominent bay that extends three feet beyond the mass of the dwelling.

The room may be visually separated from the living room by wide double pocket doors. When the doors are open, movement through the passage is unimpeded, and as visually open as the colonade to the west of the parlor.

The west wall of the dining room has an open doorway into the kitchen, and a built-in cabinet with four shelves and double glass doors. Below the cabinet are four built in drawers.

The north wall has a set of original narrow double french doors with original hardware.

All walls in the dining room have original wainscoting, platerails, corbells, baseboards and baseshoes. All molding around windows and doors are historic, including casing, parting beads and crown molding.

Non-historic features include a mixed hardwood floor, a patterned metal ceiling, and a crystal chandelier.

### 5) The Kitchen:

Because of multiple remodels, no historic features survive.

### 6) The downstairs bathroom, hallway and backroom:

Because of multiple remodels, no historic features survive.

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## National Register of Historic Places Continuation Sheet

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Edward Charles Faber House  
Jackson County, Oregon

### 7) The upstairs hallway:

Because of extensive smoke and water damage from the 11/5/67 fire, the hall is the only upstairs space which has historic integrity. It is dark and labyrinthine, with natural light coming only from a small one-over-one sash window at the top of the stairs on the west wall. The window has its original sill, casing, parting bead, and crown molding.

Baseboards, baseshoes and all molding around the three bedroom and one bathroom doors are historic.

### 8) The upstairs bedrooms (3)-

Because of extensive damage from the 11/5/67 fire, no historic features survive.

### 9) The upstairs bathroom:

Because of extensive damage from the 11/5/67 fire, no historic features survive.



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## National Register of Historic Places Continuation Sheet

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Edward Charles Faber House  
Jackson County, Oregon

### **E.C. Faber Property: Development prior to "period of historic significance."**

Prior to settlement of the Bear Creek valley by Caucasians in the early 1850s, all of the land that is now within the City of Central Point was covered by dense chopparel. Travel was impeded by clusters of entangled 5 to 15' high Manzanita bush. Deciduous trees, and blackberry brambles lined the banks of Bear Creek to the East.

In 1852, Thomas Hopwood claimed 320.95 acres in an area which later became the northern one-half of Central Point. (not.61, claim 55). Hopwood, who was born in 1825, was a man of many talents. As a farmer and blacksmith, he brought the first manufactured plow into the Bear Creek valley. He built a three story mill on Bear Creek (the "high water mill") during the early 1860s (1)

In 1854, the Manzanita Precinct was established in the northern portion of the Bear Creek valley. The precinct was quite large by today's standards, encompassing approximately 16 square miles (from Scenic Ave. in northern Central Point to Main St. in Medford, and from Hanley Hills west of Central Point to the corner of Viles Rd. and U.S.62 to the east) (2). Three years after the Manzanita Precinct was established, Thomas Hopwood was appointed its first Judge. (3).

In 1866, Constantine Magruder and his brother, Theophilus Magruder moved into the Manzanita precinct to both farm and set up a general store. The store was built to the west of the homestead of Isaac Constant, who claimed land to the south and east of the Hopwood claim, and just south of the Hopwood mill. By marrying Isaac Constant's daughter, Margory, Constantine Magruder was able to solidify his land claims in the area. (4)

(1) Genew, p.16. The mill would eventually be washed out by the flood of 1890.

(2) Ibid. P. 30.

(3) Ibid. p.16.

(4) Ibid. p.21.

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Edward Charles Faber House  
Jackson County, Oregon

During the next three to four years, an unincorporated community consisting of seven houses and "several" businesses developed around the Magruder store. In 1872, at the suggestion of Isaac Constant, the community was named "Central Point." (5)

In 1885, the Oregon & California Railroad surveyed a line through the Bear Creek valley. The route missed the county seat of Jacksonville by over five miles, and the small hamlet of Central Point by one-half of a mile.

The four largest landowners of land straddling the right of way, H.H. Magruder, Constantine Magruder, Haskell Amy and Thomas Beall, "pooled and consolidated" their landholdings (6), then had the land surveyed and cleared of Manzanita. The newly platted city, named "Central Point" was entered into the Jackson County Deed Records on July 29, 1885. (7) It would miss the eventual E.C.Faber property by 165 feet.

In early 1887, brush beyond the perimeter of the original platted land was cleared and surveyed. On April 21, 1887, the newly platted land was entered into the Jackson County Deed Records by F.A. Huffer, Civil Engineer and C.Magruder, trustee. (8) The newly deeded land included the eventual E.C.Faber property, which was designated as "block 50, lot 8."

Two years later, Central Point was incorporated as a city by the state legislature (18 Feb. ,1889). Its first elections were held in March of 1889.

(5) Genew, p. 32.

(6) Jackson Co. Deed Records, vol. 12, pp.269-274.

(7) Ibid. vol.13, p.431.

(8) Ibid. vol.13, p. 583.

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During the two decades following its establishment as a city, Central Point underwent an explosive growth, with much of its land being sold and resold by speculators. Between its initial purchase in 1891 and its ownership by E.C. Faber in 1910, lot 8 of block 50 had seven different owners. The Jackson County Deed Records list the following transactions:

<u>Date</u>	<u>Title transfer</u>	<u>Price</u>	<u>Deed book/Page</u>
11/23/1891	C. Magruder to Mrs. B. Webb	\$125	24/509
11/13/1900	Mrs. B. Webb to T.L. Devore	\$50	41/266
10/2/02	T.L. Devore to J.W. Clerk	\$50	45/501
1/2/04	J.W. Clerk to Lucinda Lemmey	\$70	48/610
3/14/04	L. Lemmey to Mrs. F. McNabb	\$100	49/256
12/22/09	J.&F. McNabb to D. Jones	\$500	75/123

It is likely that a small house was built upon the property by the McNabbs in either 1908 or 1909. The 1907 Assessment Roles of Jackson County listed lot 8 of block 50 as having a lot value of \$25 and improvements valued at \$75. By 1909, the roles listed the lot as being worth \$100 with \$300 of improvements and a cow valued at \$25.

John and Flora McNabb's brief stay at the address was marked by tragedy. In March 1908, Flora was involved in a serious buggy accident at the corner of Fourth and Pine Streets

Mrs. McNabb was thrown violently to the ground, landing on the crosswalk almost in the middle of the street. She sustained a severe bruise at the base of the skull and was rendered unconscious for some time. She was picked up and carried into Ernest Hathaway's residence nearby, where Dr. Rawhouser was summoned and she was given every attention. (9)

One year later, on the 10th of June 1909, John McNabb would post the following notice in the Central Point Herald:

To All Whom it may Concern: My wife, Flora McNabb, having left my bed and board on or about June 10th, 1908, all persons are hereby notified not to trust her on my account as I will not be accountable for any debts by her contracted. (10) -

(9) Lacey, Ruby, Central Point Herald Summary, vol. 1, p. 51. Interestingly enough, Ernest Hathaway would later build the E.C. Faber house.

(10) *Ibid.* p. 75.

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John McNabb, whose occupation was listed in the 1906 Polk's Central Point Directory as a wagonmaker did not fare well after his wife's departure. Six months after John McNabb's stark announcement in the Central Point Herald, the property was sold to Daniel Jones, a manufacturer of cement blocks. No further mention of the McNabbs can be found in newspaper accounts or census directories.

The 1910 census provides further proof that a dwelling existed on lot 8 of block 50 prior to its purchase by E.C.Faber. Although the street listing is not available, Daniel E. Jones and family were listed as living in dwelling #137 on the same block as Fred E. Whiley, who lived in dwelling #136. The two properties are listed between properties on Pine Street and Laurel Street, the two streets which bracket and are parallel to Manzanita Street. A 1913 Map in the Jackson Co. Archives (see map #6 on continuation sheets, section 10) shows the Fred Wiley property on lot 5, block 50 with E.C. Faber's property on lot 8, block 50.

E.C. Faber was able to obtain the property through a complex land swap. He purchased vacant lots 4 and 5 on block 4 of the "Oak Park Addition" to Central Point, then sold the lots to Daniel Jones. (11) Mr. Jones, in turn, sold E.C. Faber the property at lot 8 of block 50. The following transactions are on record in the Jackson County Deed books on 6/20/10:

<u>Transaction</u>	<u>Deed book/Page</u>	<u>Lot/block</u>
W.E.Kehler to E.C.Faber	82/42	4&5/4
E.C.Faber to Daniel Jones	81/82	4&5/4
Daniel Jones to E.C.Faber	81/83	8/50

(11) Lots 4 & 5, block 4, between the railroad tracks and Front Street became the site of Daniel Jones' brick and tile plant. The site was later abandoned and taken over by the City of Central Point. 1932 saw the "demolition of the old sheds of the brick factory, which had been an eyesore to the people for many years. Their removal was greeted with joy with all." At the site, a cheese factory was built and opened on 2/1/33. It exists to this day as the Rogue River Valley Creamery. See Watson, p.143.

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### **E.C. Faber Property: development during the "period of significance."**

Between June and December of 1910 the E.C. Faber house was built on lot 8 block 50 in Central Point. Presumably, the contractor and builder, Hathaway and Scott, demolished the small dwelling at the site that had been occupied previously by the McNabb and Jones families.

The construction and eventual completion of the structure was well documented by the local media. On September 7, 1910, the Mail Tribune reported that "Work was progressing on the new residence of E.C.Faber on Manzanita Street." By December 20, 1910, the Mail Tribune was able to announce that "Mr. Faber of Faber & McDonald has moved his family into his handsome new residency." The completion of the structure was also documented by the 12/22/10 Central Point Herald: "Mr. & Mrs. E.C. Faber have just moved into their fine new home at Fifth & Manzanita Streets which was recently completed by the contracting firm of Hathaway & Scott." (1)

According to the 1911 Sanborn Fire Insurance Map, the initial structure lacked a back porch. (2) It is likely that a two story sleeping porch was added to the back (or north side) of the dwelling later in 1911. Evidence supporting this supposition include the following:

- 1) A reconstructed map of Central Point c.1911 showed the porch. (3)
- 2) Unlike the front porch and the main mass of the building, the back addition lacks a substantial foundation. It is supported by cement pillars.
- 3) The exterior thin horizontal false bevel cladding can be found on the building surface which faces into the addition. Since the same type of cladding can be found on the outer surface of the addition, it is likely that the construction of the main building and that of the addition were near contemporaneous.

(1) This was probably Earnest A. Hathaway, age 24, who moved into the Rogue Valley in 1909. Earnest married into the prominent Leever family and for a while lived on Taylor Rd., west of Central Point. Between 1915 and 1920, he moved to San Jose, California, where he started a construction company. Bessie Grigsby, personal interview.

(2) Please refer to continuation sheet #4, section 10.

(3) Please refer to continuation sheet #5, section 10.

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Edward Charles Faber House  
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# Hathaway & Scott

Contractors and Builders.

**Plans and Estimates Furnished**

on all classes of buildings. Modern Cottages and  
Bungalows our specialty.

**We Guarantee all Our Work.**

Ask those for whom we have built how they like our work.

# Central Point, Ore.

Advertisement for Hathaway & Scott, builders of the E.C. Faber House, 1910.  
Central Point Herald, 12/22/10.

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On 10/26/11, E.C. Faber was assessed \$80.35 for a new sewer line that was to be laid under Manzanita Street by the City of Central Point. (4) Shortly after the line was constructed, an indoor bathroom was built into the second floor of the Faber house.

For the next fifty-five years, its location would puzzle and amuse visitors to the house. It was placed in a narrow hallway that provided the only access to the upstairs sleeping porch. It had a tub on the east side, a sink and toilet on the West, and doors to both the South and North. When the bathroom was being used, the only access to the upstairs sleeping porch was through two small one-over-one double hung bedroom windows. (5)

Frances Faber Mitchell, who was born in the house on December 18, 1916, has clear recollections about both the internal and external appearance of the house during the early 1920s (6):

The exterior clapboards were painted white.

The interior was always well lit, since the house was "one of the first homes in Central Point to have electricity."

The front door had oval beveled glass. The window at the base of the stairs had a diamond pattern. All wood trim downstairs, including the living and dining room was "dark brown."

Hanging on the colonade between the entryway and the parlor was a leather strand curtain with "beads on the ends."

There were pocket doors between the parlor and dining rooms and french doors between the dining room and back porch. The dining room itself had dark brown trim, wainscoating and "a shelf" (i.e. plate shelf).

Within the kitchen was a "large wood stove and range."

(4) Assessment #220 listed in the Central Point Herald on 10/26/11.

(5) Personal interview, Frances Faber Mitchell.

(6) Ibid.

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Frances states that the upstairs bathroom was "there as long as I can remember." Hot water was produced by a "coal oil stove" in the bathroom. The bathroom, along with Frances' small bedroom at the top of the stairs "was always cold."

The basement had concrete block walls, and concrete on the northern one half of its floor. Access was provided by a concrete ramp toward Fifth Street. She remembers the cellar floor as usually being dry. She also recalls a fruit storage area and a washing machine in the cellar.

Central convection heating was provided by a wood furnace. "Someone went down every morning to build a fire."

Telephone service was added in the late teens or early 1920s. The phone number was 83. (7)

The backyard had a woodshed on the northwest corner, a "building for a car" on the northeast corner, and a chicken coop in the center. There was also a "pump with a handle" somewhere in the backyard.

In the early 1930s, E.C. Faber's mother travelled from Ohio to be with her son. The downstairs back porch was enclosed, a bathroom was placed in the west end, and the east side was made into a small bedroom.

With the advent of World War II, and the development of Camp White less than five miles from Central Point, the demand for housing far exceeded supply. E.C. Faber's last child, Frances, entered Willamette College in 1934. After graduation, she moved to Southern California.

E.C. Faber converted the upstairs of the house into an apartment. A kitchen was placed in the small room at the top of the stairs that was once Frances' bedroom. The large front master bedroom became a living room.

The Fabers lived downstairs until E.C. Faber died in the house of a heart attack on July 22, 1946.



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### **E. C. Faber House: development after the "period of historical significance"**

Shortly after E. C. Faber's death, Elizabeth Faber moved out of the house and into a smaller structure on the south side of Pine Street between S. 6th and S.7th Streets. (1)

During the next 21 years, the house became a rental. During the late 1950s, the wood furnace was replaced with a gas convection furnace.

Jodi Benry, who was an elementary school student when her parents rented the house during the early 1950s, remembered kitchen fixtures in the small room at the head of the stairs, and the odd access to the upstairs sleeping porch through the upstairs bathroom. She also remembers playing in the basement on dirt which covered a portion of the basement floor. (2)

In 1964, The downstairs shower sink and toilet were placed in a single room within the back extension. Prior to that, the shower had its own access to the back hallway.

On November 5th, 1967, the house was severely damaged by an electrical fire that probably had its origin in a fuse box located in the first floor addition near the kitchen door. (3)

Fire that appeared for a time to threaten the entire house at 445 Manzanita St., Central Point, was finally confined to a sleeping porch last night. The Central Point City Volunteer Fire Department was called at 8 p.m. to the residence occupied by Mrs. Janice Louise MacDonald and her six children. The house is best known as the "former Edward C. Faber" home. Sixteen firemen and three trucks responded to the call and managed to confine the fire to the sleeping porch and remove most of the possessions on the lower floors. There was heavy smoke damage throughout the second story, firemen said. (4)

(1) The small house, along with an adjacent structure, was owned by Elizabeth and E.C. Faber's daughter until it was sold to a developer, Mr. Malar, in 1995. In 1/96, both structures were moved to another site to provide space for a small strip mall.

(2) In 1996, Jodi Benry was a nursing assistant working for Dr. Michael Robinson at the Central Point Medical Group Clinic, less than 200 feet from the E.C. Faber house.

(3) A fan shaped area of charring can still be seen today above a circuit breaker box in the same location.

(4) Medford Mail Tribune, 11/6/67.

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After the fire, the property was sold to Elizabeth's fire insurance company for \$6000. (5) Two years later, on November 19, 1969, the property's deed was transferred to Rodney E. Hall. The transfer was contingent upon the payment of a "public improvement lien of the City of Central Point, in the amount of \$268.20."(6)

The damage to the house from the fire was extensive. (Please see photos) (7) The upstairs sleeping porch was gutted. Upstairs walls were charred black from a fire line two feet above the floor. Seeping water damaged the plaster on lath parlor and dining room ceilings and warped the floors in both rooms. Rafters in the northern end of the attic were blackened and most of the roof cedar shakes were destroyed.

During 1970, Rodney Hall repaired most of damage caused by the 1967 fire. The entire electrical system was replaced and brought up to code. The fuse box was replaced with a more modern circuit breaker, and all wiring was replaced and properly grounded.

The upstairs sleeping porch was removed, with a new hipped roof covering the first floor. Usable clapboards from the sleeping porch were used to cover approximately two thirds of the downstairs windows. The downstairs addition was insulated, and all walls in the back room, including the inside false-bevel clapboards, were covered with dark veneer panelling.

Heating ducts were placed through the back walls into the upstairs bathroom and the small bedroom at the top of the stairs. Kitchen fixtures were removed from the small upstairs room.

The back door from the upstairs bathroom to the upstairs sleeping porch was replaced with a small one-over-one double hung sash window.

All upstairs bathroom and bedroom plaster and lath was removed. Sheetrock was then used to cover the newly insulated walls.

(5) Personal interview, Frances Faber Mitchell.

(6) Jackson County Deed Records, 67-11217.

(7) Original photos can be found in the Jackson County Assessors Office, and the Central Point Fire Dept.

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The parlor and living room ceilings were covered with sheetrock. All water damaged flooring on the first floor, entryway, stairway and upstairs hallway were covered with a thick shag dark green carpet.

Insulation was placed under the floor joints of the back addition and onto the floor joists of the attic.

The entire roof was covered with new cedar shakes.

A new two car garage replaced rotting sheds and a chicken coop at the rear of the property. The old backdoor, with its single pane of glass, was placed within an internal wall of the garage which separated the car storage area from a small rear woodshop.

In 1975, Rodney Hall sold the property for \$35,000. Subsequent owners and dates of sale were as follows:

<u>Date</u>	<u>Ownership transfer</u>	<u>Deed book/page</u>
12/30/75	R. Hall to Donald M. Ivie	75-17893
8/31/78	D. Ivie to Donald J. Malloy	78-20078
9/9/81	D. Malloy to David & Fessaulala Gilmour	81-17046

Donald Malloy remodeled the downstairs kitchen and bathroom and placed a wood stove in the parlor/living room between the colonade and the pocket doors on the north wall.

The Gilmours extensively remodeled the structure. During the 1980s, the old shag carpet was removed, parquet flooring was placed in the entryway, the stairs were refinished, and all upstairs room carpets were replaced. In 1988, the kitchen was remodeled. In 1992, and all windows were replaced with wood framed double glazed energy efficient windows. The house was repainted and a metal roof replaced the deteriorating cedar shake roof. 1993 saw the remodel of the upstairs bath. In 1994, hardwood flooring was laid into the dining room and parlor and metal ceiling were hung in both rooms. A smaller energy efficient and less visually intrusive woodstove replaced the previous model in the parlor/living room.

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### Rehabilitation Plan with Proposed Remodel in 1997

The present back addition has several major defects:

1) Seismic instability.

Unlike the main structure, which is supported by a substantial foundation, the back addition is propped up on concrete pillars that do not reach bedrock. During the 1992 Klamath Falls earthquake, the pillars shifted slightly. The west face of the addition moved approximately one inch away from the main structure.

The proposed addition will lie on a wide-based foundation that will be of adequate depth and be appropriately anchored to the main structure.

2) Historic integrity of the back addition has already been irreparably compromised by successive remodels in 1932, 1964, 1970, 1978, and 1994.

The downstairs porch was enclosed and partitioned into a bathroom, hall and bedroom c.1932. After the 1967 fire, several of the back windows were covered with clapboard. All of the false-bevel clapboard facing into the addition was covered with dark veneer panelling. No original molding, floor covering or wall covering is visible.

The upstairs sleeping porch and its overlying hipped roof were removed after the 1967 fire. The idiosyncratic doorway into the upstairs bathroom was converted into a small non-historic window.

The downstairs bathroom has no historic fixtures.

The proposed remodel will improve historic integrity by exposing interior false-bevel clapboards facing into the addition.

3) Inadequate living space.

The present first floor back room is presently too small to be used as a family room. All but 30 square feet of floor area is presently covered by a single couch, a coffee table, a desk and a small cabinet which holds a television set. The proposed addition would have ample space for guests, a library, a study nook and an enlarged master bedroom.

4) Poor energy efficiency.

The present back addition has significant air leakage through and around each of its sliding glass windows. The remodel will greatly improve the energy efficiency by providing new double paned windows and better insulation of all exterior surfaces.

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The proposed remodel will not substantially detract from the historical integrity of the main structure. The narrow horizontal false-beveled clapboards that are prominent on the main structure will be replicated on the addition. Frieze molding, corner molding, waterboards, window and door casement and crown molding will be replicated.

The proposed two story rear porch will have columns and railings similar to those found on the front porch. The peak of the gable over the rear porch will compliment the gable peak on the facade.

All exterior clapboards that face into the present rear addition that are covered with paneling will be uncovered and restored. Approximately 75% of existing exterior clapboards on the east and west sides will be left in situ. Although all of the north (or back) clapboards will be removed, less than one half are historic.

The addition will be "restrained" and subservient to the main structure. Its roofline will be visibly lower than that of the main structure. The new foundation will be poured reinforced concrete rather than the original ashlar cement blocks. Since it lies to the rear of the building and will be partially obscured by existing foliage, it should not detract from the elegant yet simple shape of the historic structure.

An upstairs bay, which will be built to provide adequate headroom in the new second floor bedroom, would seem incongruous if it were on either the east or north faces. By facing toward the West, it should not be visible from either Manzanita or Fifth Streets.

In summary, the proposed 1997 addition will have minimal impact on the historic integrity of the historic E. C. Faber house. It should improve the "livability" of the rear addition, while enhancing the seismic stability and energy efficiency of the structure.

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### Summary

The history of the E.C. Faber house, and of the property on which it resides, is intricately interwoven with the early history of the city of Central Point.

Lot 8 of Block 50 (later designated as 445 Manzanita Street) was platted in 1887, two years prior to the official incorporation of Central Point by the Oregon state legislature.

Between 1891 and 1910, during a period of both rapid population growth and of rampant land speculation, the property had multiple owners and minimal development. Indirect evidence supports the hypothesis that a small home may have been built on the tax lot in either 1908 or 1909.

In 1910, the property was acquired by Central Point merchant Edward Charles (E.C.) Faber. The home that he built at the site during the later one-half of 1910 would become his principal residence until his death in 1946. It would also become the principal childhood residence of his two sons, Everett and Donald, who would both later become prominent in civic and business affairs of Central Point and the Rogue Valley.

The property was retained by E.C. Faber's widow, Elizabeth Faber until 1969, when it was sold after a devastating fire. When the E.C. Faber store was razed in 1970, the house at 445 Manzanita became the sole remaining historic structure that had been owned by E.C. Faber.

Despite ownership changes, multiple remodels, and a significant structural fire, the property retains significant historic integrity.

Maintaining the site's historic integrity will become the guiding principal that will drive anticipated future rehabilitation planning.

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Edward Charles Faber House  
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### Edward Charles (E.C.) Faber (1 March 1879 to 22 July 1946)

Edward Charles (a.k.a E.C.) Faber was born in Miltonsburg, Ohio on the first of March, 1879. Although little is known about his formative years, we do know that he remained in Ohio until after his graduation from Baldwin-Wallace College in Berea, Ohio and his marriage to Elizabeth Schell on 1/2/06.

In 1907, the Fabers moved to Hornick, Iowa, where their first child, Everett was born on 1/26/07. E. C. initially taught school, then opened a grocery.

With the encouragement of a friend from Iowa, Chester W. McDonald, the Faber family moved to the Rogue Valley during the Summer of 1909. They rented a two story home on the S.W. corner of North 4th and Cherry Streets in Central Point. On 5/31/10, their second son, Donald, was born in the rented home.

1910 was a pivotal year for E.C. Faber. In addition to the birth of his second son, he was able to both build a home and expand his business interests. E. C. joined with his old friend, Chester McDonald, to open the "Faber & McDonald Merchantile" in Central Point.

The business was first located on the north side of Pine Street, between 3rd and 4th Streets in a building that would later house the U.S. Post Office. Later that year, the business was moved to the Cowley Building, a two story concrete building that was situated on the S.E. corner of 2nd and Pine Streets. (1)

(1) The Cowley building would later be occupied by Paulson & Gates, an appliance business. After the demise of Paulson & Gates in the late 1980's, the building was razed to provide a parking lot for Ray's Sentry Market (a.k.a. Rays Food Place).

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Edward Charles Faber House  
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On June 20, 1910, E. C. obtained a plot of land within Central Point for his home. This required a complex land swap with its previous owner, Daniel Jones :

<u>Transaction</u>	<u>Amount</u>	<u>Lot #, Block</u>	<u>Deed book/page</u>
W.E. Kahler to E.C. Faber	\$450	4,5, block 4	82/42
E.C. Faber to Daniel Jones	\$500	4,5, block 4	81/82 (2)
Daniel Jones to E.C. Faber	\$600	8, block 50	81/83

During the later one-half of 1910, the Faber family built a home on lot #8, block 50 in Central Point. The two story frame home with a full width front porch was constructed by the Central Point contractors, Hathaway & Scott, and was first occupied by the Faber family during the second week in December of 1910.(3)

In 1915, the family moved to Merrill, Oregon so that E.C. could open a new store. After a few months, they moved back to Central Point at the insistence of Elizabeth, who did not like living in Klamath County. (4)

The next year, E.C. bought out McDonald's interest in the Central Point store, while McDonald took over the management of the market in Merrill.

The Central Point store was moved later that year into its final location, on the S.W. corner of 4th and Pine Streets in Central Point. (Formerly Pacific Hwy. & Pine Streets). The plain but functional 50' by 55' one story brick building was built by E.C. Whiteside and Elmer Childress in early 1910. When E.C. Faber moved into the dwelling in 1916, it was stocked with groceries and men's clothing. (5)

(2) Lots 4 & 5, block 4 of the Oak Park Addition to Central Point were located between the Southern Pacific Railroad tracks and Front Street in Central Point. The lots became the site of a brick and tile plant owned by Daniel Jones. The site was later abandoned and taken over by the City of Central Point. 1932 saw the " the demolition of the old sheds of the brick factory, which had been an eyesore to the people for many years. Their removal was greeted with joy with all." A cheese factory, built on the site, was opened on 2/1/33. To this day, the factory produced cheese under the name of the Rogue River Valley Creamery. Watson, Mark, Pine Street, A Cultural History, p.143..

(3) Please refer to continuation sheets, Section 6, page 13.

(4) Personal Interview, Frances Faber Mitchell.

(5) The property was continuously owned by the Faber family until 1970, when it was sold to the First National Bank of Oregon. The building was demolished to provide a parking lot for the bank, which in turn was taken over by The First Interstate Bank (which became Wells Fargo Bank in 1996).



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On December, 18, 1916, Frances Faber was born in the E.C. Faber house. Dr. M.M. McDow delivered the baby, who weighed 8 #, 0 oz. (6), (7).

In the early 1920's, E.C. Faber had a myocardial infarction. Since therapy at the time required prolonged bedrest, E.C. was forced to liquidate most of his store's inventory. Several family members, including E.C.'s parents and his sister moved from Ohio to assist him.

Frances remembers travelling by car with her brother to Ohio in 1923. Everett was 17 and she was 7 years old. With Everett driving, the trip back to Ohio took 15 days. They camped along the way. E.C.'s sister and her children followed them back to Oregon in a separate vehicle.

After E.C. recovered from his myocardial infarction, he restocked his store and expanded his business interests within the valley. He purchased property on the north-east corner of 4th and Pine Streets, that lay cady-corner to his merchantile store. In a small building on the property, he started an insurance and real estate business. (9)

Stores were also established in both Eagle Point and Butte Falls. The Butte Falls store was in a building that was leased from J.P. Hughes for approximately twenty years. (10)

Frances recalls accompanying her brother, Everett, who drove supplies weekly from Central Point to Butte Falls. Within the supplies was a large amount of cash, since the Butte Falls store also served as the town's "bank" for local loggers. (11)

(6) Central Point Herald, 12/21/16.

(7) McDow was a graduate of the L.A. College of Osteopathy and the San Francisco College of Medicine. He first registered to practice Medicine in Jackson County, Oregon in 1913. Attwood, Kay, An Honorable History, the Jackson Co. Medical Society, 1985, p.135.

(8) Personal interview, Frances Faber Mitchell.

(9) The property was the old Grimm Dreyage property, which had a small building in front built in 1885. The building was demolished by E.C.'s son, Donald Faber, in 1959.

(10) The Butte Falls store was eventually purchased in the early 1940's by a Butte Falls partner, Mr. Summerville.

(11) Personal interview, Frances Faber Mitchell.

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Section number \_\_\_\_\_ Page 4

During the mid 1920's E.C. was one of the founders of the Central Point Mutual Telephone Company. In 1928, his home phone number was 83 and his business number was 293. (12)

The 1930's were difficult years for E.C. Faber. The Depression adversely impacted his cash flow, and his health slowly declined.

E. C. extended credit liberally, and never turned away those who needed food but had no money. Frances remembered her father "always having a stack of I O U's this high" (gesturing 10' to 12"). (13)

"Always interested in the welfare and the best interests of the city", (14) E.C. campaigned for years to have Central Point join the Medford Water System. Central Point water, derived from shallow wells, was notorious for its heavy mineral content and foul odor. (15)

He was also an active member of the local Masonic Lodge and the Medford Methodist Church.

In 1937, E.C.'s sons, Everett and Donald, joined with Marshall Simmons (a former employee) to assume management of the grocery and feed portions of the Faber store. E.C. remodeled an adjoining building for a men's clothing and shoe store. Within the new store, a Mrs. B.G. Peart displayed "a beautiful line of the latest millinery, lingerie, and ladies' and children's hose." (16)

Frances remembers her father during the late 1930's as having a "very austere continence." He never allowed her to go to school dances or let her date. (17) Two years after she left Central Point (1938) to attend Willamette University, her bedroom was converted to a small kitchen for an apartment for boarders.

(12) Medford, Jackson and Josephine County, Oregon, Telephone Directory, November, 1928.

(13) Personal interview, Frances Faber Mitchell.

(14) Central Point American, 3/16/37.

(15) Ironically, Central Point joined the Medford system in early 1946. The final pipes were laid in late August, 1946, one month after E.C. Faber's death. The completed system cost the City of Central Point \$36,990. Central Point American, 8/29/46.

(16) Central Point American, 3/18/37.

(17) Personal interview, Frances Faber Mitchell.

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Edward Charles Faber House  
Jackson County, Oregon

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Because of "failing health", E.C. sold the remaining shares of his business to his sons during Fall of 1945. In June, 1946, he made one last trip back to his extended family in Ohio.

On July 22, 1946, he died in his home after suffering a myocardial infarction. (18)

(18) Central Point American, 7/25/46.

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Edward Charles Faber House  
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### Everett Faber (1/26/07 to 2/25/79)

Everett Faber, eldest son of E. C. Faber, lived in the E.C. Faber house from 1910 until graduation from Central Point High School in 1924. He owned and managed the Faber store from 1937 until its closure in 1970. In addition to his merchantile interests, he had a prominent role in civic affairs and was instrumental in the early development of television and cable television in Southern Oregon.

Everett was born on 1/26/07 in Hornick, Iowa, where his father, E.C. Faber, was a school teacher and merchant. When Everett was two years old, his family moved to Central Point, where E.C. joined with an old Iowa friend, Chester McDonald to form the "Faber & McDonald Merchantile."

According to his sister, Frances Faber Mitchell, Everett was driving the family car by age 12. While he was a high school student, Everett assisted his father in the family store in Central Point (Faber Merchantile) and drove supplies to the other Faber stores in Eagle Point and Butte Falls. (1)

In 1923, after his father was incapacitated with a myocardial infarction, Everett drove to Ohio, to bring his aunt and her children to Oregon. (2)

The next year, Everett graduated from the Central Point High School. He entered Willamette University, where he received a degree in 1928. While at Willamette, he was an active member of the Phi Delta Theta fraternity.

Vacations during his college years were spent assisting in the family store. After graduation, he returned permanently to immerse himself in the Faber Merchantile. He married Beulah Launer, who gave him two children, Donald and Patricia Faber. (3)

In 1937, in partnership with Marshall Simmons and his brother Donald (4), Everett assumed ownership of the grocery and feed portion of his father's store. Later that year, he was elected President of the Medford Kiwanas Club. The event highlighted his stature within the local business community.

(1) Personal interview, Frances Faber Mitchell 1/4/96.

(2) Ibid.

(3) Beulah later died in a fiery head on collision in Salem at the age of 46 on 4/7/56.  
Central Point American, 4/12/56.

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Edward Charles Faber House  
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During the late 1930's, the Faber brothers acquired Marshall Simmons' share of the Faber Merchantile.

After Donald Faber returned to the Rogue Valley in 1943, they were able to greatly expand their business. A rear addition extended the market's building to the alley (140'). The facade and flooring were upgraded and an enlarged parking lot was put into an adjoining lot. (5)

During the late 1940's, the Faber brothers were able to diversify their financial holdings by starting the Faber Fuel Company, the Faber Transfer & Storage Company, and the Faber Insurance Company.

In 1953, Everett was a participant in the establishment of the first television station in the Rogue River Valley, KBES.... The station is now KOBI." (6) Later, he served as manager of Southern Oregon Cable T.V., where he was responsible for its expansion into the Southern Oregon cities of Grants Pass, Klamath Falls, and Roseburg.

On April 7, 1956, Everett's wife Beulah died in a fiery head on collision just South of Salem. One year later (3/9/57), Everett married Jewell Wilder Harshman.

In 1970, Faber's Market was sold to The First National Bank of Oregon (7). The building was razed to provide parking for the bank.

Central Point historian, Linda Genaw, would later state that "Everett was dedicated to help the community, and felt responsible to make this a better place to live."

During the 1940's and 1950's, he was actively involved in the Central Point schools, serving on the Board of Directors. He was chairman of a citizen's committee that funded and build the present high school athletic stadium. "No tax funds were used to build the stadium. All funds were donated." (9)

(5) Central Point American, 5/13/49.

(6) Medford Mail Tribune, 2/26/79.

(7) Later the First Interstate Bank, Central Point Branch.

(8) Genaw, Linda, At the Crossroads, P.76.

(9) 1974

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Edward Charles Faber House  
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Everett also served on the Board of Trustees of Willamette University, and the Methodist General Board of Education for four years.

He was a Past Master of the Central Point Masonic Lodge, an AF & Am Patron of Nevita Chapter, Order of the Eastern Star, a member of the Central Point Grange, a member of the Central Point Chamber of Commerce, and a local board member of the Salvation Army.

At the time of his death ( from complications of prostate cancer on 2/25/79), Everett was the Treasurer of the United Methodist Church in Medford, and Treasurer of the Rogue Valley Manor.

Everett would be remembered for his business acumen, and for his community involvement. An acquaintance from Butte Falls, Elge Abbott, described him as being very friendly, approachable, and caring; "a regular guy." (10)

(10) Personal interview, Elge Abbott.

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Edward Charles Faber House  
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<b>FABER'S MARKET</b>	
Central Point's Leading Market	
Phone 291	
<b>GROCERIES</b>	<b>MEAT DEPT.</b>
<b>ORANGE JUICE</b>	<b>FINE ROAST BEEF</b>
46-oz. Can . . . . . <b>45<sup>c</sup></b>	Pound . . . . . <b>28<sup>c</sup></b>
<b>Snack</b>	<b>PORK SHO. ROAST</b>
Can . . . . . <b>29<sup>c</sup></b>	Pound . . . . . <b>33<sup>c</sup></b>
<b>HUNT'S SPINACH</b>	<b>PORK SHO. STEAK</b>
No. 2 1/2 Can . . . . . <b>19<sup>c</sup></b>	Pound . . . . . <b>36<sup>c</sup></b>
<b>Rice</b>	<b>PORK SAUSAGE</b>
<small>LONG GRAIN</small>	Pound . . . . . <b>28<sup>c</sup></b>
2 Lbs. . . . . <b>25<sup>c</sup></b>	<b>HAMBURGER</b>
<b>HO Oats</b>	Pound . . . . . <b>30<sup>c</sup></b>
<small>QUICK OR REGULAR</small>	<b>SHORT RIBS of BEEF</b>
2-lb. Pkg. . . . . <b>25<sup>c</sup></b>	Pound . . . . . <b>20<sup>c</sup></b>
<b>CANNING SUGAR BLANKS</b>	
ARE IN NOW!	

Advertisement : Central Point American, 5/17/45.

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Edward Charles Faber House  
Jackson County, Oregon

### Donald Faber (5/31/10 to 6/13/81)

Donald Faber, lived in the E.C. Faber house from six months of age until his graduation from Central Point High School in 1928. He would later join with his brother, Everett Faber, in the management of the varied Faber business enterprises. He would also play a prominent role in civic affairs, serving as both Mayor of the City of Central Point, and as a Commissioner for Jackson County.

Don was born on May 31, 1910 in a rental house at 361 North 4th Street in Central Point. (1) When he was six months old, his family moved into a house that his parents built on Lot 8 of Block #50 in Central Point. (2)

As a student in the Central Point schools, Don was known for both his academic and athletic prowess. In high school, Don was both a member of the Honor Society and a player on the 1927 championship basketball team. During his vacations, he assisted his father in the family store.

After graduation in 1928, Don entered Williamette University, where he received a bachelor's degree four years later.

On June 18, 1933, Don married Leola Johnson (3). During the 1930's, the couple lived in Ashland, Oregon, (where Don taught History and Mechanical Drawing and coached the high school basketball team), and in Albany, Oregon (where Don served as an athletic coach at Albany College. (4)

In 1937, Don joined with his brother, Everett, and Marshall Simmons in assuming ownership of the grocery portion of the E.C. Faber Store in Central Point. Six years later, in 1943, Don moved back to the Rogue Valley so that he could play a more direct role in the family business.

(1) The unadorned two story wooden structure still stands (4/96).

(2) Later known as the E.C. Faber house at 445 Manzanita, Central Point, OR.

(3) Leola Faber still resides at the Hazel Street, Central Point home that the couple purchased in 1943.

(4) Albany College would later become Lewis & Clark College.



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Edward Charles Faber House  
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Under the tutelage of Everett and Don, the Faber Market prospered. Its building was extended to the back alley (140') in 1943, and a cold storage locker was added in 1946. The Central Point American reported in 1949 that

A number of changes have recently been made in the main store, and more are planned in the immediate future. A new more modern front is to be put in and a new floor laid. A free parking lot has recently been completed in the vacant lot adjoining the building. (5)

During the 1950's, the Faber brothers also owned and managed the Faber Fuel Company, the Faber Transfer & Storage Company, and Faber Insurance and Real Estate.

Don sold his interest in the Faber Market in 1957. Two years later, he built a one story commercial building on the northeast corner of Pine and 4th Streets (6) that would eventually house the Central Point branch of the United States Post Office. He had purchased the property from his mother and had "deliberated for some time" before razing the historic old Grimm Drayage Building that stood at the site." (7)

Don was an active participant in local civic affairs. During the early 1950's, he served on the Central Point City Council. From 1955 to 1959, he was the city's Mayor.

Between 1962 and 1966, Donald served as a County Commissioner for Jackson County. His tenure as Commissioner was made more complicated by the Flood of 1964, which destroyed virtually every bridge and many roads within the county.

Because of the devastation wrought by the flood, he became a member of the Rogue Basin Flood Control Commission, which aggressively lobbied the United States Congress for flood control dams within the Rogue River basin. Their efforts came were rewarded by the construction of the Lost Creek Dam on the Rogue River and the Applegate Dam on the Applegate tributary of the Rogues by the Army Corps of Engineers. (8)

(5) Central Point American, 5/13/49.

(6) The site layed cedi-corner to the old Faber Market.

(7) Yan Horn, Mabel, The History of Central Point, p.24.

(8) A third dam, on the Elk Creek tributary of the Rogue River, was halted in mid construction because of environmental concerns.

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Edward Charles Faber House  
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Don was an active member of the Central Point Lions, the Central Point Chamber of Commerce, the Elks Club, the American Legion, and the Crater (Central Point) High School Booster Club. He was a member and former President of the local Kiwanis Club.

In January of 1981, he was honored by the Central Point Rotary Club, becoming the first non-member to receive recognition by that organization.

According to Don Jones, who served as Central Point's Mayor for eight terms in the 1970's and early 1980's, Don "served on every worthwhile committee in the valley that can be thought of." (9)

Dave Kucera, Central Point's City Manager, claimed that Don Faber "has more honors than most people... He's a guy who's done everything." (10)

As a long time city councillor, he was described as being "one of the most fiscally conservative members, but still a progressive individual." (11)

In June of 1981, Don and Leola celebrated 48 years of marriage. The next month, while vacationing in Calgary, Alberta to see the Calgary Stampede, Donald died of a myocardial infarction (July 13, 1981).

(9) Medford Mail Tribune, July 14, 1981.  
(10) Ibid.  
(11) Ibid.

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Edward Charles Faber House  
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Ibid. Photograph Edward Charles Faber House c.1915.  
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Southern Oregon Historical Society, Medford, Or., 1989.  
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Jackson County Archives. 1913 map of Block #50, Central Point, Oregon.  
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\*67-11217, \*75-17893, \*78-20078, \*81-17046.  
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14 July 1981, 17 July 1981.

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Edward Charles Faber House  
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### VERBAL BOUNDARY DESCRIPTION

The nominated area is located in Section 3, Township 37, Quarter DD, Range 2 west of Willamette Meridian, in Central Point, Jackson County, Oregon. It is described as the whole of Tax Lot 8200, Block 50, Original Townsite of Central Point, Oregon. Jackson County Assessor's Map Ref. No. 372W03 DD 8200.

### BOUNDARY JUSTIFICATION

The nominated area is comprised of the full urban tax lot purchased by Central Point merchant Edward Charles Faber on June 20, 1910. Upon the property lies the historic residence of Edward Charles Faber which was built by Hathaway & Scott, Central Point contractors, and continuously occupied by Mr. Faber from early December, 1910 until his death on July 22, 1946.

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Edward Charles Faber House  
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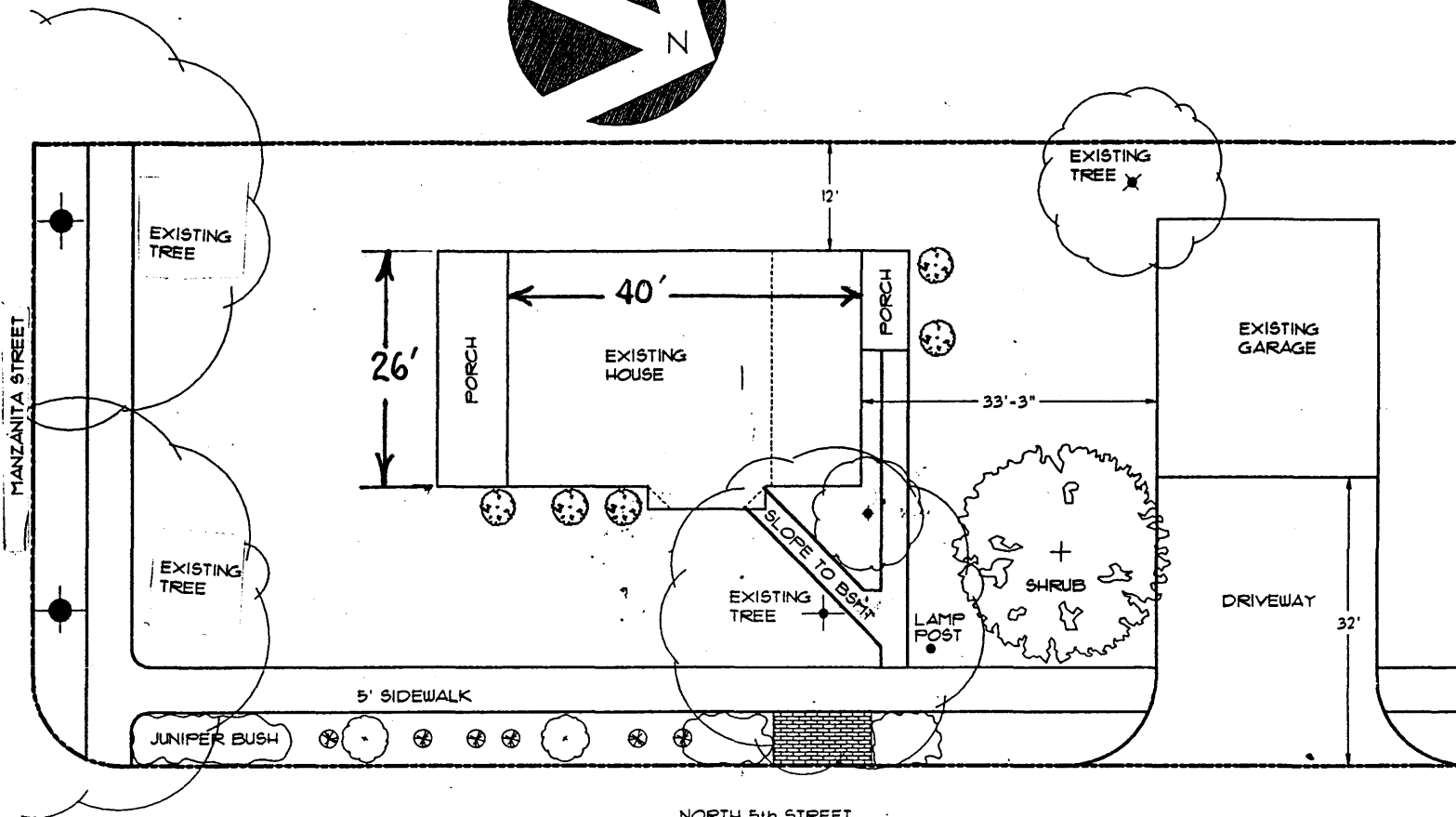
Jackson County, Oregon  
Assessor's map  
Reference #37-2W-3DD-8200



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NORTH 5th STREET  
**EXISTING SITE PLAN**  
SCALE: 1" = 20'

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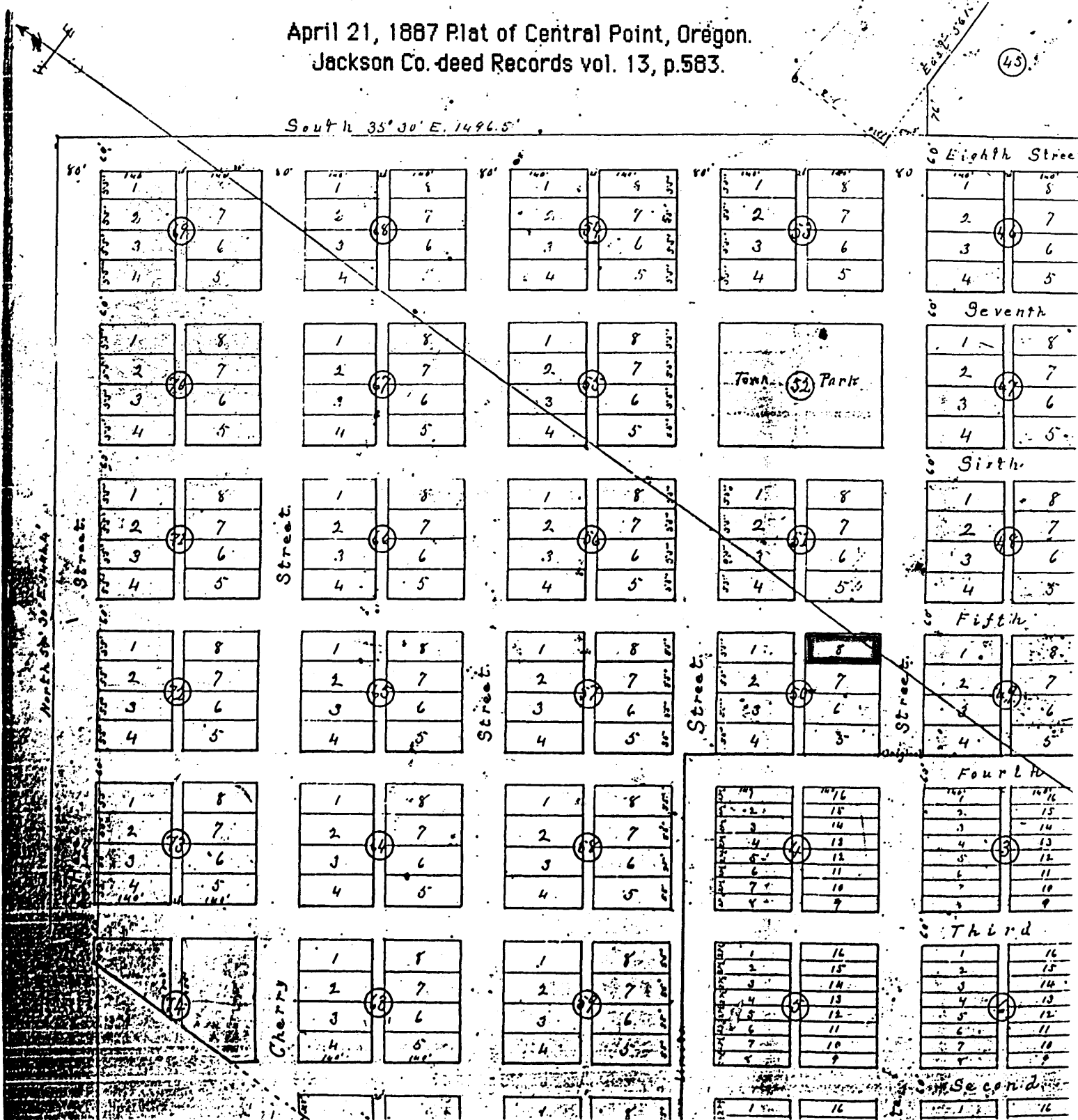
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April 21, 1867 Plat of Central Point, Oregon.  
Jackson Co. deed Records vol. 13, p.583.

South 35° 30' E. 1496.5'





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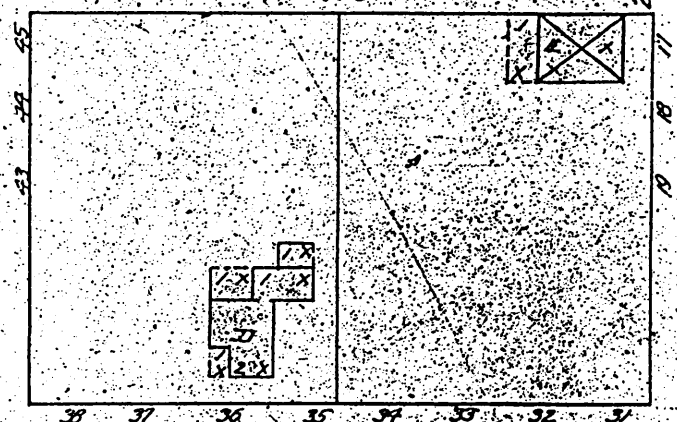
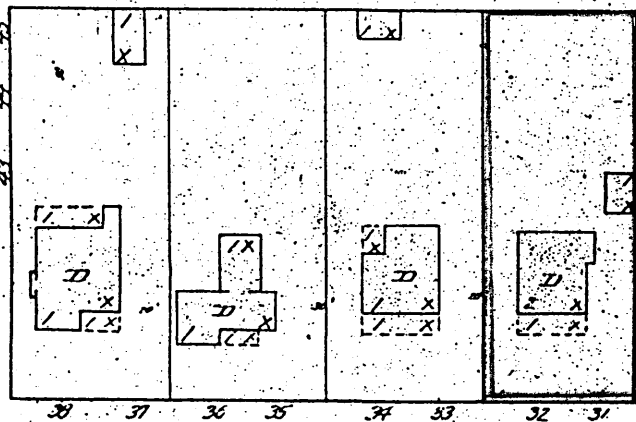
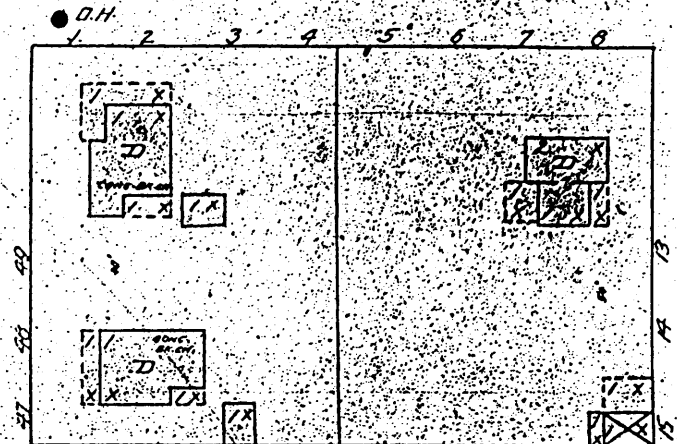
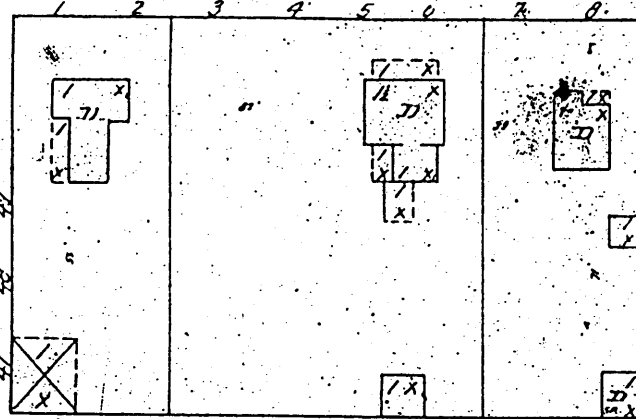
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Edward Charles Faber House  
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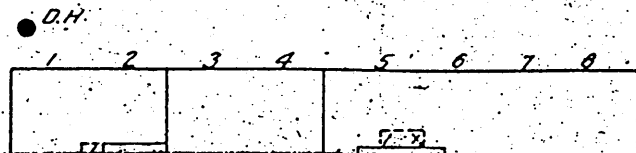
LAUREL

4" W. PIPE



MANZANITA

4" W. PIPE

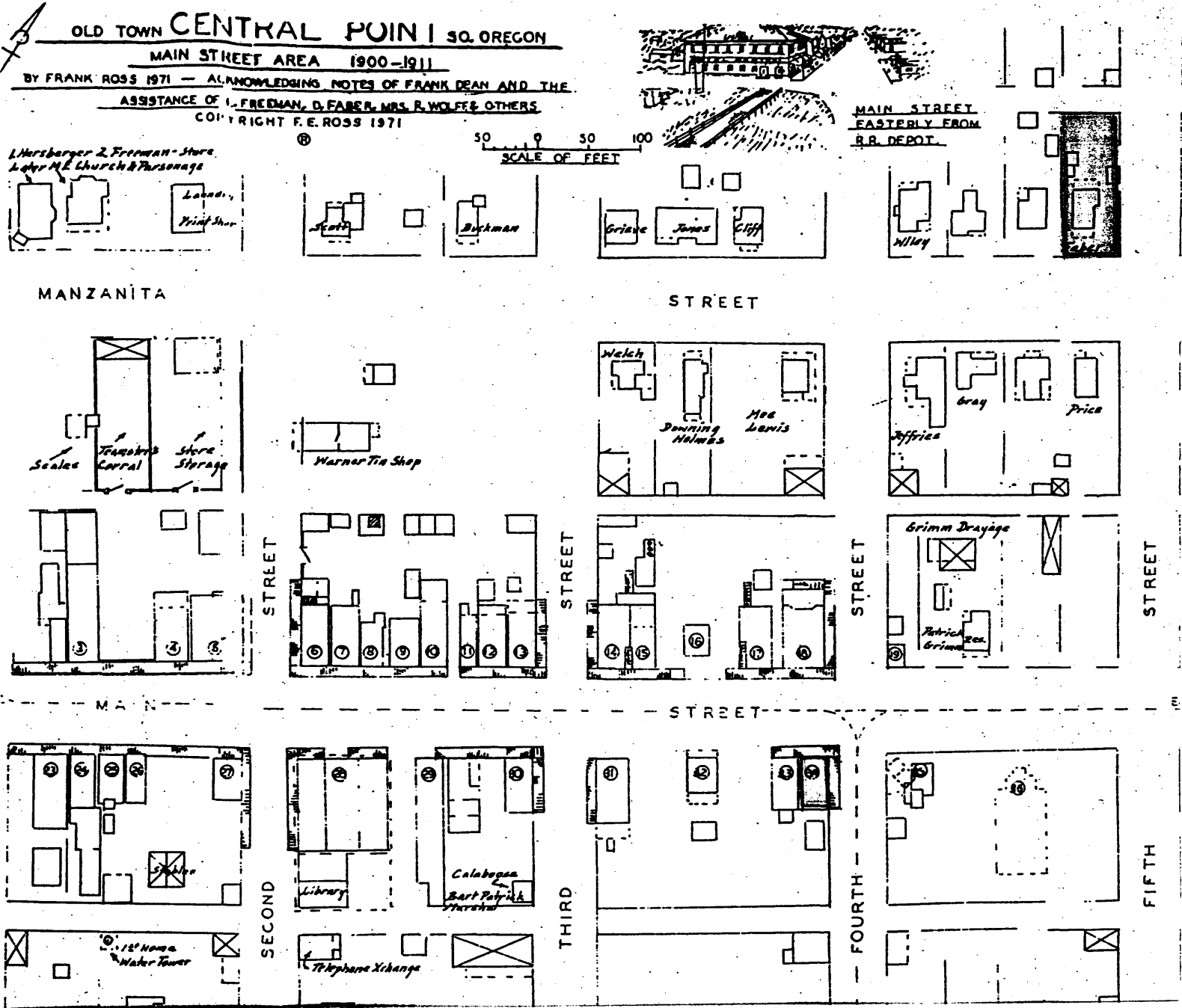


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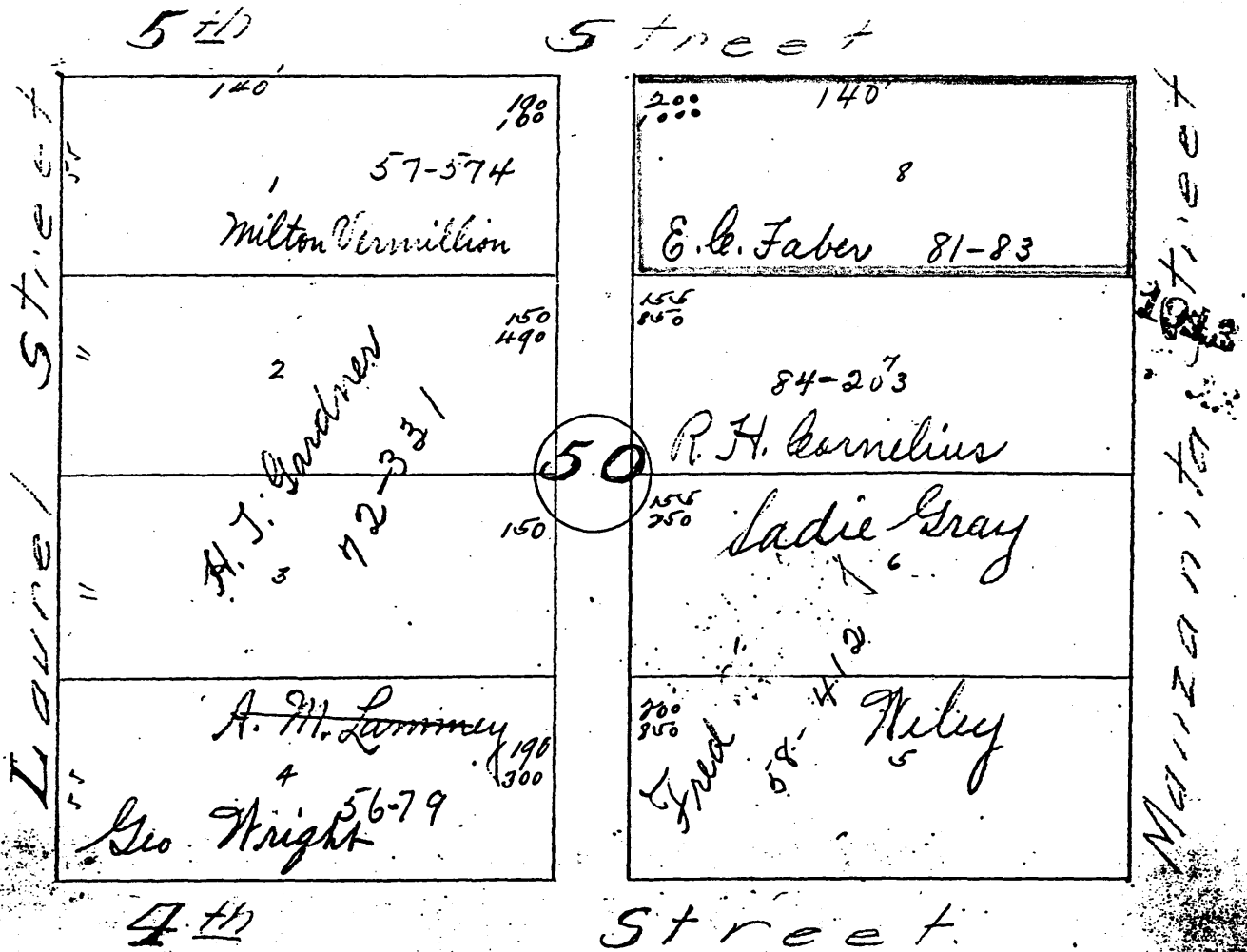
1911 Map of Central Point, Oregon. Original in Southern Oregon Historical Society archives, Medford, Oregon. Note E.C. Faber House on corner of 5th & Manzanita, and Faber store on the S.W. corner of 4th & Pine streets. (number 34)

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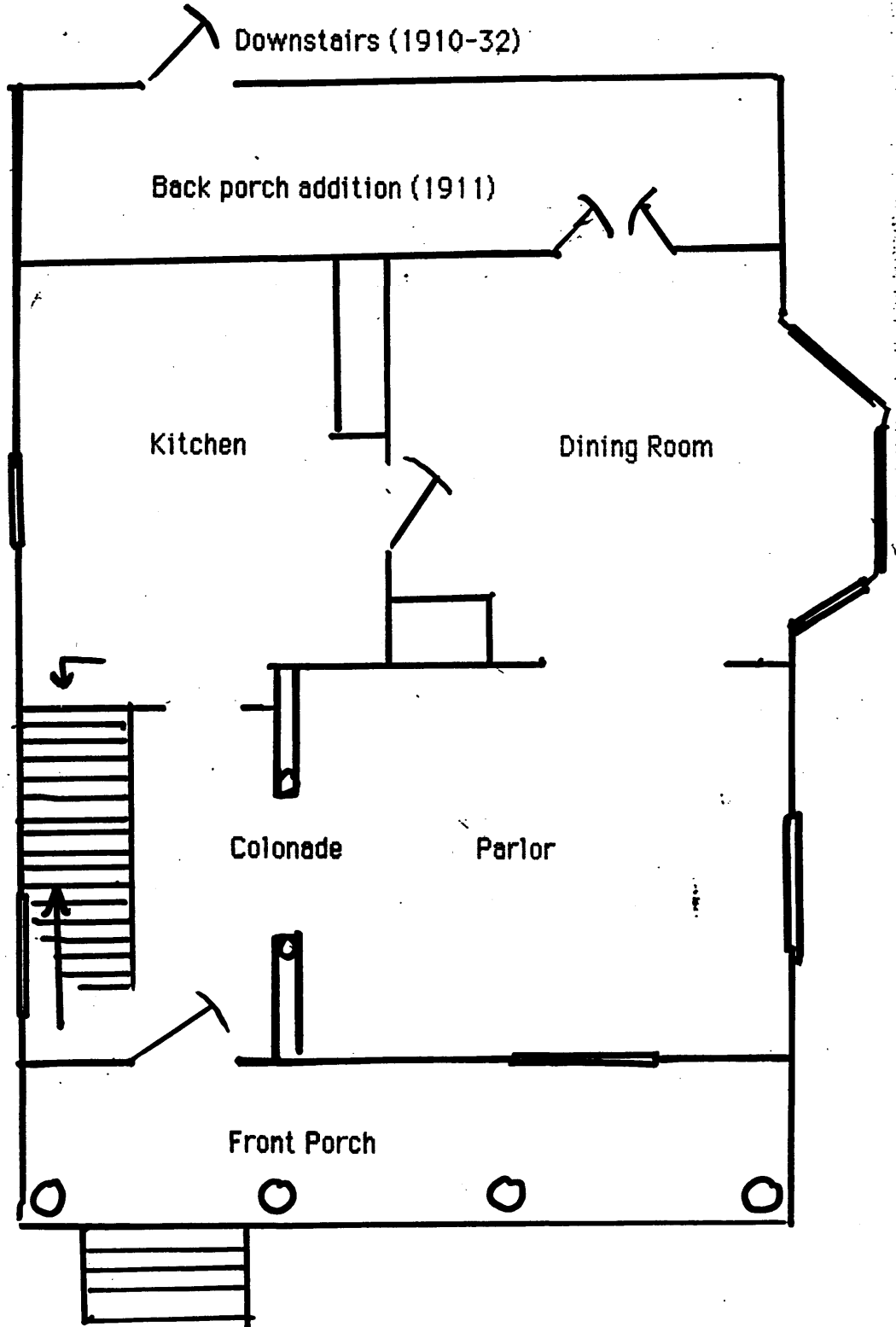
1913 Jackson County, Oregon Assessor's Map. Original in Jackson County Archives.

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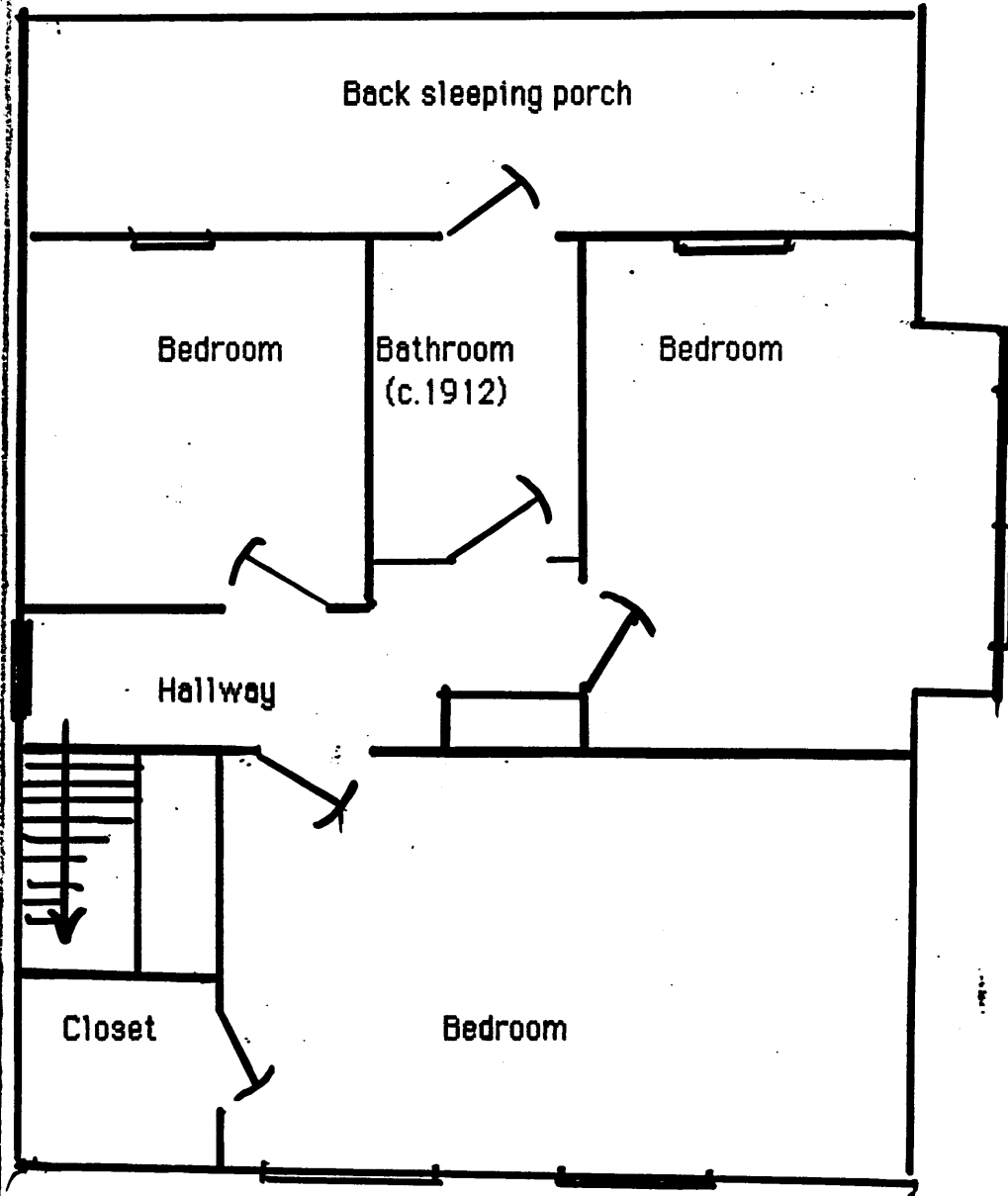
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Upstairs (c.1910-32)

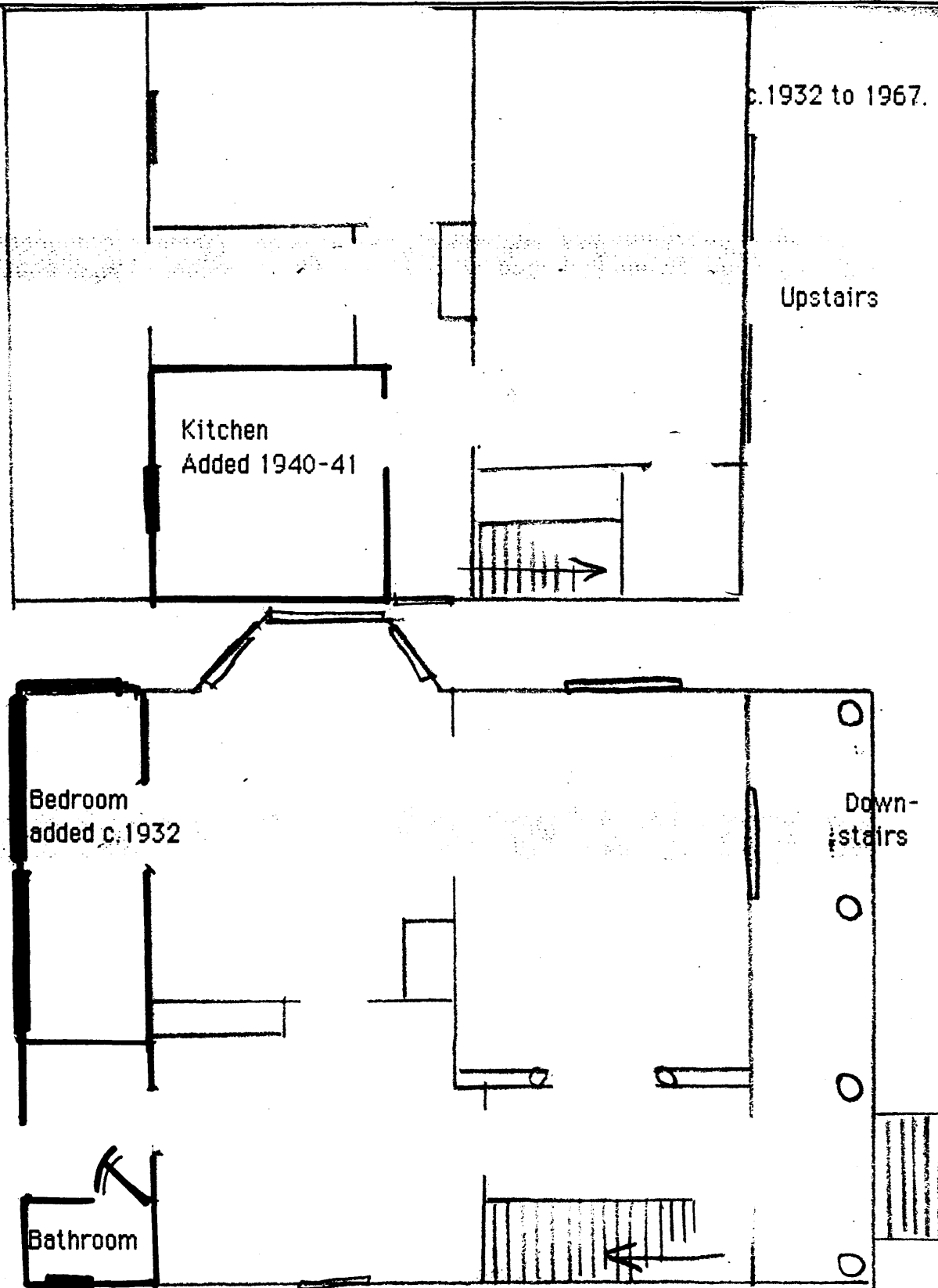


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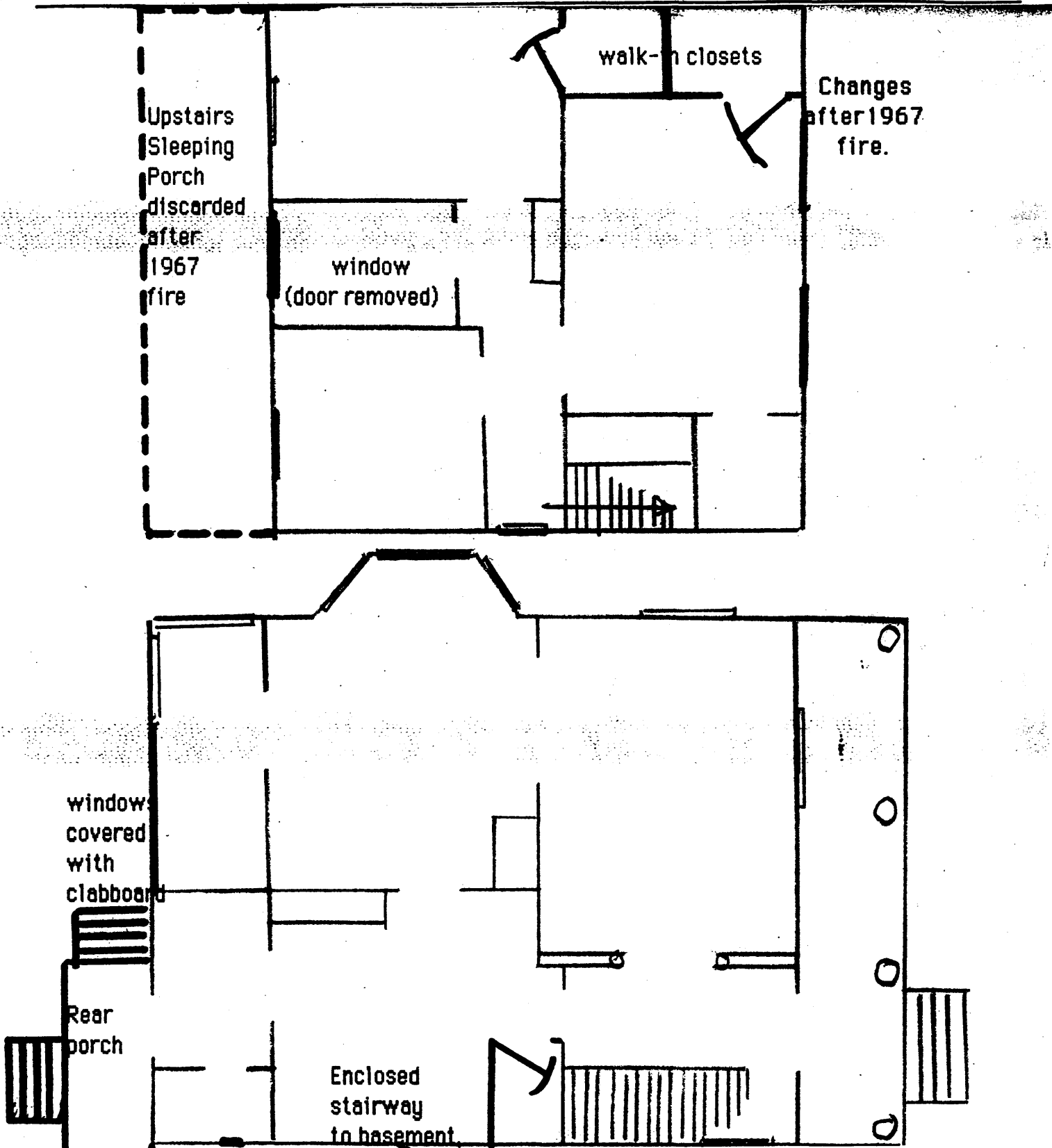


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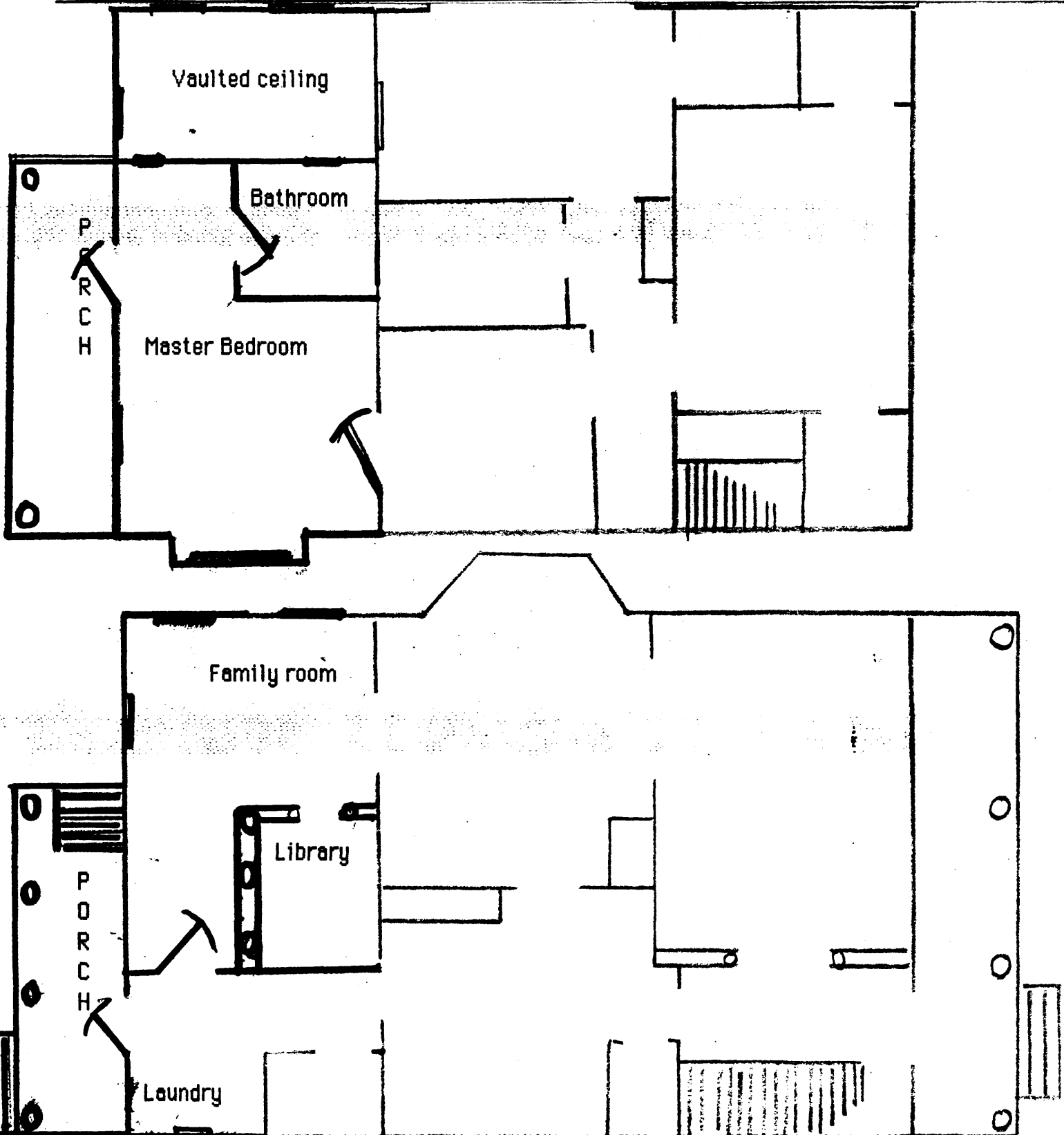


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**PHOTOGRAPHS**

Faber, Edward Charles, House (1910)  
445 Manzanita Street  
Central Point, Jackson County, Oregon

**Historic Views**

- 1 of 15 South and east elevations, c. 1915, with Everett and Donald, courtesy Leola Faber
- 2 of 15 Portrait, E. C. Faber, c. 1917, courtesy of Patsy Faber Stratton, Central Point
- 3 of 15 Faber family portrait, c. 1917, l.to right: Elizabeth, Everett, Frances, E.C., Donald
- 4 of 15 Donald Faber, 1927, Central Point High School, Southern Oregon Historical Society Neg. #12106
- 5 of 15 Central Point High School Honor Society, 1927, Donald Faber far right, Southern Oregon Historical Society Neg. #12097
- 6 of 15 E. C. Faber Dry Goods, Groceries, Shoes, Central Point, early 1920s, Southern Oregon Historical Society Neg. #12108

**Fire Damage and Repair - 1968-1970**

- 7 of 15 North elevation, c. 1968, following rear sleeping porch fire in 1967, courtesy Jackson County Assessor's Office
- 8 of 15 North elevation, c. 1970, following repair of north section, removal of sleeping porch

**Current Views - 1996**

David R. Gilmour, photographer  
445 Manzanita Street  
Central Point OR 97502

- 9 of 15 South (front) elevation
- 10 of 15 Close view of jettied gable, front elevation
- 11 of 15 Close view of slant bay on east face with sandwich bracket
- 12 of 15 Interior view of entry stair hall
- 13 of 15 Interior view of living room, looking west toward stair hall
- 14 of 15 Interior view of dining room
- 15 of 15 South and east elevations (street frontages)