

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER

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 Lucas, Robert and Ruth House and Rose, Mary E., House  
other names/site number Ashland Twin Builder's Houses  
Robbins, Frank D., Investment Properties

2. Location

street & number 59, 77 Sixth Street N/A not for publication  
city, town Ashland N/A vicinity  
state Oregon code OR county Jackson code 029 zip code 97520

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u>4</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>2</u>	<u>4</u> Total

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 [Signature] Date June 15, 1988  
Deputy State Historic Preservation Officer  
State or Federal agency and bureau \_\_\_\_\_

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.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

[Signature] 7-21-88

Signature of the Keeper

Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic/single dwelling

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Current Functions (enter categories from instructions)

Domestic/single dwelling

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**7. Description**

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Architectural Classification  
(enter categories from instructions)Late Victorian/Queen Anne

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Materials (enter categories from instructions)

foundation concrete block and stucco over brick  
walls wood/weatherboard

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roof asphalt/composition shingle  
other 

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Describe present and historic physical appearance.

The neighboring 2 1/2-story, gable-roofed houses of frame construction at 59 and 77 Sixth Street in the Railroad Addition in Ashland, Oregon make a mirror-image pair of so-called "Tri-gabled Ells" or "Homestead Houses." They are vernacular versions of the Queen Anne style and are characterized by longitudinal plans, wrap-around verandas, weatherboard siding, and imbricated shingles in gable ends. Presumed to be the work of a common builder, Frank D. Robbins, the houses appear to have been based on the temple-fronted Queen Anne style house published as Design No. 47 in George F. Barber's *Cottage Souvenir*, a plan book published by the author in revised and enlarged addition in Knoxville, Tennessee in 1892. The elaborate crestings, vergeboards and machine-produced repeating ornament shown in Barber's design were eliminated or simplified by the local builder, but certain details, such as a medieval oriel with tapering base and hood, and a shed-roofed wall dormer were so faithfully interpreted as to be unmistakably derived from the Barber plan book.

The Rose House is especially well preserved. An historic view of it dating from about 1920 shows that the veranda originally had turned columns and balustered railings. The original railings and columns subsequently were replaced with solid railings and square columns in the Craftsman tradition. The cantilevered polygonal bay corresponding to the oriel window in Barber's Design No. 47 is intact on the north elevation of the Rose House. The Lucas House interior was modified as a consequence of its having been used as a rental property from 1948 onward. Current owners of the Lucas House have reversed many of the alterations in a recent renovation, however. During the Post War era, a non-historic, single-story rental house was moved into position between the pair, specifically on the historic Lucas parcel. It is a non-contributing feature, but its diminutive scale and set back from the neighboring house fronts help to lessen the intrusion. Its ground plan measures no more than 12 x 39 feet. It was originally a grocery store before it was moved onto the nominated property from a location within the neighborhood.

That over the intervening years the neighboring property owners made comparable exterior alterations is remarkable. Most notably, the Parkers, who succeeded the Lucases in ownership of the house at No. 59 Sixth Street, and the Roses remodeled their verandas in the identical vein after 1920. A distinctive feature of the Robbins interpretation of the design is the beveled front corner. Window openings extend from water table to wide belt course of vertical siding on the ground story

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and belt course to frieze board on the second story. They have plain framements and are fitted with double-hung sash having one-over-one lights. Originally, the brick chimneys had corbelled caps.

Sources are somewhat conflicting on the precise construction date of the houses. But they were under construction in 1898 and possibly completed in the same year or early in 1899. The Mary E. Rose and Lucas-Parker Houses appear on Page 2 of the 1900 Daily Tidings Souvenir Edition as part of an illustrated "group of residences completed during 1899."

The January 2, 1899, Daily Tidings listed building improvements for 1898, among them: houses for Mary E. Rose (\$800) and R. Lucas (\$800). The houses appear on the Sanborn-Perris Fire Insurance Rating Map of Ashland for July 1898. In a Daily Tidings article of December 16, 1897 it was noted: "Mrs. M. E. Rose has purchased a new house from F. D. Robbins in the Railroad Addition near Holy Rosary Church. She received possession on November 6, 1897 for \$750."

It is assumed Frank D. Robbins, a local contractor, built the nearly identical Lucas-Parker House also.

The Rose House occupies Tax Lot 8300 in Block R of Railroad Addition, Ashland, Oregon. On the same property is a garage and storage shed which are non-historic, non-contributing features. A small arbor located near the rear of the house is built of the original porch posts that had been removed from the house during a remodel in the early 1920s. The Lucas-Parker House occupies Tax Lot 8200. The original south polygonal window bay of the Rose House has been replaced by a shed-roofed bay, but the oriel on the north elevation is intact. Neither corresponding feature is found on the neighboring Lucas-Parker House today. Recessed second-story balconies at the front corners, which had followed the Barber design, were enclosed in either house by about 1920. Back porches were enclosed also, and it is thought the front porches were rebuilt soon thereafter.

Because they were large family dwellings, changes were made as needed on the interior. Nevertheless, much of the finish work is intact. Doors, almost all of which are original, are the six-panel type. Window and door trim is common channeled mill stock, and most windows have the original hardware, which is a double-hinged lock. The wainscoting in the stairwell and upstairs hallway is original and intact in Rose House.

The Rose House interior has continued in a better state of preservation because of the long period of occupancy by the Rose family.

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After 1948, the Lucas-Parker House underwent modification at the hands of a succession of owners and renters. The present owner has done extensive rehabilitation from leveling the floor and completing the foundation, rewiring, replumbing, sheetrocking, insulating, installing heating system, etc. Ceilings have been raised to the original height, and appropriate moldings have been installed. Original windows were used in the renovation of the rear portion of the house. A large, irregularly shaped drain field had been constructed along the south side of the property. Today, it is partially concealed by the addition of a deck, walkway and fence.

**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

1898-1899  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1898  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A

Architect/Builder

Frank D. Robbins, builder

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

The houses at 59 and 77 Sixth Street in the Railroad Addition in Ashland, Oregon, were occupied historically by Robert Lucas and Mary E. Rose, respectively. They were built in 1898 and are locally significant under Criterion C as a rare set of builder's houses adapted from a single pattern book design and repeated on neighboring lots in mirror-image fashion. In longitudinal plan and essential exterior composition, the twin builder's houses appear to be based on the temple-fronted Queen Anne style house with wrap-around veranda published as Design No. 47 in George F. Barber's Cottage Souvenir, a plan book brought out by the author in revised and enlarged edition in Knoxville, Tennessee in 1892 and widely circulated. Stylistically, the nominated houses are versions of a vernacular type which has come to be known in recent years as the "Tri-gabled Ell," or "Homestead House."

Because the neighboring houses are distinctive as a result of their duplication, they are nominated as a pair, or ensemble. While there are in Ashland a few other pairs or sets of builder's houses, these two represent the only one exceeding cottage scale in the Railroad Addition. Shortly after their completion, the houses were pictured with other residences in a 1900 souvenir edition of the Ashland Tidings aimed at documenting recent growth and development in the Bear Creek Valley.

The house at No. 59 Sixth Street was built for Robert and Ruth Lucas, owners of three lots. The house at No. 77, occupying two lots (23 and 24), was acquired by Mary Elizabeth Rose shortly after its construction by local contractor Frank D. Robbins. Whether the neighboring Lucas House also was constructed on speculation by Robbins is undocumented, but it is presumed Robbins was the common builder.

Mrs. Rose, a widow, was a dressmaker. Two of her sons occupied the house with their mother and were lifetime employees of the Southern Pacific Railroad, which ran through Ashland. The collective careers of the Rose family typify the working class scale of living associated with the Railroad Addition neighborhood adjacent to the railroad yard, scene of the "Golden Spike" ceremony in 1887 which commemorated completion of the last section of the Sacramento to Portland line which, in turn, was linked to the transcontinental rail system. Until 1927,

See continuation sheet

**9. Major Bibliographical References**

1898 Sanborn Fire Insurance Rating Map of Ashland. Jackson County Deed Records.  
Jackson County Directories 1899, 1906, 1935. 1900 Census Records, Ashland, Oregon.  
Ashland Tidings Souvenir Edition (January 1900), Photograph of "Residences completed in 1899."  
Ashland Tidings (Lucas House), July 1, 1881; March 18, 1897; December 16, 1897;  
April 21, 1898; January 2, 1899; August 24, 1899; August 31, 1899.  
Ashland Tidings (Rose House), October 25, 1897; December 16, 1897; April 11, 1898;  
April 21, 1898; June 2, 1898; September 15, 1898; January 2, 1899.  
Barber, George F., The Cottage Souvenir, Revised and Enlarged, Containing Over Two  
Hundred Original Designs and Plans of Artistic Dwellings (Knoxville, Tennessee:  
author, 1892), Design No. 47, page 100.  
O'Harra, Marjorie, Ashland: The First 130 Years (1986).  
Interviews (1986-1987): Verl G. Barnhouse, railroad employee, recalled "calling  
railroaders at the Rose House;" Caroline Davis and June Kazazian, granddaughters  
of Mary E. Rose.

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: \_\_\_\_\_

**10. Geographical Data**

Acreage of property less than one Ashland, Oregon 1:24000

UTM References

A 

1	0	5	2	4	3	8	0	4	6	7	1	2	6	0
Zone				Easting				Northing						

B 

Zone				Easting				Northing						

C 

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D 

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See continuation sheet

**Verbal Boundary Description**

The nominated area is located in Section 9, Township 39S, Range 1E, Willamette Meridian in Ashland, Jackson County, Oregon. It is legally described as Lots 20 through 24 of Block R of the Railroad Addition to the Plat of Ashland. The nominated area is otherwise identified as Tax Lot 8200 (Robert Lucas House) and Tax Lot 8300 (Mary E. Rose House) at said location.

See continuation sheet

**Boundary Justification** The nominated area encompasses those lots (20 through 24, Block R, Railroad Addition to Ashland, Oregon) developed with mirror-image houses in 1899 for investor Frank D. Robbins and initially occupied by Robert Lucas and Mary E. Rose and their respective families. The adjoining properties were subsequently improved with non-hisotric automobile garages and storage shed at the rear property line, and in the 1940s, a small, free-standing single-story rental unit was introduced onto Lot 22, set back from the house fronts. None of these small,  See continuation sheet subsidiary buildings is counted as a contributing feature.

**11. Form Prepared By**

name/title Zelpha Hutton with Robin Guerin assisting  
organization N/A date August 1987  
street & number 59 Sixth Street telephone (503) 482-2863  
city or town Ashland state OR zip code 97520

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Ashland was a break point on the Southern Pacific's Shasta route through the Siskiyou Mountains, and its maintenance facilities were extensive.

The builder house ensemble is located less than three blocks south of the Southern Pacific Railroad passenger station and the Golden Spike site.

The Railroad Addition is a cohesive working class neighborhood in which most of the residents earned their livelihood in connection with the rail service which was so important to the economic development of Ashland, historically. Passenger and freight service to Ashland commenced with the Oregon and California Railroad in 1884, but the town's growth occurred dramatically just after the Southern Pacific takeover and the driving of the ceremonial spike in December 1887. On January 6, 1888 the Ashland Tidings announced railroad lots were being sold rapidly. By the end of the year, lot sales would total \$36,995. The twin houses built in Block R of the Railroad Addition by F. D. Robbins between 1898 and 1899 were part of the steady growth phenomenon which followed over the next decade.

### THE ROSE HOUSE (77 Sixth Street)

Basil Montgomery Rose was a Civil War Veteran who suffered from tuberculosis. He came with his wife Mary Elizabeth and their nine children to Ashland in search of good health. They settled in the campground near the faith healer, Mrs. Susie Jessel, on Holly and Idaho streets.

An article in the Daily Tidings for December 16, 1897 stated: "Mrs. M. E. Rose has purchased a new house from F. D. Robbins in the Railroad addition, near Holy Rosary Church. She received possession on November 6, for \$750." This occurrence was four years after Mr. Rose's death. Mrs. Rose had received her Civil War widow's pension.

Mrs. Rose was a Christian Scientist practitioner and dressmaker. Karl, George (Tim), Charles, and Howard all worked for the Railroad. Karl and George were career railroad men. Howard lost a leg in a train accident while employed by the railroad. Charles and Howard established the Rose Brothers' Confectionery at 145 E. Main Street which Charles ran for twenty years. Charles was a man of many interests, and in 1898 commissioned Frank Clark, the leading local architect, to build a house (known as the Clark Cottage).

George was a brakeman and conductor on the Southern Pacific's Ashland to San Francisco run. Karl became an engineer and worked 45 years in all between Ashland and Klamath Falls, Oregon. He started working for the railroad at age 14 (1904). He acquired the house after his mother's death in 1923. He married in 1925 and raised a family in the house until 1943. Karl had the yard landscaped in

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1938 by Chet Corey, Superintendent of Ashland's Lithia Park. The north side of the property contains the later plantings of rhododendrons, camellias, ferns, azaleas, quince and a stately golden larch. In the back yard an apple tree spans more than 27 feet. On the south side of the house is a dainty Cecil Brunner rosebush dating from Mary Rose's era.

ROBERT LUCAS/S. A. PARKER HOUSE (59 Sixth Street)

Ruth Lucas and her husband, Robert, bought Lots 20 and 21, Block R, Railroad Addition in 1894. Robert Lucas bought Lot 22, Block R, August 23, 1899.

On August 24, 1899, "Squire (S. A.) Parker of Parker's Station purchased the Robert Lucas place on Sixth Street where he and his family will reside," announced the Daily Tidings.

Sumner Parker's family operated a stage and telegraph station located on the Ashland-to-Klamath Falls road called Parker's Station. It was near Parker's Mountain on the Jackson-Klamath County border. Mrs. Parker was Alice A. Howard. Her family owned Summit Ranch and other ranches on Dead Indian Road, Jackson County.

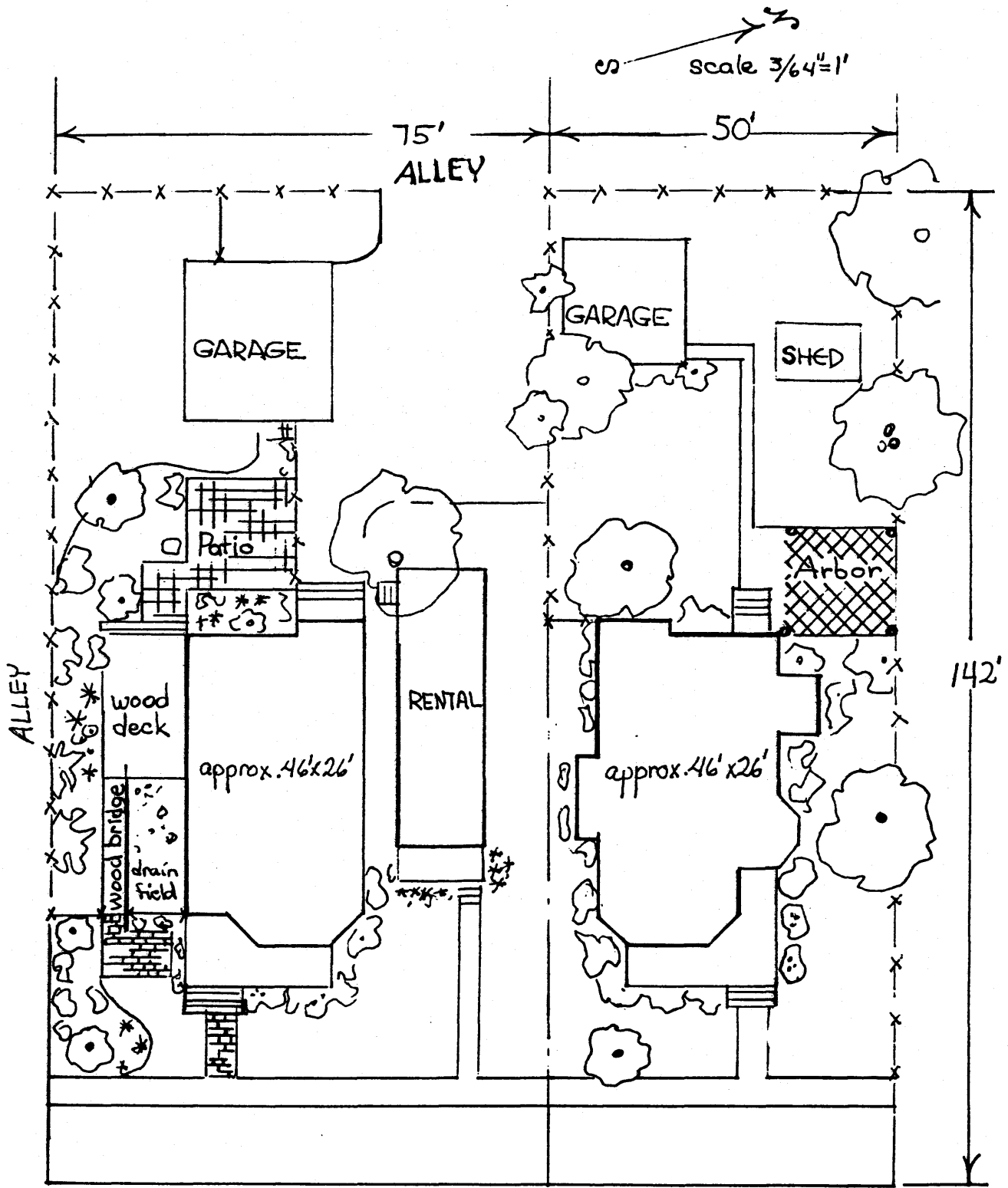
In 1900 census records, Sumner A. Parker's occupation was listed as timber cruiser. They had five children 16 to 3 years of age. Sumner and Alice acquired ranch land, of which they and their children worked, while continuing to live in town at 59 Sixth Street. Alice lived there until 1948.

Their youngest child, also named Sumner A., was well-known as a violinist who studied with Fritz Kreisler. In 1915 he married Minnie Owens, who is also from a pioneer ranching family. They lived in San Francisco until 1918. Their families urged them to return to the valley to ranch. The Owens-Parker Ranch operation of over 4,000 acres, was one of the largest in Southern Oregon until 1958.

Sumner Parker, the younger, figured prominently in the history of Ashland's airport. He owned the first airplane in Ashland. In 1948 he built a 2600-foot gravel runway airstrip on his ranch near Emmigrant Lake. This air strip became Ashland's first airport. The city purchased more land in the 1960s and established Ashland's Municipal Airport. On February 20, 1968 the City Council voted to name the airport Sumner Parker Field. The dedication was in June 1968.







59 Sixth

77 Sixth

PROPOSED: Lucas-S.A. Parker & Mary E. Rose Houses  
 Ashland, Oregon August 1987