

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

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

For HCRS use only

received DEC 4 1981

date entered DEC 21 1981

1. Name

historic West Side Feed and Sale Stable

and/or common The Livery Stable

2. Location

street & number 29 South Grape Street _____ not for publication

city, town Medford _____ vicinity of congressional district Fourth

state Oregon code 41 county Jackson code 029

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: storage

4. Owner of Property

name William S. Dames

street & number 839 Minnesota

city, town Medford _____ vicinity of state Oregon 97501

5. Location of Legal Description

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number West Main and Oakdale Streets (PO Box 1569)

city, town Medford _____ state Oregon 97501

6. Representation in Existing Surveys

title _____ has this property been determined eligible? _____ yes no

date _____ federal _____ state _____ county _____ local

depository for survey records _____

city, town _____ state _____

7. Description

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

Describe the present and original (if known) physical appearance

The West Side Feed and Sale Stable is a two-story building constructed of brick with a ground plan measuring 40' x 70'. It is designed in the commercial Italianate style, and probably built in 1906. The architect and builder are unknown. Located two blocks from the extinct Medford Oregon and California Railroad freight depot, the structure was originally built as a livery and feed stable, and is presently leased by Office Stationary and Supply Company for storage of office furniture and stationary supplies. The West Side Feed and Sale Stable building is located one half block off Main Street at the heart of Medford's commercial district.

Location

The West Side Feed and Sale Stable building is located on the northwesterly, forty-foot portion of tax lot 3500 in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, T. 37S., R. 1W. of the Willamette Meridian. The building is situated on the north portion of lots 17, 18, 19 and 20 on Block 45 of the original city of Medford town plat.

Site Description

The main facade of the 40' x 70' stable building fronts on South Grape Street and is oriented to the southwest. Two perpendicular, twenty-foot wide, paved alleys run parallel to the northwest and northeast walls of the building. Three or four parking spaces are adjacent to the rear, northeast entrance of the building. The southeast wall of the building is a party wall shared by a one story brick and concrete structure constructed in 1927 (19), and presently used as an auto repair shop. (Both the stable building, discussed in this nomination, and the adjoining auto repair shop are located on tax lot 3500, and have a common owner.) There is no landscaping on or near the Feed and Sale Stable site.

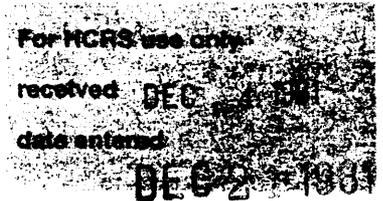
Setting

In addition to the automotive repair shop, the West Side Feed and Sale Stable shares the block with one and two-story brick or concrete structures occupied by retail shops, offices, and a television broadcasting station. Adjoining blocks have buildings of various ages, dimensions and commercial uses. This assortment of businesses includes banks, investment firms, restaurants and bars, retail stores, professional offices, utility companys, warehouses and storage buildings. Modest frame structures to the south of the livery stable block, are used as single family residences and for small businesses. A complex of public buildings including the Courthouse and jail, the Justice Building, the City Hall and the Federal Building, are located three blocks west of the West Side Feed and Sale Stable. The Civic Center Park Block is two blocks west of the Feed and Sale building.

The West Side Feed and Sale Stable is one of several early Medford brick commercial buildings in the vicinity of West Main Street. Although the continued remodeling of building facades has all but obliterated the original appearance of many early Main Street buildings, in the last decade there have been efforts to rehabilitate several commercial buildings near the West Side Stable building. In the spring of 1979 the Medford Mail Tribune reported that "A new look is spreading along the 200 block on the [southeast] side of West Main Street. . . What used to be rather shabby buildings are being, and have been, transformed into handsome structures with plenty of tenants. . . all the buildings are original structures (1)." Between 1972 and 1975 the Eagles Lodge building (221 West Main) was rehabilitated, followed by the brick building now occupied by Paulson Investment Company, Inc. (225 West Main). In 1979 extensive rehabilitation of the Leverett Building, at 201 West Main, was completed.

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The building has since been entered into the National Register of Historic Places. The Fluhrer Bakery Building, occupying half a block at the northwest corner of West Main and Holly Streets, is currently being renovated and converted to specialty shops. Two and a half blocks west of the West Side Stable building, Medford's Carnegie Library has recently been entered into the National Register of Historic Places.

The West Side Feed and Sale Stable is at an approximate elevation of 1380 feet above sea level on a relatively flat portion of the Rogue River Valley. Bear Creek, a tributary of the Rogue River, flows in a northerly direction about one half mile east of the Feed and Sale Stable. The valley is contained by two mountain ranges: the Cascade Range on the east and the Siskiyou Mountains of the Klamath Range on the west. Agriculture has played an important role in the valley's historical development, and still characterizes the land use patterns in the less developed, predominantly rural areas of the valley. Fruit orchards and open fields dominate the cultural landscape outside the developed urban center of Medford.

Architectural Description

The West Side Feed and Sale Stable is rectangular in shape, measuring 40' x 70'. The building is two stories in height and constructed of brick and mortar, and laid in a common bond with a header course every seventh row. The architect and builder of this commercial Italianate style building are unknown.

The roof is a medium-pitch gable sloping to the north and south, and sheathed with light gray composition shingles. A high parapet on the east and west ends of the building conceal the roof line. On the main facade fronting on South Grape Street, a projecting cornice is supported by a closely-spaced bracketed frieze supported by a narrow architrave. Beneath the parapet two rows of raised brick frame a broad rectangular tablet that once advertised the building as the "West Side Feed and Sale Stable." The rear parapet has three stepped courses of brick that project to form the cornice.

The east wall and a major portion of the north wall are the original exposed brick. The main west facade, the south wall and the west end of the north wall are faced with stucco. An approximate two-foot high strip of stucco runs along the base of the exposed brick walls. Both east and north walls are adorned with painted wall signs. A Coca Cola sign is painted on a portion of the north wall. The upper portion of the east parapet has a painted black horizontal strip with the faded letters of two superimposed signs. One appears to read the "WEST SIDE FEED & SALE STABLE": The other lettering advertises "DAVIS TRANSFER & STORAGE."

The ground floor of the South Grape Street facade is presently four bays wide: The central double-wide garage door opening is flanked by a door on either side and a large single-light glass window adjacent to the north door. The second floor is two bays, both of which are four-over-four, square-headed, double-hung sash windows with a slightly projecting sill and a segmental-arched head. The north wall is four bays wide on the ground floor. A large single-light casement window is joined by a square-headed, double-hung sash window on the west end. Two small, double-light, casement windows, set below segmental arches, complete the north wall fenestration. A small wooden door is located half way up the north

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wall. The east facade, fronting on the rear alley, is three bays on the ground floor and a single bay consisting of a large semielliptical arched opening, now filled in with wood. The wide garage door opens onto the alley, and is flanked by double-hung sash windows presently covered with wood. All openings on the east wall have segmental arches formed by three courses of brick headers. The south wall, now shared by an adjoining building, at one time had three window openings on the ground floor, which are now bricked in.

Plastering of the brick on the main South Grape Street facade and a portion of the north wall occurred between 1910 and 1920 while the building was being used as a livery stable. The two existing doors on either side of the large central main entrance, replaced two double-hung sash windows aligned with the existing windows on the second floor. This alteration along with the introduction of the two large single-pane windows on the northwest corner of the building, and the double-hung sash window on the north wall, were probably made during the 1920s. (At that time the building was converted to a moving and storage building, and a separate office was constructed in the northwest corner.) Other minor exterior alterations include the removal of about six courses of brick above the present west parapet, the addition of two chimney-like features on the top of the north wall, and the possible introduction of the small wooden service door on the north wall. Most of the exterior alterations were made within twenty years of the building's construction and reflect its early history.

The present owner has made an initial investigation into the possibility of removing the stucco finish from the brick facade. Pioneer Masonry Restoration, Inc., of Portland, Oregon, has advised against removing the stucco.

The interior of the West Side Feed and Sale Stable has almost no partitioning of internal space. The interior walls are exposed brick. There is approximately fifteen feet between the floor and the underside of the flooring on the second story: The second floor ceiling follows the slope of the gable roof. Wood lintels above the second story windows and lower sections of the roof timbers show charred evidence of an early fire. (The wood roof was probably replaced as a result of the fire.) The ground floor is poured concrete. Two shallow troughs, spaced roughly twelve feet apart, run the length of the building. A two run wood stairway in the northwest corner of the building ascends to the second floor.

Since the building was constructed, a small two-room office has been built in the northwest corner of the ground floor, and an open wood-frame elevator has been installed near the southwest corner. Both of these additions are believed to have been accomplished soon after World War I when the building was converted from a livery stable to a transfer and storage facility.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates c. 1906 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

A simple, belated version of commercial Italianate architecture common in smaller towns and cities through the West at the turn of the century, the West Side Feed and Sale Stable at 29 South Grape Street in Medford, Oregon is believed to have been erected in the early part of 1906. Upon its completion, the two-story 40 x 70-foot brick masonry livery stable had similar facades with segmental-arched openings and high parapet walls fronting Grape Street and the alleyway which bisects the block on a north-south axis. The alleyway facade, with its central ground-story and loft openings, is intact, whereas the Grape Street facade was stuccoed at an early date and has lost the portion of the parapet above the corbelled cornice. Ground story openings on either side of the entrance bay of the principal facade were altered in later years. These modifications notwithstanding, it is the only livery stable remaining in Medford which has escaped extensive alteration. The distinctive characteristics of its type are clearly evident on the exterior, and the building possesses sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to meet the criteria of the National Register. Both as a livery stable and, later, as a transfer and storage facility, it contributed significantly to Medford's burgeoning, agriculture-based economy by providing a transportation link between the railroad and the orchards and ranches of the outlying districts.

Although first settlement of the Rogue River Valley began in the early 1850s with the discovery of gold in nearby Jacksonville, Medford's genesis was not sparked until thirty years later when the Oregon and California Railroad reached Medford in 1883. Four years later the final length of track was laid over the Siskiyou Mountains, thirty miles south of Medford, and by 1888 passengers were arriving in the valley from both Portland and San Francisco.

In a geographically isolated agricultural area, the railroad has had a major impact on the growth and development of Medford and the Rogue River Valley. An 1883 plat map of the city depicts the strong orientation of Medford's grid pattern of streets and blocks to the railroad. The West Side Feed and Sale Stable site is located just one block west of the Oregon and California Railroad depot grounds (10).

The two-story brick structure was constructed on the eve of a great surge in the city's population growth. A 1906 city directory describes Medford's building activity at that time: "Recent railroad development has furnished the inducement for extensive building in the business district of Medford. . . The character of the building is excellent. . . The business district of Medford is among the best built of any between Portland and Sacramento (3)." In June of 1906 the Medford Mail Tribune newspaper vividly depicts the tenor of excitement in this boom town. With unrestrained self-confidence the newspaper proclaimed that Medford was entering a "bright new age just dawning. . . There is not a town on the Pacific Coast which can show more, and very few, if any, can allow as much substantial improvement under way as Medford (2)." Medford's commercial center at first grew to the east of the railroad tracks, but as business quarters there became scarce, the West side" experienced the raising of "several brick blocks (3)."

The West Side Feed and Sale Stable was among the first brick commercial structures constructed on the west side. On August 24, 1906 the Medford Mail Tribune reported that

9. Major Bibliographical References

See Continuation Sheet

ACREAGE NOT VERIFIED

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property less than one

Quadrangle name Medford, Oregon

Quadrangle scale 1:62,500

UMT References

A	<u>1</u> <u>0</u>	<u>5</u> <u>1</u> <u>0</u> <u>4</u> <u>5</u> <u>0</u>	<u>4</u> <u>6</u> <u>8</u> <u>5</u> <u>6</u> <u>2</u> <u>5</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
	Zone	Easting	Northing

D			
	Zone	Easting	Northing

E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

Verbal boundary description and justification

The northwesterly forty feet of Tax Lot 3500; SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 30, T. 37S, R. 1W., Willamette Meridian, Medford, Jackson County, Oregon.

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Gail E. H. Evans

organization _____ date April 30, 1981

street & number PO Box 339 telephone (503) 899-8216

city or town Jacksonville state Oregon 97530

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature [Signature]

title Deputy State Historic Preservation Officer date August 7, 1981

For HCRS use only

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

date 12/21/81

Keeper of the National Register

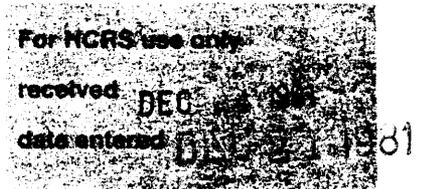
Attest:

date

Chief of Registration

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"R.O. Duncan has leased the West Side feed stables and will this week open a livery stable therein. . . The stable is a new one, is equiped with all modern conveniences and is a place such as will be a pleasure which to do business (4)." Just one month earlier the first known advertisement for the "West Side Feed Stables" appeared in the Tribune (5). In 1910 the West Side Feed and Sale Stable was one of four livery stables in Medford (12). Since that time, the three others were either destroyed, or drastically altered.

From 1906 to about 1915 the known proprietors of the West Side Feed and Sale Stable include Hays and Deveny, 1906 (5); R. O. Duncan, 1906 to about 1909 (5, 12); Charles E. Tull, a veterinary surgeon, 1910 to ? (12); and A. W. Walker, 1914 to ? (14).

The stable building was probably built for I. (Illtid) W. Thomas. In April 1906 I.W. Thomas purchased the 100' x 140' lot, on which the stable building now stands, from George W. and E. J. Bashford (15). (During the Bashford's ownership from 1890 to 1906, the site of the livery stable was occupied by two adjoining one-story wood-frame shed-like structures (29).) Born in Wales in 1838, Illtid W. Thomas arrived in the Rogue River Valley in 1877, after spending some time in Tennessee. During Thomas's early years in the valley, he pursued farming, however, by 1906, at the time of Medford's explosive growth, Polk's city directory lists his occupation as "capitalist." At the time of Thomas's death in 1917, his estate included several acres of commercial, residential and agricultural property in and around Medford, with assets in real and personal property totaling several thousand dollars. At one time Thomas owned most, if not all, of the Perry subdivision, near the west city limits of Medford. A brick commercial building at the southeast corner of West Main and South Grape Streets, half a block from the West Side Feed and Sale Stable, was at one time known as the White and Thomas Block. Although apparently not a leader in public or civic affairs, I.W. Thomas estate records reveal that he financed the activities of some of the city's leading merchants and businessmen. Continued growth in Medford has meant the demise of a great number of residences once owned by Thomas, with the exception of his own substantial two-story residence at 718 West Main Street. Illtid Thomas married twice. His first wife, Catherine K., died in 1902. His second wife was Abbie K. Thomas, who survived him by several years.

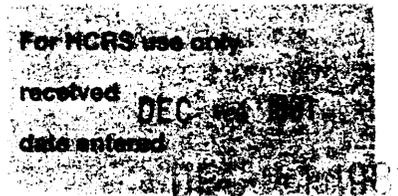
I.W. Thomas had one son, Joseph A. Thomas, who was involved in real estate and mining throughout his life, and owned several mining and ranching properties in the valley (6, 7, 12, 13, 15, 30 31, 32).

Together with his father Joseph A., Eugene Thomas owned and operated the Thomas Realty and Insurance Company in the late 1920s (22), which later evolved into the Thomas Realty and Loan Company (23). In 1930 Eugene Thomas established the Oregon Finance Company, which he operated until his retirement in 1963 (8).

The West Side Feed and Sale Stable remained in the ownership of the Thomas family until 1927 (18) (with the exception of a nine year interlude between 1908 and 1917, when Gordon and H.W. Schermerhorn attempted to purchase the property but failed, resulting in a foreclosure (16, 17). Soon after World War I the livery stable was converted to a moving and transfer business under the name of Davis Transfer & Storage. From the early 1920s, until the mid-1930s, two Davis brothers operated the transfer and storage business out of the West Side Stable building (27, 28). Jonas Tipton ("Tip") Davis assumed proprietorship of the business (22, 23). It was during its years as a transfer and storage building that the elevator and the small office in the northwest corner of the building were probably

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added, and two large windows and doors were introduced in the ground floor facade. City Transfer and Storage replaced Davis Transfer and Storage for a short period in the early 1940s (25).

The Davis and City Transfer and Storage companies were among the three or four transfer businesses that existed in Medford during the 1930s and '40s (23, 24, 25). At that time their function as freight haulers was particularly important to the economic vitality of agriculture in the valley. For ten months out of the year, orchards and ranches relied heavily on transfer companies to transport agricultural produce and supplies to and from the railroad freight depot. Each season was marked by the transporting of different agricultural goods: In March insecticide was hauled to the orchards, in April and May wheat was taken to ranches, from August to November fruit was transported from the orchards, and in November and December turkeys were hauled from ranches to the freight depot (34). Thus, Davis, and later City Transfer and Storage, were an economically significant part of the transportation network in the valley.

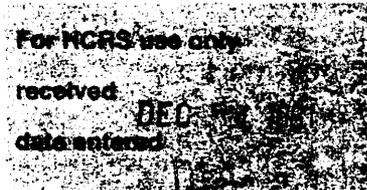
In 1936 the West Side Feed and Sale Stable was deeded to the now defunct Farmers and Fruit Growers Bank of Medford (20). Under the able leadership of Delroy Getchell, the Farmers and Fruit Growers Bank has been acknowledged as one of the soundest and most progressive institutions of its kind in the Pacific Northwest, and an "invaluable force in the economic development of the Medford area. . . (33)." Prior to becoming president of the Farmers and Fruit Growers Bank in 1912, he achieved notable success in journalism and banking in Minneapolis, where he organized two banks and was vice president and manager of the People's Bank of Minneapolis. Due to ill health, Getchell moved to the West and took up residence in Medford in 1909. As the bank's president for over twenty-five years, Delroy Getchell gained recognition for the Farmers and Fruit Growers purchase of more World War I liberty bonds per capita than any other U.S. bank (9). Getchell took a strong personal interest in the welfare of bank patrons. Upon his death in 1939, Delroy Getchell was eulogized as "one of Medford's best known and most public spirited citizens (9)."

In 1946 the West Side Feed and Livery Stable was deeded by the Farmers and Fruit Growers Bank to Delroy Getchell's two children, Bayard Getchell and Valerie Getchell Howell (21). In 1949 and '50 the building was occupied by Pacific Telephone and Telegraph, and in the late 1950s was leased by Office Stationary and Supply Company for storage space (35).

William S. Dames acquired the property in November 1981. The owner's intention is to return the exterior to its original brick, if physically possible. His tentative plans call for adaptive reuse of the building's interior space and conversion to offices.

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- 26) Missionaries and Medford Branch of the Church of Jesus Christ of Latter-Day Saints,
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27) April 1923.
28) September 1936.
- 29) Sanborn Fire Insurance Company.
Medford, 1898, corrected to 1903.
- 30) U.S. Census, Jackson County, Oregon, 1880.
- 31) Estate Probate Records: I.W. Thomas.
Jackson County Courthouse Archives, Medford, Oregon.
- 32) Ora Strom, compiler.
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No publisher, 1 April 1980. (Copies available at the Southern Oregon Historical
Society).
- 33) Winfield Scott Downs, Editor.
Encyclopedia of Northwest Biography.
The American Historical Company, Inc., New York, 1941, p. 109, 110.
- 34) Leon Evans
(Associated with Eads Moving and Storage, Medford, Oregon, for over forty-five years.)
Private communication: 20 April 1981.
- 35) Colton
(Owner of Office Stationary and Supply Company, Medford, Oregon.)
Private communication: 15 April 1981.

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- 1) 20 May 1979, Sec. D, 17C.
 - 2) 29 June 1906, p. 1 col. 1.
 - 3) 30 June 1906, p. 1 col. 1.
 - 4) 24 August 1906, p. 5, col. 4.
 - 5) 24 July 1901, p. 1. col. 5.
 - 6) 28 January 1917, p. 6, col. 7.
 - 7) 25 August 1954, p. 9, col. 6.
 - 8) 13 December 1964.
 - 9) 19 November 1939.
- 10) Map of the Town of Medford, Jackson County, Oregon. 20 December, 1883.
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 - 16) Vol. 68, p. 105.
 - 17) Suit Foreclosure 1301-E.
 - 18) Vol. 163, p. 393.
 - 19) Vol. 163, p. 429.
 - 20) Vol. 210, p. 454.
 - 21) Vol. 269, p. 86.
- 22) West Coast Directory Company
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 - 23) Medford Printing Company, Publishers
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 - 24) R. L. Polk and Company, Publishers, Portland, Oregon.
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