

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Ross-Averill House other names/site number

2. Location

street & number 420 Averill Street N/A not for publication city, town Brownsville N/A vicinity state Oregon code OR county Linn code 043 zip code 97327

3. Classification

Ownership of Property: private (checked), public-local, public-State, public-Federal. Category of Property: building(s) (checked), district, site, structure, object. Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1.

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet. Signature of certifying official: James M. Hamrick, December 31, 1990, Oregon State Historic Preservation Office.

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet. Signature of commenting or other official: Date: State or Federal agency and bureau:

5. National Park Service Certification

I, hereby, certify that this property is: entered in the National Register (checked), determined eligible for the National Register, determined not eligible for the National Register, removed from the National Register, other (explain):

Entered in the National Register. Signature of the Keeper: Helene Egan, Date of Action: 2/20/91

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Classical Revival

Materials (enter categories from instructions)

foundation wood and stone/cement post and pier

walls wood: weatherboard

roof wood shingles, metal cap

other chimneys: brick

windows: glass

Describe present and historic physical appearance.

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The Ross/Averill House was built in 1865 or '66, at the same time the town of North Brownsville was platted. It sits close to the street on the northeast corner of the "Old Town" commercial district. A huge (base diam. 5 feet) oak shades the house. Adjacent structures are pre-1920 residences.

The house is built in the Classical Revival influenced rural vernacular style. It is el shaped, consisting of a 1 1/2 story gable-roofed main rectangular volume and a 1 story gable-roofed square wing to the right rear.

The shingled roof has a relatively low pitch of 8:12. There are two ridge-straddling chimneys, one centrally located on the main volume and one at the south end of the el. The one on the el is in good condition, 3 feet tall with a flared cap. The other is missing several courses of brick.

The Ross/Averill House was built using "box" style construction, a method common in Brownsville as early as 1850. In this method, 7'x9' sills are laid on flat-topped field stones around the perimeter of the house. (In the Ross/Averill House, there is also a mid-house cross sill. In recent years, other wood and laminated beams and cement piers have been added for bracing.) Full 2"x6" floor joists are notched into the sill. A horizontal 1 1/2 "x3" board is nailed to the outside of the sill at its base. On this, 2" planks (those visible in this case vary from 7" to 12" in width) are set on end. These are then nailed to the sill and reach to the roof. A "ribbon tie" nailed to the planks at ceiling height secures the planks to each other and carries the second floor joists. Another ribbon tie at the top of the side walls helps support the rafters. In the Ross/Averill House additional 2"x4" ties can be seen on the front and rear walls of one attic bedroom at this same level. Another unusual construction feature in the Ross/Averill House is an additional plank wall originating at sill level that forms partitions on the first and second floors, and may also help to support the chimney. The plank walls are covered on the exterior with horizontal weatherboard siding and on the interior by horizontal flushboard. The flushboard is either painted or covered with tacked muslin and wallpaper or glued-on paper to provide a decorative finish that also seals wind leaks.

The eaves of the Ross/Averill House are enclosed. The 8" fascia board drops slightly below the enclosed eaves. There is a 1"x3" trim board set on the fascia against the roof edge. The flat frieze board is 12" wide, trimmed at its juncture with the enclosed eave by a plain 1"x2" board. A pair of 4" boards trims each corner. The two sets at the front gable are topped with capitals consisting of a flat 1" piece with a 1 1/2" crown molding below. Other corner boards are plain.

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The window trim on all but the altered rear (east) kitchen window is plain 1"x4" with a thin ½" cap overhanging approximately one inch. The window sash on the lower floor of the main volume are 4 over 4, double hung. In the kitchen el and upper rear, 6-light sash are used. The muntins are similar in thickness and profile to the 4 over 4 sash, not the very thin muntins common in windows used ca. 1855. There is one small 1 over 1 double hung window tucked into the corner of the kitchen el. This was an alteration, as evidenced by disrupted siding and trim.

The weatherboard siding has a 4½" to 5" reveal and butts into the trim. The front surfaces of siding and trim are flush. The roof is wood-shingled; a sheet-metal cap has been added on the ridge.

Glimpses of the Ross/Averill House may be seen in two early photos of the area, one taken by P.D. Ross in 1875 from the northeast hill, the other taken ca. 1885 from the southwest hill. The earlier photo shows the two 6-light single sash windows tucked into the sides of the rear gable. The chimneys are in their present locations. The 1885 photo shows the house from the northwest. The front porch appears to be the same shape as the present one. The small 1 over 1 window in the el does not appear to be present.

Site sketches on the Sanborn Insurance maps give further clues to the development of the house. Neither front nor rear porch is shown on the 1884 map. The front porch is indicated in 1888. No changes appear on the 1892 map; however in 1898, a rear porch (since removed) is shown.

Although the exterior of the Ross/Averill House is in fair to poor repair, it is the most historically intact exterior of any house of its age and style in Brownsville. A few alterations made over time are evident; all of these, with the possible exception of the east kitchen window, may be considered part of the historic fabric:

1) The small 1 over 1 dining room window was added sometime after 1885.

2) The front porch, although matching the original in size and shape, is of a style suggesting ca. 1915. The original porch had 4"x4" chamfered posts. The present posts are constructed of tapered 7/8" material, and are 7" square at the base and 6¼" at the top. Constructed 10" beams support the shed roof. The rafters are exposed under the eaves, and double bead tongue and groove encloses the ceiling and shed ends. The two front facing doors are also of this period, and may have been replaced when the porch was built. The house changed hands in 1912.

3) The original window in the rear of the kitchen wing has been filled in and the sash used in a horizontal window over the sink area. The trim is of different style and inferior workmanship to that on the rest of the house, and judging from the style of the sink, was done about 1930.

4) Much of the original 1"x10" horizontal skirtboard has rotted and been replaced by beveled shiplap siding applied vertically.

5) The chimneys may have been moved or rebuilt.

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The front door is placed centrally on the gable end. It opens directly into the living room. The door dates to about 1915, with one square light over three horizontal recessed and molded panels. The interior window and door trim is very simple and appears to be original. Plain full 1"x4" boards laid flat trim the doors throughout the first floor. The windows have, in addition, a surround of full 1" bullnose molding, mitered at the corners. This trim is intact on all doors and windows on the lower floor with the exception of the horizontal over-sink window and the west door and adjacent small window in the dining room.

The door between living room and bedroom has two vertical plain recessed panels and a rimlock doorknob and latch. This style of door was used in Brownsville as early as ca. 1855. Three doors in the house are of this type.

The ceilings on the ground floor measure 7'6". The original coverings of the flat wall, floor and ceilings have been overlaid with "modern" manufactured material, chiefly plywood and acoustical tile. Floors are further covered with several layers of linoleum over the plywood. In the living room a top 3/4" cove molding and a 4" base shoe finish off the plywood paneling; in all other rooms wainscoating and/or mopboards appear to be original.

A stovepipe aperture is visible on the ceiling a foot or two from the living room's east wall. This gave a flue access to the chimney that is supported by the second floor.

An open doorway leads into the essentially el-shaped dining room. This room has six doors but only one small window. The enclosed stair takes up a 2½' by 6' area at the east end, adjacent to the back door. The walls beside the stair and back door are wainscoated to 28" with horizontal 6" flushboard topped by 1" bullnose molding laid flat and a 1" quarter round. The rest of the dining room walls have 9" to 11" mopboards topped with quarter rounds. The small (28" x6'2") stair door opens above the mopboard. It has two plain vertical panels and evidence of rimlock hardware on door and trim. The door to the present bathroom has 2 over 2 vertical panels, the lower two shorter than the upper ones, and rimlock hardware. This is another type of door that was in use ca. 1870. The exterior door is also of this type. The trim but not the door show evidence of rimlocks. The west exterior door is similar to the front door with a single light over three recessed molded panels. The kitchen entry is doorless. The small 1 over 1 double hung window crowded next to the west door is clearly an alteration. 1"x6" fir flooring is visible by the back door. A two-way cabinet is built into the partition between dining room and kitchen. Its style suggests 1915-30.

A wood-braced chimney is wall-hung on the kitchen's south wall. The original east (rear) window has been filled in and the sash placed horizontally over the sink. Cabinets of varying ages and styles line the south and east walls, but behind them the original wainscoating can be seen intact.

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Both of the 10'x10' bedrooms (one now used as a bathroom) have wide mopboards. In a small closet in the rear room a section of original wall is visible: two or three layers of wallpaper over stretched muslin are tacked to the tightly laid 6" flushboard. The mopboard is unpainted and topped with a quarter round. The common door between the rooms is the vertical four panel type. The panels are recessed and molded. This door has its original rimlock. The walls are covered with plywood paneling. Other than that, the only change in these rooms is the addition of clawfoot tub, enclosed sink, and toilet to convert the rear one to a bathroom.

The stairway to the second floor begins with a landing just inside the stair door, then rises steeply with 10½" treads and 11" risers to a point approximately centered under the gable ridge. There is a simple rail composed of two horizontal 1"x6" members and a 2"x4" top rail and supports at the top of the well. A cut mark on the second floor extends from the edge of the stairway to the opposite wall. This, combined with the two windows tucked into the sides of the gable end, suggests that there may have once been a chimney here, or some different stair arrangement. However, there are no other indications of a former chimney, the present stairwell appears to be a very early part of the house, and a photo said to have been taken in 1875 shows the chimney in roughly its present central location.

The walls and roof slope in the east attic room have been covered in recent years with fibreboard, the ceiling with acoustical tile. A door with two vertical plain recessed panels opens to a sort of central closet. This space is unfinished, 5 feet wide, and runs the width of the house. Floor cuts indicate there may have been an earlier chimney in this space, just behind the present chimney. A small door made of vertical 1"x6" flushboard braced with three horizontal beveled 2"x4"s, and having a very old type drop latch metal closure, leads into the west room. Both the door and this room appear to be in virtually original condition, with the addition of a little paint and wear. Walls, slope, and ceiling are finished with tightly laid 6" flushboard. It is painted a light yellow, and under the paint some rough spots suggest it may once have been covered with glued-on wallpaper. A 1" quarter round trims the juncture of front and rear walls with the side walls, slope and ceiling. In this room can be seen the extra 2"x4" "ribbon tie" mentioned previously. It has been boxed in and forms a sort of thick ledge across front and rear walls. The chimney rests on a 3 foot high wooden base and is enclosed with wood.

The Ross/Averill House is remarkably intact. Most of the original elements are present and visible; others have been covered over but not removed. Changes, other than wall coverings and one window, occurred before 1930, and may be considered part of the historic fabric.

The general interior condition of the house is good. Floors, doors and walls feel solid; trim elements are worn but tightly attached.

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The setting of the Ross/Averill House has changed little over time. The structures to either side and the rear are single family residences of a compatible size and ranging in construction dates from ca. 1885 to ca. 1920. The large oak that shades the house appears in the earliest photos. Across the street to the south is now a parking lot; in 1884 a dwelling and shed occupied this space but over time the use turned to commercial. By 1900 the Brownsville Hotel, with its additions and outbuildings, occupied some of this area.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1866

Significant Dates

1866

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

9. Major Bibliographical References

Sanborn Fire Insurance Maps: Brownsville, Oregon (1884, 1888, 1892, 1898 and 1912)
Oregon State University Library.

Records of Deeds; Linn County Courthouse, Albany Oregon

US Census for Linn County, Oregon (1850, 1860, 1870 and 1880).

Linn County Assessor's records.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Linn County Planning Department

10. Geographical Data

Acreeage of property 0.13 acres Brownsville, Oregon 1:24000

UTM References

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated property is located in NE $\frac{1}{4}$ SW $\frac{1}{4}$ Township 13S, Range 2W, Willamette Meridian in Brownsville, Linn County, Oregon. It consists of the northerly 55 feet of Lot 1, Block 7, North Brownsville Plat, and is otherwise identified as Tax Lot 1000 at said location. The property is more precisely described as follows:

See continuation sheet

Boundary Justification

The nominated area is equal to the legal boundaries of that portion of Lot 1, Block 7 of the North Brownsville Plat on which the Ross-Averill House is situated. It is the northerly 55 feet of the originally platted lot upon which the house was built. The southern half is now a separate tax lot occupied by another residence.

See continuation sheet

11. Form Prepared By

name/title Marilyn J. Nelson
organization N/A date July 23, 1990
street & number Box 118/232 Spaulding Avenue telephone (503) 466-3084
city or town Brownsville state Oregon zip code 97327

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The historical associations of the house reach back to the time settlement was tied to two rival townsites on north and south banks of the Calapooia, a tributary to the Willamette River. The plats were incorporated as the single town of Brownsville in 1895. Guy Ross, a farmer, acquired the subject parcel from proprietors of the north townsite in 1865 and sold the lot to his son, William, early in 1866. In 1874, after a number of intervening transactions, the house passed to H. J. C. Averill, a figure of consequence in local affairs who was a minor magistrate and industrialist. The house was occupied by Averill and his descendants to 1912.

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The Ross/Averill House is locally significant under Criteria C. It is the most intact representative of a type of Classical Revival-influenced rural vernacular house once common in Brownsville. The reason for the proliferation of this type of house in the mid-1860s becomes evident on reading a short history of Brownsville written by Leslie L. Haskin under the WPA Writers' Project in the 1930s. Haskin was able to interview many of the original pioneers and has left a valuable collection of first person data on Linn County. Following are excerpts from Haskin's article titled "Brownsville, Oregon".

The history of Brownsville begins in...1846...when Captain James Blakely and Hugh L. Brown staked out claims of the very best land on the south side of the (Calapooia) river.

In the spring of 1847 Alexander Kirk...came on with his family and bought out Isaac Hutchin's squatter's rights - a strip one mile in length extending north and south on both banks of the river. His son, Riley Kirk, also took up a claim...but north of the river.

The settlement along the Calapooya (sic) increased rapidly and in 1864 James Blakely platted a town site on the south side and named it "Brownsville". Soon rival forces were at work. A canal was dug on the north side of the river to bring water for power. First a flouring and then a woolen mill were built. RESIDENCES FOR WORKMEN AND MANAGERS SOON SPRUNG UP ABOUT THESE INDUSTRIES, a sign of industry that vexed the people of the southern town. In 1866 another town was platted west of the mills and called itself "North Brownsville"... The rivalry between the two villages was very intense, and at times bitter, but a length all the differences were compromised or covered over. On April 8, 1895, the two were united to form the present city of Brownsville.

The 1884 Sanborn Insurance map of "Brownsville" (an eight to ten block area roughly following the boundaries of the North Brownsville plat) shows twenty-one 1½ story and seven 1 story dwellings besides those attached to businesses. On the 1888 map the same area has thirty

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making a tidy profit of \$10 to \$15 per lot. The one exception was Lot 1 Block 7, which he sold to his son William "with appertenances" for \$250 in February, 1866. This jump in price clearly establishes the bracket dates 1865-66 for the Ross/Averill House. These sales seem to have been the senior Ross's only venture into real estate. It is not known who actually built the house; William, a harness maker, owned it for less than a year before selling it for \$300 to Thomas Murray, who then resold it to James Kanady for \$425. This appears to have been the end of the initial speculative boom; in 1867 Kanady sold the house to W.R.(Riley) Kirk for only \$250.

Riley Kirk was a prime mover in the development of North Brownsville. The power canal for the flour and woolen mills was routed through his land claim, and besides purchasing 18 parcels in the first North Brownsville plat, he himself bought land and platted "Kirk's Addition" in 1888. Between 1867 and 1901 Riley Kirk sold 40 pieces of North Brownsville property and built himself a large Victorian residence. He also owned a store, and his son Andrew reported that he extended credit and absorbed over \$10,000 in bad debts by the time he retired from the business.

Kirk held onto the Ross/Averill House for seven years before recording the sale to H.J.C.Averill in November, 1874 for \$225. Averill's name is the one most closely associated with the house. Henry James Cropsy Averill was a pioneer of 1852, Linn County's elected surveyor for 14 years, Brownsville City Recorder, Notary Public, Justice of the Peace, and first president of the Linn County Woolen Mill. He and his second wife Sarah had a large extended family from a series of marriages (Bilieu-Jack-Averill surnames). Some Averill family descendants believe that HJC, Sarah and their daughter Olive moved to the North Brownsville house in 1867; if this is true they might have been renting or buying the house on a contract sale. Perry Ross, grandson of both Guy Ross and Sarah Bilieu Jack Averill, states in a Haskin interview, "when my grandmother married HJC Averill (in 1861) they were both getting old and my parents loaned me to them to do chores about the place...on Averill Street." Perry was born, however, in 1869 so probably wasn't old enough to do chores until at least 1874! Although it is known that the Averills lived on Sarah's farm until they moved to town, they do not appear in the Linn County Census for 1870 and other information does not positively place them at that time.

At any rate, HJC Averill occupied the house from at least 1874 until his death in 1897. Then his grandson Virgil Averill lived in the house until 1912. In 1910 twin boys born to Pearl and Virgil are said to have been buried in the back yard. After the Averill family moved on, Tussing, a lawyer active in Brownsville civic affairs in the 1920s and 30s occupied the house. Since then, the Ross/Averill House has had a variety of owners and occupants.

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Linn County, Oregon Pioneer Settlers: Oregon Donation Land Claim Families to 1855, Compiled by Miles and Milligan; Linn Benton Genealogical Services, Albany, Or, 1985. Vol 7.

Minutes of the North Brownsville City Council, Jan. 1, 1887 - Aug. 2, 1888. Stored at Brownsville City Hall, Brownsville, Oregon.

Clark, Rosalind, Architecture Oregon Style: Architecture from 1840 to the 1950s, Portland, Oregon, Professional Book Center, Inc., for the City of Albany, 1983.

Haskin, Leslie L. et al, Pioneer Stories of Linn County, Oregon, published by Linn Benton Genealogical Services, Albany, Or., 1984

"Interview with Mr. Hugh L. Montgomery"

"Interview with Perry Ross"

"Interview with Martha Robinson Averill"

"Brownsville, Oregon"

Brownsville Advertiser, Nov. 1878 (University of Oregon microfilm)

Fiori, Frank, The George C. Cooley House, University of Oregon Library.

Copy of handwritten short autobiography of HJC Averill. Original property of Jim Stanard, Corvallis, Oregon.

Family history and personal documents, HJC Averill, copies in possession of Chuck and Meredith Bolton, great, great granddaughter of HJC Averill, Boring, Oregon.

Historic Photos: Originals property of Chuck and Meredith Bolton

Historic Photos: Originals property of Linn County Historical Museum, Brownsville, Oregon.

Interview: Mary Mitch Averill, June 2, 1990. Interview by M.J. Nelson

Historic Resources Inventory, Linn County, Oregon 1982-83: vol.3-Cities
Prepared by Linn County Planning and Building Dept. (Resource #416)

Lang, Herbert O., History of the Willamette Valley, Portland, Oregon, 1885.

Mullen, Floyd C. The Land of Linn, Floyd C. Mullen, Albany, Or., 1971.

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Beginning on the west boundary of Lot one (1), in Block Seven (7), of the Plat of North Brownsville in Linn County, Oregon at a point Fifty (50) feet North of the Southwest corner of said lot, and running from thence North Fifty Five (55) feet to the Northwest corner of said lot; thence East 103 feet to the Northeast corner of said lot; thence South Fifty Five (55) feet to a point Fifty (50) feet North of the Southeast corner of the said lot; and thence West 103 feet to the place of beginning and being situated within the present Corporate Limits of the City of Brownsville, in Linn County, Oregon.

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HISTORIC VIEWS

Originals held by Linn County Museum, 101 Park Avenue, Brownsville, OR 97327.

No. 1 Brownsville, OR, about 1880.

No. 2 H. J. C. Averill and family in front of house, about 1890.

CURRENT VIEWS

Nos. 3 through 9

Marilyn J. Nelson, photographer, July, 1988.
P.O. Box 118
Brownsville, OR 97327

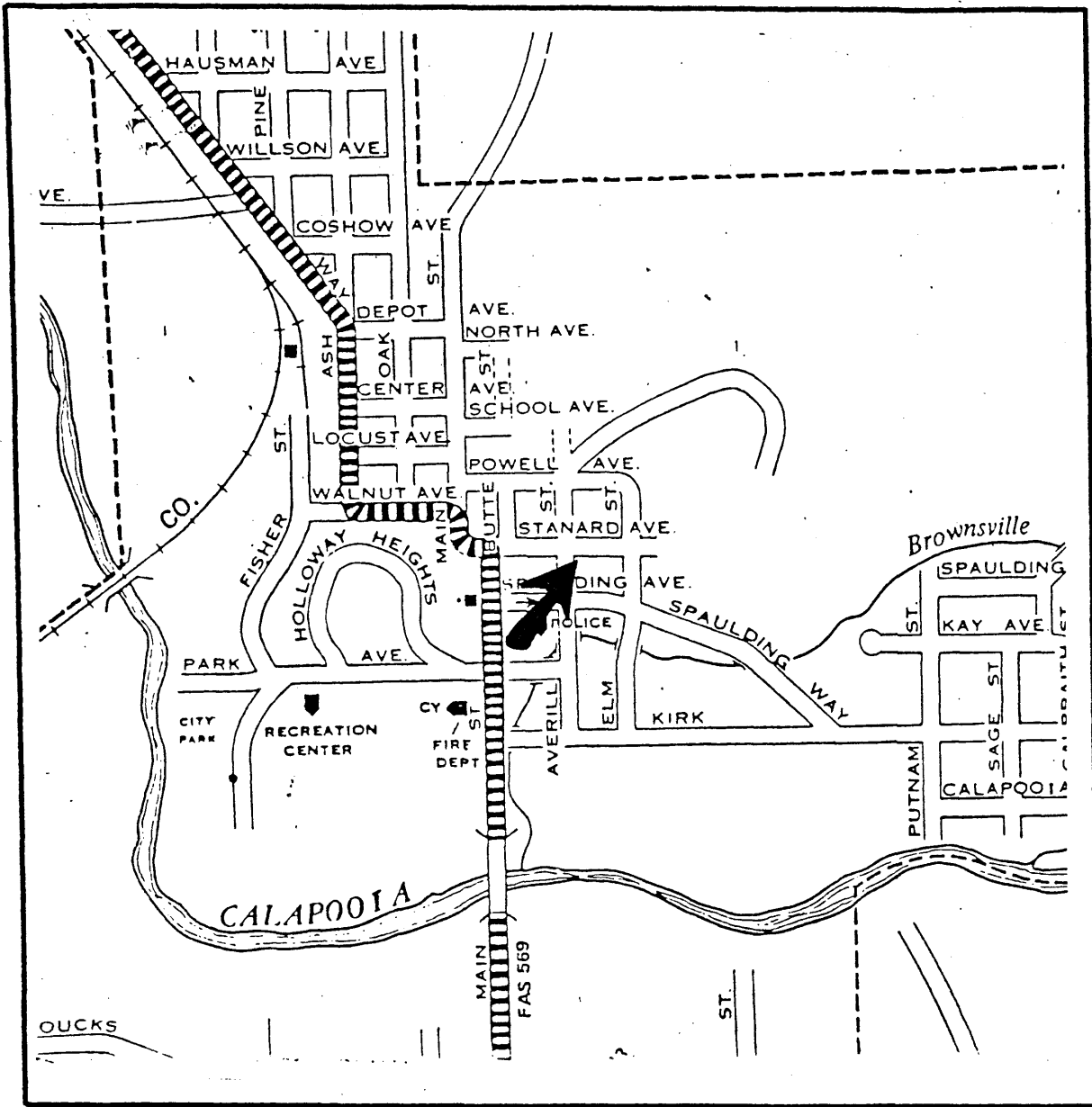
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1. View of Brownsville taken from East hill by P.D. Ross. Note on back of original photo says "1875". (The large Italianate house in the left rear was probably not built until 1880; the Brownsville Hotel is on the 1884 Sanborn map but not in this picture. Therefore the photo must have been taken prior to 1884.) Ross/Averill House is one of the many 1½ story structures... the roof and distinctive square six-light sash tucked into the gable ends are visible on the extreme right.
2. Taken prior to HJC Averill's death in 1897. (ca. 1890) The door and window on the kitchen wing are visible, also the original porch which extended the width of the house and had a shed roof.
3. West (front) elevation.
4. North elevation. The rear cornerboards are plain while the front ones have a simple capital.
5. Rear of house from Northeast. The paint scar of the back porch (built ca. 1895; removed ca. 1980) can be seen, as well as the altered rear kitchen window. There may once have been a chimney centrally located in the rear gable between the two windows, but if so it was relocated by 1884 or earlier, as it does not appear in photo #1.
6. Foundation stone. The horizontal and vertical members of the "box" construction are visible under the missing skirtboard. The break in the sill is the point at which the sill-to-roof interior partition originates.
7. Dining room looking toward east (rear) door. The stairway door with two vertical panels opens above the mopboard. The hinges are very simple and scars of a rimlock closure are visible. Wainscoating on the stairwell wall (end view) and rear wall is made of horizontal 6" flushboard with a bullnose molding and 1" quarter round on top. These elements: 6" flushboard, 1" bullnose molding, and 1" quarter rounds are used throughout the house in a variety of applications.
8. Living room window. 1"x4" boards laid flat and trimmed with a 1" bullnose molding surround the four over four sash. All the windows on the ground floor are similarly trimmed, with the exception of the two later additions: the small dining room window and the rear kitchen window.
9. The west attic room looking toward the southeast corner. Visible is part of the braced plank(flushboard) door, the flushboard and quarter round trim, and the unusual construction detail: a boxed 2x4 that forms a sort of ledge on two walls of this room.

H. J. C. Averill House
(Ross/Averill House)



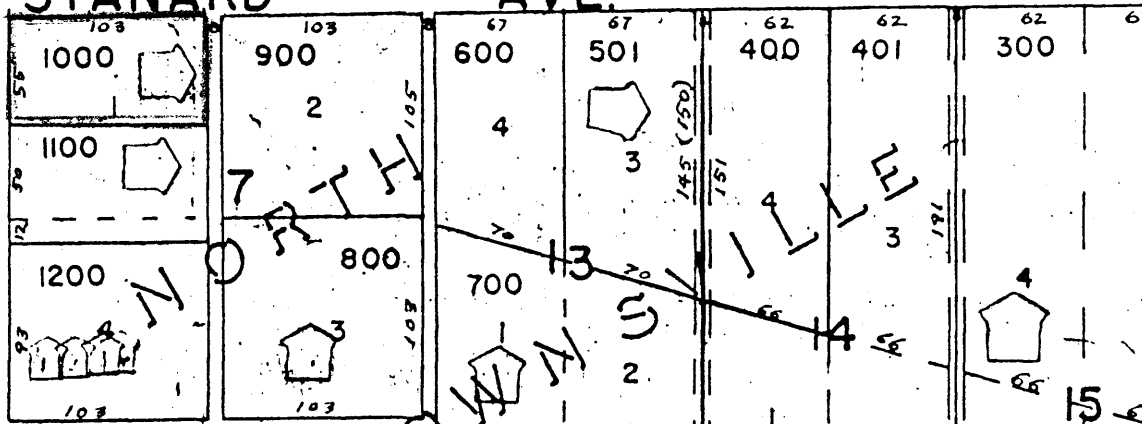
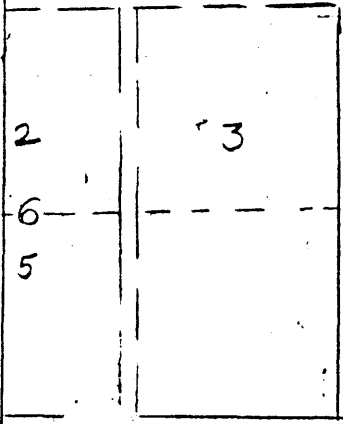
Brownsville
City



SEE MAP 13-2W-31BC

STANARD

STANARD AVE.

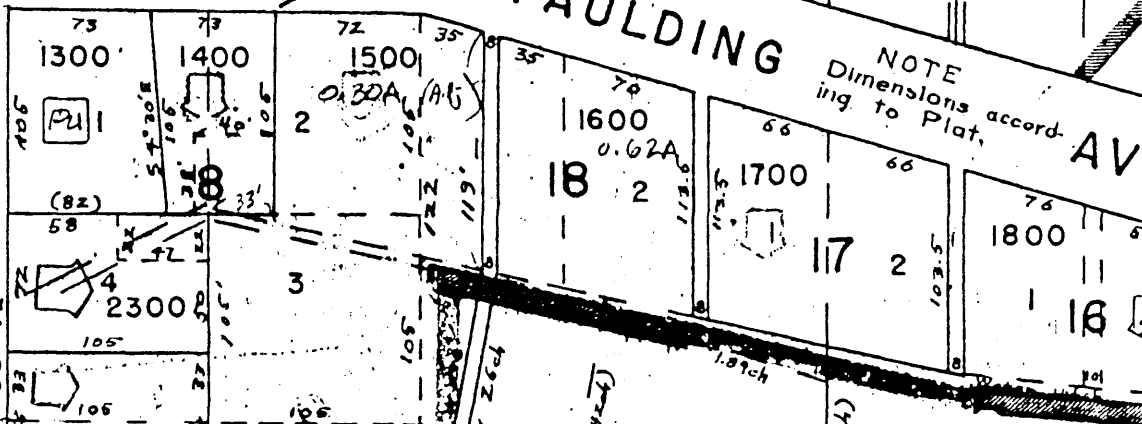
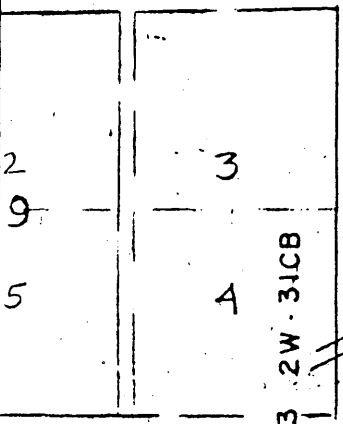


STAUDING AVE.

ST.

SPAULDING AV

NOTE
Dimensions accord-
ing to Plat.



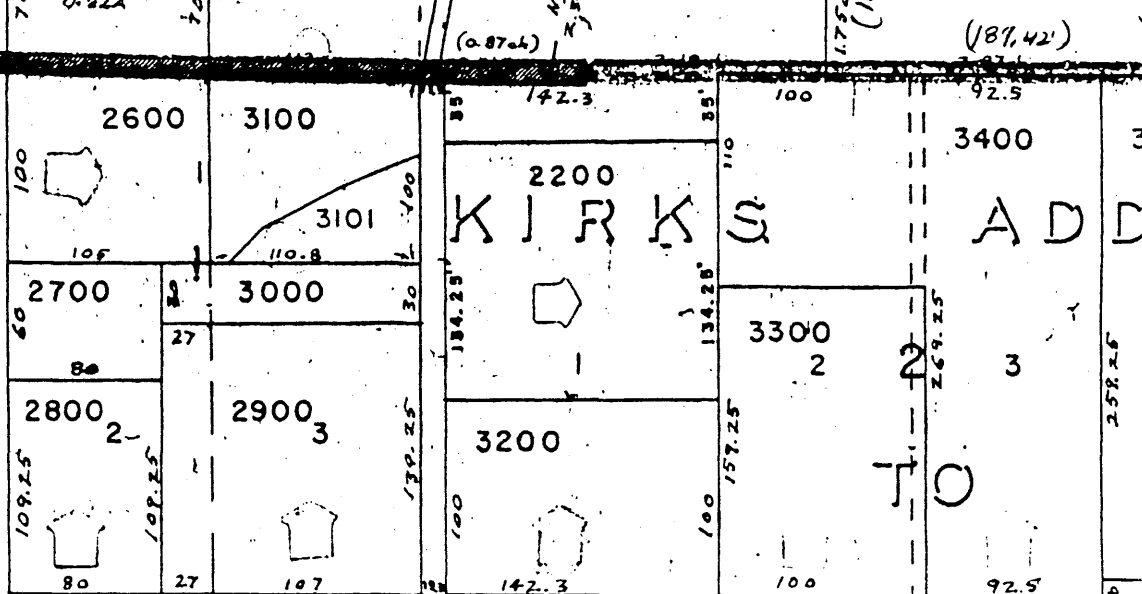
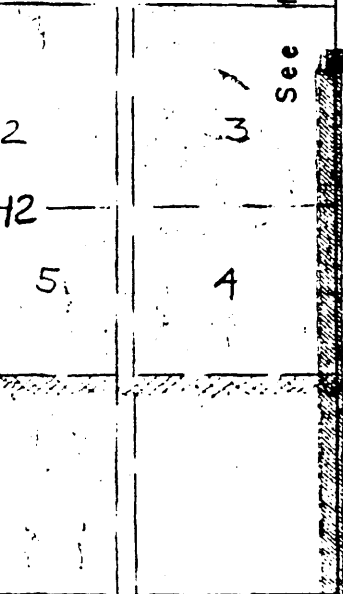
PARK AVE

See Map 13 2W 31CB

AVERILL

KIRKS

ADD



KIRK AVE

KIRK

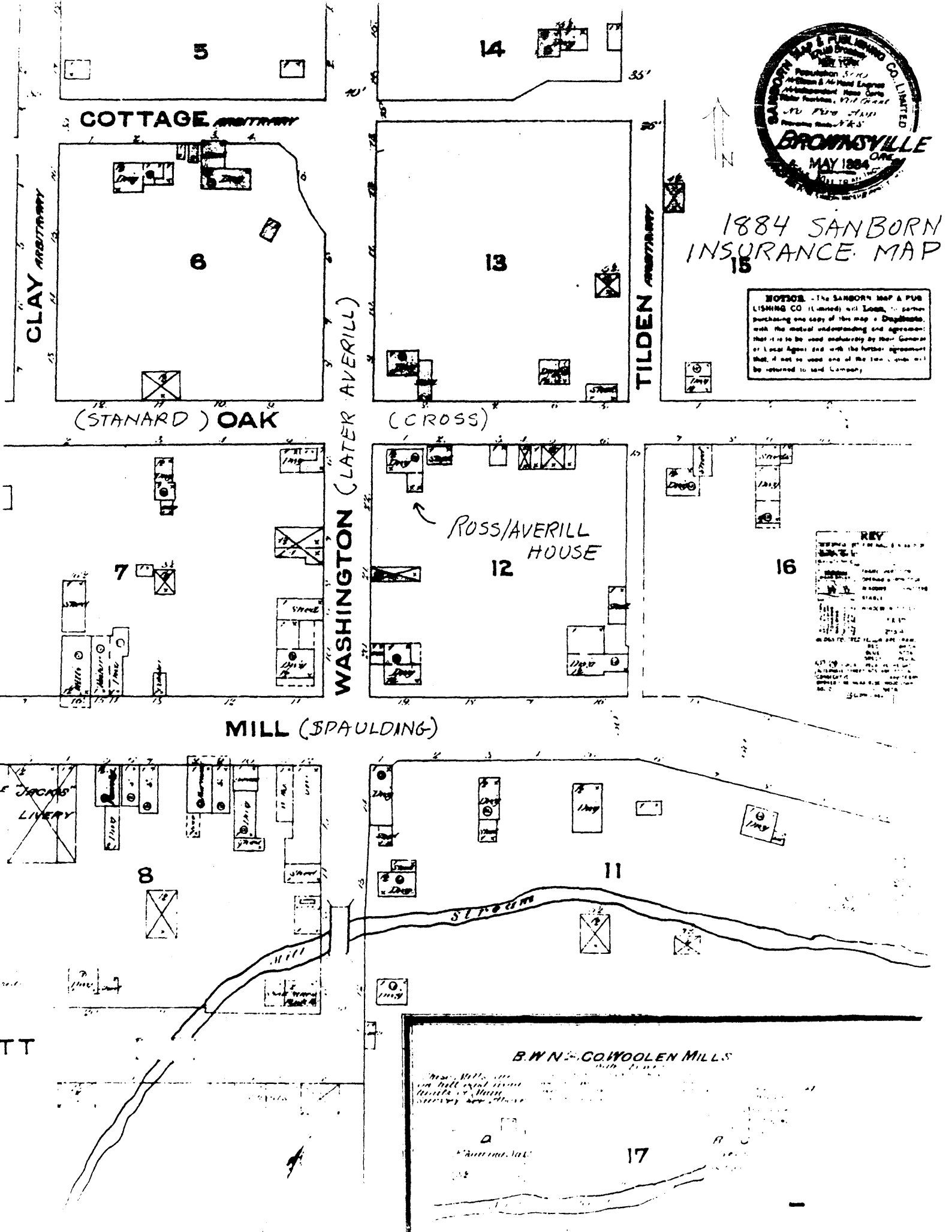


1884 SANBORN
INSURANCE MAP
15

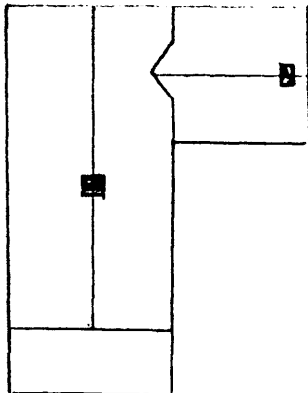
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KEY

Buildings	Shaded
Roofs	Black
Stables	Diagonal lines
Warehouses	Horizontal lines
Sheds	Vertical lines
Stock pens	Diagonal lines
Water	Blue
Highways	Double lines
Railroads	Single lines
Electric lines	Dashed lines
Telephone lines	Dotted lines
Telephone poles	Circles
Telephone wires	Thin lines
Telephone exchanges	Squares
Telephone buildings	Rectangles
Telephone poles	Circles
Telephone wires	Thin lines
Telephone exchanges	Squares
Telephone buildings	Rectangles



STANARD AVE.
(OAK or CROSS ST.)



EXTENT OF ORIGINAL LOT

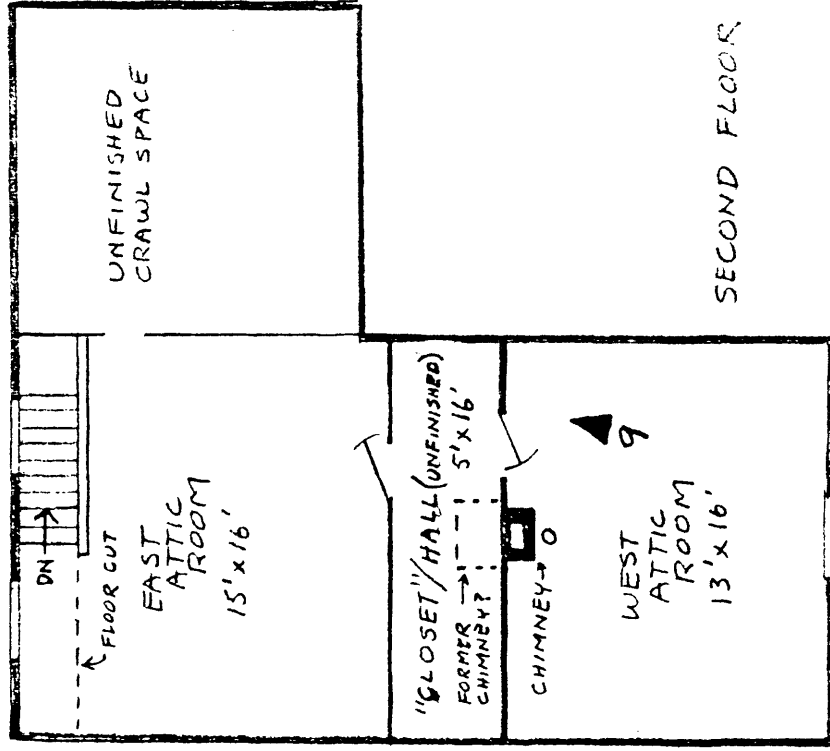
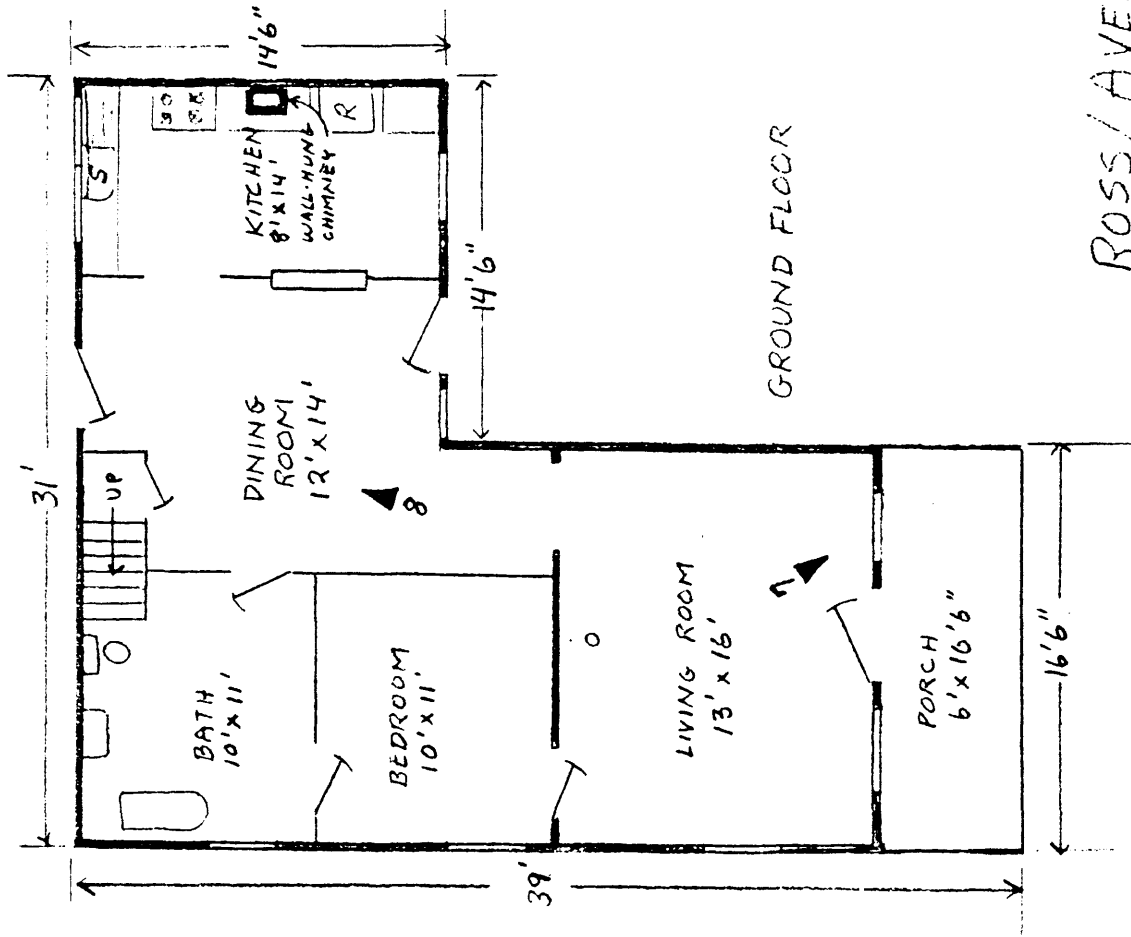
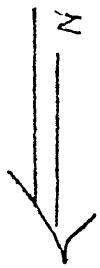


AVERILL STREET
(WASHINGTON)



ROSS/AVERILL HOUSE

SITE MAP
(▲ PHOTO LOCATIONS)



ROSS/AVERILL HOUSE

FLOOR PLAN
(▲ PHOTO LOCATIONS)

$\frac{1}{8}'' = 1 \text{ FOOT}$

SECOND FLOOR

GROUND FLOOR