

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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 MEDFORD GENEVA-MINNESOTA HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Geneva and Minnesota streets, from E. Main to ^{Sts.} N/A not for publication
~~to Crater Lake Avenue~~

city or town Medford N/A vicinity

state Oregon code OR county Jackson code 029 zip code 97504

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 Hamrick December 1, 1993
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): _____

102 Signature of the Keeper Entered in the National Register Date of Action
James M. Repsley 1/21/94

Name of Property

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	
34	4	buildings
1		sites
		structures
		objects
35	4	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

None

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic;single dwelling

Transportation;road-related

Current Functions

(Enter categories from instructions)

Domestic;single dwelling

Transportation;road-related

7. Description

Architectural Classification

(Enter categories from instructions)

20th C./Amer. M;Bungalow/Craftsman

20th C./Revivals; Colonial Revival

Materials

(Enter categories from instructions)

foundation Concrete

walls Wood;Weatherboard

roof Asphalt

other Brick [chimneys],clinker brick

Narrative Description

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

Please see attached continuation sheets

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National Register of Historic Places Continuation Sheet

Section Number: 7 Page: 1 Geneva-Minnesota Historic District, Medford, OR

The Geneva-Minnesota Historic District is a compact residential area located to the east of the downtown Medford, Oregon business district. Developed in two primary phases, the first in 1911-1914 and the second in 1922-1924, the area's residences represent a homogenous collection of the "Bungalow," "Craftsman," and "Period Revival" styles that were dominate locally during each of these periods. The two streets share common developers and many of the houses, first built on speculation were constructed by the same individuals from common or similar plans. Remaining substantially intact, the thirty-eight separate tax lots that comprise the Geneva-Minnesota District contain only four non-contributing. The vast majority of the remaining properties, visually linked by the locally unique roadbed of Geneva Street and the raised concrete retaining walls of both streets, collectively represent one of southern Oregon's most intact early 20th century residential areas.

SETTING:

The Geneva-Minnesota District is an 8.13 acre area formed by the entire plats of the Humphrey-Knight and Humphrey-Andrews Additions to the City of Medford. The two rectangular parcels are located at right angles to each other, forming the "L-shaped," district that lines Geneva Street from East Main to an alleyway just south of Sherman, and the entire length of Minnesota Street between Geneva and Crater Lake Avenue. Five district properties (Sites 14 through 18) face Crater Lake Avenue on either side of its intersection with Minnesota. Two properties, (Sites 1 and 38) face East Main Street at the Geneva Street intersection.

Located in what was historically referred to as "the Eastside," the Geneva-Minnesota area is in that portion of the city of Medford east of Bear Creek. The District, located approximately .5 miles from the downtown Medford business core is situated upon the predominately flat plain that forms the floor the Rogue River Valley, particularly that portion bisected by Bear Creek, a tributary. Long a popular residential area, as East Main Street evolved into an arterial serving the growing residential districts that now stretch toward the foothills east of Medford, increased commercial activity located in the Geneva-Minnesota District vicinity. East Main Street now is one of predominately commercial and professional uses while the original residential buildings along Crater Lake are increasingly being converted to office space and other non-dwelling purposes.¹ To the immediate west of the district, Genesse Street is also faced with a growing

¹ A controversial late 1980s street widening of Crater Lake Avenue between Jackson and East Main Streets

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office conversion pattern while to the north, Sherman Street remains residential due to its lack of through access to either Crater Lake Avenue or Jackson Street, the next major north-south arterial.

DEVELOPMENT PERIOD

The area that would become the Geneva-Minnesota District was long used as agricultural lands beyond the eastern boundary of Medford. With the rapid expansion of the city's population in the 1900-1910 period, much of the area was annexed into the city proper and subdivided by real estate speculators into residential parcels. In September 1910 a group of landowners filed the first of the subject additions to the City of Medford. The "Humphrey-Knight" addition, comprising those lots with frontage along Geneva Street, was filed by William H. and L. Emma Humphrey and Clarence A. and Cora L. Knight, along with Henry and Elizabeth Humphrey (William's parents), W.H. and Margaret Canon, Mary E. Roberts, W.R. and Olive Bullock, and Lou D. Jones. Three months later W.H. and L. Emma Humphrey, along with Edward M. and Caddie L. Andrews, filed the "Humphrey-Andrews" addition, containing the lots facing Minnesota Street. Andrews, along with both the younger and elder Humphreys, was a real estate agent as well as a resident of the area. The 1910 census shows Andrews living at what is now 35 Crater Lake Avenue (Site 15) while the Humphrey family lived at 815 East Main (Site 1).

In response to the rapid population growth that resulted from Medford's "Orchard Boom," the city undertook an extensive paving campaign in the 1909-1912 period. Funded by local property owner assessments, streets, water and sewer were the initial step in the many Eastside residential developments during this period. Following the dedication of right-of-way to the city for roads, the various individuals involved with the two subject additions petitioned the Medford City Council to pave and improve the Geneva-Minnesota area. In November 1910, the Medford City Council Minutes report the "Deed of Mr. Humphrey for parcel of land for street and road purposed was presented and read," documenting the creation of Geneva Street.² In May 1911, the Minnesota right-of-way was similarly granted to the City.³ By April 1911 new sewer and

resulted in the loss of frontage and the removal of many large trees, substantially impacting the formerly residential character of the portion of the district that faces this roadway.

² Medford City Council Minutes, 18-November-1910.

³ Medford City Council Minutes, 3-May-1911.

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water lines had been laid to the area and Geneva Street's "Brickolithic" paving had completed by the Bise and Foss Paving Company.

The design and construction of the Geneva Street roadbed served as a character defining feature that established the unique qualities of the area as distinct from the many other developments that occurred in Medford during the 1910-1912 boom period. Please refer to Site 39 for additional information. Augmenting the paving of Geneva Street itself are the extensive original site developments that provide a setting for the nominated structures themselves.

Because of the fact that both Geneva avenue (*sic*) and Minnesota street were deep cut before being paved gives the lawns an excellent chance to be terraced and thus beauty is added not alone to the lawns but as well to the bungalows built on the surrounding lots. A cement retaining wall, one and a half feet high, will be put in at the sidewalk level and from that a four-foot terraced lawn will be built. B.F. Fifer has the contract for all of the Humphrey bungalows.⁵

With only a single exception, all of the original retaining walls remain in use and clearly add to the distinctive character of the District.

ARCHITECTURAL STYLES:

Built in an area that was predominately open agricultural lands, only three of the nominated properties have been identified as pre-dating the original development period the Geneva-Minnesota District. Architecturally, the Chessmore-Andrews House (Site 15) represents a very elaborate example of the Stick or Eastlake Styles as utilized in rural farm residences of the late 19th Century. Site 17, the Sweet-Bullock House (c.1898) and Site 1, the Mann-Humphrey House (c.1910) are more vernacular in design.

⁴ "Paving Completed on Two Streets," *Medford Sun*, 4-April-1911, 1:1.

⁵ "East Medford is Awakening," *Medford Mail Tribune*, 31-January-1911, 6:1.

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Those structures dating from the first development period, including virtually all of the properties fronting on Geneva Street (Sites 4 to 7, and 25 through 37) are universally of either the "Bungalow" or "Craftsman" styles, both popular residential idioms used extensively during the first two decades of this century. While the exact design sources for these buildings remains unknown it is clear that they derive from "planbook" designs. Similarities between the structures indicated the presence of a limited number of basic designs, mildly altered and re-used throughout the first period of development. Compare, for example the bungalow design used repetitively for Sites 18, 23, and 25. Similarly, the larger two-story "Craftsman" styling used for the majority of properties on Geneva Street appears based on two or three basic plan types, replicated or used in mirror-image for various individual structures. While Sites 32 and 33 appear to be virtually identical, Sites 31 and 37, although detailed in somewhat different fashion, clearly stem from a common design.⁶

Properties developed during the second phase of development within the Geneva-Minnesota District, predominately those built facing Minnesota Street (Sites 9-13, 19 and 20) and the two dwellings designed for the McKee brothers on Geneva (Sites 2 and 3) represent a more sophisticated design approach. Most of these properties are the work of local architect Frank Chamberlain Clark and exhibit the elements commonly referred to as "Historic Period" styles. Elements of Colonial architecture, such as Doric columns, arched-top windows with delicate muntin patterns, grand, symmetrical, entryways with large doors and flanking sidelights at all typical features of these homes.

Only two of the structures within the district deviate substantially from the general development pattern. Both replace earlier buildings lost to demolition or fire. Site 34, built following the destruction of a Craftsman-style house, unfortunately disrupts the otherwise uniform two-story streetscape of Geneva south of Minnesota with a small minimal eave style house that has a certain modest colonial appearance. Site 38, at the extreme edge of the district facing East Main is a well-designed modern office building that, while substantially at odds with the overall character of the district, is far enough removed and oriented outward that it does not unnecessarily impact the area's integrity.

⁶ Please refer to Section 8 for additional commentary on the source of the plans used along the east-facing side of Geneva Street.

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CONSTRUCTION:

Information on the individual structures comprising the G Street Historic District follows. [Please refer to District Map for location keyed by ID numbers]

ID No: 001

Historic Name: **H. Humphrey-Mann House**

Address: **815 East Main**

Year Built: **c.1910**

Legal: **37S-1W-30AB, Tax Lot 12800**

Humphrey-Knight Addn, Block 1, Lot(s) portion 11

Architect:

Style: **Colonial Revival**

Builder(s):

Secondary Contributing

The H. Humphrey-Mann House is a two-story wood-frame structure with a gable roof and offset front porch. Original horizontal wood drop siding survives as do the 6/1 wood sash double-hung windows. A central three-part brick chimney remains. A flat-roof single story wing augments the main volume to the east. The 1911 Sanborn Fire Insurance Maps depict a two-story dwelling of somewhat different configuration than the present structure although it is at least possible that a subsequent remodel incorporated that dwelling into the present configuration. John Mann, following his acquisition of the house, reportedly undertook extensive renovations.

The 1910 Polk City Directory lists this address as the residence of Henry Humphrey, as well as his son W.H., both developers of the Geneva-Minnesota area. A Mark Humphrey, probably another son, as well as an additional boarder are also listed.⁷ Humphrey resided here until 1915-1916 when the house was occupied by a family named Coleman. By the mid-1920s John C. Mann, owner of Mann's Department Store in downtown Medford, had moved here from their house at 27 Geneva (See Site 34). The Mann Family, long prominent in the area, remained in the structure until the early 1950s. By the 1960s the house had been converted to professional medical offices and remains in that use today.

Moderate alterations to the original design of the structure, predominately associated with the change to office use, detract from its integrity. The original arched-roof porch canopy has been replaced by the present gable with doric columns and the wooden shutters flanking the windows have been removed. The flat-roofed covered porch area to the east has been enclosed with T-111 siding. A small lawn area is all that survives of the residential-era landscape as most of the lot is now paved for parking use.

⁷ Janet Mann Crawford, personal communication with the author, 24-February-1993. Mrs. Crawford is Mann's daughter and was raised in the house.

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ID No: 002

Historic Name: **Donald McKee House/Colony Club**

Address: **8 Geneva**

Year Built: c. 1922

Legal: **37S-1W-30AB, Tax Lot 12900**

Humphrey-Knight Addn, Block 1, Lot(s) portion 11

Architect: **Clark, Frank Chamberlain**

Builder(s): **Unknown**

Style: **Colonial**

Primary Contributing

Originally built for Donald McKee, since 1928 this structure has been used as the meeting house of the Colony Club, a prominent women's association in the Medford area. One and one-half stories high, the wood-frame gable roof structure is distinguished by its well-detailed gable dormers, open eave returns and arch-topped windows. A small oval window, to the left of the doric-columned entryway, is highly detailed with a "lace-type" muntin pattern and four keystones. Architect Frank Clark's longtime partner, Robert Keeney, remarked on this detail by stating,

There's a beautiful little window here, to the left of the front door. I've always admired that. And this entrance, the whole entrance detail, is lovely. Beautiful details. Real refined character to it.⁸

Mature landscaping surrounds the D. McKee-Colony Club with a full perimeter hedge, established trees, Nandina and camellia bushes. The house remains essentially as constructed and is well-maintained.

Donald McKee arrived in Medford along with his brother, Paul, to manage the California-Oregon Power Company when that concern's headquarters were moved to Medford from San Francisco in 1921. John McKee, Paul and Donald's father, was a major figure in the Bay Area investors group that at the time owned COPCO, the so-called "pioneer power provider" in the southern Oregon-northern California area. After building this elaborate dwelling to compliment his brother's house next door, Donald McKee remained in the Medford-area only short time. In 1925 he sold a portion of his property to his brother and apparently returned to California.⁹ Three years later the house itself was sold to the Colony Club for \$8,000.00. "Sixteen Club members contributed the money for the down payment of \$1541.00. Thereafter, monthly payments of \$50.00 were made until November, 1936 when the mortgage was paid off."¹⁰

The Colony Club was originally founded in 1911 as a counterpart to the "University Club" an organization where "the men of the fruit ranch colony spent much of their time whenever in Medford....When the wives or sisters of the ranchers came to town for shopping and marketing, they

⁸ Robert J. Keeney. *Oral History Interview, OH-121b*. Southern Oregon Historical Society, 34.

⁹ Jackson County Deeds [JCD] 158:33, 15-January-1925.

¹⁰ Grace Andrews Fiero. *Report on the Colony Club, 1965*. Unpublished manuscript in the collection of the Southern Oregon Historical Society, 2.

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had to wait for their men folk in the lobby of the old Nash Hotel. Often this was quite annoying; so, in self-defense, it was decided to organize a club where the ladies could play bridge, read, etc., while waiting...."¹¹ After moving from a variety of meeting places, including the Garnett-Cory/Liberty Building (NRHP, 1911) and the Cargill Court apartments (NRHP, 1917, now demolished), the Colony Club acquired its permanent home on Geneva Street. Today, the Colony Club remains a highly regarded social and charitable institution in the Medford area, its members numbering many of the city's earliest and most influential residents. The Colony Club is active in a variety of projects including support for the local fund-raising drives of organizations such as the American Red Cross, the YMCA, and Girl Scouts.

ID No: 003

Historic Name: **Paul McKee-William Lydiard House**

Year Built: 1921

Address: 16 Geneva

Legal: 37S-1W-30AB, Tax Lot 13000

Humphrey-Knight Addn, Block 1, Lot(s) s. por 9, 10 and n. por 11

Architect: **Unknown** (prob. Clark, Frank Chamberlain)

Builder(s): **Unknown**

Style: **Bungalow**

Primary Contributing

A one and one-half story wood frame structure, the Paul McKee-Lydiard House has a gable roof with a central gable dormer above a distinctive front entrance. Large windows, predominately 8-light wood casements set in pairs, line the entire north and west elevations in an almost continuous band. A pergola, or trellis, is located to the south, overlooking a garden area. An entrant porch faces the concrete driveway that the structure shares with 22 Geneva, to the north. A matching garage is located behind the northeast corner of the main structure. While no historic photographs of this house were located it appears relatively unchanged from its original design. Built in 1921, in early November of that year the local newspaper reported;

The fine new home of Mr. and Mrs. C.A. Knight on Geneva street has just been sold to Paul B. McKee, general manager of the California-Oregon Power Company, who will arrive here with his family with the next two weeks from San Francisco and move into it.¹²

Although apparently constructed by Knight, there is no indication that Knight, one of the area's developers, actually ever lived here. Paul McKee remained a highly respected leader in the private power industry, retiring as the President of Pacific Power and Light in 1966 after many years of service in that position. In 1926 precursor to his move to Brazil, where he helped to develop that nation's power system, McKee resigned his COPCO position and left the Medford area. "Under McKee's direction the power company has been built up from a relatively small concern with an

¹¹ Ibid, 1.

¹² *Medford Mail Tribune*, 2-November-1921m 1:2.

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investment in physical properties of about \$4-500,000 to its present investment of more than \$21,000,000."¹³ City directories indicate that McKee retained ownership of the house, which he rented, at least in one case to another COPCO employee, until 1932.¹⁴ By 1935 the house had become the residence of William and Jane Lydiard. William Lydiard, in partnership with W.A. Gates (see Site 14) was part-owner of the "Grocereria" market.

This is the new style grocery, where you wait on yourself and pay the cashier as you go out, the goods all being arranged conveniently for the public and prices marking plain figures. This is the first grocery of the kind in Southern Oregon and one of the few in the state.¹⁵

Lydiard who had long been involved with various grocery businesses in Medford, remained with the prosperous Grocereria chain until his death in 1937. His widow, Jane C. Lydiard, assumed his role in the company, serving as its vice-president. Mrs. Lydiard continued to reside in the Geneva Street house until the 1950s.

ID No: 004

Historic Name: **W.H. Humphrey-Roberts House**

Address: 22 Geneva

Year Built: 1912-13

Legal: 37S-1W-30AB, Tax Lot 13100

Humphrey-Knight Addn, Block 1, Lot(s) n. por. 9, 8

Architect:

Builder(s): Fifer, B.F.

Style: **Craftsman**

Primary Contributing

Built as a component of the first development phase on Geneva Street by Henry and William Humphrey, this one and one-story wood-frame dwelling has a prominent hipped dormer facing the street and an L-shaped screen porch that wraps the southwest corner. Siding is original shingle, mixed with double-drop in horizontal bands that divide the facade into sections. Heavy eave brackets, a flared foundation skirting, and "cottage-style" casement windows of multiple lights over a larger single pane set in groups are all typical elements of the Craftsman Style. The W.H. Humphrey-Roberts House is the southernmost of the structures on the east side of Geneva Avenue to be built above the street grade and thus is fronted by the concrete retaining wall and flight of stairs that serve as defining features of the area. A matching gable-roof garage (altered by a modern roll-up door), sits at the southeast property corner, sharing a concrete driveway with 16 Geneva.

Likely built on speculation, the subject dwelling was first occupied by William H. Humphrey, one of the area developers. By 1919 the house had been purchased by George and Blanche Roberts.

¹³ "Paul McKee Resigns as Copco Head," *Medford Mail Tribune*, 5-September-1926, 1:8.

¹⁴ JCD 189:585-6, Paul and Dorothy McKee to John B. Coleman, 2-January 1932.

¹⁵ "Grocereria Opens Here Tomorrow," *Medford Mail Tribune*, 19-November-1920, 3:3.

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Roberts, a long-respected local attorney, was a noted trial lawyer and jurist who figured prominently in a wide variety of cases. Admitted to the Oregon Bar in 1912, Roberts served as a special prosecutor in the famed DeAutremont "Tunnel 13" train robbery case of the late 1920s. Roberts served as legal counsel for COPCO for many years and was later made a member of the company's Board of Directors, retaining his seat on the Pacific Power and Light board following COPCO's merger with that organization in 1961. In 1929 Roberts commissioned architect Frank Clark to design a new family home on Crown Avenue and moved from the subject property. Subsequent owners include Thomas H. Mills, an assistant manager of the Owens-Oregon Lumber Company, a precursor to the present-day MEDCO Corporation, still one of the largest employers in the Rogue Valley.

ID No: 005

Historic Name: **Mitchell-Boyle House**

Address: **28 Geneva**

Architect:

Style: **Craftsman**

Year Built: **1912**

Legal: **37S-1W-30AB, Tax Lot 13200**

Humphrey-Knight Addn, Block 1, Lot(s) 7

Builder(s): **Fifer, B.F.**

Primary Contributing

Like the Humphrey-Roberts House, above, 28 Geneva Street was built on speculation by William and Henry Humphrey as part of the original area development. A one and one-half story wood frame dwelling, the structure is distinguished by the inset double gable dormer that dominates the primary elevation. Siding is original double-drop with multiple-light cottage windows. Modifications include the enclosure of the left front porch c.1928 to accommodate a grand piano.¹⁶ The Mitchell-Boyle House retains its original battered window trim with raked head casings, and simple eave brackets typical of the style. The original wood-frame garage, in poor condition, survives at the northeast property corner in very poor condition. The narrow concrete driveway is shared with 32 Geneva Street, to the north.

The original owner of the house after the developers were John W. and Phoebe Mitchell who purchased the property from Henry Humphrey in 1912, perhaps contingent upon construction of the dwelling.¹⁷ John Mitchell was a respected local businessman as the owner of Mitchell Auto and Wagon Works, an area implement dealer and blacksmith shop. By 1923, Mitchell was the owner of the Standard Manufacturing Company producing the "Mitchell Ladder" and patent incubators. The company was located on "Mitchell Way," named in his honor by the Medford City Council. "Mr. Mitchell was almost overcome with pride this forenoon when he learned of the councilmanic action, which was a total surprise to him."¹⁸ In 1922 ownership of the Mitchell house on Geneva was

¹⁶ Gertrude Boyle Drew, personal communication with the author. 19-March-1993.

¹⁷ JCD 105:94, 19-April-1912. This deed was not filed until 1914.

¹⁸ "Council Names New Street in North Medford," *Medford Mail Tribune*, 7-February-1923, 5:6. "Mitchell

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transferred to Marvin Mitchell, the couple's son, although his parents apparently at the address until its 1930 sale to John C. and Nina Boyle.¹⁹

John C. Boyle was a noted engineer serving as the Chief of Engineering for COPCO when he, his wife, and their two daughters returned to Medford from Klamath Falls in 1930. Boyle, born in Siskiyou County, California has been credited with designing every single hydroelectric generating facility built in the southern Oregon-northern California period for the first 60 years of the region's commercial power generation history. Prominently associated with the North Umpqua Hydroelectric Project in Douglas County and the Klamath Basin Project, the latter was renamed in his honor in 1963, upon his retirement.²⁰ Boyle recorded his recollections of hydroelectric development in southern Oregon in two books, *Toketee* and *Fifty Years on the Klamath*, that remain pivotal references in documenting that area of the region's history. In 1937, after renting the house for a time to Karl Janouch, Supervisor of the Rogue River National Forest, the Boyles sold the Geneva Street property to an automobile distributor, Walter W. Abbey, and moved to another Medford residence.²¹ Subsequent owners of 28 Geneva include Frank W. Humphrey, a prominent automobile dealer in the Medford area.

The Mitchell-Boyle House remains substantially intact to its original design and appearance. The original concrete retaining wall and entry steps have been replaced with a pebble-finish wall that is stepped back from the street, deviating from the common placement of the remainder of the block, somewhat impacting the uniform nature of this side of Geneva. However this does not seriously diminish the structure's ability to successfully convey its original development.

Way," apparently an small alley connecting North Central and North Bartlett Streets no longer survives on city maps.

¹⁹ See JCD 178:293, 5-July-1922 and JCD 184:587, 14-October-1930.

²⁰ Following COPCO's 1961 merger, Boyle was again working in association with Paul McKee, former President of COPCO and Geneva Street resident. It was McKee who authorized the renaming of the Klamath River facility the John C. Boyle Hydroelectric Project in honor of his half-century of service to the southern Oregon region.

²¹ See "Geneva Street Home is Bought by Abbey," *Medford Mail Tribune*, 14-May-1937, 8:2. The Boyle's moved to 1917 East Main Street, a house listed in the NRHP in 1982 as the "Frank Chamberlain House" after its first owner and architect.

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ID No: 006

Historic Name: **William & Elizabeth Bates House**

Address: **32 Geneva**

Year Built: 1912

Legal: **37S-1W-30AB, Tax Lot 13300**

Humphrey-Knight Addn, Block 1, Lot(s) 6

Architect:

Builder(s): **Fifer, B.F.**

Style: **Bungalow**

Primary Contributing

A one and one-half story gable roof bungalow, the William and Elizabeth Bates House has a front facing gable design that is considerably less imposing on the primary elevation than the larger houses to the south. With its full front porch and battered wood columns, the Bates House is of a modest bungalow design. The property is raised above street level behind a concrete retaining wall. A garage to the rear is accessed via the steep concrete driveway shared with 28 Geneva.

Built in 1912 by B.F. Fifer for the Humphreys, the subject property was first sold by Henry Humphrey to Julia Doubleday, in 1913.²² Four years later the property was sold to William and Elizabeth Bates.²³ William Bates was a partner in the well-known Bates Brother's barber shop, along with his four brothers, Jim, Henry and Clarence. Jim Bates had first opened a Medford barber shop in 1891 and by 1911, joined by the rest of the family, the six-chair Bates Brothers barber shop had become a prominent fixture at the corner of Main and Front streets in downtown Medford. After first renting the property out, William and Elizabeth Bates moved into in the early 1920s and remained there for the remainder of their lives. The house remained in the family until the early 1960s. The Bates' had no children of their own and, according to at least one early area resident, valued their privacy. The wrought iron fence at the perimeter of the property was reportedly built to keep the many area children off the couple's prized lawn.²⁴

One of the first properties to have been built by the Humphrey's during Geneva's initial development, the William and Elizabeth Bates House is essentially unaltered from its original exterior appearance. It remains an important element within the Geneva-Minnesota District.

²² JCD 101:163, 7-July-1913.

²³ JCD 116:160, 26-October-1913.

²⁴ Mary M. Larson, personal communication with the author. 3-March-1993. Mrs. Larson, daughter of Raymond Miksche, grew up at 813 Minnesota.

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ID No: 007

Historic Name: **Tarbell-Miller House**

Address: **38 Geneva**

Year Built: **1912**

Legal: **37S-1W-30AB, Tax Lot 13400**

Humphrey-Knight Addn, Block 1, Lot(s) 5

Architect:

Style: **Bungalow**

Builder(s): **Fifer, B.F.**

Primary Contributing

A front-facing, one and one-half-story, gable roof structure in the bungalow style, the Tarbell-Miller House was constructed in 1912 as one of the original dwellings on the east-facing side of Geneva. Distinguished by its offset open front porch, the house retains its original double-drop and shingle sidings, brick porch supports and battered-frame window trim. The multiple light wood windows, predominately double-hung sash, have been covered with aluminum storm windows, one of the few alterations from the original design. An original stuccoed concrete garage, facing Minnesota Street to the northeast behind the main home, survives as do the concrete perimeter retaining wall and steps.

Construction of the Tarbell-Miller House apparently began in Spring 1912, being one of the structures included in the 20-March newspaper report detailing the building activity on Geneva Street.²⁵ In 1914, Grace P. and William Tarbell purchased the property from Humphrey although they lived here for only a short time.²⁶ By 1916 city directories list Frank and Myrtle Miller, employed as "farmers," as residents and assessors office information shows them as the property owners as well. Subsequent owners or renters included A.L. Hill, of the First National Bank of Medford who lived here during the early 1920s. The 1926 wedding of one of Hill's daughters to a West Point cadet, complete with an honor guard holding cross-sabers as the couple descended the house's front porch, was an cherished event in the area's social memory.²⁷

Prominently sited within the district, the Tarbell-Miller House retains high integrity to its original design and appearance. Despite the lack of any long time association with a particular family or individual, the house is an important visual feature within the heart of the Geneva-Minnesota district.

²⁵ *Medford Mail Tribune*, 20-March-1912, 5:2.

²⁶ JCD 102:88, 12-May-1914.

²⁷ Sam Richardson, Jr., personal communication with the author, 22-March-1993.

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ID No: 008

Historic Name: **Newton-Edwards House**

Address: **822 Minnesota**

Year Built: 1929

Legal: 37S-1W-30AB, Tax Lot 13500

Humphrey-Andrews Addn, Block 2, Lot(s) 10

Builder(s): **Newton, J.H. [attrib.]**

Secondary Contributing

Architect:

Style: **Historic Period**

Completed in 1929, the Edwards House was the last of the first generation dwellings constructed in the Geneva-Minnesota District. A single story, wood frame, structure, the building is distinguished by a gable roof, 6" wide horizontal siding and the arched-front porch entry to a recessed door. A matching gable-roof garage survives at the rear of the concrete driveway. The site of the Edwards House is raised above street level behind a concrete retaining wall, typical of the area's development.

Although its parcel was actively traded during the late 1910s and early 1920s, no construction activity occurred on this narrow site, the only single-width lot on the north-facing side of Minnesota, until its purchase by J.H. and Bertha Newton in 1929.²⁸ Newton, a local carpenter, obtained a \$3850 mortgage from Jackson County Building and Loan that same month, presumably for construction of the subject house. Newton lost the house and by October 1930 it reverted to the mortgage holder. 1930 City Directories list Albert E. and Vera B. Edwards as the residents. Mr. Edwards was employed as the Assistant District Sales Manager of the Standard Oil Company, a position in which he was often transferred. As a result, the Edwards family lived at this location for less than two years.²⁹ By 1935 Harry and Ruth Hart resided here. No long term occupant can be accurately associated with the property.

A modest structure as compared to its neighbors, the Edwards House retains high integrity to its original design. Its siting and landscape features, as well as its mature gardens and architectural character, contribute to the homogeneous qualities of the district.

²⁸ William and Elizabeth Bates to J.H. and Bertha Newton, Certificate of Title #4037, 21-March-1929. Bates resided around the corner on Geneva Street, see Site 6.

²⁹ C. Keith Edwards, personal communication with the author, 22-March-1993.

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ID No: 009

Historic Name: **George Porter House**

Year Built: 1922

Address: **826 Minnesota**

Legal: **37S-1W-30AB, Tax Lot 13600**

Humphrey-Andrews Addn, Block 2, Lot(s) 9, w. 1/2 lot 8

Architect: **Clark, Frank Chamberlain**

Builder(s):

Style: **Historic Period**

Primary Contributing

Constructed in 1922 as a part of the second major building phase in the Geneva-Minnesota District, the George Porter House was designed by local architect Frank Chamberlain Clark. Originally a single story structure, the house is distinguished by its unusual open-gable front porch with an arched opening and paired doric columns. Oversized dentil-like projections line the soffit. Double drop siding, flared at the foundation skirt, massively-scaled eave returns and multiple-light windows in three-part groupings all remain from original construction. Located upon a raised site, behind the concrete retaining wall typical of the Minnesota development, the Porter House site is well landscaped with mature plantings, particularly the huge conifer to the northwest of the house. A hipped-roof garage is located to the rear east, accessed via the concrete driveway the property shares with 828 Minnesota. Some evidence suggests an historic addition to the rear although this has not been confirmed. Family members report under Porter Family ownership that house was always painted white with a fire engine red front door.³⁰ An open porch, formerly located at the extreme northeast corner, was enclosed post-1949. In the 1982 survey of architect Clark's works, the Porter House was designated as Site 40 and ranked secondary.

George Watts Porter, the original owner of the subject property, was the owner and president of the Porter Lumber Company, a large local concern. Porter arrived in Medford with his parents in 1888, lived on East Main Street just outside the Geneva-Minnesota District boundary, and was educated in the local school system. After rising to the position of foreman of the Big Pines Lumber Company, owned by H.A. Thierolf (see Site 10), Porter left after 18 years and started his own firm, an action which ultimately lead, at least in part to Thierolf's selling the Minnesota Street house that shared a drive with his former employee.³¹ Porter was active politically, serving as both a city councilman and, from 1934 to 1937 as Medford's mayor. He died at age 86 at the Minnesota Street house.³²

³⁰ Izola Theis, personal communication with the author, 23-March-1993. Mrs. Theis grew up "just down the street" from her Uncle George and Aunt Maude Porter.

³¹ Roland A. Hubbard, personal communication with the author, 24-February-1993. Mr. Hubbard, now 96 years old, lived at three of the nominated structures from 1918 to the early 1950s, one of which he had built for his family in 1922. His active memory and far-reaching firsthand recollections of the events and personalities that shaped the Geneva-Minnesota District were invaluable in the preparation of this nomination.

³² See *Capitol's Who's Who, 1948-1948*, (Portland, Capitol Publishing Co., 1949), 451 and "George W. Porter," (Obituary), *Medford Mail Tribune*, 9-October-1969.

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Substantially intact from its original construction, the Porter House was severely damaged by an electrical fire on 12-August-1992. Beginning in the attic, the Fire Department report notes "the entire roof was involved," and much of the interior was damaged as well. Bomar Construction, of Medford, was hired to rebuild the damaged portions, using matching double drop siding and rebuilding the exterior decorative features to maintain consistency with the original design.³³ The original footprint was retained, the sole exterior change being a slight rise to the ridge line visible from the front elevation, required by local building officials to meet current head-height standards in the upper bedroom area. While deviating slightly from its historic appearance, the Porter House nevertheless retains sufficient integrity to its original design to accurately reflect both its original period of construction and the associations for which it is significant.

ID No: 010

Historic Name: **H.A. Thierolf House**

Year Built: 1922

Address: **828 Minnesota**

Legal: **37S-1W-30AB, Tax Lot 13700**

Humphrey-Andrews Addn, Block 2, Lot(s) 9, w. 1/2 lot 8

Architect: **Clark, Frank Chamberlain**

Builder(s):

Style: **Historic Period; Colonial**

Primary Contributing

The Henry A. Thierolf House was constructed in 1922, one of the four houses designed by local architect Frank C. Clark that were built on Minnesota Street that year. In March 1922 the local newspaper reported that "...Bert Thierolf will build a \$6000 home following the New England colonial style of architecture..."³⁴ A one and one-half story gable-roof structure, the Thierolf House presents a rather formal facade to the street with arched-top windows in its twin gable dormers and a highly detailed entry flanked by three-part window groupings. Other decorative elements include soffits detailed with over-sized "dentil" like projections and a fan window that lights the small gable which extends to the west. A matching garage is located to the rear.

Henry Albert "Bert" Thierolf, a highly regarded local businessman and civic leader, was the owner and president of the Big Pines Lumber Company of Medford. Big Pines was described as "...the oldest and leading building supply firm in Medford."³⁵ A comparatively short time after construction of the subject property, the Thierolf family moved to a larger home of the same design on Oakdale Street.³⁶ In the early 1930s, George F. and Della Phythian purchased the Minnesota property. Mr. Phythian headed the construction department of COPCO. In 1937 the house was sold

³³ Mike Knotz, personal communication with the author, 23-March-1993.

³⁴ "Spend Quarter Million New Bldgs. in City," *Medford Mail Tribune*, 9-March-1922, 8:1-2.

³⁵ *Capitol's Who's Who in Oregon*, 1948-49., 550.

³⁶ R. B. Thierolf, personal communication with the author, 17-February-1993. The Oakdale House, also designed by architect Clark, is now listed in the NR as a primary element of the Oakdale Historic District. See comments in Site 9, the George Porter House, above, regarding Thierolf's move from Minnesota Street.

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to Roland Hubbard, who moved across the street from his previous residence at 831 Minnesota (See Site 20).³⁷

The Thierolf House retains considerable integrity to its original design. Historic photographs reveal a small balustrade atop the flat-roofed porch that no longer survives, having been removed in the early 1950s. Few other alterations deviate from the structure's early appearance. In 1982 the house was included in the inventory of architect Frank Clark's works as Site 41 and ranked of "Primary" significance. In setting, design and materials, the Thierolf House is an important structure within both the Geneva-Minnesota District and the larger Medford-area context as a whole.

ID No: **011**

Historic Name: **George & Dora Gates House**

Address: **830 Minnesota**

Year Built: **1923**

Legal: **37S-1W-30AB, Tax Lot 13800**

Humphrey-Andrews Addn, Block 2, Lot(s) 6, w. 1/2 lot 7

Architect:

Builder(s):

Style: **Historic Period**

Primary Contributing

Built in 1923, the gable-roof, wood frame dwelling known as the George and Dora Gates House is sided with wood shingles. Windows are 6/1 double hung with plain trim. An arched entry porch is similar to that of the George Porter House (Site 9). An early open veranda, located at the northwest corner has been removed and some windows have been altered from the original design. Dormers to the rear were added during Gates' ownership. The original matching garage is located to the rear.

The subject property was acquired by George and Dora Gates in 1923 and, following the assumption of two mortgages, the house was built as the family's home.³⁸ George Gates, the eldest child of Charles E. "Pop" and Leah Gates (See Site 33), worked first in his father's Ford agency and later established Gates Furniture, a successful local company. The Gates family resided in the house until 1953, moving to the Plaza Apartments.³⁹ George died in 1957. Fred and Mary Lorish, the next owners, of the subject property, bought in 1953 and lived here for many years.

The George and Dora Gates House retains sufficient integrity to its original appearance, use of materials and construction to relate its original construction. The George and Dora Gates House remains a significant visual element within the Geneva-Minnesota District.

³⁷ Roland Hubbard, op. cit.

³⁸ See Certificate of Title 3059, 3-December-1923 and Mortgage documents 7235 and 7693 for a total of \$7,000.

³⁹ Philip Gates, personal communication with the author, 27-February-1993. See also JCD 388:256.

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ID No: 012

Historic Name: **L. Mann-Larison House**

Year Built: 1923

Address: **832 Minnesota**

Legal: **37S-1W-30AB, Tax Lot 13900**

Humphrey-Andrews Addn, Block 2, Lot(s) w. 1/2 lot 4, w. 35' lot 4

Architect:

Builder(s):

Style: **Bungalow**

Primary Contributing

A comparatively modest single story, gable roof, bungalow, the Mann-Larison House was built circa Spring 1923. The structure is bilaterally symmetrical around the central gable roof front porch with open board decorations in the gable end. Siding is original double-drop and windows are 6/1 "Cottage" style double hung, set in pairs. A single decorative chimney and protruding blocks, roughly approximating ceiling joists, are also present.

In April 1923 Lawrence C. and Frances Mann purchased the subject property and obtained a \$3000 mortgage from the State of Oregon, probably as part of the popular Veteran's program, for construction of the subject property. Lawrence Mann (no relation to John C. Mann, see Sites 1 and 27) worked for many years as a pharmacist in Medford. In 1921 he and his wife left Medford and moved north where he attended a two-year graduate pharmacy program.⁴⁰ In 1923, upon his return, he entered into a partnership with longtime Medford druggist, Fred L. Heath and Heath's son, Fred Jr.

Larry Mann, who for the last three years has been inserting pep in the Heath organization attended the University of Oregon and during the world war served as a captain and instructor in the aviation corps. Larry is a registered pharmacist and prominent in local fraternal orders and one of the leading young business men of Medford.⁴¹

Upon their return to the Rogue Valley, the Manns apparently built this home. For unknown reasons, Mann had left the area by the early 1930s, moving to Portland. In 1935 a Herbert Hussong, a statistician with COPCO, and his wife Glenna were living here. In September 1935 another COPCO employee, Charles O. Larison, and his wife Kathryn, purchased the property. Mrs. Larison continues to reside here at this writing.

The Mann-Larison House retains high integrity to its original appearance. Of modest design, it remains consistent with the overall pattern of the neighborhood and substantially contributes to the uniform quality of the Geneva-Minnesota District.

⁴⁰ *Medford Mail Tribune*, 29-August-1921, 2:2.

⁴¹ "Heath's Drug Co. is Reorganized," *Medford Mail Tribune*, 15-February-1923, 7:5.

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ID No: 013

Historic Name: **Barber-Riddell House**

Year Built: 1922

Address: **836 Minnesota**

Legal: **37S-1W-30AB, Tax Lot 14000**

Humphrey-Andrews Addn, Block 2, Lot(s) w. 15' lot 4, lot 3

Architect:

Builder(s):

Style: **Bungalow**

Primary Contributing

Built in 1922, the Barber-Riddell House is a one and one-half story wood-frame dwelling with a gable roof and 6" wide horizontal siding. Cottage style 3/1 casement windows are placed in pairs or larger groupings. An entrant porch, below the main roof line, is at the northwest corner while a more formal side entry faces the concrete driveway that runs along the east elevation toward a matching rear garage. Cornerboards, large eave brackets and a three-part brick chimney also add to the design.

The subject property was acquired by Dr. M.C. and Theresa Barber in March 1921.⁴² Martin Barber was a local physician and surgeon, first establishing his Medford practice in 1911.⁴³ The couple's son, an aviator during WWI, was killed in battle and Medford's first municipal airport was named in his honor. In 1922, as a part of the boom in construction along Minnesota, the local paper reported "Dr. M.C. Barber recently completed a \$6600 home in this section" in reference to the subject property.⁴⁴ For unknown reasons the Barbers left Medford only a short time after construction of the house and moved to Portland. In 1924 another area doctor, E.G. Riddell, a dentist, purchased the property and the family lived here for many years.⁴⁵ In the 1950s the property was owned by the Floreys and was later used as a rental.⁴⁶

The Barber-Riddell House retains high integrity to its original design, use of materials, and appearance. Effectively conveying the associations for which it is significant, the structure remains an important element in the visual character of the Geneva-Minnesota District.

⁴² Certificate of Title #2702, 25-March-1921.

⁴³ Kay Atwood, *An Honorable History*. (Medford, Oregon: Jackson County Medical Society, 1985), 139.

⁴⁴ "Biggest Building Boom History of Medford," *Medford Mail Tribune*, 9-June-1921, "Prosperity Issue," Section 4, 2:1.

⁴⁵ Certificate of Title #3081, 9-February-1924.

⁴⁶ Carol Harbison, personal communication with the author, 19-March-1993.

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ID No: 014

Historic Name: **William & Anna Gates House**

Address: **31 Crater Lake Ave**

Year Built: c. 1916

Legal: **37S-1W-30AB, Tax Lot 14100**

Humphrey-Andrews Addn, Block 2, Lot(s) 2

Architect:

Builder(s):

Style: **Bungalow**

Secondary Contributing

Sanborn Fire Insurance Maps, as well as city directories, indicate a structure at 31 Crater Lake Avenue as early as 1913 however it does not appear that the present structure was built until three years later, possibly following a fire that destroyed the earlier building.⁴⁷ The one story gable roof structure, designed in a typical low-profile bungalow style, rests upon an unusual sandstone foundation which may be a remnant of the earlier structure. Siding is mixed 6" horizontal drop and wood shingle with 6-light casement windows set in bands. A recessed entry, and protruding gable wing with paired French doors are located along the northern elevation. Historic photographs reveal a modest alteration that removed a portal-type window just to the south of the porch, apparently one that lit an interior closet.

Although probably originally built for a single woman, Berna Roberts, in 1920 the subject property was acquired by William "Bill" and Anna Gates, a couple who remained here until the 1960s.⁴⁸ Bill Gates, younger brother of Charles E. "Pop" Gates, had first arrived in the Rogue Valley with his brother and became a partner in the Gates Ford agency. During this period, Bill lived at 113 Geneva (Site 28), just down from Pop's house at 31 Geneva.⁴⁹ Eventually Bill built a larger house at 202 South Orange Street, on Medford's west side, similar in design to the subject property. Selling his portion of the Ford agency to Pop in 1919, Bill moved east for a short period. In November 1920 the *Mail Tribune* announced;

The new Economy Groceteria...opens tomorrow. This is the new style grocery, where you wait on yourself and pay the cashier....W.A. Gates, who sold his interests here last year and went east, was so impressed with the success of this class of grocery... that he made a study of the methods and returned to Medford to establish one. He associated with him Mr. Lydiard, who has been in the grocery business here for years.⁵⁰

⁴⁷ During the entire historic period what is now "Crater Lake Avenue" was named "Roosevelt Avenue." The name was apparently only changed in the mid-1920s, probably as part of the streets connection with what is now the Crater Lake Highway, heading east from Medford toward Eagle Point and, eventually, Oregon's only National Park. For clarity all references will use the present, "Crater Lake Avenue" address.

⁴⁸ Certificate of Title, 13-November-1920.

⁴⁹ Coupled with the house of Pop's son, George, at 830 Minnesota, the Gates family was thus associated at various times with four separate residences within the Geneva-Minnesota District.

⁵⁰ "Groceteria Opens Here Tomorrow," *Medford Mail Tribune*, 19-November-1920, 3:3. See Site No. 3 for

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The Groceteria was hugely successful, eventually spawning a sort of local chain with multiple Medford area locations. The congenial Bill Gates was the company's president and public spokesman while Lydiard provided the business acumen that assured the company's prosperity.⁵¹ Financially successful, Gates purchased the large open tract that runs to the rear of the subject property, parallel to Minnesota Street. The parcel remained open, a favorite play area for neighborhood children. Gates also acquired the small cottages to the south of family home, which still survive just beyond the district boundary, and retained them for many years for rental income.⁵² Gates was involved in a wide variety of other business interests and civic projects, serving as Chairman of Jackson County's WWII bond drives, as a director of the Chamber of Commerce, and, with his brother, an early advocate of improved roads in the southern Oregon area.⁵³ The Gates family remained in the property until the early 1960s.

The William and Anna Gates House retains substantial integrity to its original design and appearance. The home of one of Medford's most prominent businessmen for over forty years, the structure gains significance through that connection. Although somewhat compromised by the late 1980s widening of Crater Lake Avenue, which reduced its setback from the curb, the William and Anna Gates House continues to convey its historic setting and the associations which make it significant.

ID No: 015

Historic Name: **Chessmore-Andrews**

Address: **35 Crater Lake Ave**

Year Built: **1896**

Legal: **37S-1W-30AB, Tax Lot 14200**

Humphrey-Andrews Addn, Block 2, Lot(s) 1

Architect: **Bennet, W.J. (Attrib)**

Builder(s):

Style: **Stick/Queen Anne Cottage**

Secondary Contributing

The single oldest structure located within the Geneva-Minnesota District, the Chessmore-Andrews House was reportedly built circa 1896, probably as part of the orchard developments that were then prevalent on the east side of Bear Creek. The one-and one-half story hipped-roof volume is detailed with the elaborate surface decoration typically associated with the Stick, or Eastlake variants of the late Victorian period. The gable-end treatment, with diagonal board panels and a fine "sunrise" design at the peak are similar to structures previously identified as the work of architect W.J. Bennet.⁵⁴ Bennet, a designer who enjoyed a prolific Medford practice for an eighteen month period

information on Lydiard, another District resident.

⁵¹ Roland Hubbard, op. cit.

⁵² These were known as the "Parker Cottages" apparently after the earlier owner of the land upon which they were built, a Mrs. Parker.

⁵³ *Capitol's Who's Who for Oregon*, 1953. (Portland, Capitol Publishing Co., July 1953), 448.

⁵⁴ Compare, for example, the detailing of the Shone-Charley (Waverly) Cottage or the Sopenia Ish Baker

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beginning in late 1894 may well be responsible for this structure as well although such has not yet been conclusively documented.

The subject property was built in 1896, shortly after a two acre parcel was sectioned off from a slightly larger tract of land sold by S.W. Speas to Carrie W. and E.E. Thompson. In July 1896 the Thompson's sold the 2 acres to Emma F. Hall and further accepted a \$3000 mortgage.⁵⁵ By 1898 the property had been acquired by Alvin H. and Victoria Chessmore and it is by this name that property is generally known.⁵⁶ Chessmore listed his occupation as a real estate agent in the 1900 census. In 1907 Victoria Chessmore, probably following Alvin's' death, sold the property to Caroline E. Lee.⁵⁷ Lee was the daughter of Caddie L. Andrews, third wife of Edward M. Andrews, the developer who with William Humphrey was responsible for the Humphrey-Andrews Addition portion of the Geneva-Minnesota District. Andrews and his family lived in the subject property from their acquisition until 1912, retaining ownership until 1918. Ed Andrews, leader of the nationally famous Andrews Opera Company, was a popular performer in addition to various other business interests after moving to Medford from Minnesota along with his two brothers.⁵⁸ By 1930 the subject property had been purchased by Fred E. Wahl, Cashier of the Farmers and Fruitgrowers Bank. Wahl, who later became the bank's president, retired in 1940.⁵⁹ In 1948 the property was purchased by Henry and Gladys Stanley who resided here until the late 1970s.⁶⁰

While most of the Chessmore-Andrews House is intact and the building clearly demonstrates an integrity to its original design, the unfortunate installation of a metal roof, colored a bright red, substantially detracts from the structure's ability to reflect its original appearance.

House, both in Medford and previously documented for listing in the National Register.

⁵⁵ See JCD 30:639 (Speas to Thompson), JCD 30:640 (Thompson to Hall) and Misc. Records Vol. B:13, which contains the mortgage bond agreement.

⁵⁶ Various previous references attach the name of "Nichols" or "Nicholson" to this house however no similar name can be associated with the property either through ownership or city directories.

⁵⁷ JCD 86:508, dated August 1907, the actual deed was not recorded until 27-March-1911.

⁵⁸ Charles Sweet, "The Andrews Family," *Table Rock Sentinel*, December 1986, 17. Please refer to Section 8 "Developers" for more information on the Andrews family and their role in Medford.

⁵⁹ *Who's Who in Oregon, 1948-1949*, 571.

⁶⁰ JCD 311:72.

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ID No: 016

Historic Name: **Dennison/Rental House**

Address: **101 Crater Lake Ave**

Year Built: c. 1920

Legal: **37S-1W-30AB, Tax Lot 14300**

Humphrey-Andrews Addn, Block 1, Lot(s) 3

Architect:

Builder(s):

Style: **Craftsman**

Secondary Contributing

For unknown reasons this lot, owned by William and Emma Humphrey until 1922, appears to have remained unbuilt until acquired by Clarence Knight via a Quit Claim Deed.⁶¹ The structure, a modest Craftsman-style one and one-half story house, has a gable roof augmented by two oversized shed dormers facing to both the front and back. Windows are 6/1 double-hung and siding is double-drop. Small eave brackets and cornerboards are also components of the design. To the rear, facing Minnesota, a matching gable garage is present with a modern-construction carport placed immediately in front. The stone retaining wall, evocative of the site improvements of the interior of the district, is of slump stone and dates from the present.

The social history of this structure, as well as its ownership is unclear. The initial resident actually documented as living here is John H. Dennison, owner of the Medford Auto Company, who is listed in the 1930 City Directory at this address. Dennison is known to have been in Medford as early as 1921 but his place of residence at that time is not clear. In 1925 the property was owned by an Ezra Wilson who sold the easement along the rear of the lot to provide garage access for 103 Crater Lake. Wilson does appear to have lived here and probably used the property as a rental. During the early 1940s Frances Hittson, a bookkeeper at the Community Hospital lived here, first renting and then buying the house in 1945.⁶² After an interim ownership, Fred and Victrine Luy acquired the property. They resided here at least into late 1970s.

Of undocumented construction date, the Dennison/Rental House dates from an interim development period that deviates from the general history of the core of the Geneva-Minnesota District, and employs a style not as clearly defined as the majority of the area's buildings. Social history is also confused as the property was apparently used as a rental for much of the pre-World War II era. However, the Dennison/Rental House is visually compatible with the Geneva-Minnesota District and occupies an important gateway position at the eastern entrance

⁶¹ JCD 140:136, 29-May-1922.

⁶² JCD 256:603, 14-February-1945.

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ID No: 017

Historic Name: **Sweet-Bullock House**

Year Built: c. 1898 Address: **103-105 Crater Lake Ave**

Legal: **37S-1W-30AB, Tax Lot 14400**

Humphrey-Andrews Addn, Block 1, Lot(s) 2

Architect:

Builder(s):

Style: **Queen Anne/Altered**

Historic/Non-Contributing in Current Condition

Architectural and documentary evidence indicates that a structure possibly altered into the present building was standing on this lot as early as the late 1890s. As presently configured, the Sweet-Bullock House is a single-story dwelling with drop siding and small hooded cornices above the primary windows, all of which themselves have been replaced with modern sash. A tooth-like decorative band is located at the gable ends, likely dating from the original construction. The complex roofline surrounds what appears to be the original hipped-roof volume. Historic-period alterations include the bungalow-style porch addition. A garage, located to the rear, is accessed via an easement opening onto Minnesota Street, acquired in 1925. (see Site 16, above)

In 1910 this location was the home of Albert B. Sweet, who listed his occupation as "physician." The property was then acquired by William Humphrey, apparently as the original dwelling on what would become Block 1 of the Humphrey-Andrews Addition. On 24-August-1911 Humphrey sold a "House and Lot...to R.H. Bullock for \$2000."⁶³ Bullock retained the property, after 1915 apparently as a rental, until 1925 when it was purchased by Horace G. Nicholson. It is likely Nicholson who converted the dwelling into a duplex, a use which remains. The building has had numerous subsequent owners and tenants in the past sixty-plus years.

Although well-maintained, the Sweet-Bullock House has undergone substantial alteration to its historic appearance. While compatible within the overall Geneva-Minnesota District, the structure does not currently retain sufficient integrity to contribute to the area's character.

ID No: 018

Historic Name: **Maud Hazelrigg House**

Year Built: 1912

Address: **107 Crater Lake Ave**

Legal: **37S-1W-30AB, Tax Lot 14500**

Humphrey-Andrews Addn, Block 1, Lot(s) 1

Architect:

Builder(s):

Style: **Bungalow/Altered**

Historic/Non-Contributing in Current Condition

This small single-story structure was designed in the bungalow style and built on speculation for William Humphrey. Originally it likely appeared very similar in design to both the H.C. Hazelrigg House and the R.F. Antle House (Site Nos. 23 and 26, below). The house was purchased from

⁶³ "Humphrey Reports Large Number Sales," *Medford Mail Tribune*, 24-August-1911.

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Humphrey by Daisy L. (Maud) and A.F. Hazelrigg in 1914.⁶⁴ The Hazelrigg Family was connected by marriage to the Andrews Opera Company, the traveling musical troupe of which Ed Andrews, developer of the addition, was a part. Nellie Andrews, Ed's sister had married a man named Charles Hazelrigg who became the musical director of the group. Both Charles and Nellie had emigrated with the three Andrews brothers to Medford in 1907 and it is probable that A.F. and Daisy Hazelrigg were related to the family.⁶⁵ Within three years of the purchase by the Hazelriggs, following a Sheriff's sale, the property had reverted to Knight and McFarland, successors to Humphrey's interest. Later residents included most prominently Dr. Lorenzo Dow Inskip, for a time the City of Medford Health Officer and William P. Steward, Superintendent of the Medford Corporation.

At present the property has been substantially altered with the application of asphalt shingles and T-111 siding, the enclosure of the front porch and various other changes that obscure the building's original design and appearance.

ID No: 019

Historic Name: **Lewis & Marie Ulrich House**

Address: **839 Minnesota**

Year Built: **1922**

Legal: **37S-1W-30AB, Tax Lot 14600**

Humphrey-Andrews Addn, Block 1, Lot(s) 4, e. 40' lot 5

Architect: **Clark, Frank Chamberlain**

Style: **Historic Period; Colonial**

Builder(s):

Primary Contributing

Designed by architect Frank Clark and built in 1922, the Lewis and Marie Ulrich House is a one and one-half story period revival that is part of the second major development phase within the Geneva-Minnesota District. The structure has 6" wide horizontal siding with decorative rafter tails. The theme of the prominent barrel-arch topped entry porch, with an exuberant surface detailing reminiscent of the Eastlake period, is repeated in the twin eyebrow dormers of the front elevation. To the rear, a hipped roof dormer, with clipped or "jerkin" ends, augments the primary volume. Other decorative features include open eave returns on the side elevations, leaded-glass sidelights flanking the main entrance, and the three-part decorative cap of the brick chimney. An open covered patio, part of the original design, is located on the east facade. A matching garage, complete with eyebrow dormer, is located to the rear east of the house.

Lewis Ulrich, son of a prominent Jacksonville-area pioneer family, was a well known area resident when he and his wife Marie determined to move to Medford. Ulrich, who had been Jacksonville's postmaster, purchased the Fouts Grocery in September 1921.

Mr. Ulrich said today that he will move to Medford....and that he intends to

⁶⁴ JCD 107:284-5.

⁶⁵ The same would logically hold true for H. Clyde Hazelrigg, who lived at 819 Minnesota (Site 23).

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build a home in this city in the Spring. He has been in business in Jacksonville for years and is one of the best known and most popular businessmen in the county.⁶⁶

In January the paper reported that "Louis[sic] Ulrich has purchased a lot 100 x 150 feet on Minnesota from C.A. Knight and plans on erecting a bungalow on it in the Spring."⁶⁷ By early March the plans had evolved somewhat and the subject structure had begun to take shape.

Lewis Ulrich will built a \$5000 home on Minnesota Avenue, the Pennsylvania colonial style of architecture being employed. This home, according to Mr. Clark, will be unique in arrangement and different from anything in the state, the plans being largely the idea of Mrs. Ulrich.⁶⁸

Marie Ulrich, like her husband, was well-known throughout Jackson County. She was actively involved in the Democratic Party and was a member of the board of directors for the Jackson County Tuberculosis and Respiratory Disease Association for over 53 years. In 1967 Mrs. Ulrich was named Jackson County Women of the Year by the Eleanor Roosevelt League.⁶⁹ After moving to Medford, Lewis Ulrich was employed in a variety of positions including Jackson County's office of the US Employment Service during the Depression and directing worker programs during the WWII construction boom. Lewis Ulrich died four days after his 67th birthday on 6 January 1950, a short time after the couple moved from the subject property.

The Lewis and Marie Ulrich Home retains high integrity to its historic appearance and successfully relates its historic associations. Designed by a prominent local architect, for a well-known and respected area family, the Ulrich House was included as Site 42 in the 1982 Frank Clark Inventory with a "Secondary" ranking. An important part of the 1922 development phase along Minnesota, the Ulrich House remains a significant element within Geneva-Minnesota District.

⁶⁶ "L. Urich Buys Fouts Grocery," *Medford Mail Tribune*, 23-September-1921, 8:1.

⁶⁷ *Medford Mail Tribune*, 12-January-1922, 2:3.

⁶⁸ "Spend Quarter Million New Bldgs. in City," *Medford Mail Tribune* 9-March-1922, 8:1-2.

⁶⁹ "Active Volunteer Health, Democratic Party Worker, Marie Ulrich Dies at 86," *Medford Mail Tribune*, 13-January-1971.

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ID No: 020

Historic Name: **Roland & Alene Hubbard House**

Year Built: 1922

Address: **831 Minnesota**

Legal: 37S-1W-30AB, Tax Lot 14700

Humphrey-Andrews Addn, Block 1, Lot(s) 6, w. 10' lot 5

Architect: **Clark, Frank Chamberlain**

Builder(s): **Railsback, Alfred B. (attrib)⁷⁰**

Style: **Arts and Crafts**

Primary Contributing

Constructed in 1922 and designed by architect Frank Clark, the Roland and Alene Hubbard House is a one and one-half story wood frame residence with a complicated roofline utilizing a predominate front facing gable protruding from the hipped-roof main volume. Two large shed dormers, facing east and west, augment the upper floor areas. Double drop siding with shingled gable ends, heavy dentil-like decorative features, and a complicated sawn board design in the extreme gable peak highlight the eclectic Arts and Craft influenced design. An entrant porch is located at the southwest corner and windows, predominately 6/1 wood sash double-hung are located in pairs or larger groupings on most elevations. An open porte cochere extends to the east, covering the concrete driveway. A matching garage is located to the rear east of the main house.

Roland Hubbard, with his brother Chester, assumed control of the family's implement company which, following the addition of building supplies, evolved into Hubbard Brothers Hardware, still a viable Medford-area business and one of the longest continuously operated businesses in Oregon. Following attendance at the University of Oregon and marriage, Hubbard purchased the subject lot and commissioned architect Clark to design a family home. The youngest of the businessmen to build on Minnesota in 1922, Hubbard's house was modest compared to Ulrich's next door. Mr. Hubbard has long association with the Minnesota Street area having first rented the Glenn O. Taylor House (Site 21) in 1918 prior to construction of the subject property. Later, in 1937 the family purchased the larger, more elaborate H.A. Thierolf House (Site 10) across the street. "I never lived anywhere that I enjoyed so as Minnesota Street, it was a great neighborhood..⁷¹ Sometime after Hubbard's move across the street to Site 10, the subject house was purchased by Aubrey Norris.⁷²

The Roland and Alene Hubbard House retains high integrity to its original design in appearance, use of materials and workmanship. Designed by a noted architect and associated with a locally influential business leader, the Hubbard House plays an important role in the history of the Geneva-Minnesota District.

⁷⁰ Roland Hubbard, in conversation with the author, (24-February-1993) reported that "a retired contractor who lived next to my folks built the house...." but was unable to supply a name. Railsback is listed in period city directories as residing two doors away from the elder Hubbard with an occupation of "Carpenter."

⁷¹ Roland Hubbard, op. cit.

⁷² JCD 263:634.

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ID No: 021

Historic Name: **Glenn O. Taylor House**

Address: **829 Minnesota**

Year Built: **1912**

Legal: **37S-1W-30AB, Tax Lot 14800**

Humphrey-Andrews Addn, Block 1, Lot(s) 7

Builder(s): **Fifer, B.F.**

Architect:

Style: **Bungalow**

Primary Contributing

A front-facing gable offset porch dominates the facade of the Glenn O. Taylor House, one of the first structures built on Minnesota Street during the original development phase. "On the lots facing south on Minnesota Street, Messrs. Humphrey will erect two more bungalows, which will be modern in every particular...."⁷³ The one-story wood-frame structure is of a typical Bungalow design with double-drop siding, flared outward slightly at the foundation, and multiple "Cottage" style wood-sash windows. Over-sized brackets support the broad eave overhangs. The lower portion of the front porch is covered with stucco and a covered patio area extends to the east from the main volume. A small gable garage, also with double-drop siding, is located at the rear property line, facing the alleyway.

In August 1913 the property was purchased by Glenn O. Taylor, a local attorney and judge.⁷⁴ Taylor long served the Medford area as a Justice of the Peace and "Police Judge" overseeing traffic citations and other minor infractions. In 1922 he also assumed the position of "Deputy Clerk to the United States Court."⁷⁵ By 1918 Taylor moved from Minnesota Street and rented the subject property to others, notably Roland Hubbard. (see Site 20, above) In 1922, the property was sold to Richard E. McElhose who resided here until the 1940s.⁷⁶

The Glenn O. Taylor House is a well-preserved example of the Bungalow style. Retaining substantial integrity in design and siting, it remains an important element within the Geneva-Minnesota District.

⁷³ "East Medford is Awakening," *Medford Mail Tribune*, 31-January-1912, 6:1. The property referred to is 813 Minnesota, Site 24.

⁷⁴ JCD 98:196, 21-August-1913.

⁷⁵ "Judge Taylor, Now Federal Attaché, in New Quarters," *Medford Mail Tribune*, 4-December-1922, 6:1.

⁷⁶ Hubbard, op. cit.

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ID No: 022

Historic Name: **Carl J. & Clara Brommer House**

Address: **821 Minnesota**

Year Built: c. 1922

Legal: **37S-1W-30AB, Tax Lot 14900**

Humphrey-Andrews Addn, Block 1, Lot(s) 8

Architect:

Builder(s):

Style: **Bungalow**

Primary Contributing

The Carl J. and Clara Brommer House was built during the second development phase of the Geneva-Minnesota District, sometime in mid-1922. A one and one-half story wood-frame Bungalow style structure, the dwelling retains its original double-drop siding and multiple light double hung wood sash windows. Two shed dormers augment the upper floor area and the front facing gable is clipped with a jerkinhead. The full-width front porch is placed below a separate hipped-roof and supported by simply square wood posts rising from concrete brick pillars. An oversize chimney with a decorative cap remains on the west elevation. To the rear a matching garage, also with a jerkinhead gable, survives. The seemingly inappropriate lattice panels of the front porch were installed on the house as early as the mid-1930s.

The subject property was sold by Clarence Knight to Carl and Clara Brommer in 1922, who likely began construction of the structure shortly thereafter.⁷⁷ Mr. Brommer was employed as the vice-president of the Southern Oregon Credit Bureau. In 1949 the house was purchased by Merle W. Jarmin and family, owners of a local retail store. The Jarmin's remained at this address for over twenty years.

The Carl and Clara Brommer House retains essential integrity to its original design and construction. A modest structure, it continues to relate its historic period of development and remains a significant resource within the Geneva-Minnesota District.

ID No: 023

Historic Name: **Hazelrigg-Porter House**

Address: **819 Minnesota**

Year Built: 1913

Legal: **37S-1W-30AB, Tax Lot 15000**

Humphrey-Andrews Addn, Block 1, Lot(s) 9, w. 25' 10

Architect:

Builder(s):

Style: **Bungalow**

Primary Contributing

Virtually identical in design to the Maud Hazelrigg House, the H.C. Hazelrigg House was apparently constructed in 1913, the third building on the south facing side of Minnesota. A single story gable roof structure, the house retains its original double-drop siding, 1/1 double-hung windows and trim. The wide overhanging eaves of the gable roof are visually supported by simple brackets. Rafter tails

⁷⁷ JCD 138:631, 29-March-1922.

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are not detailed in any decorative fashion. An offset entrant porch, now rectangular in plan, was according to Sanborn Fire Insurance Maps, originally L-shaped, continuing north along the eastern elevation. Porch posts are simple built-up wooden boxes. Two small wood frame outbuildings are located to the rear of the property. A concrete garage, one of two in the district, is located facing Minnesota, in the front eastern corner of the lot.

The subject property was apparently built by William Humphrey on speculation and in July 1914 was sold to S. Childers, a noted local contractor. This sale was subject to the assumption of a \$1200 mortgage, indicating that the house had been completed.⁷⁸ Childers however does not appear to have lived here, the earliest identified occupants being H. Clyde and Sue Hazelrigg, presumably the son and daughter-in-law of the couple living at Site 18, around the corner.⁷⁹ Clyde Hazelrigg worked as a clerk at the Post Office. In 1934 George and Maude Porter, living across the street at Site 9, purchased the property and apparently allowed their son, Jack L. Porter, to live here. In 1942, perhaps while Jack was in the military himself, Lin Shields, an army Lieutenant who edited the *Camp White Grenade*, the weekly newspaper of the huge military facility built east of Medford during WWII rented the property. After the war, Porter, who worked for his father at the family lumber company as a salesman, returned to the house. In 1950, the elder Porter deeded the property over to Jack, apparently precursor to an impending divorce settlement as Jack Porter's former wife, Irma Davis sold the property shortly thereafter.

The Hazelrigg-Porter House, one of the less imposing bungalow homes built by the Humphreys during the initial development of the Geneva-Minnesota District, retains high integrity to its original design and accurately relates this more modest architectural trend in the area's early history. In fair condition, the property remains an important element within the area and contributes to the overall significance of the district.

ID No: 024

Historic Name: **F.M. Calkins House**

Address: **813 Minnesota**

Year Built: 1912

Legal: **37S-1W-30AB, Tax Lot 15100**

Humphrey-Andrews Addn, Block 1, Lot(s) 11, e. 25' lot 10

Architect:

Builder(s): **Fifer, B.F.**

Style: **Bungalow**

Primary Contributing

A fine example of the Bungalow style with a low-pitched roof and broad eaves, the significance of the F.M. Calkins House is substantially augmented by its large lot and mature landscaping. A one and one-half story frame structure, the Calkins house as an offset, L-shaped porch at the southwest

⁷⁸ JCD 102:238. 24-July-1914.

⁷⁹ See comments in Site 18 regarding the Hazelrigg connection to Ed Andrews, one of the developers of the Geneva-Minnesota District.

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corner with battered support posts. Primary siding in double-drop siding with shingles in the gable ends. Massive brackets support the wide eaves. Windows are original, primarily 1/1 double hung with plain board frames. On the east elevation a small 3-part bay window extends from the main volume. Two small outbuildings, similar in construction to the main house, survive to the rear of the property. Construction of the Calkins House was concurrent with Glenn O. Taylor's home at 829 Minnesota.

On the lots facing south on Minnesota street, Messrs. Humphrey will erect two more bungalows which will be modern in every particular and quite as elaborate as those already mentioned [Sites 7 and Site 25]. These bungalows will cost, complete, about \$3000 each.⁸⁰

In December 1913 William Humphrey sold the subject property to F.M. Calkins.⁸¹ Frank Calkins, trained as an attorney, had apparently just arrived in Medford when he purchased the Minnesota Street house. Calkins served for 13 years as Judge of the Circuit Court, First District and was widely respected throughout southern Oregon. In 1922, during a heated election for Calkins seat, which he had chosen to resign, the local press commented "Judge Calkins is recognized as one of the most constructive men, an old time republican, always adverse to entering factional controversies and therefore of wide spread influence..."⁸² Following his retirement from the bench, Calkins was appointed a director of the Jackson County Bank although he does not to appear to have remained in valley very long, retiring by the mid-1920s to San Diego, California.⁸³ In 1938 the subject property was purchased by Raymond Miksche, president of the Monarch Feed Company. The Miksche family remained the house until 1954.⁸⁴

The F.M. Calkins House retains substantial integrity in both appearance and workmanship to its original design. The impressive siting of the house upon an oversized lot add considerably to its ability to relate the associations for which it is significant.

⁸⁰ "East Medford is Awakening," *Medford Mail Tribune*, 31-January-1912, 6:1. The other property referred to is the Glenn O. Taylor House, Site 21.

⁸¹ JCD 98:387, 1-December-1913.

⁸² "Judge Calkins Backs Kelley in Judicial Race," *Medford Mail Tribune*, 30-October-1922, 1:7.

⁸³ "Judge Calkins Visits Valley," *Medford Mail Tribune*, 30-May-1929, 2:1.

⁸⁴ Mary M. Larson, personal communication with the author, 3-March-1993. Mrs. Larson is Raymond Miksche's daughter.

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ID No: 025

Historic Name: **Helms-Denman House**

Address: **104 Geneva**

Architect:

Style: **Bungalow**

Year Built: **1912**

Legal: **37S-1W-30AB, Tax Lot 15200**

Humphrey-Knight Addn, Block 1, Lot(s) 3

Builder(s): **Fifer, B.F.**

Primary Contributing

The Helms-Denman House is a one and one-half story gable roof structure with a full-width front facing porch. Original double-drop siding, 4/1 wood sash casement windows, battered pillars and the pierced design of the raking cornice are all typical of the bungalow style. Gable ends are shingle clad and the walls flare out at the base. A garage, located below the main volume of the house, is accessed from Minnesota Street. Developers William and Henry Humphrey had the subject property built as part of the original development phase of the District. In January 1912 the construction of what would become the Helms-Denman House was reported;

On the corner of Geneva avenue and Minnesota these gentlemen are now putting in a concrete foundation for a seven-room bungalow which will have a frontage to both the south and west. This building will be similar to [32 Geneva] except that the finishing will be a little more elaborate.⁸⁵

The original purchaser was a single woman, Mary J. Helms, who bought the property in May 1913.⁸⁶ Helms apparently defaulted on the mortgage and the house reverted to the Humphreys and then, in 1917, to Clarence Knight. A variety of owners and renters occupied the property during the late 1910s and 1920s. In 1930 Charles "Ted" Baker, executive secretary of Chamber of Commerce lived here. In 1936 Kenneth Denman, a local attorney and widely respected sportsman, purchased the property. Denman was active in both legal and sporting groups statewide including service on the Oregon State Game Commission.⁸⁷ The Denman Wildlife Refuge, located in White City, east of Medford, is named in his honor. The Denman Family continued to reside in the house until 1967.⁸⁸

The Helms-Denman House retains substantial integrity to its historic appearance. A modern greenhouse window, as well as exterior metal storms, detract somewhat from the original design but the house continues to accurately convey its significant associations and remains an important element within the Geneva-Minnesota District.

⁸⁵ "East Medford is Awakening," *Medford Mail Tribune*, 31-January-1912, 6:1.

⁸⁶ JCD 104:607, 19-May-1913.

⁸⁷ *Capitol's Who's Who for Oregon, 1948-1949*. (Portland, Capitol Publishing Co., 1948), 147.

⁸⁸ Don Denman, personal communication with the author, 17-February-1993.

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ID No: 026

Historic Name: **Richard F. Antle House**

Address: **108 Geneva**

Year Built: **1912**

Legal: **37S-1W-30AB, Tax Lot 15300**

Humphrey-Knight Addn, Block 1, Lot(s) 2

Architect:

Builder(s): **Fifer, B.F.**

Style: **Bungalow**

Primary Contributing

The Antle House, a one-story wood-frame structure with a full-width front porch, was constructed during the original development of the Geneva-Minnesota District on speculation for Henry and William Humphrey. Similar in design to both the Maud Hazelrigg House (Site 18) and the Hazelrigg-Porter House (Site 23), the Antle House retains its original 6" wide horizontal board siding, simple brackets and multi-light wood casement windows. Window and door trim are exaggerated battered frames, matching the battered pillars of the porch. A matching garage survives at the rear of the property.

First purchased from the Humphreys by a "A.J. Starmer,"⁸⁹ by 1919 the house had become the home of Richard F. Antle. Antle was apparently active in a variety of business ventures, most notably serving as the cashier of the Farmers and Fruitgrowers Bank of Medford. Shortly after moving to Geneva, Mr. Antle resigned this position. F.E. Wahl [also a district resident, see Site 15] was promoted to cashier "...caused by the resignation of R.F. Antle who's highly successful other business interests made it necessary for him to devote all of his time to them."⁹⁰ Antle's "other interests" was as the general manager, and part-owner, of the George Hunt Theater Company, the major motion picture chain in southern Oregon with theaters in Medford, Grants Pass and Ashland. He was active in local politics, serving on the Medford City Council during the early 1920s. Antle remained at 108 Geneva until 1938 after which his daughter, Mrs. Mildred E. Schuchard, acquired the house.⁹¹ The family retained ownership until the 1950s.

Essentially unchanged from its original appearance, the Richard F. Antle House retains integrity in design, workmanship and use of materials. It accurately conveys its original construction and remains an important element of the Geneva-Minnesota District.

⁸⁹ JCD 102:30, 6-March-1914.

⁹⁰ "New Cashier for Fruitgrowers B'k," *Medford Mail Tribune*, 26-October-1920, 3:3.

⁹¹ JCD 219:413.

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ID No: 027

Historic Name: **Bernice Cameron House**

Address: **112 Geneva**

Architect:

Style: **Bungalow**

Year Built: 1911

Legal: **37S-1W-30AB, Tax Lot 15400**

Humphrey-Knight Addn, Block 1, Lot(s) 1

Builder(s): **Fifer, B.F.**

Primary Contributing

The Bernice Cameron House was built in 1911, one of the first structures on Geneva Street. A single story wood frame dwelling, the house retains its original 6" wide horizontal wood siding with a flared skirt, decoratively notched rafter tails and three matching brick chimneys. Battered pillars support the full width front porch. Window trim is idiosyncratic, a "hooded" surround that frames the upper portion of the multi-light sashes. To the rear of the main structure, facing the alley that runs parallel to Minnesota, a matching gable-roof garage survives.

Shortly after construction the subject property was purchased from Henry and Elizabeth Humphrey by Bernice Cameron, a single woman.⁹² Miss Cameron was the daughter of Jackson County pioneers Robert and Esther Cameron, who first settled in the Applegate Valley in 1852.⁹³ Bernice Cameron was the owner and operator of the local affiliate of the Postal-Telegraph Cable Company in Medford. Originally her mother, then a widow, lived in the house with Bernice and later Anna Cater, a sister, also resided in the home. Bernice Cameron, who never married, lived in the subject property over 46 years. After her death in January 1959 the property was acquired by John P. Dickson.⁹⁴

The Bernice Cameron House retains considerable integrity to its original design and appearance. Modest alterations, including the installation of storm windows and a compatible addition that enlarged the garage, do not impact the Cameron House's role as an important visual element within the Geneva-Minnesota District.

⁹² JCD 103:273, 12-December-1913.

⁹³ A.G Walling, *History of Jackson, Josephine, Coos and Curry Counties*, (Portland: A.G. Walling, 1883), 503.

⁹⁴ See Obituary, 20-January-1959 and JCD 472:94-95.

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ID No: 028

Historic Name: **Roland & Jessie Beach House**

Address: **113 Geneva**

Year Built: 1911

Legal: 37S-1W-30AB, Tax Lot 15500

Humphrey-Knight Addn, Block 2, Lot(s) 1

Architect:

Style: **Bungalow**

Builder(s):

Primary Contributing

Probably constructed by C.A. Knight as an element in the original development of the east-facing elevation of Geneva Street, the Roland and Jessie Beach House was part of the group of three homes at 103-113 Geneva that were constructed in early 1911. A one and one-half story house built predominately in the bungalow idiom, the Beach House has been moderately altered from its historic appearance. The original full-width front porch, as depicted on Sanborn Fire Insurance Maps, has been partially enclosed creating an entrant and further modified by an octangular window facing to the north. Diamond pattern casement windows, set in pairs, appear original. A small gable garage, with matching horizontal siding, is located to the rear, facing the east-west alley that forms the northern boundary of the district.

The subject lot was purchased by Roland G. and Jessie Beach in October 1910, actually before the formal platting of the Humphrey-Knight Addition. In April of the following year a mortgage was taken out, presumably to fund construction of the structure.⁹⁵ It seems for short time Beach rented the property before moving here himself. In 1915 William Gates (see Site 14) is listed in city directories at this address although the following year the house was again owner-occupied. Roland Beach was employee of the U.S. Postal Service and was transferred to Medford in 1909 where he helped establish the city's first home delivery service. Beach was designated as "Carrier No. 1" and along with a single other individual was responsible for mail delivery in all of the growing city. By 1924 Beach had advanced to the position of Assistant Postmaster and would continue in that role until his retirement in 1951, culminating 42 years of service in the Medford Post Office.⁹⁶ After Mr. Beach's death in 1967 his widow Jessie continued to reside in the longtime family home.

Long occupied by a single family, the Beach House has subsequently been somewhat altered from its original appearance, somewhat diminishing its integrity. However, the structure remains a compatible element within the Geneva-Minnesota District, and continues to contribute to the area's overall historic appearance.

⁹⁵ Certificate of Title #4110.

⁹⁶ "Postal Official Dies at Hospital," *Medford Mail Tribune*, 15-March-1967, 1:7.

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ID No: **029**

Historic Name: **Peter Steenstrup House**

Address: **109 Geneva**

Year Built: **1911**

Legal: **37S-1W-30AB, Tax Lot 15600**

Humphrey-Knight Addn, Block 2, Lot(s) 2

Architect:

Builder(s):

Style: **Bungalow**

Primary Contributing

Constructed along with Sites 28 and 27, the Peter Steenstrup House is a single story front-facing gable structure. Siding is double-drop horizontal wood with shingles in the gable end. Square brick posts with paired 8x8 posts line the full-width front porch. Decorative window frames, especially that of the central attic vent on the primary elevation, and an unusual brick chimney with protruding, corbeled, bricks at the cap, add to the structure' design. Windows are 2/1 wood sash casement, set in groupings. A small board and batten garage building is located to the rear south, off the concrete driveway shared with 101 Geneva. The Steenstrup House shares design similarity with an orchard home built by Knight and McFarland during the same period, indicating a planbook derivation. Photographs of the manager's quarters for the "Ringwood" Orchard, located near Eagle Point, Oregon, depict an identical bungalow home.⁹⁷

First purchased by Peter A. Steenstrup in 1910 and subject to a \$3500 mortgage in September 1911, the subject property had many owners of short duration during most of the historic period. After Steenstrup defaulted on the note, A.H. Miller, partner in the Medford Book Store with Edward Davis (see Site 31, below) lived here for a few years beginning in 1916. Later residents included Gilbert Stuart, son and partner of R.I. Stuart, a large-scale building contractor responsible for many Medford-area buildings during the first quarter of the 20th century.

The Peter Steenstrup House remains substantially intact to its original design and continues to convey the earliest development period of the Geneva Minnesota area.

ID No: **030**

Historic Name: **Stephens-Vawter House**

Address: **105 Geneva**

Year Built: **1911**

Legal: **37S-1W-30AB, Tax Lot 15700**

Humphrey-Knight Addn, Block 2, Lot(s) 3

Architect:

Builder(s):

Style: **Craftsman**

Primary Contributing

The Stephens-Vawter was the first of the two-story "Craftsman" style houses that dominate Geneva Street between its intersection with Minnesota and south to East Main Street to have been

⁹⁷ See Southern Oregon Historical Society, MS 577. The actual location of Ringwood is as yet undetermined nor is the fate of the mangers house known.

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constructed. Although the exact nature of the structure's role in establishing this neighborhood character cannot be conclusively documented, the house clearly played an important role in establishing the style of the Geneva-Minnesota District. The property has an intersecting gable roof plan with a full-width hipped-roof front porch. Windows are 1/1 double hung intermixed with casements, set in groupings of three. Window trim is the same idiosyncratic "hooded" design found on 112 Geneva (Site 27), built at approximately the same time. Wide eaves and massive brackets, with decorative notching of the rafter tails, typical features of the Craftsman Style, add to the structure's character. A board and batten garage, matching that associated with 109 Geneva, is located to the rear off the shared driveway.

First purchased from Clarence Knight by Zadie and G.W. Stephens in 1912,⁹⁸ the subject property, like the Steenstrup House next door, has had a number of owners and occupants. These included, in 1917, T.E. Daniels, a prominent entrepreneur and owner of "Daniels for Duds," a local men's clothier and, from 1919 to the early 1920s, Mrs. William I. Vawter, widow of the founder of the Jackson County Bank. In 1946 the property was sold to Allan and Janice Perry.⁹⁹

Despite its checkered occupancy, the Stephens-Vawter House retains considerable integrity to its original design. As the earliest of the two-story Craftsman houses that characterize Geneva Street structures, the house played an important role in defining the Geneva-Minnesota District, and remains an important element of the district's significance.

ID No: 031

Historic Name: **Edward & Margaret Davis House**

Address: **101 Geneva**

Year Built: **1912**

Legal: **37S-1W-30AB, Tax Lot 15800**

Humphrey-Knight Addn, Block 2, Lot(s) 4

Builder(s): **Fifer, B.F.**

Primary Contributing

Architect:

Style: **Craftsman**

The two-story Edward and Margaret Davis House is a wood frame structure with an extremely shallow gable roof. The building has a small, offset, porch at the northeast corner and retains its original shingle siding and decorative "cottage" style double hung windows. A matching gable-roof garage is located to the rear of the property, accessed via a concrete driveway shared with 35 Geneva to the south. Mention of the construction of the Davis House was included in the March 1912 review of C.A. Knight's activities on Geneva:

C.A. Knight is having concrete foundations put in for two eight-room bungalows...both of which will have basements and furnaces will be put in.

⁹⁸ Certificate of Title #1236, 6-July-1912.

⁹⁹ JCD 271:293.

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B.F. Fifer is the contractor who is superintending the work of construction..."¹⁰⁰

In 1914 Edward B. and Margaret Davis purchased the property from Knight and obtained a \$5700 mortgage from H.M. McFarland. Sadly, Edward Davis, a partner with A.H. Miller in the Medford Book Store (see Site 29, above) died suddenly in 1916.

Edward B. Davis, aged 51 years, one of the owners of the Medford Book Store and one of the best known merchants in the city, died at his home, 101 Geneva,....Death was unexpected and came as a shock to a wide variety of friends and acquaintances.¹⁰¹

Mrs. Davis continued the family involvement in the book store which upon the firm's 20th anniversary boasted that it had been in continuous operation "...without a change in organization longer than any other concern in Medford..." save one.¹⁰² Mrs. Davis remained in the subject property through the mid-1930s. Subsequent owners included Paul Smith, president of Rogue River Lumber and Richard Payne, Assistant Cashier of the First National Bank of Medford. In 1952 the house was purchased by Richard and Frances Schuchard, relatives of another family with long ties to the Geneva-Minnesota District. (See Site 26).

The Edward B. and Margaret Davis retains high integrity to its original design, use of materials and overall appearance. Sited at the head of Minnesota Street, it constitutes an important visual element within the Geneva-Minnesota District.

ID No: **032**

Historic Name: **Vawter-Gilstrap House**

Address: **35 Geneva**

Year Built: **1913**

Legal: **37S-1W-30AB, Tax Lot 15900**

Humphrey-Knight Addn, Block 2, Lot(s) 5

Builder(s): **Fifer, B.F.**

Primary Contributing

Architect:

Style: **Craftsman**

The Vawter-Gilstrap House was constructed circa 1913 during the first development phase of the Geneva-Minnesota District. The one and one-half story structure has a full-width front porch below a hipped roof with a small gable at the entry stairs. The main volume is gabled. Original double drop siding, 4/1 double-hung siding and battered window trim all survive. The recessed second floor sleeping porch also remains intact. A matching gable garage is located to the rear. Historic

¹⁰⁰ *Medford Mail Tribune*, 20-March-1912, 5:2.

¹⁰¹ "Edward B. Davis Crosses Divide," *Medford Mail Tribune*, 4-February-1916, 2:4.

¹⁰² "Miller Observes 20th Year as Book Dealer," *Medford Mail Tribune*, 10-March-1929, 3:1.

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photographs indicate that the Vawter-Gilstrap was constructed just following the Gates-Richardson House at 31 Geneva.

The original purchaser of the subject property was a Mary W. Shapleigh, who acquired the property from Clarence Knight [with a mortgage from H.M. McFarland] in late 1912.¹⁰³ No information regarding Shapleigh was located and in 1915 the property reverted to Knight and McFarland, apparently for non-payment. In 1919 Vernon and Althea Vawter purchased the property.¹⁰⁴ Vernon Vawter was the son of pioneer Jackson County banker William I. Vawter (See Site 30, above) and with his brother followed their father into the banking business. Influential and highly regarded statewide, Vawter served as a regent of the University of Oregon and was active in a wide variety of other civic and social activities.¹⁰⁵ Unfortunately, Vawter's homelife was less than harmonious and he abruptly left his reportedly shrewish wife and moved to Santa Barbara, California in the early 1930s.¹⁰⁶ By 1935 the house was being rented by Ernest R. Gilstrap who would purchase it from Mrs. Vawter in 1942.¹⁰⁷ Gilstrap was a member of a prominent publishing family and played an important role in the development of the newspaper industry in Oregon. Two of his brothers, Will and Frank, had founded the *Springfield Messenger* in 1892. Later, they recruited others of the family, Otto and Ernest, who were also newspapermen, to Lane County. Eventually the Gilstraps would acquire the *Eugene Register* and in varying combinations operate the paper until its November 1930 merger with Alton Baker's *Guard*. Ernest Gilstrap, apparently the youngest of the brothers, took his profits and invested in the Southern Oregon Publishing Company, the "...owners and operators of the Roseburg *News-Review*, Klamath Falls *Morning News*, Klamath Falls *Herald* and *Medford Mail Tribune*."¹⁰⁸ In 1933 Gilstrap moved to Medford and assumed the position of Manager of the *Mail Tribune*, a role he held until his death on 8-March-1954, aged 76 years.¹⁰⁹ Members of the Gilstrap family retained ownership of 35 Geneva until 1962.

The Vawter-Gilstrap House retains a high degree of integrity to its original design. Two window alterations, the installation of projecting "greenhouse" style windows on the south elevation, are the single deviation from the historic appearance. The structure continues to relate its historic associations and successfully conveys its period of construction.

¹⁰³ Certificate of Title #1345, 7-November-1912.

¹⁰⁴ Certificate of Title #2491, 8-November-1919.

¹⁰⁵ *Who's Who in Oregon, Vol. 1- 1929-1930*, (Oregon City; Oregon City Enterprise, 1929), 223.

¹⁰⁶ Roland Hubbard, op. cit. Reportedly Mrs. Vawter's aloof and difficult nature was a source of considerable gossip in Medford during the period.

¹⁰⁷ JCD 241:130.

¹⁰⁸ Capitol's *Who's Who in Oregon, 1942-1944*, (Portland, Capitol Publishing Company, 1942), 169. The exact nature of Gilstrap's ownership role in the *Mail Tribune*, controlled by Robert Ruhl, remains unclear however he clearly was a minority owner.

¹⁰⁹ Peggy Anne Hutchinson, personal communication with the author, 12-March-1993.

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ID No: 033

Historic Name: **C.E. Gates-Richardson House**

Address: **31 Geneva**

Year Built: 1913

Legal: 37S-1W-30AB, Tax Lot 16000

Humphrey-Knight Addn, Block 2, Lot(s) 6

Builder(s): **Fifer, B.F.**

Architect:

Style: **Craftsman**

Primary Contributing

The C.E. Gate-Richardson House was among the first group of the one and one-half story structures that characterize Geneva Street south of Minnesota to have been completed. Originally identical in design to 35 Geneva, the house was also quite similar to the now-demolished Mann-Reames House located at 27 Geneva. The Gates-Richardson House employs a broad gable with wide overhanging eaves. A hipped roof, full-width, front porch and a small intersecting gable augment the main volume. The porch posts are simple boxed pillars with a short balustrade. A small protruding bay is located on the north elevation. Original windows, 4/1 double hung, and battered wood trim survive on the side elevations and first floor front. The original screened sleeping porch, identical to that surviving at 35 Geneva, has been enclosed, its screened front replaced with two 1/1 double hung windows. It is likely that the non-original scored shingle siding was installed over the double-drop at that same time, probably in the 1940s.

The original owners of the subject property, and among the first to purchase a site in the Humphrey-Knight Addition, were Charles Edwin "Pop" Gates and his wife Leah.¹¹⁰ "Pop" Gates originally moved to southern Oregon from Indiana in 1912 for health reasons and quickly established the Gates Ford Agency in partnership with his brother, Bill. (See Site 14). A dynamic individual, Pop entered the local political and civic are, being an unsuccessful candidate for Medford's Mayor within a year of his arrival. Finishing second in that race, Pop ran again and was elected Medford's mayor, a position he held from 1917 to 1922. Also prominent in a variety of statewide capacities, most notably as a member of the Oregon State Fair Board and the Oregon Highway Commission, "Pop" Gates was considered a potential Republican candidate for Governor in the 1922 election although he chose not to run. In October 1919 Pop begun construction of a larger home on Queen Anne. In January the local paper reported that:

...[the new house] will be ready for occupancy on April 1st when the mayor and family will at once move in and Sam Richardson and family will move into the present Gates home, 31 Geneva street, which was purchased by Mr. Richardson some time ago.¹¹¹

¹¹⁰ Certificate of Title #1272, 16-August-1912. Gates obtained a \$3000 mortgage from H.M. McFarland the next day.

¹¹¹ "Gates Residence Will be Ready to Occupy April 1st," *Medford Mail Tribune*, 31-January-1920, 6:1. The larger Gates House, located at 1307 Queen Anne, was listed on the NRHP in 1991.

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Sam Richardson owned the Model Clothing Company and was well known in the local business community. The family lived here only a short time due to Mr. Richardson's sudden death in the early the 1920s.¹¹² Subsequent owners include E. W. Gould, reportedly an author of western stories.

Although somewhat altered from its original historic appearance, the Gates-Richardson House remains an integral element in the Geneva-Minnesota District and successfully conveys both its original design and historic associations.

ID No: 034

Historic Name: **Infill House/Mann-Reames Site**

Address: **27 Geneva**

Architect:

Style: **Eaveless Tract**

Year Built: 1976

Legal: **37S-1W-30AB, Tax Lot 16100**

Humphrey-Knight Addn, Block 2, Lot(s) 7

Builder(s): **Stan Langeberg Construction**

Non-Compatible/Non-Contributing

Originally the site of the Mann-Reames, a two-story Craftsman home similar in design the all of the other dwellings on the west facing side of Geneva Street, the present modest gable-roof structure was completed in April 1976 following an unfortunate fire which destroyed the historic structure.

John C. Mann, noted Medford businessman, purchased the original house from C.A. Knight in 1914 and lived there until 1924 when the family moved to 815 East Main Street (Site 1). The Geneva Street house was sold to Charles W. and Bessie Reames, of the prominent pioneer Jacksonville family. Charles, a local attorney and jurist, was the younger brother Alfred Evan Reames, also an attorney, who served as one of Oregon's United States Senators in the late 1930s. Both Charles and Bessie Reames remained at the Geneva address the rest of their lives.

ID No: 035

Historic Name: **Purdin-Davis House**

Address: **21 Geneva**

Architect:

Style: **Craftsman**

Year Built: 1913

Legal: **37S-1W-30AB, Tax Lot 16200**

Humphrey-Knight Addn, Block 2, Lot(s) 8

Builder(s): **Fifer, B.F.**

Primary Contributing

The Purdin-Davis House is a two-story wood-frame structure with a full-width front porch and gable roof. Siding is double-drop horizontal wood for the first floor and shingle for the second. Multiple-

¹¹² Sam Richardson, Jr., personal communication with the author, 2-March-1993. The family moved from Geneva to the Max Gebauer House at 16 Corning Court, listed on the NRHP in 1991.

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light casement windows and plainboard window trim are original. The wide overhanging eaves and the brick porch posts and entry steps, as well as the exterior chimney, add to the design's character. A matching garage is located to the rear, accessible via the concrete driveway shared with 19 Geneva to the south.

The subject property was first purchased from Clarence A. Knight by Rena B. and Mahlon Purdin in 1913, near its completion.¹¹³ Mr. Purdin was a local judge and also operated a private law practice in the Medford area. In 1920 the property was acquired by Scott V. and Ida Davis.¹¹⁴ Davis was the son of area pioneer A.A. Davis, who established the successful Medford Rolling Mills, "...the first large roller mill in Oregon south of Eugene." In 1916 Davis managed the Big Bend Milling Company, owned by his father and William I. Vawter. Davis later worked as the cashier of the Jackson County Bank, a position he held until the firm's closure in 1931. In later years Davis played an important role in the development of rural areas and owned many properties in the downtown Medford area.¹¹⁵ Davis sold the subject property in 1934 and subsequent residents and owners include D. Ford McCormick, an engineer who was put in charge of the decommissioning of the Sterling Mine, near Jacksonville and Justin Smith, manager of what would evolve into the Rogue Valley Physicians Service. The Smith Family purchased the property in the early 1940s and retained ownership until 1966.¹¹⁶

The Purdin-Davis House retains substantial integrity to its historic appearance and continues to relate both its historic development and the associations for which it is significant.

ID No: 036

Historic Name: **Burdette L. & Sibyl F. Dodge House**

Address: **19 Geneva**

Year Built: **1913**

Legal: **37S-1W-30AB, Tax Lot 16300**

Humphrey-Knight Addn, Block 2, Lot(s) 9, s. 10' Lot 10

Architect:

Style: **Craftsman**

Builder(s): **Fifer, B.F.**

Primary Contributing

The two-story Burdette L. and Sibyl F. Dodge House is of wood-frame construction with shingle siding and 3/1 wood-sash casement windows set in groupings. A delicate bowed-front bay window is located at the southeast corner. Massive brackets of "stacked" timbers visually support the broad overhanging eaves. Porch supports are grouped 4x4s with flaring brackets set in opposition creating a "branch-like" appearance. A matching garage is located to the rear, accessible via the concrete driveway shared with 21 Geneva.

¹¹³ Certificate of Title #1495, 25-March-1913.

¹¹⁴ Certificate of Title #2592, 3-July-1920.

¹¹⁵ "Services set for Scott V. Davis, Resident Since 1889," *Medford Mail Tribune*, 6-October-1966.

¹¹⁶ Justin Smith Jr., personal communication with the author, 18-February-1993.

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In 1914 the subject property was purchased from C.A. Knight by Nellie S. and Burdette L. Dodge, the parents of the property's original tenants.¹¹⁷

...When we were married Burdette's parents had bought a home on Geneva Avenue and Father Dodge had intended to come out...and he and Mother Dodge were going to live in the valley. They furnished [the house] beautifully ... with the latest furniture. Father Dodge was a furniture dealer in Akron, Ohio, and only dealt in the best quality... Well, the war was coming on ... and so [they] never came out to live here... So we lived in their house, and I was always aware it was their house, but finally after fifteen years....they just gave it us.¹¹⁸

Burdette Dodge, Jr. and his wife Sibyl, were active in the orchard industry and owned a number of properties in the Medford area. They lived in the house until 1933-4 at which time they moved to the family ranch. The family sold the house in the early 1940s to J.W. and Mamie Bernard.¹¹⁹

Still an important visual element of the Geneva-Minnesota District, the primary elevation of the Dodge House has been unfortunately altered by a latticework enclosure of the front porch and the installation of brick veneer below the window sills. In mass and overall appearance, while compromised, the structure continues to relate its basic historic character and adds to the nature of the area.

ID No: 037

Historic Name: **G.L. and Florence Burhman House**

Year Built: 1914

Address: **15 Geneva**

Legal: **37S-1W-30AB, Tax Lot 16400**

Humphrey-Knight Addn, Block 2, Lot(s) s. 40' lot 10, n. 10' lot 11

Architect:

Builder(s):

Style: **Craftsman**

Primary Contributing

The last of the structures along the east-facing side of Geneva Street to be built, the G.L. Burhman House was under construction in 1914 when tax rolls show an assessment for the property at \$80.00 with the notation, "Foundation only."¹²⁰ A two-story wood frame structure, the Burhman House is similar in exterior appearance to the Edward and Margaret Davis House (Site 31) although its detailing and surface treatment are far more elaborate. Exterior siding is deco-cut wood shingles laid in a staggered arrangement with delicate sawnwork at the gable ends creating a design in what

¹¹⁷ Certificate of Title #1812, 2-July-1914.

¹¹⁸ Sibyl Fish Dodge, Oral History Interview, OH-113. Southern Oregon Historical Society Collection.

¹¹⁹ Certificate of Title #5810, 26-January-1943.

¹²⁰ Jackson County Assessor, *Fieldbook 1914.*, 278-279, Southern Oregon Archives Collection.

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is occasionally called the "chalet-style" variant of the Craftsman period. Windows are 4/1 casement with some diamond pattern leaded panels also present. The massive front entry door, nearly 48" wide adds to the design. An original rear screened porch and matching gable roof garage are located to the rear.

The original owner of the subject property was Millard D. Olds, owner of the Owens-Olds Lumber Company, predecessor of what is today the MEDCO Corporation, a large-scale timber and plywood mill with operations in the Rogue Valley as well as Ireland and elsewhere. Olds, of Michigan, does not appear to have ever lived in the house, which was long the home of G.L. Burhman, Olds son-in-law, and his wife, Florence Olds Burhman. Burhman likely worked in some capacity at the family mill but city directories indicate the family had left the area by 1930, after which the house was apparently rented. In 1935 Henry "Bert" Thierolf lived here, probably during construction of the family's house on Oakdale.(See Site 10). During the 1940s Fritz and Ethel Nissan lived in the house and operated a health clinic on the second floor called "Nissan's Institute of Health."¹²¹ In 1945, following Millard Olds' death, the children sold the property. In 1945, Caryl and Annie Van Valzah, long time residents, bought the property.¹²²

The G.L. and Florence Olds Burhman House remains substantially as built and accurately relates its original construction, use of materials and appearance. Located at the visible entrance to the district from East Main, the house is a prominent landmark locally and is a highly significant visual element with the Geneva-Minnesota District.

ID No: 038

Historic Name: **Dentist Office/Knight House Site**

Address: **801 East Main St.**

Architect: **Haydenkirk, Paul [Seattle]**

Style:

Year Built: **1957**

Legal: **37S-1W-30AB, Tax Lot 16500**

Humphrey-Knight Addn, Block 2, Lot(s) 11

Builder(s): **Jones, Meyer**

Non-Compatible/Non-Contributing

Originally the site of the Clarence A. and Cora L. Knight house, the original building was demolished in 1957 for the construction of the present professional office.

Clarence Knight, one of the original developers of the addition that bears his name, lived in the location as early as 1912. In succeeding years H.M. McFarland, a Vermont-based financier who was heavily involved in various businesses ventures with Knight, was the actual property owner however Knight remained the occupant for the remainder of his life. Knight built a small real estate office to the rear of the property and was involved in a variety of other business pursuits, most prominently

¹²¹ Denman, op. cit.

¹²² JCD 260:400, June 1945.

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the Alta Vista Packing Plant and Orchards, originator of the famed "Crater Lake" label. After originally arriving in Medford in 1909, Knight operated this concern for some twenty years before selling the label to Myron Root. The orchard, on Alta Vista Road near Eagle Point, is still in production.¹²³ Clarence A. Knight died on 18-September-1938, aged 82 years. "Although of advanced age, he was extremely active until the day of his death....He was a man of many fine qualities and leaves many friends to mourn his passing."¹²⁴

Following Knight's death, the house on this site was converted to apartment use and reportedly was in poor condition by the time the present owner purchased the site and raised the house in preparation for construction of the present medical office. Paul Haydenkirk, the Seattle architect responsible for the new building, was a frequent *Sunset* magazine design award winner. Although specializing in medical offices, Haydenkirk also designed the Angus Bowmer Theater for the Oregon Shakespeare Festival in Ashland.¹²⁵

ID No: 039

Historic Name: **Geneva Street Roadbed**

Address: **Geneva Ave from E. Main to Sherman/Alley**

Architect:

Style: **No Style/Road Bed**

Year Built: **1911**

Legal: **n/a**

Humphrey-Knight Addn

Builder(s): **Bise and Foss, Paving Contractors**

Primary Contributing

The locally unique roadbed surface of Geneva Street plays a significant role in defining the Geneva-Minnesota District as a separate entity within the city of Medford. For reasons that are not entirely clear, in 1910-1911, the developers of the Humphrey-Knight Addition chose to employ a paving process that differed from most other streets in Medford. Paved by Bise and Foss, Geneva Street was historically referred to as being of "Brickolithic" paving, apparently a trade or brand name.¹²⁶ Formed of cast concrete panels, approximately 10' square, the Geneva Roadbed is constructed of a material more correctly known as "Hassam." Created from a mixture of cement slurry and crushed rock, Hassam is compacted heavily to create a surface that "...looks similar to concrete except that the surfaces of the crushed rock are visible."¹²⁷ Hassam is a very hard and durable surface that wears well, justifying its high cost over time, as the now 83 year old surface of Geneva Street admirably demonstrates. While at least two other streets are known to have been paved with this material in Medford, Genesse and Reddy, both just beyond the District boundaries, neither the 1937 survey of all roadways within Medford, nor the records of the city's public works department,

¹²³ Sue Naumes, personal communication with the author, 24-February-1993.

¹²⁴ "Last Summons to C.A. Knight, Long Resident of City," *Medford Mail Tribune*, 19-September-1938, 3:5.

¹²⁵ Raymond McNair, DDS., personal communication with the author, 24-February-1993.

¹²⁶ "Paving Two Complete on Two Streets," *Medford Sun*, 4-April-1911, 1:1.

¹²⁷ Lewis L. McArthur, letter to the author, 7-February-1993.

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indicate that Hassam was ever again used as a paving material within the city.¹²⁸

Ever more unusual than the material used for Geneva was its surface design, a scored, brick-like, pattern that was impressed upon the still wet material prior to its setting. This creates a semi-cobblestone type appearance with each of the larger panels mentioned above divided into rows of "bricks" each approximately 6" x 10" in size.

...[the process] gives a surface as hard as iron, or harder, and is supposed to last as long as the Egyptian Pyramids....Horses will have a sure footing on this pavement as a result of criss-cross lines or checks. Vehicles will roll over it with ease, though it is not adapted to comfortable speeding as a tremor will result to passengers in horse-drawn vehicles or autos.¹²⁹

The "criss-cross" surface of Geneva Street creates both a visual and sensory change within the district as the multiple grooves in the roadbed still create an audible "rumble" when driven upon.¹³⁰ Genesse Street has since been paved in standard asphalt while Reddy Street, though still concrete or Hassam, lacks the brick-like surface of Geneva.

In recent years, recognizing the special character of the roadbed, the City of Medford had undertaken to avoid repairs when possible to Geneva Street and then, when necessary, to utilize a special "press" constructed by city crews that will somewhat replicate the brick pattern in any patches that are required.¹³¹

An additional contributing feature with the District, the signpost located at the northeast corner of the Geneva-Minnesota intersection, is also owned and maintained by the City of Medford. Using a rail that was probably acquired in the City's purchase of the Rogue River Valley Railroad as a post, the sign is one of the dwindling number of such street standards that remain in use within the City.

CLASSIFICATION OF RESOURCES:

The classification of properties in the Geneva-Minnesota District is determined by a resources

¹²⁸ See State of Oregon Highway Department "Field Books, 18-May-1937 (Medford City Engineer's Office), also Guy Parker, Superintendent of Public Works, personal communication with the author, 14-December-1992.

¹²⁹ "Three Blocks of Genesse Street Now Paved with Concrete," *Medford Sun*, 2-April-1911, 3:1.

¹³⁰ The unique Geneva roadbed actually runs the full distance of the street from East Main all the way past the alleyway that forms the district boundary to the Sherman Street intersection.

¹³¹ See *Medford Mail Tribune*, 27-May-1992.

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date of construction and current integrity and ability to relate the districts periods of significance. Resources built during either of the twin development phases of the Geneva-Minnesota District (1911-1914 and 1922-1924) were ranked as "Primary." Historically significant resources built outside of those periods were ranked "Secondary." Resource classifications reflect an approach based upon the following systematic method:

Primary Contributing:

Resources built between 1911-1914 or 1922-1924 (inclusive) which retain sufficient integrity to their historic period to reflect the period of significance. 25 of the district's 39 resources are so ranked.

Secondary Contributing:

Resources that were built outside of the two periods of significance which reflect their historic character and contribute to the integrity of the district. 5 of the districts 39 resources, ranging in construction date from 1896 to 1929 are so ranked.

Historic\Non-Contributing in Current Condition:

Resources which although built during the periods of significance have been altered in such a way that they no longer reflect their historic character nor contribute to the integrity of the district. 2 of the district's 39 resources are so classified and could potentially, with appropriate restoration, could potentially re-classified as contributing resources.

Compatible\Non-Historic\Non-Contributing:

Non-historic resources that are compatible with the character of district but to not contribute to character of the district. None of the 39 resources within the district is so designated.

Non-Compatible\Non-Contributing:

Resources tht are either so substantially altered that its historic character is irretreivable or non-historic construction thatn does not conform in scale, materials, or siting to the character of the district. 2 of the district's 39 resources, built 1957-1976, are so designated.

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Auxillary structures within the district, in all cases garages associated with the dominant resource, have been surveyed and noted in the individual building statements. As per the "*Guidelines for Counting*" of National Register Bulletin 14, none of these structures are of the requisite size and scale for individual resource listing.

SUMMARY:

The thirty-nine individual resources of the Geneva-Minnesota District, including thirty-eight structures and the unifying Geneva Roadbed, represent a homogenous residential neighborhood that accurately reflects the development history of Medford east of Bear Creek that occurred in the first quarter of the 20th century. Constructed essentially in two phases, the first focused along Geneva Street and employing the Bungalow and Craftsman architectural styles, the second, focused on Minnesota, using the historic period styles popular in the 1920s, the Geneva-Minnesota District as a whole retains high integrity in workmanship, setting, use of materials and overall character. The Geneva-Minnesota District successfully relates its periods of development and the associations for which it is significant, containing one of the best collections of the major residential architecture styles that were employed in Medford during the 1911 and 1923 periods.

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)

Architecture; 20th Century

Period of Significance

1911-1914 [1st development phase]

1922-1924 [2nd development phase]

Significant Dates

1911

1922

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Multiple; See Section 7

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

Primary location of additional data:

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

Name of repository:

Jackson County Courthouse

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The Geneva-Minnesota District, an architecturally significant residential neighborhood located in Medford, Oregon, was first developed in the period between 1911 and 1914, with a second development phase, focused primarily on Minnesota Street, beginning in 1924. The district has remained one of Medford's prime residential areas and its structures have served as the homes of a wide variety of community and business leaders, elected officials, and others whose actions have helped shape the city's character during the past 80 years. Retaining almost complete integrity to its original development and appearance, the Geneva-Minnesota District is a homogenous and architecturally cohesive neighborhood of bungalow, Craftsman, and Period Revival dwellings that remains one of the most intact early 20th century residential areas in the Rogue River Valley.

CONTEXT:

Founded in 1883 with the arrival of the railroad to southern Oregon, the city of Medford was developed upon the flat plain lying west of Bear Creek. Those lands east of the waterway, originally beyond the city limits, remained prime agricultural lands for the remainder of the century. In the ten years between 1900 and 1910, spurred by a dramatic expansion of the region's orchard industry, Medford's population increased from just over 1700 to almost 9000. This growth, a gain of 392%, not only led all Oregon cities, (and catapulted Medford into position as the state's fifth largest) but was reported as the second highest growth rate for any city in the entire United States during the decade.¹

It is not a mere idle assertion that people coming here to locate may do so without fear of over-crowding the place or of meeting with disappointment over the opportunities that the place presents....This place is fortunate to the point of being a phenomenon of quick

¹ Oklahoma City, Oklahoma with a percentage increase of 395%, was reported as the fastest growing city in the nation among those that were in existence in 1900, only slightly higher than that of Medford. Other cities, such as Fairbanks, Alaska and Tonopah, Nevada, which had percentage increases many higher than Medford but were treated as "mining camps" rather than cities since they had existed less than ten years. (see *Medford Mail Tribune* 12-January-1912)

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growth and the most fortunate part of it is that it has the resources to justify such growth and the spirit to carry them through....²

Faced with a sudden overwhelming need for housing, Medford's entrepreneurs and speculators drawn to the area by the boom, turned to the long open agricultural lands east of Bear Creek. Late 19th century photos show this vast plain as one of orchards and widely scattered lone houses, virtually all of which were connected to the agricultural uses of the area. A period comment upon an early 1880 view of east Medford, published in 1911, notes;

... the feature which causes the stranger to doubt that the view can be one of the east side is the entire absence of residences of any kind on either side of the street for a considerable distance eastward from the bridge. It was just open county then....³

Fueled by the orchard boom, numerous additions to Medford were platted east of Bear Creek in the first fifteen years of the 20th Century. Subdivided into blocks and lots, former orchard tracts became prime residential real estate and local newspapers were soon filled with developer's advertisements of property for sale. The old wooden bridge across the creek, the sole transportation link between the area and downtown, was replaced in 1912 with a modern concrete span, drastically increasing the practicality of "Eastside" living. This improvement greatly added to the impetus for new construction. The burgeoning area soon was in heated competition with the earlier residential areas west of Bear Creek for prominence and new investment. In April 1911 the newly formed "East Side Improvement Association," comprised of developers and real estate interests, began a campaign geared toward redefining the roles of either shore of Bear Creek;

MEDFORD HAS FOUND HER STRIDE. Her phenomenal growth of the past two years will be eclipsed by that of the coming year.....Yours is the opportunity to play a man's part NOW in the laying down of a skeleton plan about which shall be built the CITY BEAUTIFUL! The first strong line of that plan must be the

² "Medford's Population" [Editorial], *Medford Sun*, 2-December-1910, 2:1-2.

³ "East Main Street Twenty Years Ago," *Medford Mail Tribune*, 9-June-1910.

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marking out of a definite RESIDENTIAL DISTRICT as district from the business district...into which may be attracted those who are essentially HOME BUILDERS — those for who HOME shall mean atmosphere and environment as well as mere housing....For such characterization as to the future RESIDENTIAL DISTRICT of MEDFORD the BEAUTIFUL, we believe the EAST SIDE to be pre-eminently fitted....⁴ (*original emphasis*)

Although specific areas of the west side continued to attract new residential development, the new developments of the east side, located "above the fog" rather quickly assumed dominance as the residential area of choice for Medford's upper middle class citizenry. Many individuals who owned local businesses, were prominent in local society, or served as elected officials, purchased lots and built prestigious homes in the better of the Eastside neighborhoods. And, as the Eastside additions began to develop reputations and construction patterns were set, Geneva Street, and to a lesser extent Minnesota, quickly became recognized as one of the leading residential locations within the city.

That part of Medford lying east of Bear creek is taking on a new activity as applies to home building and especially is this true as to Geneva and Minnesota streets.⁵

The property ...on Geneva avenue, in east Medford ... is a section which is fast coming to the front as one of decidedly pretty homes.⁶

By 1914, in one of the local newspapers New Year's promotional issues, a vehicle not known for understatement, vistas of Geneva Street were published under the caption "A few Typical Medford Homes" by Medford's boosters. Based solely on the influence of the various individuals whose homes were located there, the Geneva-Minnesota District, would certainly have to be considered one of the finest of Medford's neighborhoods in the pre-World War I era.

⁴ "An Appeal for the City Beautiful" [Advertisement], *Medford Mail Tribune*, 16-April-1911, 6:1-8.

⁵ "East Medford is Awakening," *Medford Mail Tribune*, 31-January-1912, 6:1.

⁶ *Medford Mail Tribune*, 20-March-1912, 5:2.

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DEVELOPERS:

The Geneva-Minnesota District consists of two separate additions to the city of Medford, the Humphrey-Knight and Humphrey-Andrews, both filed in December 1910. Humphrey-Knight contains twenty-two lots, fronting on either side of Geneva, between East Main (originally Seventh Street) and a 20' foot wide alley located approximately 120' west of and parallel to Sherman Street. The Humphrey-Andrews Addition lines either side of Minnesota Street, from Geneva to Crater Lake Avenue [at that time called "Roosevelt"] The Humphrey-Andrews Addition contains 21 lots, including four which front on Crater Lake Avenue.

Henry Humphrey (b. 1827) and his son, William Humphrey (b. 1850), were apparently the individuals primarily responsible for the original development of the subject additions. Henry was originally from New York state and William was born in Minnesota.⁷ Both men were active in Medford real estate during the boom period and William Humphrey owned and operated his own agency, receiving frequent mentions in the local press regarding various land transactions. The Humphreys developed most of the eastern side of Geneva Street, building houses on speculation, along with the few early dwellings on Minnesota. The end of the orchard boom, and the sudden decline of real estate values in Medford, found the Humphrey's over-extended financially and by 1914 they assigned control of all their property, including much of the two subject additions, to J.W. Wakefield. Sometime prior to 1920 the Humphreys had left the Medford area and apparently ended all financial involvement with the Geneva-Minnesota District.⁸ No additional information regarding either Henry or William Humphrey could be located for this project.

The colorful Edward Andrews joined with William Humphrey in the development of the Humphrey-Andrews addition, that portion of the district lining Minnesota Street. Ed Andrews was a leader of the famous Andrews Opera Company of Minnesota prior to relocating to the Rogue Valley. The company, dominated by the various members of the Andrews family, had begun as a traveling band covering the midwest in the late 1870s and soon had developed an

⁷ The Humphreys connection to New York and Minnesota, coupled with the similar background of many of the other individuals involved, likely accounts for the street names used in the new development.

⁸ See JCD 107:335, 18-November-1914. At that time Henry and William Humphrey assigned ownership of all of Block 1 in the Humphrey-Knight Addition to Wakefield except for Lot 8, which was held as a homestead. They also assigned Lots 2-6, 8 and 10 of Humphrey-Andrews plus numerous other lots within Medford. The listing of creditors in this document includes many local contractors, presumably companies that were involved in building the "spec" houses on Geneva Street.

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regional reputation. In 1887 the troupe bought a Pullman car and in 1895 the family built a 60-room resort hotel on Lake Tetonka in Minnesota. This reportedly elaborate structure was known far and wide, providing a popular vacation spot in the midwest as well as a permanent venue for the family's theatrical offerings. Widely known for light opera, particularly the works of Gilbert and Sullivan, the Andrews Opera Company was led by the ten Andrews siblings, many of whom married other performers adding to the troupe's versatility. Nellie Andrews, for example, married Charles Hazelrigg, a skilled musician who then became the company's musical director. The company remained active in the midwest until 1901 when it was disbanded for unknown reasons. "In 1907 the Andrews clan was uprooted from its Minnesota haunts and emigrated to Oregon's Rogue Valley. Joining this mass exodus were three of the Andrews brothers (Ed, George and Will), and their families along with Charles and Nellie Hazelrigg."⁹ Establishing themselves in Medford, Will and Ed Andrews became active in the real estate business. Under the name of Ed's third wife, Caddie, Andrews acquired the house designated as Site 15, retaining ownership until 1918.

Unable to stay out of the limelight, Ed Andrews was active in a variety of local theatrical productions and even served as the theater critic for the *Medford Mail Tribune*. His professional background brought new respectability and skill to local productions and his wide contacts within the industry drew other professional performers into Medford, much to the town's cultural benefit. Andrews himself was particularly well known for his portrayal of "Koko" in *The Mikado*, a role he eventually would recreate in literally hundreds of performances from New York to San Francisco. By 1920 Ed Andrews had returned to the stage full time as a member of the American Light Opera Company. Although he would periodically return to Medford to perform, he essentially ended all ties with the community. Ed Andrews died in Minnesota in 1941.¹⁰ While Andrews, his wife Caddie and daughter Catherine Lee owned large portions of the Humphrey-Andrews Addition (including virtually all of Block 2) and the family resided within one of the nominated properties during the initial development phase, there is little indication that they played any significant role in the development of the area or in the construction and design of its structures.

The final individual responsible for the development of the Geneva-Minnesota District was C. A.

⁹ Charles Sweet, "The Andrews Family," *The Table Rock Sentinel*, (December 1986), 17. Note that two of the district properties are associated with the member of the Hazelrigg family.

¹⁰ Additional information on the Andrews family and the touring company is available in C.A. DuBois, "Operatic Pioneers, The Story of the Andrews Family," *Minnesota History* (Winter 1953), 317-325.

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Knight who, in partnership with the Humphreys, filed the Humphrey-Knight addition and was the original developer of the western half of Geneva Street. Clarence Knight who, like both the Humphreys and Andrews, listed his occupation as "Real Estate Agent" in the 1910 Census, was an early proponent of orchard development in the Rogue Valley. In partnership with Dr. Frederick Page, a prominent local investor, and H.C. McFarland, a wealthy banker from Vermont, Knight owned and operated a number of orchards including the Alta Vista, Ringwood, and Ala Vista Orchards, all near Eagle Point. Although not documented Knight, who had worked in the banking industry in Vermont prior to moving to Medford, likely knew McFarland through that connection. Mrs. Knight, Cora, whose maiden name was Page, was probably the sister of Frederick Page. Knight opened the Alta Vista Packing plant in Medford and sold his pears under the Crater Lake Brand label and claimed to have shipped the first full carload of wrapped and packed pears from the Medford area in 1906.¹¹ While McFarland's involvement appears solely financial, as he held the mortgages on many of the properties lining Geneva Street, Knight lived within the district at 801 East Main (Site 38). Clarence A. Knight remained active in the local real estate and orchard industries until his death at age 82 in 1938.¹²

SITE DEVELOPMENT:

Following the formal platting of the two subject additions, streets and public utilities serving the Geneva-Minnesota District had to be laid out and installed. This process occurred during a period of substantial paving activity in Medford. At the turn of the century Medford had literally no paved roads whatsoever yet by the end of 1910 the city boasted over eighteen miles of pavement, a total which inspired the city's leaders to promote Medford as one of the best paved cities of its size on the west coast. "The improvement of which Medford is most proud is the water system being installed. This is a thirty-mile pipe, 16 inches in diameter, which by gravity system brings [in] the pure, crystal waters from the melting snows and springs Mount McLoughlin for Medford's use."¹³ Medford utilized a street and sewer pipe assessment program to finance the extension of paving and utilities to the many new additions to the city. Property owners were charged in proportion to the frontage of the lots. In early 1911 three separate city ordinances required the payment of fees for the laying of sewer lines, water main, and finally, paving, for both

¹¹ Kay Atwood, *Blossoms and Branches*, (Medford, 1980), 228.

¹² "Last Summons to C.A. Knight, Long Resident of City," *Medford Mail Tribune*, 19-September-1938, 3:5.

¹³ Medford Commercial Club, *Medford, Oregon and the Rogue River Valley*, (Medford, 1909), 21.

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Geneva and Minnesota streets. Virtually all of these fees were paid by either Knight or the one of the Humphreys, as the original developers of the area.¹⁴

The original paving process used on both Geneva and Minnesota streets was historically reported to be of a material called "Brickolithic," a Portland cement-based aggregate, although in the case of Minnesota this does not appear to have been correct.¹⁵ Later technical descriptions referred to the surface as "Hassam." On Geneva Street, a grid pattern was impressed into the material surface during construction, creating a regular, brick-like, pattern that remains today. Long assumed to have been done solely for aesthetic reasons, the pattern was historically intended to provide better footing for horses.

Horses will have a sure footing on this pavement as a result of the criss-cross lines or checks. Vehicles will roll over it with ease though it is not adapted to comfortable speeding as a tremor will result to passengers in horse-drawn vehicles or autos.¹⁶

There is at least some possibility that this latter feature, the required reduction in speed for vehicles traveling over the scored surface, was perceived as an inherent benefit in a residential neighborhood. "Ease of travel might ... be a negative attribute [in a pavement type] to a householder seeking to keep traffic off the streets where his children played."¹⁷ In this context, the scored surface of Geneva Street may be viewed as a continuous series of the modern "speed bump" that still tend to reduce the speeds of passing traffic.

Although some reports indicated that the criss-cross surface treatment of Geneva Street was also originally present on Minnesota, records at the Medford City Engineer indicate that Minnesota's

¹⁴ See Medford City Council Minutes, Ordinances Nos. 463, 544 and 556. These fairly hefty assessments, the expenses of the "spec" houses, and the dramatic drop in the local economy after the heady growth of 1909-1912 likely all combined to precipitate the Humphrey's financial woes mentioned above.

¹⁵ See Medford Mail Tribune, 9-March-1911 2:1, also personal communication with Mr. Guy Parker, Medford Public Works Department, 14-December-1992.

¹⁶ "Three Blocks of Genesee Street Now Paved with Concrete," *Medford Sun*, 2-April-1911, 3:1. Genesee, the next street to the west from Geneva, has since been repaved and no longer retains this original scored surface.

¹⁷ Clay McShane, "Transforming the Use of Urban Space: A Look at the Revolution in Street Pavements, 1880-1924," *Journal of Urban History* (May 1979), 298.

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original surface was of bituminous material over gravel, an inferior pavement that was replaced with concrete (possibly, although doubtfully, patterned as Geneva's) in 1937. This concrete surface itself has now been replaced or covered with the present asphalt.¹⁸ While other concrete panel street surfaces survive in Medford, most notably Reddy Street, no other example of the decorative scoring of Geneva has been located anywhere in the Rogue Valley area. The unique character of the roadbed, creating a audible and sensory change when one drives onto Geneva from either entrance, helps to define the Geneva-Minnesota District as a separate, unique, enclave within the larger city. In recognition of this character, Medford's Public Works Department has recently made an extra effort to maintain consistency with the grid-surface whenever maintenance to Geneva is required.¹⁹

In addition to the city services that were laid during the original development of the Geneva-Minnesota District, Humphrey-Knight et al also established a system of character defining site features that tie the individual properties together and remain an important visual element within the district. The street trees that line the roadways have now grown to huge proportions and add considerably to the area's identity. It is, however, the raised lawns and retaining walls separating the private and public spaces throughout the entire district that distinguish the development. A period report, commenting upon this feature, noted;

... the fact that both Geneva avenue and Minnesota were deep cut before being paved gives the lawns an excellent chance to be terraced and thus beauty is added not only to the lawns but as well to the bungalows built upon the surrounding lots. A cement retaining wall, one and a half feet high, will be put in at the sidewalk level.....²⁰

¹⁸ The original plans for Minnesota's paving survive at the Medford City Engineer's office. See also Field book 189-2 (Oct 1937) for repaving specifications and Oregon Highway Field Notes, Book 1 of 2, page 97 for condition report in May 1937 which reads, in part "badly broken, should be replaced" in reference to the original 1911 bitulithic surface.

¹⁹ Parker, personal communication. City crews have constructed a "press" from rebar to mimic the grid pattern in any new concrete patches that have been required to the street in recent years. See also the *Medford Mail Tribune*, 27-May-1992.

²⁰ *Medford Mail Tribune*, 31-January-1912 6:1.

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Together these three site improvements (road surface, street trees, and retaining walls) collectively documented as Site 39 in Section 7, provide an important visual element that ties the Geneva-Minnesota District together.

ARCHITECTURE AND BUILDERS:

While a few of the nominated houses within the Geneva-Minnesota District pre-date the area's period of significance only one, the Chessmore-Andrews House, exhibits any architectural design elements that elevate it beyond what is typically called "vernacular." Please refer to the individual histories of these houses (Sites 1, 13, 15 and 38) for more specific information. The majority of the structures in the area can be grouped into two major divisions that reflect the historical pattern of development that operated in the Geneva-Minnesota District.

INITIAL DEVELOPMENT: 1911-1914

Following the establishment of the Humphrey-Knight and Humphrey-Andrews additions, the initial construction was of simple one and one-half story bungalow style homes, virtually all of which were built on speculation by Henry or William Humphrey. These structures included Sites 6, 21 and 27 among others and all evidence a similarity that leads to the conclusion that their design derives from a common source, probably one of the many planbook designs available during the period. Other early bungalow style structures within the district, especially the F.M. Calkins and Helms-Denman houses (Sites 24 and 25) are essentially just more elaborate versions of the same basic design.

Information on the designs used by Knight, who developed the east-facing side of Geneva Street are, while not specifically identified, more clearly documented as being the result of a limited number of standardized plans. The similarity in design between the Roland and Jessie Beach House (Site 28) and the "six room modern bungalow" built as the manager's quarters at Ringwood Orchard by Knight in 1911 clearly indicates a common design source.²¹ The remaining

²¹ Photos of this structure survive in MS 577 of the Southern Oregon Historic Society [SOHS] collection. At this time it is not known if the Ringwood property survives or to what extent it retains integrity.

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Knight-developed structures on Geneva, consist of the two-story "Craftsman" style dwellings that were designed by an unknown architect, probably one located in southern California. Surviving correspondence from Knight, writing from South Pasadena, California to his partner McFarland and dated January 1913 provide a rare glimpse of the development process that created the structures in this portion of the district:

I have not made any contracts for the building of the new houses and shall not until my return to Medford. I am looking up plans here in town and expect to take back one or two sale houses with me...²²

Virtually all of the houses built during the initial development phase of the Geneva-Minnesota District, as well as the previously mentioned retaining walls and other site improvements, were built by a local contractor, B.F. Fifer. The only other trades people identified with the development is the hardware company of F.W. Shapleigh, who advertised their involvement in the "New Bungalows on the west side of Geneva Street" in January 1914.²³

SECOND PHASE DEVELOPMENT: 1922-1924

Following the initial phase of development, and the concurrent end of the "Orchard Boom" in the area, building slowed dramatically with the Geneva-Minnesota District. The William and Anna Gates House (Site 14) and the Dennison/Rental House (Site 16) both date from this interim period between the two major construction phases. The second period of development, centered almost entirely on Minnesota Street, can likely be traced in part not only to return of population growth in the region but also to the availability of government mortgage guarantees to World War I veterans.

Of the structures built during the 1922-1924 period, four on Minnesota and two on Geneva, are the work of a single architect, Frank Chamberlain Clark.²⁴ Often erroneously referred to as

²² C.A. Knight, letter to H.M. McFarland, 11-January-1913. (SOHS, Medford), MS 577

²³ *Medford Mail Tribune*, 1-January-1914, 5:3-5.

²⁴ Clark's design of five of these (the Porter, Thierolf, Ulrich, Hubbard and D. McKee houses) is well-documented. The sixth house, the Paul McKee House at 16 Geneva, can only be attributed to the architect

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southern Oregon's first architect, Clark can with certainty be credited as the first licensed practitioner in the field to reside in Medford. Over a lengthy career Clark designed literally hundreds of commercial and residential structures in southern Oregon, many of which have subsequently been listed on the National Register of Historic Places. His impact on the visual character of much of southern Oregon during the first half of the 20th century is considerable. The tight geographical collection of his works in the Geneva-Minnesota District, virtually all which were built concurrently during the summer of 1922, represents one of the better ensembles of Clark residential architecture ever produced.

It is not known if a common contractor was also responsible for the six Clark-designed resources. Roland Hubbard, one of Clark's 1922 clients, recalls that both the Porter and Thierolf houses were built by the same now forgotten contractor, however Hubbard's own home was built by a different individual.²⁵ No builder information regarding either of the McKee houses, both located on Geneva, was located.

While the Clark designed houses are based on various historic period styles, the second development phase also saw the construction of less elaborate dwellings on Minnesota Street that probably derive from the same planbook-type designs that were utilized during the district's initial development. Typical of these more modest structures is the Carl J. and Clara Brommer House.

RESIDENTS:

Socially, the Geneva-Minnesota area was from its inception considered among Medford's most prominent residential areas. Many of the first residents of the district were prominent business people, civic, and community leaders, as well as elected officials. Roland Hubbard recalls that the District was close enough to downtown that business people could walk to their stores or offices. "There would be a whole group of us leaving every morning and then again at night. When my children were small I even walked home for lunch."²⁶

The small-town society of Medford and its close-knit community probably contributed to the

at this time.

²⁵ Roland Hubbard, personal communication with the author, 24-February-1993.

²⁶ Ibid.

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striking patterns of commonalty that emerged in the occupations of the residents of the Geneva-Minnesota District prior to World War II. Although earlier studies note a high incidence of physicians and medical professionals due to the proximity to Medford's Community Hospital, located just outside the district at 845 East Main Street, this does not seem to born out by actual occupant data. While Doctors Inskeep and Barber both lived in the district for short periods, the sole other medical professional prior to WWII was Dr. Edwin Riddell, a dentist. The initial occupancy period, prior to 1920, is primarily characterized by individuals who were associated with the legal profession. Glenn O. Taylor, Mahlon Purdin and Frank M. Calkins were all judges and both George Roberts and Charles Reames were attorneys. Later residents, notably Kenneth Denman, follow this pattern.

A second strand of similar occupation is through connection with the California-Oregon Power Company (COPCO) employees, beginning with Paul and Donald McKee, the sons of the one of the company's primary investors. Paul McKee, who was the local manager of COPCO, was the first company employee in the district, followed shortly by his brother Donald. Later COPCO employees who lived within the district include John Boyle, a vice-president, George Phythian, Herbert Hussong, and Charles Larison. Despite these groups, however, the vast majority of Geneva-Minnesota district residents were business people, owners and managers of local retail or manufacturing concerns located in the downtown core. Principals in Mann's Department Store, the Medford Book Company, the Monarch Seed Company, Gates and Lydiard's Groceteria, C.E. Gates Ford, Hubbard Brothers Hardware, Heath Drug Store, Porter Lumber, and Big Pines Lumber, all influential local firms, each lived in the district. Typical is the house at 105 Geneva (Site 30) which was the home of the manager of the local J.C. Penny's (a man named William S Bolger) in 1930 and then in 1942 was home to Harold Brown, manager of the Montgomery Wards.

Many of the business owners and professionals who lived within the district also devoted time and energy to various civic projects, directing charitable organizations or leading fund-raising campaigns to benefit specific causes. Two residents of the district served at one time or another as Medford's mayor (C.E. Gates and George Porter) while both Richard F. Antle and John Mann served terms on the Medford City Council. In 1948-49, the "Who's Who for Oregon" published by Capitol Publishing in Portland, listed some 157 individuals from Medford including 16, or roughly 10% that either resided, or had sometime previously, within the Geneva-Minnesota District boundaries.

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An additional trend within the district is the concentration of relatives and family members owning individual properties. The brothers McKee followed in the pattern of various Vawter family members, the three members of the Gates' family, the Schuchard's, Roland Hubbard and others in having connection with more than one district property. Both R.F. Antle and Henry Thierolf each rented within the district before purchasing and a wide variety of business connections, such as the Gates-Lydiard partners as well as Miller and Davis of the Medford Book Store each lived as neighbors in addition to their business connections. The various financial connections among residents of the district, such as bank directors, bank officers, and cashiers serving on various boards, loaning money to each other for the construction of area houses, and providing other funds for various business ventures is complex beyond description here. However, these inter-relationships among the various district residents support the general homogeneity and fellowship that helped create the reputation of the Geneva-Minnesota District within the larger community.

Following World War II, as Medford grew dramatically along with the rest of Jackson County, increased transportation options and road networks allowed settlement to continue toward the foothills east of downtown. With the opening of the Rogue Valley Country Club, and the extension of the major east-west arterials that connected the foothills to the valley floor, the primary residential neighborhoods for Medford's civic and business leaders moved further east from Bear Creek and, after 1963, Interstate 5. The proximity of the Geneva-Minnesota District to downtown, not to mention its pedestrian scale and older architectural style, did not compare well with the modern ranch house and larger lots of the newer developments. Nevertheless, unlike many early residential areas, the Geneva-Minnesota District retained many of the qualities that had originally made it a prominent neighborhood and substantially avoided the decline that characterizes many of the other early Eastside developments. Longtime district residents, such as George Porter, Kenneth Denman, Roland Beach, the Dodge family, and others from the earlier days remained in the district well into the 1960s and many of the newer residents continued to reflect an upper-middle class orientation. While to some extent bypassed in status by the ranch homes of the foothills to the east, the Geneva-Minnesota District remained a cohesive area throughout the Post-war building era.

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SUMMARY:

Eighty years after its initial development, the Geneva-Minnesota District represents an intact, architecturally significant, collective of dwellings that accurately reflects not only the various residential styles utilized in Medford during this century's first two decades, but serves as a prime example of the many "East Side" residential areas developed during Medford's Orchard Boom. The District gains further significance via its surviving site improvements and design features, particularly the unique instance of the Hassam scored paving of the Geneva roadbed and the concrete retaining walls that visually unify the district and differentiate and define the area.

The structures of the Geneva-Minnesota District were primarily developed in two phases beginning in 1911 and completed in 1924. Built by common developers, many by the same contractor from similar plans, the one- and two-story dwellings of Geneva Street create a uniform and homogeneous streetscape that was used by Medford's boosters to promote the city's livability and beauty during this period. The second development phase, dominated by six structures designed by Frank Clark, one of southern Oregon's most influential architects, represent a significant ensemble of Clark's work and illustrate the versatility of the historic period styles as executed by a single designer.

The resources of the Geneva-Minnesota District exhibit integrity in workmanship, use of materials, and design that accurately convey the associations that make the area significant in the southern Oregon context. As a whole, the Geneva-Minnesota District represents an architecturally significant enclave of residential dwellings that collectively represent one of the best identified ensembles of bungalow, Craftsman and Period Revival architecture in the southern Oregon region. The area retains substantial integrity to its original development periods in materials, setting, and site development and is nominated under Criterion "C" for its exceptional architectural merit within the City of Medford..

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BIBLIOGRAPHY:

Atwood, Kay. Blossoms and Branches: A Gathering of Rogue Valley Orchard Memories. Ashland: Kay Atwood, 1980.

Atwood, Kay and Evans, Gail. Frank Chamberlain Clark Inventory. Medford: Southern Oregon Historical Society, 1982.

Capitol's Who's Who in Oregon. Portland: Capitol Publishing Company, 1936, 1942-44, 1948-49 and 1954.

Clark, Rosalind. Architecture Oregon Style. Portland: Professional Book Center, 1983.

Gottfried and Jennings. American Vernacular Design: 1870-1940. Ames: Iowa State University Press, 1988.

Jackson County Deed Records, Miscellaneous Records, Certificates of Title, Tax Records and Road Books.

Medford Mail Tribune, misc. issues, 1909-Present

The Medford Sun, misc. issues, 1909-1914.

Pacific Telephone and Telegraph Company, misc. directories, 1915-1930

Polk Medford City Directories; 1911-.

U.S. Census Records 1900, 1910.

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

Numerous interviews and telephone conversations with former property owners, children of property owners, and many others who have personal recollections of the Geneva-Minnesota area during the years prior to World War II provided valuable information toward the preparation of the this document.

Geneva-Minnesota Historic District
Name of Property

Jackson County, Oregon
County and State

10. Geographical Data

Acreage of Property 8.13 acres

Medford East, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 0	5 1 1 2 3 0	4 6 8 6 1 4 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 George Kramer, M.S., Historic Preservation Consultant

organization for the Geneva-Minnesota property owners date 1-August-1993

street & number 386 North Laurel telephone (503) 482-9504

city or town Ashland, state OR zip code 97520

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 Multiple owners, please see attached listing

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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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National Register of Historic Places Continuation Sheet

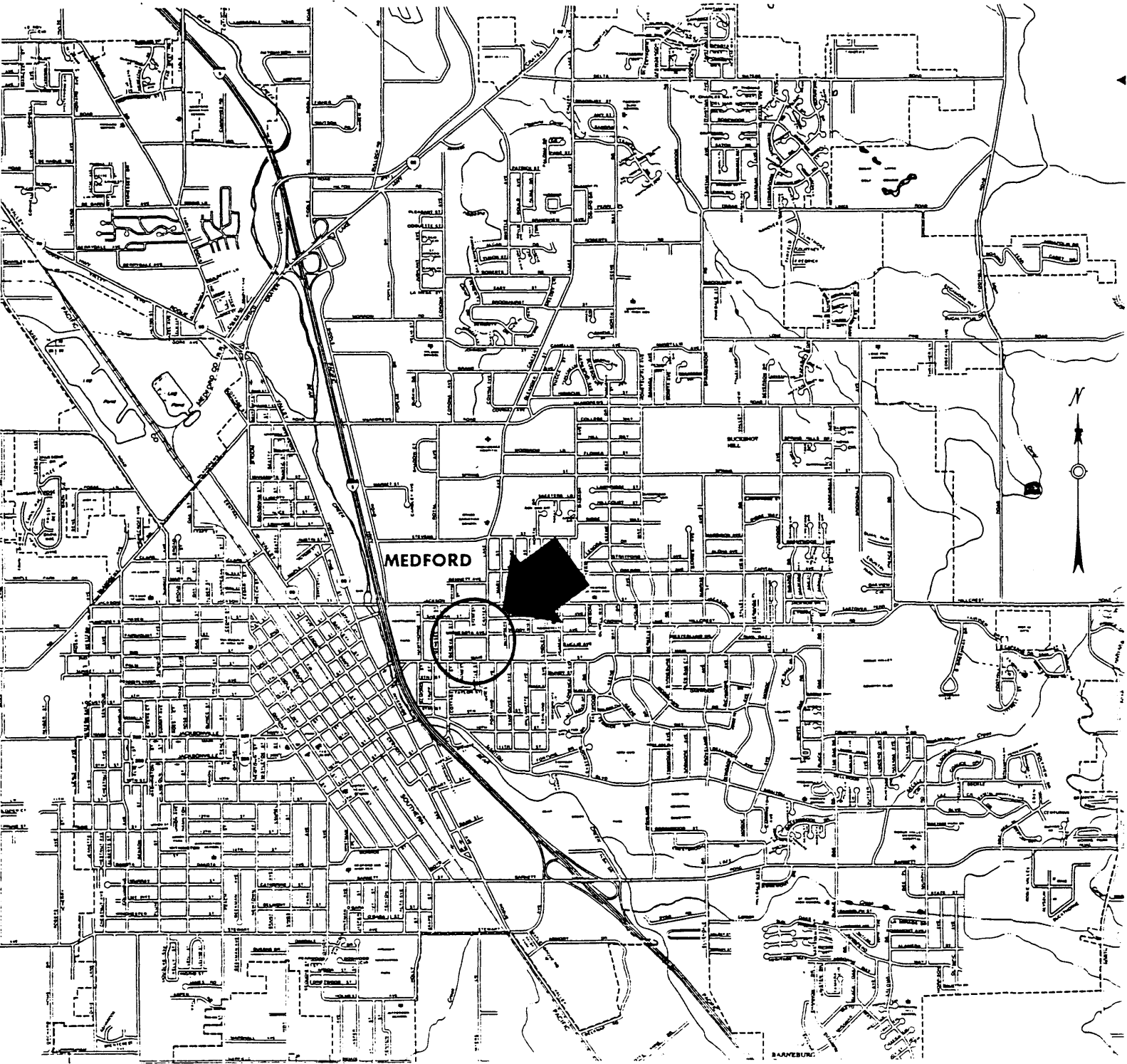
Section Number: 10 Page: 1 Geneva-Minnesota Historic District, Medford, OR

VERBAL BOUNDARY DESCRIPTION:

The Geneva-Minnesota District consists of the structures lining both sides of Geneva Street, in the city of Medford, Oregon, running north from the intersection of Geneva and East Main Street to the alleyway that parallels and is just north of Sherman Street. The district also includes both sides of Minnesota Street running east from Geneva to Crater Lake Avenue as well as the five resources facing Crater Lake Avenue, and the two facing East Main Street, that along with the above described area make up the entire plats of both the Humphrey-Knight and Humphrey-Andrews additions to the City of Medford as recorded in the Jackson County Surveyors office. The District contains all of tax lots numbered 12800 to 16500, inclusive, as detailed on Assessor's plat 37S-1W-30AB.

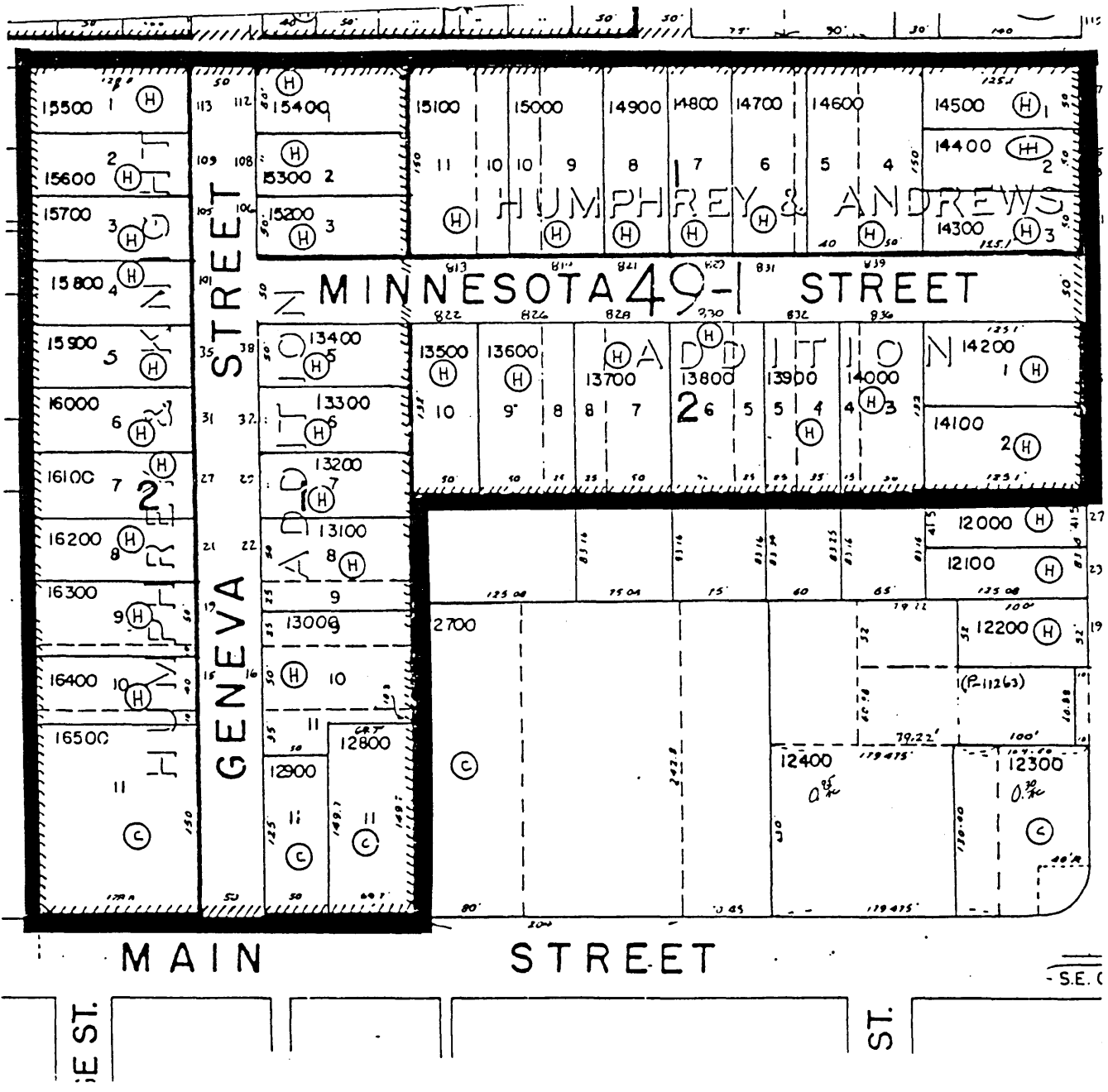
BOUNDARY JUSTIFICATION:

The boundaries of the Geneva-Minnesota District are based upon the geo-political divisions of the city of Medford that are defined by the Humphrey-Kinght and Humphrey-Andrews additions. Properties within the district virtually all share a common development history, ownership pattern and many are derived from a limited number of plans and built by the same contractors. Coupled with the unifying site improvements that serve to establish the area's character, the Geneva-Minnesota District has long been recognized as a distinct residential enclave within the larger city of Medford.



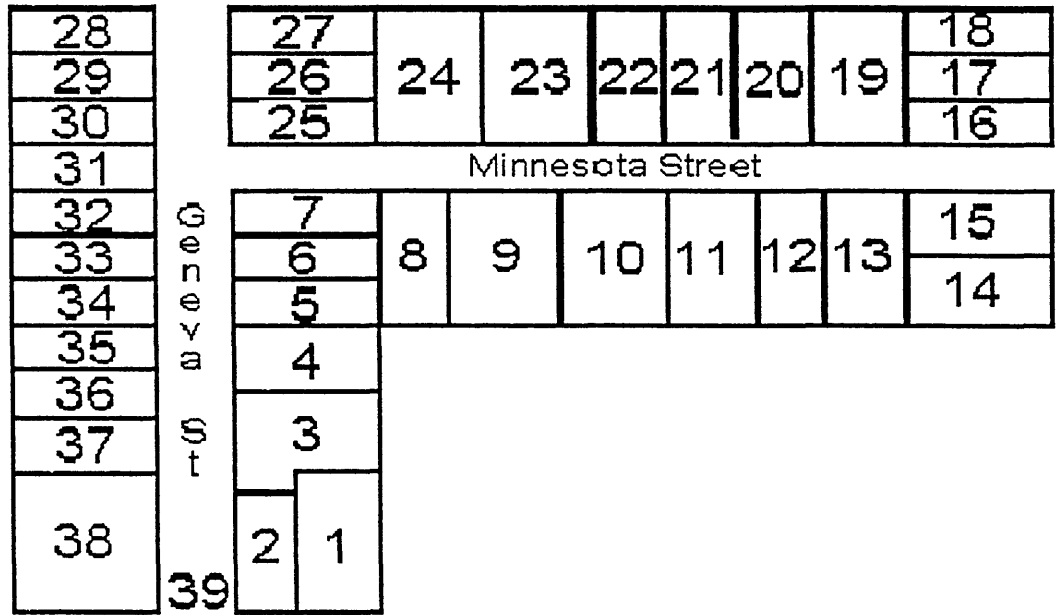
GENEVA-MINNESOTA HISTORIC DISTRICT
Medford, Jackson County, Oregon

General Location Map



GENEVA-MINNESOTA HISTORIC DISTRICT
 Medford, Jackson County, Oregon

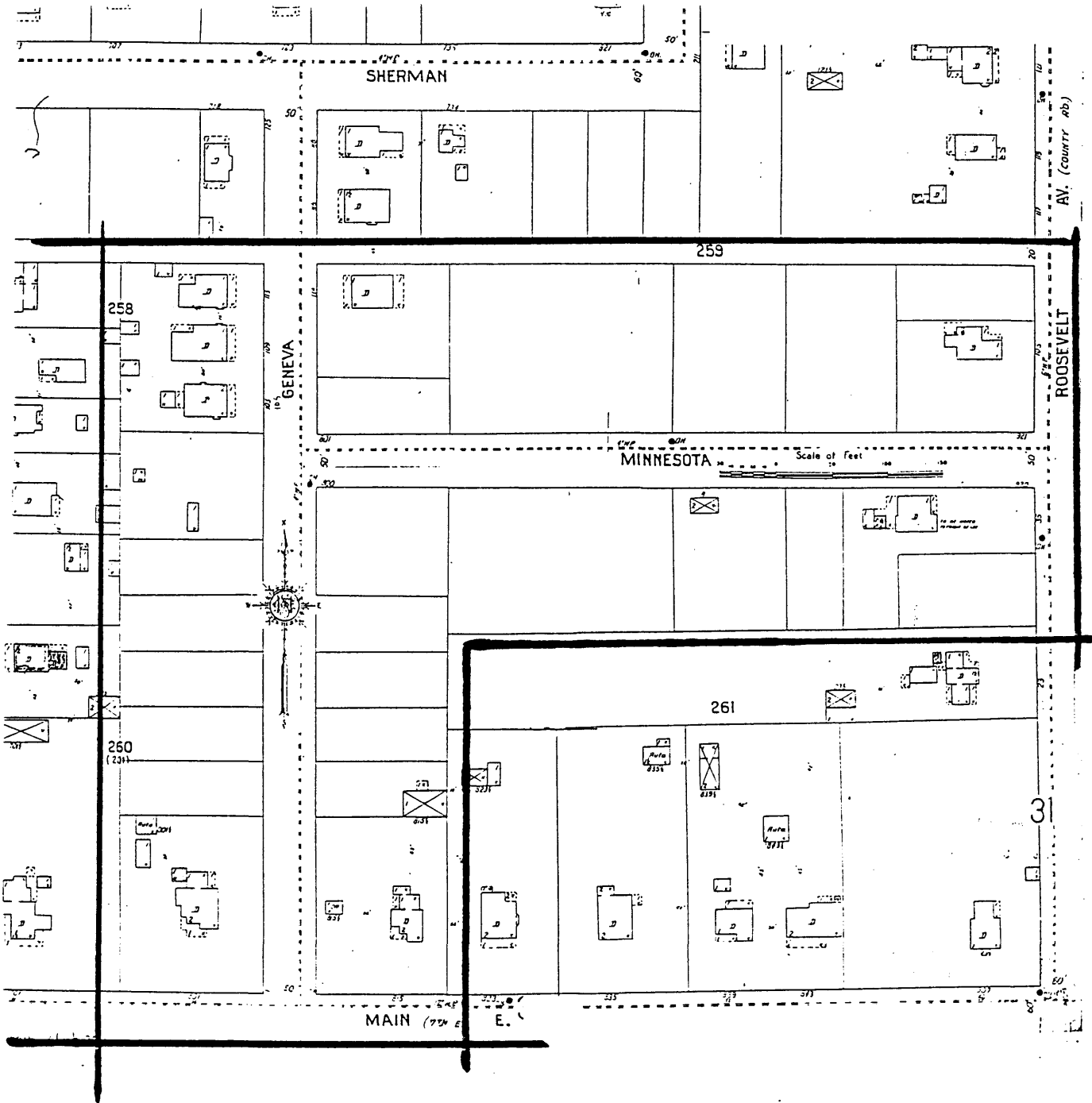
 Tax Assessors Plat, 37S-1W-30AB



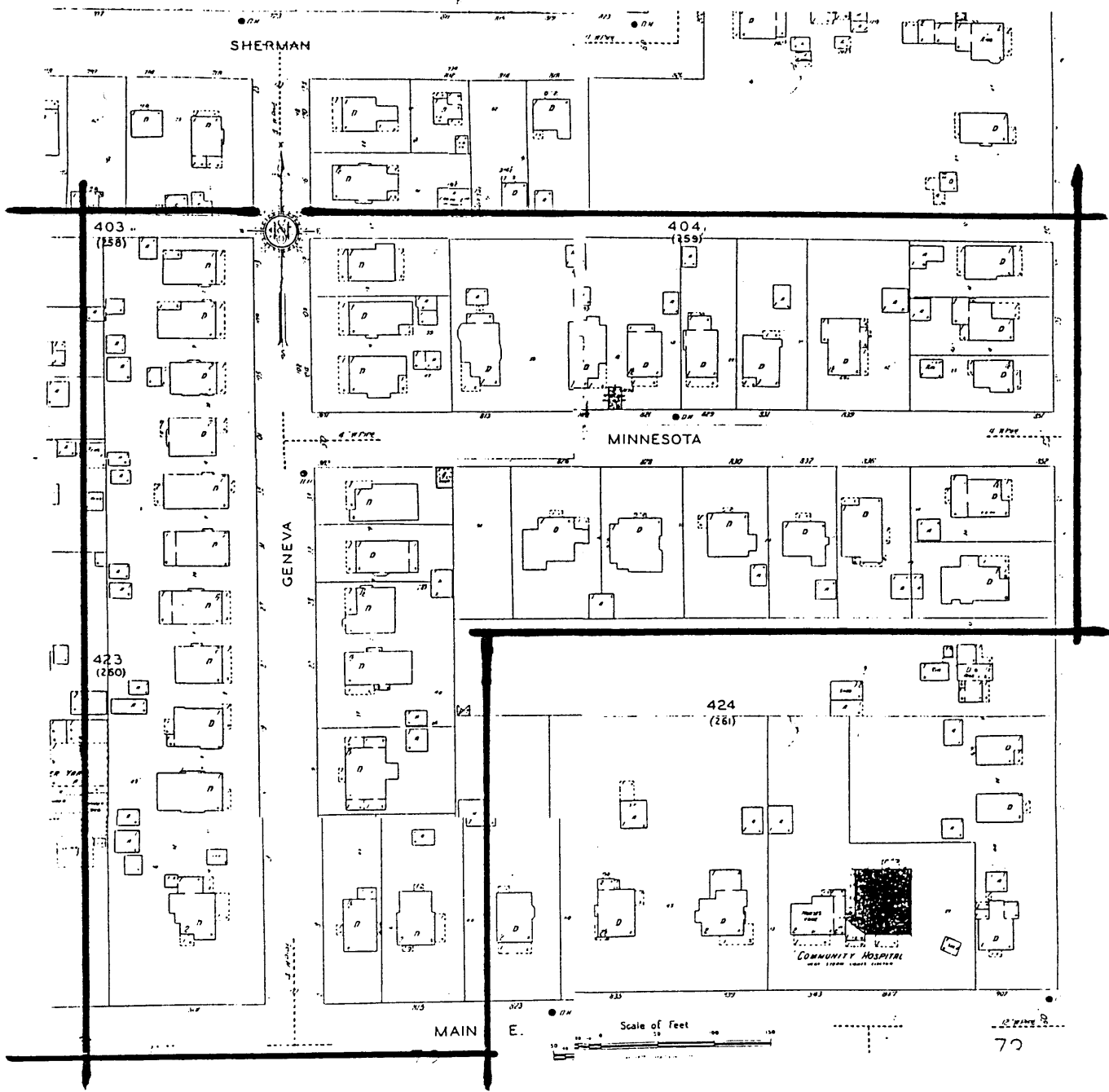
All but four properties in the Medford Geneva-Minnesota Historic District are of Primary or Secondary contributing rank. Properties 17 and 18 are historic, but non-contributing in current condition. Properties 34 and 38 are non-compatible, non-contributing.

GENEVA-MINNESOTA HISTORIC DISTRICT
 Medford, Jackson County, Oregon

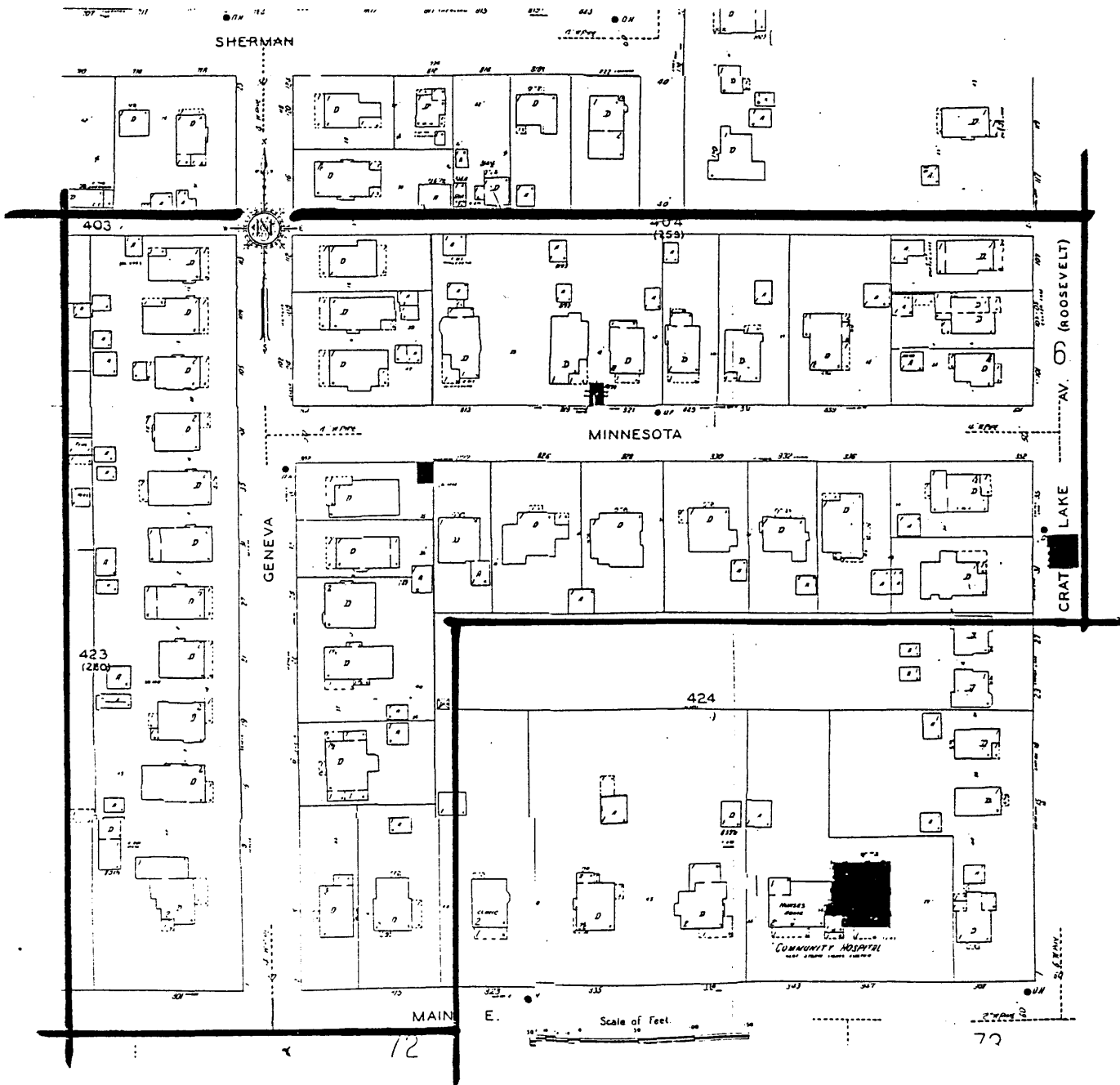
 Project Site Identification Numbers



GENEVA-MINNESOTA HISTORIC DISTRICT
 Medford, Jackson County, Oregon
 Sanborn Fire Insurance Map, 1911



GENEVA-MINNESOTA HISTORIC DISTRICT
 Medford, Jackson County, Oregon
 Sanborn Fire Insurance Map, 1927



GENEVA-MINNESOTA HISTORIC DISTRICT
 Medford, Jackson County, Oregon

Sanborn Fire Insurance Map, 1927, updated to 1949

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Section Number: 11, Owners Page: 1 Geneva-Minnesota District. Medford, OR

37S1W30AB-128001 [Site 01]
Dr. John Apostle
815 East Main St
Medford, Oregon 97504
(503) 779-6395

37S1W30AB-12900 [Site 02]
The Colony Club
8 Geneva St
Medford, Oregon 97504
(503) 773-1835

37S1W30AB-13000 [Site 03]
Joan and Mike Fenton
16 Geneva St
Medford, Oregon 97504
(503) 779-0969

37S1W30AB-13100 [Site 04]
Robert & Mary Lou Boyles
22 Geneva St
Medford, Oregon 97504
(503) 772-5569

37S1W30AB-13200 [Site 05]
R.H. Travis Trust
145 Purdue
Medford, Oregon 97504
(503) 779-5828

37S1W30AB-13300 [Site 06]
Lindsay J. How-Downing
34 Kingston Road
Kensington, California 94707
Phone not located

37S1W30AB-13400 [Site 07]
James & Monica Breedlove
38 Geneva St
Medford, Oregon 97504
(503) 772-6008

37S1W30AB-13500 [Site 08]
Patricia J. Legg
822 Minnesota Ave
Medford, Oregon 97504
(503) 773-4375

37S1W30AB-13600 [Site 09]
Michael & Patricia Knotz
826 Minnesota Ave
Medford, Oregon 97504
(503) 772-2797

37S1W30AB-13700 [Site 10]
James P. & Margaret Rowan
828 Minnesota Ave
Medford, Oregon 97504
(503) 772-5859

37S1W30AB-13800 [Site 11]
David Galt/Meg Marchione
830 Minnesota Ave
Medford, Oregon 97504
(503) 770-2008

37S1W30AB-13900 [Site 12]
Kathryn M. Larison
832 Minnesota Ave
Medford, Oregon 97504
(503) 772-4946

37S1W30AB-14000 [Site 13]
William and Amy Burns
836 Minnesota Ave
Medford, Oregon 97504
(503) 772-5764

37S1W30AB-14100 [Site 14]
Richard G. Morgan
31 Crater Lake Ave
Medford, Oregon 97504
(503) 776-9055

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Section Number: 11, Owners Page: 2 Geneva-Minnesota District. Medford, OR

37S1W30AB-14200 [Site 15] Michael V. Swanson 35 Crater Lake Ave Medford, Oregon (503) 776-7430	97504	37S1W30AB-14900 [Site 22] Michael & Jennifer Reinhard 821 Minnesota Ave Medford, Oregon (503) 776-5876	97504
37S1W30AB-14300 [Site 16] Linda & Robert Ashenberner 101 Crater Lake Ave Medford, Oregon (503) 779-0101	97504	37S1W30AB-15000 [Site 23] Janet R. Baker 819 Minnesota Ave Medford, Oregon (503) 773-5275	97504
37S1W30AB-14400 [Site 17] David & Cynthia MacKenzie 2624 N Keene Way Medford, Oregon (503) 779-3191	97504	37S1W30AB-15100 [Site 24] William & Donna C Forehand 813 Minnesota Ave Medford, Oregon (503) 773-2229	97504
37S1W30AB-14500 [Site 18] Virginia A. Meek 2151 Halsey Street Medford, Oregon Phone not located	97504	37S1W30AB-15200 [Site 25] John P and Patricia L Zenz 104 Geneva St Medford, Oregon (503) 776-7430	97504
37S1W30AB-14600 [Site 19] William & Ursula Dames 839 Minnesota Ave Medford, Oregon (503) 772-1755	97504	37S1W30AB-15300 [Site 26] Tom F. Winter 108 Geneva St Medford, Oregon (503) 734-7302	97504
37S1W30AB-14700 [Site 20] Jennifer Clausen & Paul Haugen 831 Minnesota Ave Medford, Oregon (503) 773-2597	97504	37S1W30AB-15400 [Site 27] Ivarene R & Lane D Forncrook 112 Geneva St Medford, Oregon (503) 772-2308	97504
37S1W30AB-14800 [Site 21] Jerzy & Emilia Mueller 829 Minnesota Ave Medford, Oregon Phone not located	97504	37S1W30AB-15500 [Site 28] Susan K Copely 113 Geneva St Medford, Oregon (503) 773-2595	97504

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Section Number: 11, Owners Page: 3 Geneva-Minnesota District. Medford, OR

37S1W30AB-15600 [Site 29]
Everett R. & Sara V. Cade
109 Geneva St
Medford, Oregon 97504
(503) 773-2366

37S1W30AB-15700 [Site 30]
Robert & Sharon Boyea
105 Geneva St
Medford, Oregon 97504
(503) 773-5605

37S1W30AB-15800 [Site 31]
Robert G & Manda Holt
101 Geneva St
Medford, Oregon 97504
(503) 779-8569

37S1W30AB-15900 [Site 32]
Edward P. Morrisroe
35 Geneva St
Medford, Oregon 97504
(503) 776-5884

37S1W30AB-16000 [Site 33]
Mark DuMond/Nancy E. Bodwell
31 Geneva St
Medford, Oregon 97504
(503) 773-8693

37S1W30AB-16100 [Site 34]
Vicki Heath Cook/Lanfear, Calvin A.
27 Geneva
Medford, Oregon 97504
Phone not located

37S1W30AB-16200 [Site 35]
Brent A. & Catherine M. Barr
2325 East Main
Medford, Oregon 97504
(503) 779-4198

37S1W30AB-16300 [Site 36]
Floyd & Hermion D Clower
38 North Central #3
Medford, Oregon 97504
(503) 772-7240

37S1W30AB-16400 [Site 37]
Harold & Erma Skidmore [Trustee]
15 Geneva Street
Medford, Oregon 97504
(503) 773-3230

37S1W30AB-16500 [Site 38]
The Geneva Company/R. McNair
801 East Main St
Medford, Oregon 97504
(503) 772-4012

Geneva Street Roadbed [Site 39]
City of Medford/Public Works
Eng. Division, City Hall Rm 204
411 West 8th Street
Medford, Oregon 97501
(503) 770-4520

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Section; PHOTOS Page: 1 Geneva-Minnesota Historic District, Medford, OR

1. Historic View: East side of Geneva Street, from south
Looking: Northeast
Photographer: Unknown\Medford Mail Tribune, 1-January-1914
Date of Photograph: Winter 1913
Negative: Southern Oregon Historical Society, Neg 14258
2. Historic View: West side of Geneva Street, from south
Looking: Northwest
Photographer: Unknown\Medford Mail Tribune, 1-January-1914
Date of Photograph: Winter 1913
Negative: Southern Oregon Historical Society, Neg 14257
3. Historic View: Minnesota Street, showing Site 19 [Philip Gates in foreground, note site improvements.
Looking: Northeast from Site 11
Photographer: George Gates [attrib]
Date of Photograph: c. 1933
Negative: Collection of the Author, Image loaned by Philip Gates [5:7a]
4. Historic View: Crater Lake [Roosevelt] Ave, Sites 14 and 15, showing MaryAnn Gates Smith with a friend
Looking: north, toward Minnesota intersection
Photographer: William Gates [Attrib]
Date of Photograph: c. 1928
Negative: Southern Oregon Historical Society, MS 573 [MaryAnn Gates Smith Collection], Neg 14254
5. Historic View: Geneva Street, east side
Looking: north, from 28 Geneva [Site 5]
Photographer: Vern Shangle (attrib.)
Date of Photograph: November 1930
Negative: Collection of John C. Boyle\Margo Boyle Collins [5:35a]
6. Historic View: Site 1, The H. Humphrey-J. Mann House
Looking: Northwest, from East Main Street
Photographer: Unknown\Medford Mail Tribune, 1-January-1928
Date of Photograph: Winter 1927
Negative: Southern Oregon Historical Society, Neg 14255

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Section: PHOTOS Page: 2 Geneva-Minnesota Historic District, Medford, OR

7. Historic View: Site 5, The Mitchell-Boyle House
Looking: southeast
Photographer: Vern Shangle (attrib.)
Date of Photograph: November 1930
Negative: Collection of John C. Boyle\Margo Boyle Collins
8. Historic View: Site 9, The George W. Porter House
Looking: South
Photographer: The Peasley's Studio
Date of Photograph: c. 1933
Negative: Collection of the Author, Image Loaned by Izola Theis [5:12a]
9. Historic View: Site 10, H.A. Thierolf House
Looking: Southeast
Photographer: Unknown\Medford Mail Tribune 2-January-1927
Date of Photograph: Winter 1926
Negative: Southern Oregon Historical Society, Neg 14256
10. Historic View: Site 10 [rear], Philip Gates with Bow and Arrow
Looking: Northwest, from backyard of Site 11
Photographer: George Gates [attrib]
Date of Photograph: c. 1933
Negative: Collection of the Author, Image loaned by Philip Gates [5:9a]
11. Historic View: Site 11, The George and Dora Gates House
Looking: Southwest
Photographer: George Gates (attrib)
Date of Photograph: c. 1933
Negative: Collection of the Author, Image loaned by Philip Gates [5:6a]
12. Historic View: Site 14, W.A. Gates House "The nicest picture ever taken of 31 Crater Lake Ave. Note the lovely flowers and the two Palm trees, the old tree with the flowering vines and the absence of the closet window...."
Looking: West, from Crater Lake Ave
Photographer: William Gates (Attrib)
Date of Photograph: c. 1928
Negative: Southern Oregon Historical Society, MS 573 [MaryAnn Gates Smith Collection], Neg 14253

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Section; PHOTOS Page: 3 Geneva-Minnesota Historic District, Medford, OR

13. Historic View: Site 15, The Chessmore-Andrews House. Alvin and Victoria Chessmore shown
Looking: West, from Crater Lake Ave
Photographer: Unknown
Date of Photograph: c. 1900
Negative: Southern Oregon Historical Society, Neg 3814
14. Historic View: Site 22, Carl J. Brommer House [George Gates in foreground, with rake]
Looking: Northwest from Site 11
Photographer: Unknown
Date of Photograph: c. 1933
Negative: Collection of the Author, Image loaned by Philip Gates [5:10a]
15. Historic View: Site 25, The Helms-Denman House
Looking: Northeast
Photographer: A. Hamill
Date of Photograph: 2-August-1938
Negative: Collection of the Author, Image loaned by Mrs. Kenneth Denman [2:2a]
16. Historic View: Site 33, The C.E. Gates-Richardson House, under construction, "Our First Home," showing batter boards for construction of Site 32
Looking: Southwest
Photographer: Unknown
Date of Photograph: 1913
Negative: Collection of the Author, Image loaned by JoAnne Williams [2:5a]
17. Historic View: Site 33, The C.E. Gates-Richardson House [showing Site 32 on right]
Looking: Northwest
Photographer: Unknown
Date of Photograph: c. 1914
Negative: Collection of the Author, Image loaned by JoAnne Williams [2:3a]
18. Historic View: Site 10, The H.A. Thierolf House
Looking: Southwest
Photographer: J. Rowan
Date of Photograph: c. 1958
Negative: Collection of the Author, Image loaned by M. Rowan [2:14a]

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Section; PHOTOS Page: 4 Geneva-Minnesota Historic District, Medford, OR

CURRENT VIEWS:

All current views were taken by the author in March 1993 who also retains possession of all negatives.

- | | | | |
|-----|----------------------------------------------------------------|-----|----------------------------------------------------|
| 19. | Current View: West Side, Geneva
Looking: North [2: 31a] | 31. | Current View: Site 7
Looking: Southeast [3:6a] |
| 20. | Current View: Geneva St.
Looking: South, from Alley [2:35a] | 32. | Current View: Site 8
Looking: South [4:13] |
| 21. | Current View: East Side, Geneva
Looking: North [3:15a] | 33. | Current View: Site 9
Looking: Southwest [4:10] |
| 22. | Current View: Minnesota St.
Looking: West [4:15] | 34. | Current View: Site 10
Looking: Southwest [4:20] |
| 23. | Current View: Minnesota St.
Looking: West [4:16] | 35. | Current View: Site 11
Looking: Southwest [1A:5] |
| 24. | Current View: Minnesota St.
Looking: E., from Geneva [4:17] | 36. | Current View: Site 12
Looking: Southeast, [4:3] |
| 25. | Current View: Site 1
Looking: Northwest [2:19a] | 37. | Current View: Site 13
Looking: Southeast [1A:7] |
| 26. | Current View: Site 2
Looking: East [3:13a] | 38. | Current View: 14
Looking: Southwest, [3:31a] |
| 27. | Current View: Site 3
Looking: Southeast [3:11a] | 39. | Current View: Site 15
Looking: West [3:33a] |
| 28. | Current View: Site 4
Looking: Northeast [1A:21] | 40. | Current View: Site 16
Looking: North [3:28a] |
| 29. | Current View: Site 5
Looking: East [3:9a] | 41. | Current View: Site 17
Looking: West [3:29a] |
| 30. | Current View: Site 6
Looking: East [3:8a] | 42. | Current View: Site 18
Looking: West [3:30a] |

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Section; PHOTOS Page: 5 Geneva-Minnesota Historic District, Medford, OR

- | | | | |
|-----|-----------------------------------------------------|-----|-----------------------------------------------------|
| 43. | Current View: Site 19
Looking: North [1A:12] | 57. | Current View: Site 33
Looking: West [2:22a] |
| 44. | Current View: Site 20
Looking: North [1A:13] | 58. | Current View: Site 34
Looking: Northwest [2:21a] |
| 45. | Current View: Site 21
Looking: North [3:23a] | 59. | Current View: Site 35
Looking: Northwest [2:28a] |
| 46. | Current View: Site 22
Looking: North [3:21a] | 60. | Current View: Site 36
Looking: Northwest [2:29a] |
| 47. | Current View: Site 23
Looking: North [3:22a] | 61. | Current View: Site 37
Looking: Northwest [2:30a] |
| 48. | Current View: Site 24
Looking: Northwest [3:20a] | 62. | Current View: Site 38
Looking: Northwest [2:20a] |
| 49. | Current View: Site 25
Looking: Northeast [3:5a] | 63. | Current View: Site 39
Looking: North [2:32a] |
| 50. | Current View: Site 26
Looking: Southeast [3:4a] | | |
| 51. | Current View: Site 27
Looking: Northeast [3:3a] | | |
| 52. | Current View: Site 28
Looking: West [2:27a] | | |
| 53. | Current View: Site 29
Looking: West [2:26a] | | |
| 54. | Current View: Site 30
Looking: West [2:25a] | | |
| 55. | Current View: Site 31
Looking: West [2:24a] | | |
| 56. | Current View: Site 32
Looking: West [2:23a] | | |