

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received FEB 5 1987
date entered MAR 6 1987

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

1. Name

historic Lundburg, George H., House No. of contributing features: 1
and/or common Same No. of non-contributing features: 1

2. Location

street & number 404 NW "A" Street N/A not for publication
city, town Grants Pass N/A vicinity of Fourth Congressional District
state Oregon code 42 county Josephine code 033

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 checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Daniel Phillips
street & number 407 NE Sixth Street
city, town Grants Pass N/A vicinity of state Oregon 97526

5. Location of Legal Description

courthouse, registry of deeds, etc. Josephine County Courthouse
street & number Sixth Street
city, town Grants Pass state Oregon 97526

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 Oregon State Historic Preservation Office, 525 Trade Street SE
city, town Salem state Oregon 97310

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

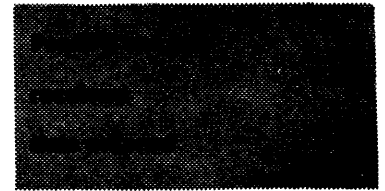
Describe the present and original (if known) physical appearance

The nominated building was constructed about 1914 as a private residence for George E. and Sallie Connor Lundburg. The large Craftsman style residence is situated on a double lot at the northwest corner of Third and A Streets in Grants Pass. The two-and-one-half story house is distinguished by a central dormer, wide eave overhangs and brackets, and by a projecting porch which is supported at each corner by three columns. The area surrounding the house is primarily residential in character. "A" Street is lined with mature trees and is distinguished by substantial older homes. In location, setting, design, materials and workmanship the exterior and interior of the Lundburg-Vannice House retains its integrity.

Located in Section 18, Township 36 South, Range 5 West, in Josephine County, Oregon, the house is a Craftsman style residence, squarish in plan and two-and-one-half stories in height. The ground plan measures 41 x 46 feet. It has a concrete foundation and contains a full daylight basement. Oriented to the south, the facade is composed symmetrically and distinguished by a central projecting one-story porch. A shallow second story polygonal bay is located directly above the porch, and a hipped-roof dormer is aligned above the central bay and entry. The main block of the house is covered with a hipped roof of composition material. Two interior concrete chimneys rise from the roof. Detached from the house on the north side of the lot is a hip-roofed, one-story frame garage which undoubtedly dates from the historic period but which is not particularly distinguished and is, therefore, not counted as a contributing feature.

The house is of frame construction and sheathed with horizontal wood siding. The south elevation and facade has large double-hung windows on both the first and second stories. The upper portions of the windows have beveled, leaded glass lights. Smaller windows flank the door which leads to the deck on the second story. The dormer contains two small rectangular windows. Clusters of three Roman Doric columns support each end of the porch roof which shelters the concrete steps and main entry. An enclosed rail forms a deck on the porch roof. Wide eave overhangs with decorative brackets surround the entire house, the dormer, and the porch. Boxed cornices, closed soffits and a frieze board complete the eave treatment. The wood front door has one large beveled glass light which is flanked by sidelights of similar design.

The east elevation has two windows of the common pattern on each level and one small window in the projecting dormer. The (continued)

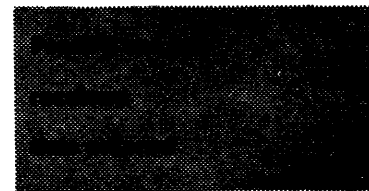
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daylight basement has narrow two-light windows. Siding and eave treatment remains consistent on all elevations. The north and rear elevation has two windows of the common pattern--one on each story--and three small windows. A partially screened sleeping porch projects on the western end of the elevation. A narrow open, shed-roofed porch has been added over the rear door. The west elevation has six large windows of the common pattern, and one small double-hung window. The one-story frame garage, constructed about the same time as the house, measures 24 feet by 24 feet, and has a concrete foundation and a hipped roof. A metal door has replaced original wooden doors.

The interior of the Lundburg-Vannice House is arranged on a central hall plan. The living room lies east of the hall, and the dining room, kitchen and breakfast room extend on the west side of the hall. A study is located immediately behind the central stair. A kitchen and bath comprise the rest of the first story. The second story includes four bedrooms, a large hall, sleeping porch and two baths. The half-story, or attic, has one large central bedroom and storage space. The basement has one central room, a laundry, wood room and canning rooms. Interior walls throughout the house are composed of lath and plaster; floors on the first and second stories are oak. Floors on the top half-floor are fir. Basement floors are concrete. Ceilings are 9'6" high on the first floor and 8'6" high on the second floor.

The central hall on the first floor is distinguished by a two-flight, dog-leg, closed string staircase with extensive vertical grain fir paneling. A columnar newell post, slender square balusters and plain handrail form the stair rail. Five foot high wainscoting sheaths lower wall surfaces in the main hall. A closet extends under the stair. The living room has built-in bookcases with bevelled leaded glass lights. Brass electric light fixtures with fluted glass shades remain intact. Four small light fixtures are located at the ceiling on the decorative fir beams. The fireplace has a rectangular opening, a brick surround and plain wood mantel shelf. A wide entry leads from the living room to the hall and is supported by truncated columns of vertical grained fir. Plain window and door trim topped by a cornice, and wide baseboards are used throughout the house. The dining room is distinguished by a two panel

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sliding door and a floor-to-ceiling fir built-in hutch with leaded glass cabinet doors and a bevelled glass mirror. Fir wainscoting surrounds the lower dining room walls. The stair rail on the second floor includes four full-round posts-- pilastered posts attach the rail to the wall. One bedroom has window seat. An interior back staircase leads from second floor to kitchen area.

With the exception of a bath installed in the western portion of the screened sleeping porch on the second floor, the interior of the Lundburg-Vannice House remains unchanged.

The lot is rectangular in shape with 120 feet of frontage on A Street and 136 feet on Third Street. The landscaped grounds include a wide expanse of lawn, shrubs and large shade trees. Five black locust trees line the front of the property on A Street, and mature maples trees extend along the property line on Third Street. Smaller trees, raised beds of shrubs and roses, and a holly hedge provide further planting. A driveway leads from Third Street to the detached garage. A cement walk leads from the sidewalk on A Street to the front steps and curves around the east elevation of the house toward the rear parking and the garage.

The resource, which has remained vacant for over two years, will be occupied by a law firm. The owners will extend available parking space by moving the holly hedge which borders the current parking area a few feet south leaving other plantings untouched. This adjustment will adequately increase space without compromising the landscape's character. Plans call for the house to be painted and the grounds to be maintained.

The Lundburg-Vannice House is unique physically and historically in Grants Pass. The resource retains its character and integrity and thereby contributes richly to the life of the community.

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/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1914 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The George Lundburg House occupies a tree-shaded double lot on NW "A" Street in Grants Pass, Oregon. Built in 1914, it is a large, two-and-one-half story, symmetrically-composed house which, with its hipped roof and clapboard siding, is a Colonial Revival version of the Craftsman type. Characteristic elements of the Craftsman style seen in the house are the overall mass and roof forms with generously-overhanging eaves carried on outriggers with shaped ends, the hip-roofed front dormer, and the interior woodwork and built-in cabinetry in the Arts and Crafts tradition. The Colonial Revival influence on this popular type is seen in the narrow clapboards, inset panels in corner boards, the wide, unadorned frieze board, the central, second-story polygonal bay window, and the classical columned porch. The property is significant, in the local context, under National Register Criterion C as a distinctively imposing high-style example of Craftsman architecture in an excellent state of preservation. The architect and builder are as yet unknown.

The house is secondarily significant under Criterion B as the residence most importantly associated with George Lundburg (1870–1920), lumberman and banker who through his real estate dealings contributed substantially to the upbuilding of Grants Pass in the period 1911–1920. Lundburg arrived in Grants Pass with his wife, the former Sallie Connor, in 1911 and started a lumber business. By 1914, the year in which he occupied his new house, he was a director of the First National Bank of Southern Oregon. Subsequently, he served as bank cashier and vice-president. He was active in community affairs as a member of the school board, park board and Chamber of Commerce. He had extensive real estate interests and built the Lundburg Building at 6th and E Streets in 1915. Development of the nominated property within the tiny eight-lot Lundburg subdivision coincided with the height of Lundburg's career and the period of the city's dramatic growth.

Grants Pass was a small stage station stop until 1883 when the Oregon and California Railroad built a depot on the northwest corner of Sixth and Front (G) Streets. Jonathan Bourne filed the town plat on December 10, 1883 and in 1886 Josephine County residents voted to establish the county seat at Grants Pass.¹ That year the town had 135 residences, 51 business houses, a courthouse and a jail. By 1900 the town served as a mining supply center and experienced a thriving economy. The population, which had numbered 1,432 in 1890, grew to 2,290 by 1900.² In the next decade, the town's population tripled as easterners and midwesterners came to invest in flourishing lumber and agricultural interests.

Extensive growth occurred in Grants Pass between 1900 and 1915 as nearby farm lands were developed by progressive farmers and orchardists. Josephine County, which had 557 farms in 1900, counted 855 farms in 1910.³ In the same year Grants Pass had three planing mills, three lumber yards and a box factory.⁴ As wealthy newcomers settled in Grants Pass, or as long-time residents achieved financial success, many fine residences were constructed north of the railroad tracks and west of Sixth Street. Between 1905 and 1915 lots along wide, tree-lined avenues were steadily purchased and developed. Among significant residences erected during this period were the Michael Clemens House at Third and A Street, (1905) and the George Calhoun home at Fifth and "A" Streets, (1909).⁵

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Grants Pass, Oregon

Quadrangle scale 1:62500

UTM References

A

1	0
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 Zone

4	7	3	1	0	0
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 Easting

4	6	9	9	0	5	0
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 Northing

B

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 Zone

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 Easting

--	--	--	--	--	--	--	--

 Northing

C

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 Zone

--	--	--	--	--	--

 Easting

--	--	--	--	--	--	--	--

 Northing

D

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 Zone

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 Easting

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 Northing

E

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 Zone

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 Easting

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 Northing

F

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 Zone

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 Easting

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 Northing

G

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 Zone

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 Easting

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 Northing

H

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 Zone

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 Easting

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 Northing

Verbal boundary description and justification The nominated area is located in Section 18, Township 36S, Range 5W, Willamette Meridian and is comprised of Lots 5 and 6 in Lundburg's subdivision of Lot 1 and Lot 2 of Block C in Bourne's Addition to Grants Pass, Josephine County, Oregon. It is otherwise described as Tax Lot 1700 in said location and measures 120 x 135 feet.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Kay Atwood

organization N/A date August 10, 1986

street & number 102 S. Pioneer Street telephone (503) 482-8714

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 

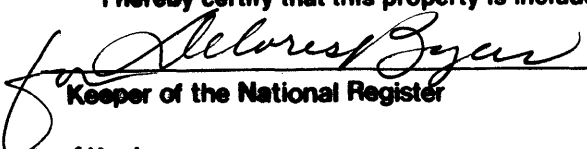
title Deputy State Historic Preservation Officer date January 27, 1987

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

~~entered in the~~
National Register

date 3-6-87


Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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In April, 1911, George E. Lundburg and his family arrived in Grants Pass. On April 21 they bought the southerly portion of Block C of Bourne's First Addition from C.G. Ament. (6) With this purchase Mr. Lundburg and his wife established the Lundburg Subdivision of Grants Pass. A bungalow was constructed for them in the eight-lot subdivision and was the family home until their large house on the corner of Third and A Streets was completed. (7) (The bungalow remains standing adjacent to the nominated property on the west, but because it was occupied comparatively briefly, it is less importantly associated with the Lundburgs than the nominated property.)

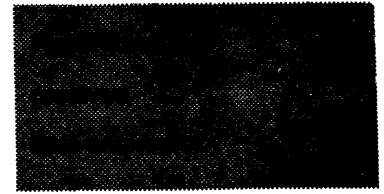
George E. Lundburg was born in Paxton, Illinois, on February 11, 1870 to Swedish parents. The family moved to Chicago where they lived until 1884 and then settled at Wayne, Nebraska. Here Lundburg completed high school as valedictorian of his class. After several years teaching in Wayne, he opened a mercantile business and later started a second store in Wakefield, Nebraska. George Lundburg and Sallie Connor were married in Chicago on April 7, 1897 and settled in Bloomfield, Nebraska where they established a third business. (8) The couple came west about 1910 and, after exploring opportunities in California, traveled north to Oregon early in 1911.

George Lundburg opened a lumber business soon after his arrival in Grants Pass and within three years was associated with the First National Bank of Southern Oregon as a director. Later positions included those of cashier and vice-president. Under his leadership the bank, which had given the first four acres for Riverside Park, donated a bandshell to the city. In addition to his positions at the First National Bank, George Lundburg was a member of the school board, the park board, the Chamber of Commerce and served on the board of Newman Methodist Church. He erected the Lundburg Building at Sixth and E Streets and held financial interest in several other Grants Pass properties. (9) At mid-day on August 23, 1920, Mr. Lundburg died suddenly at his home. Upon his death the Grants Pass Daily Courier commented:

"A community can ill afford to lose such men as George E. Lundburg. Upright, the soul of honor, progressive, public spirited, in the prime of his active business life, he filled a large part in the life of Grants Pass and of Southern Oregon. His passing is deeply regretted. .. the influence and the memory of George Lundburg will live long in Grants Pass. He was the ideal citizen." (10)

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Mrs. Sallie Connor Lundburg and their two children remained in the family home and Mrs. Lundburg retained a seat on the board of directors of the First National Bank. During her years of service--in April, 1937--the First National Bank of Portland purchased the Grants Pass bank. Mrs. Lundburg sold the family home in 1945 and moved to California where she died in 1959. (11)

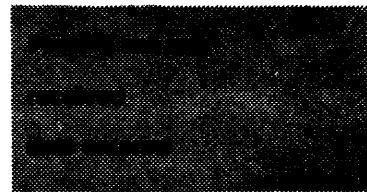
The new owner of the house, F.L. Vannice, was a longtime resident of Grants Pass. Born in 1879 in Bolivar, Missouri, Franklin Louis Vannice moved to Montana in 1900 to help Frank S. Jones and Frank Mashburn start a series of Golden Rule stores. Other businesses were established in Idaho, Washington and Oregon. Vannice first came to Grants Pass in 1905 to work with the Golden Rule. He spent five years in Klamath Falls with his brother establishing another Golden Rule store. In March, 1916 Frank Vannice returned to Grants Pass as part owner and manager of the company's local store. During his service with the Golden Rule fifty-six stores were sold to J.C. Penney Co. (The Grants Pass Golden Rule is the only remaining store begun by the original owners.) (12) After Mr. Vannice's death in 1959 his widow, Nellie Morey Vannice, lived in the home until late 1983. Although the Vannice family's tenure in the house at 404 A Street began after the pertinent period of historic significance, their important forty-year association with the home is readily recognized in Grants Pass.

In its location, size and appearance, the Lundburg-Vannice House successfully represents the theme of development in Grants Pass between 1905 and 1918. The Lundburg Subdivision contains two homes which housed the Lundburg family. This, their primary residence, was established at the height a period of economic growth. The building's large scale, extensive grounds and finely finished interior reflect George Lundburg's monetary and social success. He, like so many others, sought opportunity in Josephine County, found it and succeeded.

In the twenty block area from Second to Sixth Streets and from A to E Streets the Lundburg-Vannice House is unique in setting, style and scale. Three other Craftsman homes of similar appearance exist within this area but are of smaller size and simpler character. The resource retains its exterior and interior architectural characteristics and successfully conveys its

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historic associations. With the exception of a small shed-roofed porch over the back door and an added bathroom in one corner of a sleeping porch, the house remains unaltered. The resource stands on its original site and retains its integrity of location. The setting also remains intact. The large landscaped lot retains its original character and A Street continues to exist as a wide avenue lined with older residences. Integrity of materials and craftsmanship is evident on both the exterior and interior of the Lundburg-Vannice House and reveals the skill of the artisans who executed the construction. In its feeling and association the Lundburg-Vannice House evokes the sense of the period in which it gained historic significance and richly contributes to the quality of significant resources in Grants Pass.

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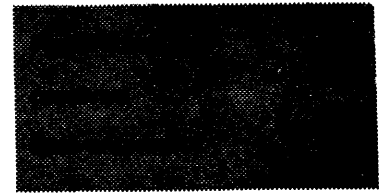


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1. Edna May Hill, 1979. JOSEPHINE COUNTY HISTORICAL HIGHLIGHTS, Volume II, (Grants Pass, Oregon: Josephine County Library, p. xv
2. Ibid.
3. Kay Atwood, 1984. JOSEPHINE COUNTY HISTORICAL RESOURCE INVENTORY, Volume II, (Grants Pass, Oregon: Josephine County Planning Office,) p. 6
4. Edna May Hill, 1979. JOSEPHINE COUNTY HISTORICAL HIGHLIGHTS, Volume II, (Grants Pass, Oregon: Josephine County Library, p. xv.
5. The George Calhoun House and the Michael Clemens House are listed on the National Register of Historic Places, the former in 1981 and the latter in 1982.
6. Josephine County Deed Records, Volume 38, page 28
7. Dorothy Lundburg Akselson, Walnut Creek, California, August 2, 1986. Mrs. Akselson is the daughter of George and Sallie Lundburg.
8. George E. Lundburg Obituary, Grants Pass Daily Courier, August 26, 1920, p. 2; Lundberg's L.B. Hall Funeral Home, Funeral Records.
9. Ibid. The Lundburg Building has been incorporated into a newer, larger structure on Sixth Street.
10. Grants Pass DAILY COURIER August 26, 1920, p. 2.
11. Dorothy Lundburg Akselson, Walnut Creek, California, August 2, 1986.
12. Evelyn Vannice, Grants Pass, Oregon, July 31, 1986. Mrs. Vannice is a daughter-in-law of F.L. and Nellie Vannice.

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Grants Pass Daily Courier, August 26, 1920.

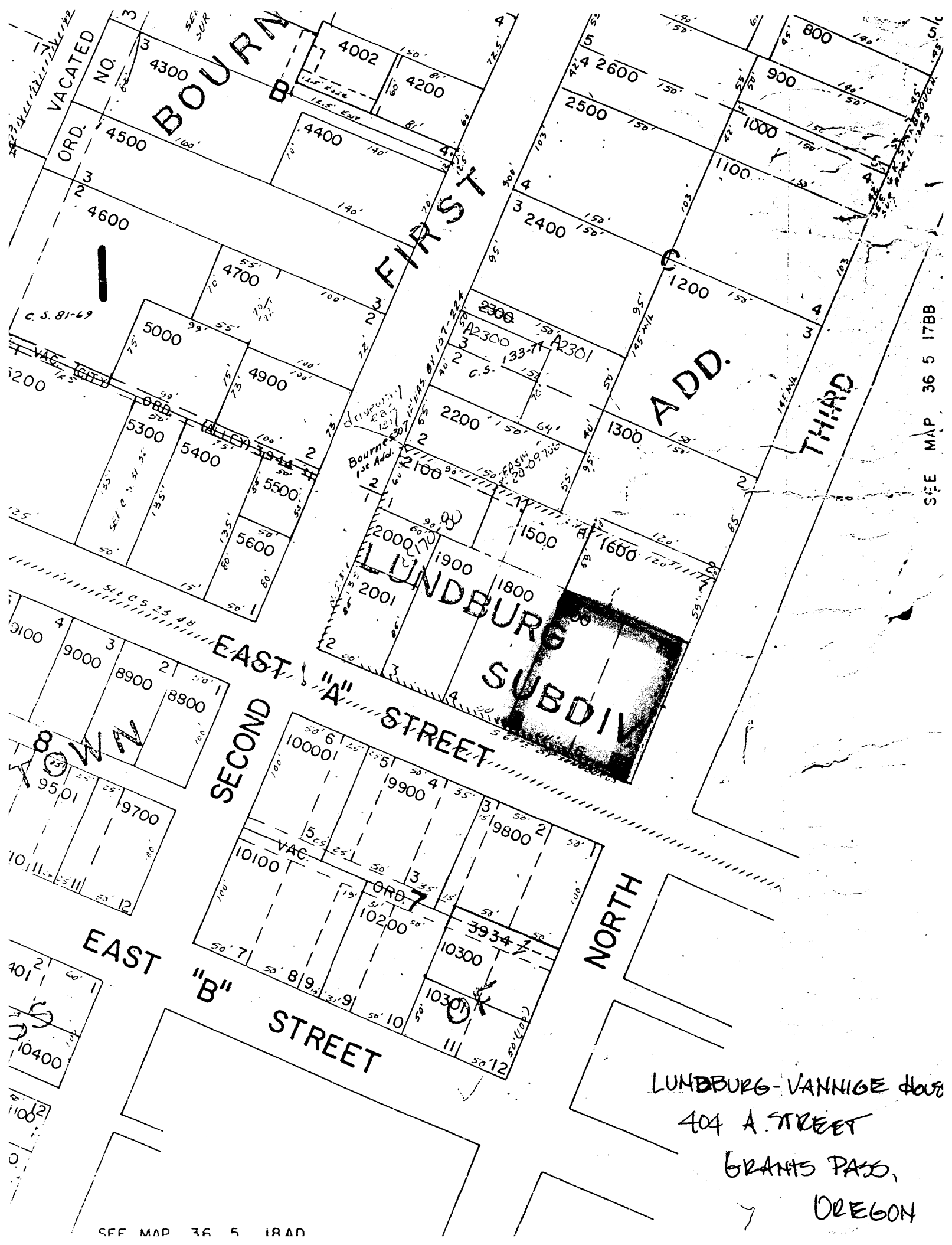
Hill, Edna May. 1979. Josephine County Historical Highlights, Volume II, Grants Pass, Oregon: Josephine County Library.

Josephine County Deed Records, Volume 38, page 28.

Vannice, Evelyne. Interview, Grants Pass, Oregon, July 31, 1986.

Akselson, Dorothy Lundburg. Walnut Creek, California, August 2, 1986.

Atwood, Kay. 1984. Josephine County Historical Resource Inventory, Volume II. Grants Pass, Oregon.



BOURNE

EAST FIRST

ADD.

THIRD

LUNDBURG SUBDIV

EAST 'A' STREET

SECOND STREET

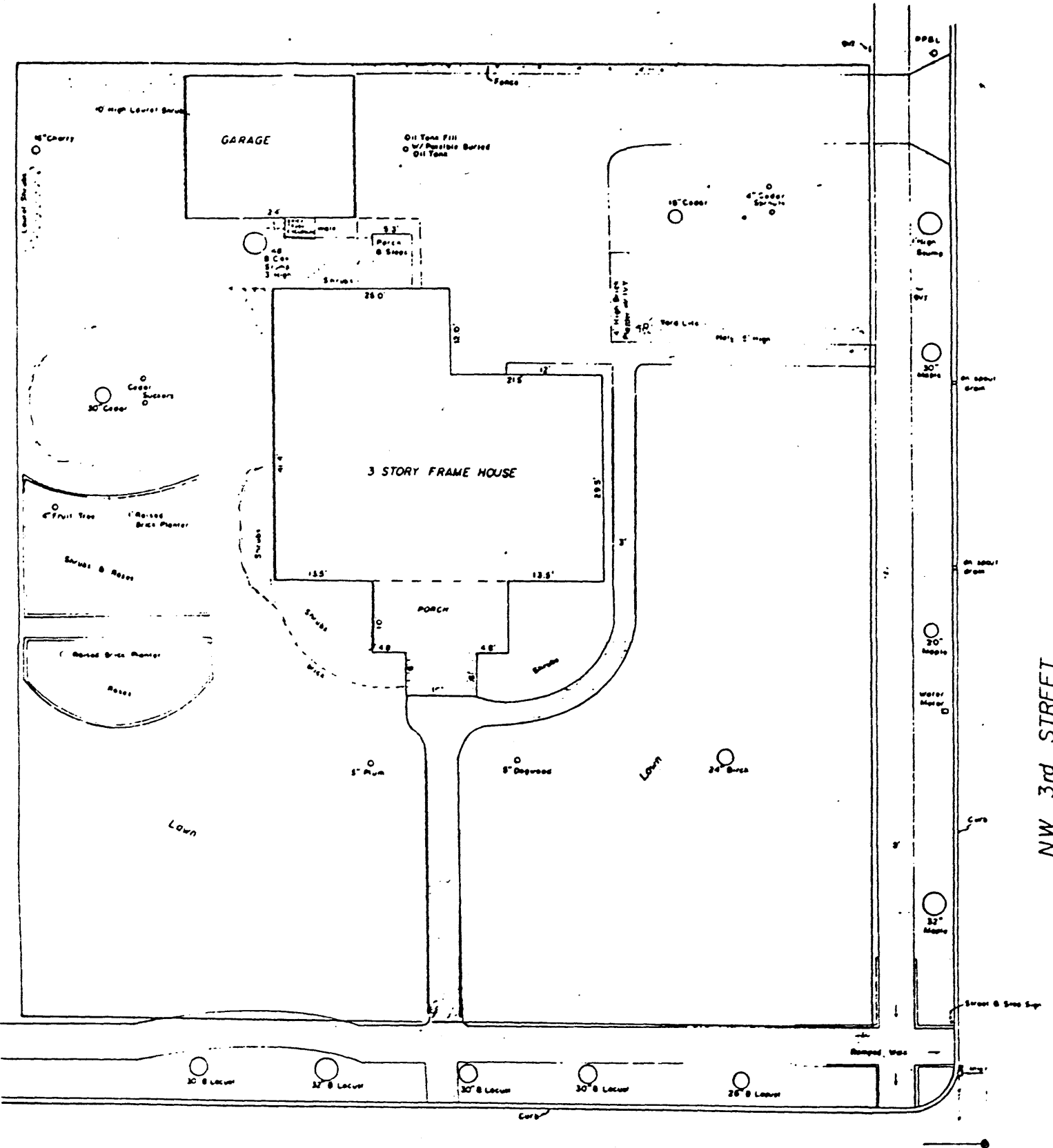
EAST 'B' STREET

STREET

NORTH

LUNDBURG-VANNIGE has
 404 A STREET
 GRANTS PASS,
 OREGON

SEE MAP 36 5 17BB



NW 3rd STREET