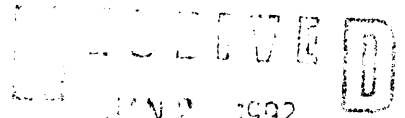


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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 Peil, Emil and Alice Applegate, House  
other names/site number \_\_\_\_\_

2. Location

street & number 52 Granite Street N/A not for publication  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>1</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>1</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.

Jane M. Hannah January 1, 1992  
Signature of certifying official Date

Oregon State Historic Preservation Office  
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. **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:)

Belou Byers 2/20/92  
Signature of the Keeper Date of Action

for Signature of the Keeper Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)  
Domestic: single family dwelling

Current Functions (enter categories from instructions)  
Domestic: single family dwelling

**7. Description**

Architectural Classification  
(enter categories from instructions)

Bungalow/Craftsman

Materials (enter categories from instructions)

foundation concrete

walls wood: weatherboard

roof asphalt: composition shingle

other stone: sandstone (porch)

Describe present and historic physical appearance.

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Emil &amp; Alice Applegate Peil Hse

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A single story structure in the bungalow style, The Emil and Alice Applegate Peil House was built by local contractors Moyer and Van Natta and completed in August 1910. The wood frame dwelling with a distinctive cut sandstone porch retains considerable integrity in design, use of materials, and setting. The Emil and Alice Applegate Peil House successfully evokes its historically significant association with noted educator, civic and cultural leader Alice Applegate Peil.

SETTING:

Located on Jackson County Tax Lot 39S-1E-9BC-2200, the Peil House is sited northeast of the intersection of Baum at 52 Granite Street. The nominated parcel has a moderate slope from front to rear, ending in a sharp (+/-40') drop to the traditional business core of Ashland; "The Plaza." A reinforced concrete retaining wall defines the eastern property boundary, separating it from commercial property on Winburn Way below. The structure overlooks and is visible from Lithia Park (NRHP) and the Women's Civic Improvement Clubhouse (59 Winburn Way, 1921-22, NRHP) to the south and east.

Granite Street itself has been a prominent residential area in Ashland since the late 19th century and retains numerous architecturally and historically significant dwellings, many associated with pioneer families and early community leaders. In the immediate vicinity of the nominated property, these include the G.M. and Kate Grainger House (35 Granite, built 1890, NRHP), the Jacob Wagner House (40 Granite, c. 1865), the Gwin S. Butler House (41 Granite, 1904), the Patrick and Mary Dunn House (65 Granite, 1887) and the Domingo Perozzi House (88 Granite, built in 1902, NRHP). To the immediate south is a wood frame dwelling known locally as the Captain Ivan Applegate House, once the home of Alice's parents.<sup>1</sup>

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<sup>1</sup> Wagner and Dunn were both early homesteaders in the Ashland area. Perozzi and Butler were prominent business leaders and philanthropists. Grainger was for a time Mayor of Ashland. Capt. Applegate retired to the house next to his daughter's after playing a long and influential role in the settlement of Klamath County.

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The northern two-thirds of the subject lot consist of a well-maintained two-tiered garden with established trees and other plant materials. Adjacent to the northern property boundary is the "Alice Applegate Peil Walkway", a narrow path donated to the City by Mrs. Peil, which serves to connect the Granite Street residential area with the Plaza via a metal stairwell located at the extreme NE corner of the nominated property.<sup>2</sup>

CONSTRUCTION HISTORY:

In anticipation of his marriage to Alice, Emil Peil commissioned the construction of a new residence on the Granite Street lot he had earlier purchased from Jacob Wagner. "He [Peil] has given rush orders for the construction of a neat little bungalow on the south half of his residence lots on Granite Street, opposite the foot of Baum."<sup>3</sup> The prominent site would give the new house a view of the downtown, including Emil's Peil Implement Company, located at what is now the corner of the Plaza and Winburn Way [See 1910 Sanborn Map, attached]

In May, the Ashland Daily Tidings reported "Moyer and Van Natta [have the contract] for Emil Peil's fine new mansion on Granite Street, the construction of which is now underway."<sup>4</sup> Construction proceeded throughout the summer and by early August and the couple had moved in and "...assumed the duties and responsibilities of housekeeping in their elegant new bungalow..."<sup>5</sup>

CONTRACTORS AND TRADESMEN:

No evidence was located regarding the source of the design for the Emil and Alice Applegate Peil House. It is probably that either the contractors, Moyer and Van Natta, were responsible

<sup>2</sup> Please refer to the following Statement of Significance for a discussion of the Alice Applegate Peil Walkway and its development.

<sup>3</sup> Ashland Tidings, 28-March-1910, 5:2.

<sup>4</sup> Ashland Tidings, 9-May-1910, 5:3.

<sup>5</sup> Ashland Tidings, 4-August-1910, 4:1 and 8-August-1910, 1:3.

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or that plans were obtained from a plan house or similar non-local source. At least two architects (Frank Clark and William F. Bowen) were present in the Ashland area during the construction period, both of whom frequently employed the bungalow idiom in their designs. Neither however was in anyway connected to the Peil House in print, a common local occurrence when such a connection existed.

Abraham F. Moyer and John Van Natta were relatively prominent building contractors in the Ashland area during the time of construction. Moyer, born in Indiana in 1879, moved to Oregon prior to 1906. Van Natta, born in 1857, also in Indiana, apparently arrived in Oregon around 1906 as well. In 1910 the local paper carried notice of "Moyer and Van Natta, Builders and Contractors" with an office and shop on Granite Street, just down from the Peil House site. The firm was responsible for the construction of the Ashland Carnegie Library (NRHP), designed by Reno architect George Ferris. On 15-January-1912 the Ashland Daily Tidings reported that the pair had acquired the S.C. Oien Carpenter Shop to better serve their customers. Both Moyer and Van Natta appear to have left Ashland by 1916 and no further information regarding them was located.

Unlike many other similar period dwellings, some information exists on the various sub-contractors and tradesmen involved with the construction of the Emil and Alice Applegate Peil House. During remodeling of the kitchen in 1988 an inscription was uncovered in the plaster behind the original kitchen cabinets which reads:

Brown and Coombe plastered this house, June 1st to  
5th 1910 Me falus uttores<sup>6</sup>

<sup>6</sup> From a photograph in the possession of the owner. The Latin inscription is not clearly decipherable but is given in approximate format. According to Father Raymond of Our Lady of the Mountain Catholic Church, Ashland [Verbal Communication with the Author, 15 July, 1991], and various Latin-English Dictionaries, the motto may be loosely translated as "Make use of my walls", "falus" meaning towers or pillars [seeming thus to refer to the plaster walls] and "utor", which means to use, make use of, or employ.

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A.S. Brown and Leslie R. Coombe were the elite plaster and masonry contractors in the Ashland area throughout the first two decades of the 20th century, working on numerous residential and commercial projects. Brown was working as a plasterer in Ashland as early as 1906. Leslie Robert Coombe, born in Tasmania in 1874 and served in Boer War prior to emigrating to San Francisco. Just prior to the construction of the Peil House Coombe moved to Ashland and immediately established himself, joining Brown in partnership.<sup>7</sup> Coombe remained in Ashland for many years, working later on the Ashland Public Library (again with Moyer and Van Natta), the Ashland Mausoleum, and the Ashland City Hall, among many other residential and commercial commissions. His own home, at 79 Scenic "...displays the stippled stone which was his specialty."<sup>8</sup> Coombe died in Ashland on January 15, 1961.

The construction of the Peil House is further documented by a photo taken early in the construction phase, probably May 1910. [See Photo 1] Only two individuals are identified, John C. Hart (center, in the black hat) and to Hart's right Clark G. Rush, his father-in-law. The connection, if any, between Hart and Rush and the Peil House is unknown. Neither appear to have been employed in the building trade; Hart worked for the Southern Pacific Railroad and Rush was a rancher in the southern part of Ashland.

STYLE:

Although within the general stylistic category of "bungalow", the exterior design of the Emil and Alice Applegate Peil House does not exhibit the full, or even typical, range of elements or use of materials for which that style is most often associated. Rather, it is a somewhat subdued and partially eclectic mix of bungalow or cottage design and certain classical, more traditional, elements that harken back to earlier, Victorian period, architecture. For example, the distinguishing feature of the structure, the massive cut and tooled sandstone porch, is a far less natural use of materials than the cobblestone or river rock masonry typical of other

<sup>7</sup> Interestingly enough, Brown and Coombe opened offices on Granite Street, next door to Moyer and Van Natta.

<sup>8</sup> Ashland Daily Tidings, 2-September-1966, 3:2.

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1910-era Ashland bungalows. Examples of this more common bungalow type include the 1913 Boslough-Claycomb House (NRHP, designed by F.E. Conway) at 1 Hillcrest or the Methodist Parsonage (165 North Main, built and designed by W.A. Turner in 1913), each of which makes elaborate use of local river rock for porch railings and posts. Other atypical elements of the Peil House include the delicate scrolled bracketry beneath the eaves, contrasted with the more common massive rectilinear brackets found on other Ashland bungalows.

Perhaps at least a portion of the transitional, eclectic, nature of the design of the Emil and Alice Applegate Peil House may be traced to its owners. Mrs. Peil was 38 and Emil was 52 when construction began. Both were established, respected, members of Ashland's society and had been so for over two decades. By all accounts, the Peils were conservative of thought and deed and it is likely that the perceived irreverence the still new bungalow style may have been more daring and experimental than they thought wise for their new home.

EXTERIOR DESCRIPTION:

A gable-on-hipped roof structure, the main rectangular volume of the Emil and Alice Applegate Peil House is augmented by the transverse gable covering the "sun room" and garage at the northeast corner. A full-width front porch is set beneath the main roof volume facing Granite Street. All roofing material is modern 3-tab asphalt shingle.

A full-height basement, partially above grade, is created by the concrete perimeter foundation walls. On the exterior the above grade portions [below the watertable] are clad with a the stippled, natural color, stucco, finish of plasterer Coombe mentioned above. On the west (front) only, the foundation is of cut sandstone, rising to form the three-sides of the front porch railing. Laid in courses, the stones are each approximately 8" high with a decorative "rough pointed" finish randomly intermixed with simple quarry-face. [See Photo #12] On the two exterior porch columns only stones are additionally decorated with drove or tooled margins. Although not conclusively documented, this stone matches the properties attributed to the sandstone of the Geary Quarry, located in the Phoenix-Talent area on Griffin Creek Road, a popular local

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source for sandstone in the first decade of the 20th century.<sup>9</sup> The interior porch posts are of wood, consisting of paired boxed columns. All stone work is capped with a stucco finished concrete cap 6" thick. A small gable is centered over the porch entrance.

All exterior siding is horizontal 6" double drop. Gable end treatment is wooden shingle with a small overhanging portion at the extreme peak on the west face. Attic ventilators are found in both gable ends. Window trim is plain 6" wide board with no decoration. A wide overhanging eave is visually supported by regularly spaced wooden brackets set in pairs at approximate 8' to 10' intervals. Soffits are of 4" tongue and groove beadboard. A wide plain cornice frieze is present on the entire perimeter and all siding corners are highlighted with plain 4" wide cornerboards. No watertable or sill detail separates the siding from the foundation.

Most windows are original, predominantly wood-frame double hung sash in the so-called "Cottage Window" variant with a smaller header over a larger pane.<sup>10</sup> Two header panels in the main room are leaded in the common diamond pattern fashion. A three-part shallow bay window (depth approximately 14") is centered under the transverse gable in the Dining Room area, looking out toward the garden to the north. A central brick chimney is present serving the fireplace at the rear of the main Living Room/Dining Room space.

INTERIOR DESCRIPTION:

Unlike the exterior, which minimizes the typical features of so-called bungalow design, the interior of the Emil and Alice Applegate Peil House represents a clear break with the Victorian-era tradition of house design. In plan the structure is divided into three zones; the public area of the living and dining rooms on the north and the private spaces of

<sup>9</sup> See "Geary Quarry, Jackson County" in Oregon Bureau of Mines and Geology, Vol. 1, No. 2 (Feb. 1914). Also see Kramer, "The Malmgren Office and House", The Table Rock Sentinel, May/June 1991, p. 28-29.

<sup>10</sup> See Gottfried and Jennings, American Vernacular Design 1870-1940, pps. 98-99.



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the two bedrooms or chambers and the bath on the south. The service area of the kitchen is at the rear of the house, augmented by later additions of the sunroom and second bath.

Typical of bungalows, there is no formal entry hall; the front porch opens directly into the living/dining room area. This major space was originally more visually divided than at present. Vestiges of the original room dividing colonnade (built in bookcases, removed c. 1975<sup>11</sup>) remain along the side walls of the main two rooms. Wall surfaces in the two halves are varied; plaster in the living room, wainscot in the dining area. [See Photo #14]

Ceiling height is just over 9 feet and both the living and dining rooms have boxed coffered ceilings. A dividing beam separates the two rooms at the original colonnade. Baseboards throughout are 6" high with a simple bevelled top edge, door and window trim is of plain 6" wide boards. A picture moulding rims both living and dining areas. In the dining room area only a plate-rail cap supported by wooden brackets is present above the wainscot. A full-height built-in china hutch dominates the south wall of the dining area. [See Photo #16] The small simply detailed battered columns with simple capitals are likely similar to those of the original colonnade. Early or original brass hardware survives on drawers and glass cabinet doors.

A brick fireplace with wooden mantle is centered on the east interior wall of the dining area, leading into a built-in glass cabinet and "inglenook"-type bench to the north. Bay window detailing is consistent with the rest of the room. All floor surfaces are of modern carpeting. A single 3-bulb embossed and painted metal ceiling fixture, probably original, is centered in the coffers of each room.

Original door and window trim in the private spaces remains although it differs from that of the living and dining rooms. Here, plain 6" wide verticals are capped by an unusual, inverted head casing with angle sides set in a "battered" fashion (with the longer edge at the bottom), the reverse of

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<sup>11</sup> Phone Conversation with John D. Murphy, 11 July, 1991.  
Murphy owned the property from 1973 to 1984 and removed the built-ins shortly after his acquisition.

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the common bungalow head case design. Wall finish in the front chamber is plaster. The rear chamber has been wallpapered. Both rooms have picture mould and base as do the public spaces. A crown moulding in the rear chamber is a non-original addition.

Doors throughout the house are mixed 2- and 5-panel painted fir. The 10-light French door between the front chamber and living area was relocated from the hall/dining room doorway in the early 1980s. Paired 6-light French doors open from the rear chamber to the kitchen area. An original glass "bell-shade" pendent fixture remains in the rear chamber.

A linen closet in the hallway area is original. The matching laundry chute, in the SE corner of the hall, is a recent addition.

Original 4" tongue and groove flooring remains in the kitchen area. 4" beaded wainscot and cap is present on the three exterior walls of the sunroom. All other surfaces in the rear portion of the structure are non-original as described below under remodeling and alteration. A narrow stairwell, a element of the original plan, descends in the extreme south rear providing access to the full basement and garage below.

HISTORIC ADDITIONS/ALTERATIONS:

The original volume of the Emil and Alice Applegate Peil House was augmented by the addition of the garage to the south sometime prior to August 1928 [See Sanborn Maps, attached]. Apparently this addition was a single story only and later, likely in the mid-1930s in connection with Emil's failing health and convalescence, the "sun-room" was built above the garage and connected into the rear glassed-in porch via a "breezeway" type extension. Evidence of the separate construction periods of the garage and sunroom above is present in the shingle perimeter pent roof still present on the building between the two levels as well as other indications in the foundation/wall connections at the intersection of the two structural divisions. No other alterations are known to have occurred under Peil ownership.

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REMODELING AND ALTERATIONS:

As indicated above, various alterations to the interior of the dining area occurred in the mid-1970s. An early chimney, serving the original sawdust-fired heating system was removed on the north elevation following installation of modern HVAC. In the early 1980s the original stained wood finish of the trim in both the dining and living rooms was altered to the present painted finish. A decorative rectangular detailing element centered in the porch gable end was removed due to excessive deterioration in the mid-1980s and not replaced.

In April 1987 the present owners undertook a major remodeling of the kitchen and bathroom areas. Contractors for the project were Entenmann Brothers Builders of Ashland. At this time the kitchen was expanded to include the original glassed in porch area via the removal of the original rear wall. Following design suggestions from the Ashland Historic Commission, operable double-hung thermopane windows were installed to retain consistency with the original exterior appearance of the glassed-in porch. Visual keys to the original kitchen wall plane remain in the retention of a beam and two encased posts that separate the original kitchen and porch areas. [See Photo #15] Where present, beadboard ceiling finish was retained over the porch area to further reflect the original separation of function. Original fir treads remain stepping up to the sunroom on the south. Matching detailing was in the design of stairs and balusters to access the added half-bath on the north. Other kitchen interior surfaces are new (cabinets, wall finishes, counters etc.) designed to compliment the original detailing.

As a part of the 1987 remodeling the bathroom area was also remodeled and modernized, retaining original trim and hardware where possible. A 14" extension bay added to the south elevation to accommodate newer fixtures is the only deviation from the historic footprint of the structure. [See Photo #9] Storm windows have been installed on remaining windows for thermal efficiency.

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SUMMARY:

Emil and Alice Applegate Peil House retains substantial integrity to its original design, use, and function in setting, materials, and overall appearance. Both historic additions and modern remodeling, all occurring to the rear or side elevations, do not compromise the quality of the original design. The structure retains sufficient integrity to its period of significance to successfully convey the historic association and themes for which it is important.

**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)

Social History  
Education  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1910-1942  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1910  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

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

Significant Person

Peil, Alice Applegate

Architect/Builder

Moyer, A.F., and Van Natta, John, contractor

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

See continuation sheet

**9. Major Bibliographical References**

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository:

Southern Oregon Historical Society

**10. Geographical Data**

Acreage of property 0.23 acres Ashland, Oregon 1:24000

UTM References

A 

1	10
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5	2	3	4	7	0
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4	6	7	1	4	4	0
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 Zone Easting Northing

C 

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B 

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 Zone Easting Northing

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 Jackson County, Oregon. It is identified as Tax Lot 2200, as shown on Jackson County Assessor's map 39S-1E-9BC, a rectangular shaped tract approximately 90.95 feet deep and 111.5 feet wide fronting on Granite Street in the City of Ashland.

See continuation sheet

Boundary Justification

The nominated parcel includes the entire historic area associated with the Emil and Alice Applegate Peil House at the time of its construction with the exception of the narrow portion bordering the north boundary which is owned by the City of Ashland and is known as the Alice Applegate Peil Walkway.

See continuation sheet

**11. Form Prepared By**

name/title George Kramer, Historic Preservation Consultant  
 organization \_\_\_\_\_ date August 1, 1991  
 street & number 386 North Laurel telephone (503) 482-9504  
 city or town Ashland state Oregon zip code 97520

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# National Register of Historic Places Continuation Sheet

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The one-and-a-half-story bungalow built in 1910 in Ashland, Oregon for Emil and Alice Peil occupies a generous lot on Granite Avenue at the head of Baum Street on the periphery of the historic business center. The site is a shelf standing above the bottom land of Ashland Creek canyon which was developed as Lithia Park. The house faces northwesterly onto Granite. Built by local contractors, it is a bungalow in the Craftsman style, finely crafted but of middling scale.

The house is rectangular in plan, with the ridge of its roof following the longitudinal plan. The exterior is clad with narrow weatherboards and is dominated by the mass of its roof, hipped at the front with a shingled crown gable having a jettied peak and, nesting beneath it, a central porch gable which is lacking its original fretwork to screen a louvered vent. Paired brackets spring from a wide frieze to the overhanging boxed cornice. A full-width front porch is supported principally by square corner piers on a solid stepped railing of dressed sandstone. The side elevations are broken by rectangular and polygonal window bays. A historic sunroom addition extends at a right angle from the southeasterly corner. Minor modification has been made to the westerly side of the rear elevation in the recent addition of a small patio deck of frame construction.

The house interior displays superior woodwork in the Craftsman tradition, including box-beamed ceilings, wainscoting, picture rails and built-in cabinetry---all in an excellent state of preservation, but painted.

The bungalow is a good representative of its type in Ashland but is significant primarily because it was the setting of the organizational meetings, the social gatherings and general work effort of the pioneer educator and civic leader, Alice Applegate Peil from 1910 to 1942. As the historic building most importantly associated with Mrs. Peil's active career, in Ashland, the property meets National Register Criterion B.

Mrs. Peil's career in the house on Granite Street commenced with her marriage to Claus Emil Peil, a successful, Swedish-born blacksmith and implement dealer, in the year the house was completed. Alice (1872-1968) was the granddaughter of Lindsay Applegate, one of the famed Applegate brothers who helped establish

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**National Register of Historic Places  
Continuation Sheet**

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the southern immigrant route, a variation of the Oregon Trail, in 1846. A graduate and sometime faculty member of the State Normal School at Monmouth, she returned to her native region to serve as principal of the Teacher's Training Department of Ashland Normal School. There she helped lay the educational groundwork for an entire generation in Jackson, Josephine, Klamath and Lake Counties. Between 1901 and 1910 her career in education culminated in a number of choice appointments as principal of grammar and high schools at various locations in southern Oregon.

As an Ashland matron, Mrs. Peil assumed a leadership role in the social and cultural life of the community, lending her administrative talents to the established Ashland Study Club, the Southern Oregon Pioneer Society and an array of worthy causes. She continued in this vein through the period of significance, which is marked by her leaving the house, a widow of five years, in 1942 to take up residence in the Lithia Hotel. A mark of distinction of the Study Club, which Mrs. Peil entertained in this house, was its sponsorship of Chautaugua in Ashland and its abetting the Oregon Shakespearean Festival, which was established firmly in the 1930s. The Southern Oregon Pioneer Society was instrumental in founding the Southern Oregon Historical Society, and the minutes and memorials of the learned society's forerunner constitute an invaluable source for settlement period history up to the time of the First World War.



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The Emil and Alice Applegate Peil House is a well preserved example of the bungalow style. It retains integrity in its appearance, use of materials, design, and setting. The building successfully relates its significant association with early southern Oregon educator, pioneer, social and civic leader, Alice Applegate Peil. As the best surviving structure associated with Mrs. Peil, it is nominated for consideration under criterion "B".

CONTEXT:

The Emil and Alice Applegate Peil House is located on Granite Street, in Ashland. Granite Street lies along the edge of the series of foothills to the west of Ashland Creek and the downtown "Plaza" area, paralleling both the Creek and its associated Lithia Park. Granite runs from Main Street (Highway 99) southwest up Ashland Canyon, toward the peak of Mt. Ashland. During the initial settlement period of Ashland, the Granite Street area, as most of the hillsides west of the valley, was the site of orchard and other agricultural development. By the 1890s early scattered pioneer houses, surrounded by regularly spaced orchard lands, were slowly being encumbered by additional residential development.

Ashland Creek itself was originally the site of intensive industrial activity stemming from the availability of water power derived from numerous millraces. Indeed, the street which served the various businesses along the creek was first known as "Mill Street", the name changed to Winburn Way after an 1920s-period local philanthropist. By the late 1890s local citizenry began to urge the relocation of more offensive industries away from the center of town. This effort would eventually culminate in the establishment of Lithia Park.

Concurrent with the above industrial development, prosperous businessmen built their homes along Granite Street, often overlooking the companies on with their incomes derived. When Emil Peil purchased land from Jacob Wagner it was clearly his intent to build a residence from which he would have a view of his Peil Implement Company below, located at the corner of Mill Street and the Plaza.

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Ashland, as the rest of the valley, was in mid-economic boom in 1910, the year the Peil House was built. Following the completion of the north-south rail link in 1887, which connected the Pacific Northwest directly to the commercial markets of California across the Siskiyou Mountains, Ashland experienced a huge period of growth. As a division point, Ashland benefitted dramatically from the growth of the orchard industry and rail transport allowed a ready market and huge profits for those in the fruit industry. The period between 1910-1912 was the peak of speculation on "orchard lands" and many newcomers moved to the valley hoping to cash in on the growing industry. It is within this context of a booming economy that Emil Peil, a supplier of agricultural implements such as wagons, harrows and other products, commissioned the construction of the subject property as a home for himself and his soon-to-be wife, Alice Applegate.

EMIL PEIL:

Claus Emil Peil was born in Sweden on 6-October-1857, the son of a farmer and civil servant. In 1873 Peil emigrated to America, joining two of his brothers who had settled in Michigan. There he learned the blacksmith trade and by 1881 had moved to Denver where he worked for the Denver and Rio Grande Railroad. By 1883, Peil moved to the Pacific Northwest, settling in Medford where he established a blacksmith shop, one of the first buildings erected in that new town following the arrival of the railroad.

Following various endeavors, Peil left southern Oregon and worked as a blacksmith in Washington State, Alaska, and California prior to returning to Oregon, settling in Ashland in 1893.

In the spring of 1894 he [Peil] opened a shop near the depot, but the following year he rented a shop opposite the Hotel Oregon [on what is now Main and First Streets]. Two years later he bought the

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Matison blacksmith shop on the Plaza and carried on a successful business at that point until 1903 when he leased the shop and devoted his entire time to the wagon and implement business.<sup>1</sup>

Peil's location on the Plaza was a prominent one and he quickly established himself as the premier blacksmith & implement dealer in Ashland. The corner itself was commonly referred to as "Peil's Corner" and Peil was one of the area's most trusted and respected citizens. The implement portion of the business, established in 1897, became Peil's major interest after he leased the blacksmith portion of the company in 1903. He would continue to supply the needs of the local agricultural community for the rest of his life.

In March 1910 under the heading of "Dan Cupid's Latest Bungalow", the Ashland Tidings reported on the rushed construction of the subject structure and provided the following explanation for the sudden actions of "one of Ashland's wealthiest and most prominent bachelor merchants and capitalists" [emphasis added]:

Dame Rumor further adds that Dan Cupid has been busy with his pranks and that as a result a popular teacher, formerly connected with the State Normal school is the cause for all this hurrying up the building operations in the Granite street district on the part of the genial Peil.<sup>2</sup>

ALICE APPLGATE:

The "popular teacher" causing Peil's haste was Alice Applegate, a grand-daughter of Lindsay Applegate, one of the noted triumvirate of pioneer brothers Jesse, Lindsay and Charles, who played a major role in the development of

<sup>1</sup> \_\_\_\_\_, Portrait and Biographical Record of Western Oregon. (Chicago: Chapman Publishing Co., 1904.), p. 224.

<sup>2</sup> Ashland Tidings, 28-March-1910, 5:2.

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southern Oregon.<sup>3</sup> Alice's father, Ivan Decatur Applegate (1840-1918), born in Missouri, was the fourth son of Lindsay Applegate and migrated with the family over the Oregon Trail in 1846. With his father, Ivan participated in various skirmishes against native peoples throughout the 1850s and early 1860s. In 1863 Company "A", also known as the Mountain Rangers was formed in Ashland and Ivan Applegate was elected Captain, a title which he would carry for the rest of his life. Applegate later served as an assistant to A.B. Meacham, Superintendent of Indian Affairs for Oregon. Fluent in the Modoc language, Applegate worked as an interpreter and "...it is said that few if any white men ever gained and maintained their [the native peoples] confidence as he."<sup>4</sup> In 1869 Applegate established the Yainax [also spelled Yanax] sub-agency of the Klamath Indian Reservation along the Sprague River, 42 miles northeast modern-day Klamath Falls. Later, during the Modoc Wars, Capt. Applegate returned to active military duty and played a distinguished role.

With his two brothers, Lucien and O. C., Ivan Applegate was among the earliest settlers and largest landowners in Klamath County. Retiring to Ashland to a small house on Granite Street, next to the subject property, Capt. Applegate tragically died on 28-December-1918 following an accident which occurred while lighting a fire. The local paper noted at his passing that he was a "pioneer among pioneers...he was proud of the state which he had seen grow and develop from infancy."<sup>5</sup>

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<sup>3</sup> The role of the Applegates is well-documented elsewhere and will not be presented in detail here. The initial large scale settlement of the Rogue and Klamath Valleys was largely the result of the Applegate's blazing of the "South Road", a branch of the Oregon Trail. Subsequent generations of the family played leading roles throughout southern Oregon and remain a prominent name to the present.

<sup>4</sup> Ashland Tidings. "Aged Resident Met Death by Clothing Catching Fire", 31-December-1918, 1:4-5.

<sup>5</sup> Ibid.

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Alice Applegate was Ivan and Margaret Applegate's eldest child. Born 28-March-1872, she has been reported as the first white girl born in Klamath County.<sup>6</sup>

Education was a strongly held family value and when Alice was young her father built a small log schoolhouse on his property and taught his and neighbor children. Ivan had earlier taught school in the Yoncalla area and is credited as the teacher of the first school in Klamath County, established in 1869.<sup>7</sup> Margaret Applegate, Ivan's wife, was also teacher, having taught in the Ashland area prior to her marriage. Alice would later remark, "I seemed destined to become a teacher if for no other reason than inheritance."<sup>8</sup>

Following her studies in Klamath County, Alice and her sister enrolled at the Normal School in Monmouth [now Western Oregon State College]. In 1895, only a junior, she left Monmouth and assumed her first teaching job in Dairy, to the east of Klamath Falls. It was "...the same little country schoolhouse I had once attended."<sup>9</sup> Alice recalled her year at the Dairy School as a pleasant one, noting that "...the majority of the children were my own sisters and cousins."<sup>10</sup>

In the fall of 1895 Alice returned to Monmouth and completed her studies, working in the Monmouth public schools as a

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<sup>6</sup> Some sources report Alice as the first white child born in Klamath County, although this point is somewhat confused as at least one other birth is cited as early as 1868. One source reports the first white girl born 14-March-1873, almost a year after Alice. Good, [a cousin of Alice's], cites the first white child in the region born 1868, the first white girl in 1873 [after Alice] and the first white born in Klamath County as it is currently designated [following the cleaving off of Lake County] in 1882.

<sup>7</sup> Rachel Applegate Good, History of Klamath County, (Klamath Falls, Oregon 1941), p. 186.

<sup>8</sup> Alice Applegate Peil, "Old Oregon School Days", Oregon Historical Society Quarterly, Vol. 59, No. 3, pps. 198-9.

<sup>9</sup> Ibid. p. 200.

<sup>10</sup> Ibid.

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portion of her training. The following year she joined the Normal School faculty as an Assistant Critic Teacher. She stayed for three years before moving to the Ashland Normal School to assume the position of principal of the Teacher's Training Department. Here Alice played her most long-reaching role in the development of organized education in southern Oregon, As a "teacher of teachers", she helped lay the groundwork for an entire generation of education in Jackson, Josephine, Klamath and Lake Counties.

In 1901 Alice returned to Klamath County and assumed the position of principal at the grammar and high school. "I was the first and only women to be principal of this school. The man preceding me had received \$100 per month. I received \$85!"<sup>11</sup> The magnitude of Alice achieving a leading role as a school administrator is perhaps best illustrated by the fact that it was not until 1905, that the first girl ever graduated from a high school in Klamath County.

After leaving her principalship, Alice taught elsewhere in Klamath County and was later named the principal at Lakeview, again replacing a man. In 1904, the Klamath County High School was organized and Alice was named as the assistant principal. "This was the most satisfactory teaching I'd ever had, though the work was very hard."<sup>12</sup> Alice stayed in this position for four years. After a short time off, which was spent in Oakland with her mother, Alice returned to Lakeview for the 1908-09 school year. In June 1910 Alice and Emil Peil were married in Oakland, California and Alice, after 15 years in various roles, ceased her direct involvement with education.

Mrs. Peil's work as an educator was widely recognized and honors were heaped upon her. She won the battle of men vs. women in the education field when she asked to return to Klamath Falls and principalship after a 'mere man' had fallen by the wayside on discipline matters.<sup>13</sup>

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<sup>11</sup> Ibid. p. 203.

<sup>12</sup> Ibid. p. 206.

<sup>13</sup> Marjorie O'Harra, "50-year Ashland Resident Moves in Rogue Manor", Medford Mail Tribune, July 1961.

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MRS. ALICE PEIL:

Returning to Ashland following their marriage in Oakland, the new Mrs. and Mrs. Emil Peil moved into the nominated property upon its completion in August 1910. Mrs. Peil quickly assumed a role of leadership in the community befitting her heritage and social position.

One of the first organizations with which Mrs. Peil became involved was the Ashland Study Club. The Study Club was first organized in 1902 by local women interested in world affairs. "Ashland women wanted to be up-to-date. They were eager for knowledge."<sup>14</sup> Members of the Study Club were active in a variety of cultural functions in the Ashland area and played roles in the development of the Chautauqua, the Ashland Library, and eventually, the Oregon Shakespearean Festival. "The Ashland Study Club had a rigid constitution. There were to be no refreshments to divert attention..." from the subject under discussion. Mrs. Peil apparently joined the club upon her marriage in 1910 and remained active until 1949. She was an honorary member until she died.

The Ashland Study Club met in [member's] homes every Monday, with membership limited to 20. There is no recorded history from the time it was organized, except what members have told us. Then, in 1910, Alice Peil started to keep some records of members.<sup>15</sup>

Following Mrs. Peil's early record keeping, the Study Club began to keep formal minutes, reports of which were published regularly in the local newspaper. Early on, a central topic was chosen annually, such as "South America" (1912), "Drama" (1913) and Russia (1915). In 1924 Mrs. Peil was elected President of the Club, a role she would retain for two terms.

One of the traditions of the Study Club was to take an annual photo of the membership. Of the seven such photos that survive, two were taken on the front porch of the nominated property and are attached as Photos 1 and 2. On 28 March 1948 the minutes of the meeting at Mrs. Peil's house include a

<sup>14</sup> Mrs. Will (Margaret) Dodge, Ashland Study Club History, [Condensed narrative by Marjorie O'Harra], 1977-8., p. 1.

<sup>15</sup> Ibid. p. 2.

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breach of the "rigid constitution" when Mrs. Peil herself entertained the members with "dainty trays" in honor of her own 76th birthday. In 1949, due to her increasing age and move into the Lithia Springs Hotel, Mrs. Peil resigned from active participation in the Study Club. She was the group's second oldest member. The Ashland Study Club, now in its 89th year, continues to exist. It is the oldest women's club in southern Oregon.<sup>16</sup>

As an Applegate, Mrs. Peil also was a longtime member of the Southern Oregon Pioneer Society. Founded in 1876, this group served both social and documentary functions for the areas early settlers and their descendents. In 1919 Mrs. Peil was elected President of the group.<sup>17</sup>

In addition to her social and cultural interests, Mrs. Peil was an active partner in the Peil Implement Company. She "...saw the need of assistance to her husband in his business and so she purchased an automobile in 1916 and began her work as a chauffeur. She didn't miss one old wagon road in southern Oregon as she carried out her duties. She drove the Greensprings stage road to Klamath Falls where she insists changed gears 1100 times as she steered up and down and around over rocks, mud and holes. She drove for 40 years."<sup>18</sup> Always the pioneer, Mrs. Peil "...was one of the first women to drive an automobile on the highways of southern Oregon."<sup>19</sup>

1937-1949:

Apparently during the mid-1930s, the Peils had flight of steel stairs built connecting the NE corner of the nominated property with the lower "Plaza" area to provide easier access between the family home and business. The stairs themselves,

<sup>16</sup> Ibid. p. 5.

<sup>17</sup> Secretary's Book of the Southern Oregon Pioneer Society, Southern Oregon Historical Society, Manuscript 517, Box II, Section 16.

<sup>18</sup> O'Harra, Medford Mail Tribune, July 1961.

<sup>19</sup> Faith McCollough, "Daughter of Pioneer Oregonians Will be Ninety-Five on Tuesday", Medford Mail Tribune, 26-March-1967.



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which remain in use at this writing, were reportedly built by Harry R. Morris of the company now known as Oak Street Tank and Steel.<sup>20</sup> The convenience that the stairs provided was obvious and other Granite area residents soon began using them as well. The Peils apparently fenced off a narrow path along the northern edge of the property to provide the public access yet preserve their own privacy. In 1948 the Ashland City Council Minutes report "Mrs. Alice Peil has no light at the top of the stairs near the Park Garage [located in the former Peil Implement Building]. It was moved and seconded that an additional light be put up and a deed to the city secured."<sup>21</sup> One month later, Mrs. Peil donated to Ashland the northern 6' of her lot formalizing the public use of the walkway and stairs. They still provide access and are known as the Alice Applegate Peil Walkway.

By late 1937 Emil, nearly 81 years of age, was still directing the operations of the implement company on a daily basis. Stricken with an illness and confined to his bed for a period of months, the "sunroom" over the garage was apparently added to allow him to view the company he had built below. "He insisted that the implement store be kept open and gave minute instructions from day to day relative to the details of the business."<sup>22</sup> Upon his death the local newspaper reflected:

The death of Emil Peil marks an epoch in the history of Ashland and Jackson county...For the past 45 years [he] had been a citizen of this city and had taken an active part in its business, social and civic life. Perhaps no other individual more completely exemplified that pattern of life which we are proud to call American.<sup>23</sup>

Following Emil's demise, the implement company was sold and the building rented. Eventually, under the direction of Klamath Falls architect Howard R. Perrin, it was completely

<sup>20</sup> Verbal Communication with the Author by John D. Murphy, 11-July-1991.

<sup>21</sup> Ashland City Council Minutes, 3-August-1948.

<sup>22</sup> Ashland Daily Tidings, "C. Emil Peil Succumbs at Home in City", 7-January-1938, 1:4, 3:1-5.

<sup>23</sup> Ibid.

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transformed into Weitzel's Department Store. The original Victorian-style brick exterior encased in a streamlined modern facade. The Implement building was sold in the late 1940s. Mrs. Peil remained in the family home until 1942, at which time she moved into the Lithia Hotel. She would remain there until 1961 when she became one of the initial residents of the Rogue Valley Manor, in Medford.

In 1949 the nominated property transferred ownership for the first time when Mrs. Peil sold to William and Ethel Fearnley [JCD 326:151]. The Fearnley's lived in the house without any major alterations until 1973 at which time the house was again sold. It remained a rental until purchase by the current owners in 1984.

ALICE APPLGATE PEIL'S LATER YEARS:

Despite her advancing age, Mrs. Peil remained active in local civic and cultural affairs until the end of her life. In the 1950s she wrote articles on her early educational experiences for the Oregon Historical Society and was a frequent participant in various local historical events with the newly founded Southern Oregon Historical Society. Mrs. Peil was active in the creation and support of the Oregon Shakespearean Festival Association, being noted as both a patron and sponsor of the organization.

Mrs. Peil's unique perspective on the settlement of much of southern Oregon was often noted in early 1959 she received much publicity as the recipient of a version of the Lord's Prayer, translated into the Modoc Language, in honor of her father's service to that tribe.<sup>24</sup> In commemorating Mrs. Peil's 95th birthday a writer concluded:

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<sup>24</sup> Ashland Daily Tidings, "Modoc Prayer Received by Mrs. A.A. Peil", 6-January-1959, 3:3.

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.....Native Oregon Daughter Alice Applegate Peil symbolizes a legendary past of stalwart pioneers. Her spirit exemplifies that love of country and belief in God which once was the cornerstone of education. From a long line of teachers, she inherited her ability to inspire and train others.<sup>25</sup>

Alice Applegate Peil died on 15-November-1968 at the age of 96. Eighteen years later, in 1986, her accomplishments and impact on southern Oregon were celebrated by a featured exhibit on her life entitled "Alice Applegate Peil" presented by the Chappel-Swedenburg Museum, a branch of the Southern Oregon Historical Society.<sup>26</sup>

OTHER ASSOCIATED STRUCTURES:

In terms of assessing the potential significance to the life and career of Alice Applegate Peil, there are two geographical areas, as well as two distinct periods of Mrs. Peil's life which must be surveyed. As to her early years in Klamath County, prior to marriage, nothing of substance remains at the Yainax Sub-Agency and the buildings relating to her early teaching placements are either no longer standing or substantially altered.<sup>27</sup> In the Ashland area, the buildings of the Ashland Normal School were razed subsequent to the establishment of Southern Oregon State Normal School, on what is now the Southern Oregon State College Campus, in 1926. The sole remaining built element of the original Normal School campus, located south of SOSOC along Hwy 99 in the area of Normal Street, are a series of stucco-clad concrete bollards, reported to be the posts that originally defined the various carriage entrances to the old school.

<sup>25</sup> McCollough, Medford Mail Tribune, 26-March-1967.

<sup>26</sup> Jacksonville Nugget, 26-February to 4-March-1986, p. 4.

<sup>27</sup> According to Pat McMillian, Director of the Klamath County Museum, both the Klamath Falls Grammar and High School and the Klamath County High School were razed in the early 1930s. The Dairy School may remain, substantially altered, as an portion of a structure now used as a private residence. [Phone Conversation with the Author, 18 July, 1991].

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Of buildings related to Mrs. Peil's life after 1910, four survive, including the nominated property. The Peil Implement Company building, as noted above, has been substantially altered and is now a retail store front.<sup>28</sup> It holds little if any integrity to its appearance under Peil family ownership.

Both the Lithia Hotel [now the Mark Antony, NRHP] and the Rogue Valley Manor, where Mrs. Peil lived from 1942 to her death, survive. However, the nominated property, as the home of Mrs. Peil from her marriage in 1910 and for the next 30 years, is clearly the best surviving building with significant association to her life and impact on the City of Ashland. It was during her years of occupancy at the Emil and Alice Applegate Peil House that she was instrumental in the development of educational and cultural life in Ashland and it was from this house that she rose to local prominence.

SUMMARY

The Emil and Alice Applegate Peil House is the best surviving structure associated with noted early southern Oregon woman educator, cultural and community leader, Alice Applegate Peil. A well-preserved and maintained bungalow-style dwelling, the structure was the home of Mrs. Peil for over 40 years and is the best surviving structure associated with her life. The Peil House retains substantial integrity to its appearance during Mrs. Peil's occupancy and successfully conveys the period of significance for which it is nominated. In setting, use of materials, and feeling, the Emil and Alice Applegate Peil House evokes the associations for which it is significant and is recommended for nomination to the National Register of Historic Places under criterion "B".

<sup>28</sup> Currently the site of "Gateway Realty", located at 5 North Main Street.

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**EMIL AND ALICE APPLGATE PEIL HOUSE**  
**Ashland, Jackson County, Oregon, 97520**

1. Historic View: Peil House Construction, West (Front) Elevation, Looking SE  
Photographer: Unknown  
Date of Photograph: c. May 1910  
Negative: #2398, Southern Oregon Historical Society Collection
2. Historic View: The Ashland Study Club, Posed on the West (Front) Elevation, looking SE  
Photographer: Unknown  
Date of Photograph: 16-March-1916  
Negative: #10163, Southern Oregon Historical Society Collection
3. Historic View: The Ashland Study Club, Posed on the West (Front) Elevation, looking SE  
Photographer: Unknown  
Date of Photograph: c. 1930  
Negative: 11074, Southern Oregon Historical Society Collection
4. Historic View: West (Front) Elevation, looking E  
Photographer: Paul and Delores Ross  
Date of Photograph: c. 1984  
Negative: Collection of the Photographer
5. Historic View: South Elevation, looking NE  
Photographer: Paul and Delores Ross  
Date of Photograph: c. 1984  
Negative: Collection of the Photographer
6. Historic View: East (Rear) Elevation, looking SW  
Photographer: Paul and Delores Ross  
Date of Photograph: 1987 Negative: Collection of the Photographer

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- 7. Exterior View: West (Front) Elevation, looking E  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer
- 8. Exterior View: West (Front) Elevation, looking SW  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer
- 9. Exterior View: South Elevation, looking NE  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer
- 10. Exterior View: East (Rear) Elevation, looking SW  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer
- 11. Exterior View: North Elevation, looking S  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer
- 12. Exterior Detail: Sandstone Porch  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer
- 13. Exterior Detail: Porch Posts and Eaves  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer

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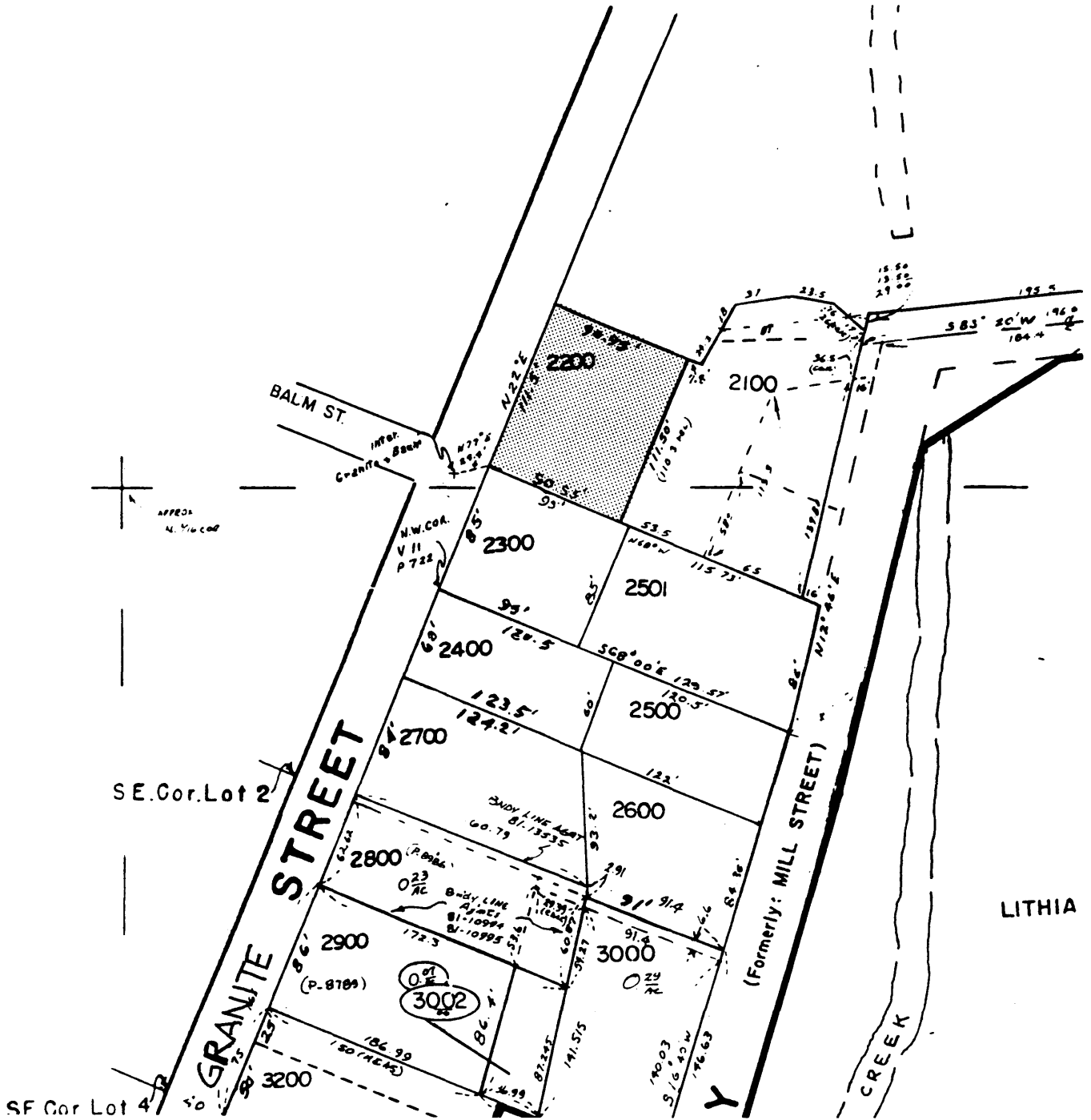
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Section Number: PHOTOGRAPHS      Emil & Alice Applegate Peil Hse      Page -3-  
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- 14. Interior: Living/Dining Rooms, looking SW  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer
  
- 15. Interior: Kitchen area, looking SE from Sunroom  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer
  
- 16. Interior Detail: Built-in Cabinet, Dining Room  
Photographer: G. Kramer  
Date of Photograph: July 1991  
Negative: Collection of the Photographer

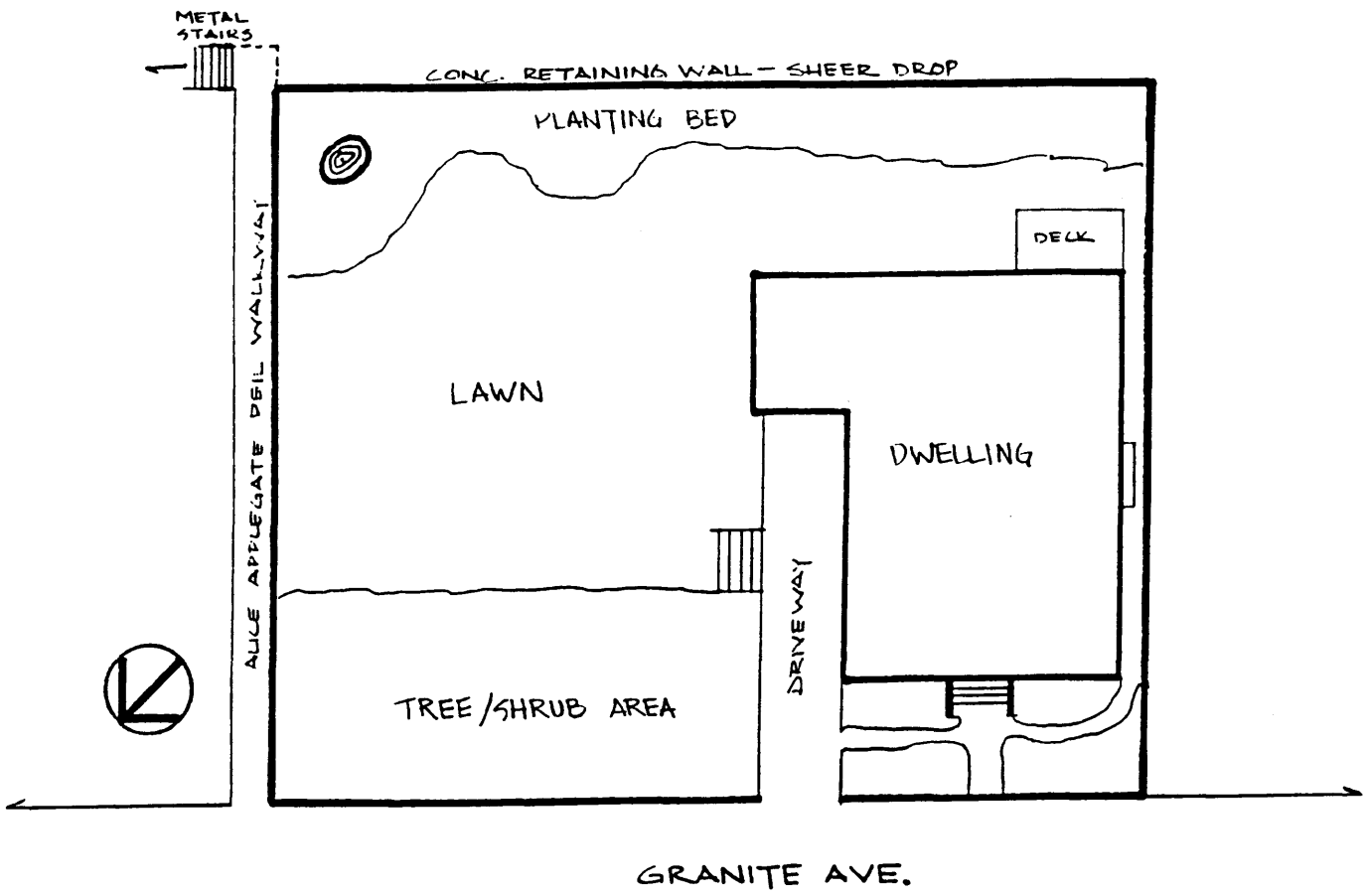


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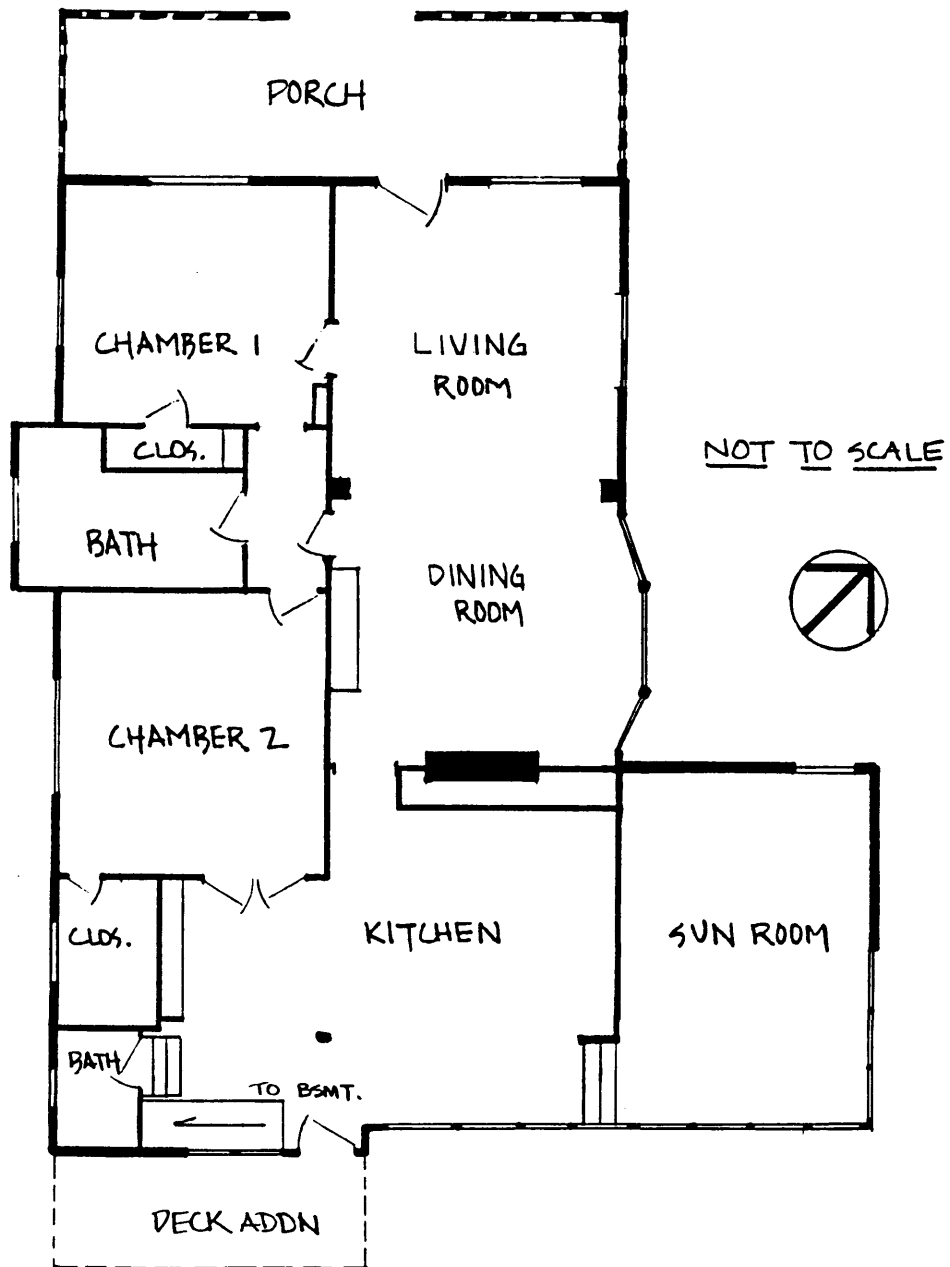
**JACKSON COUNTY ASSESSORS MAP**

**Emil and Alice Applegate Peil House  
39S-1E-9BC, Tax Lot 2200**



**SITE PLAN**

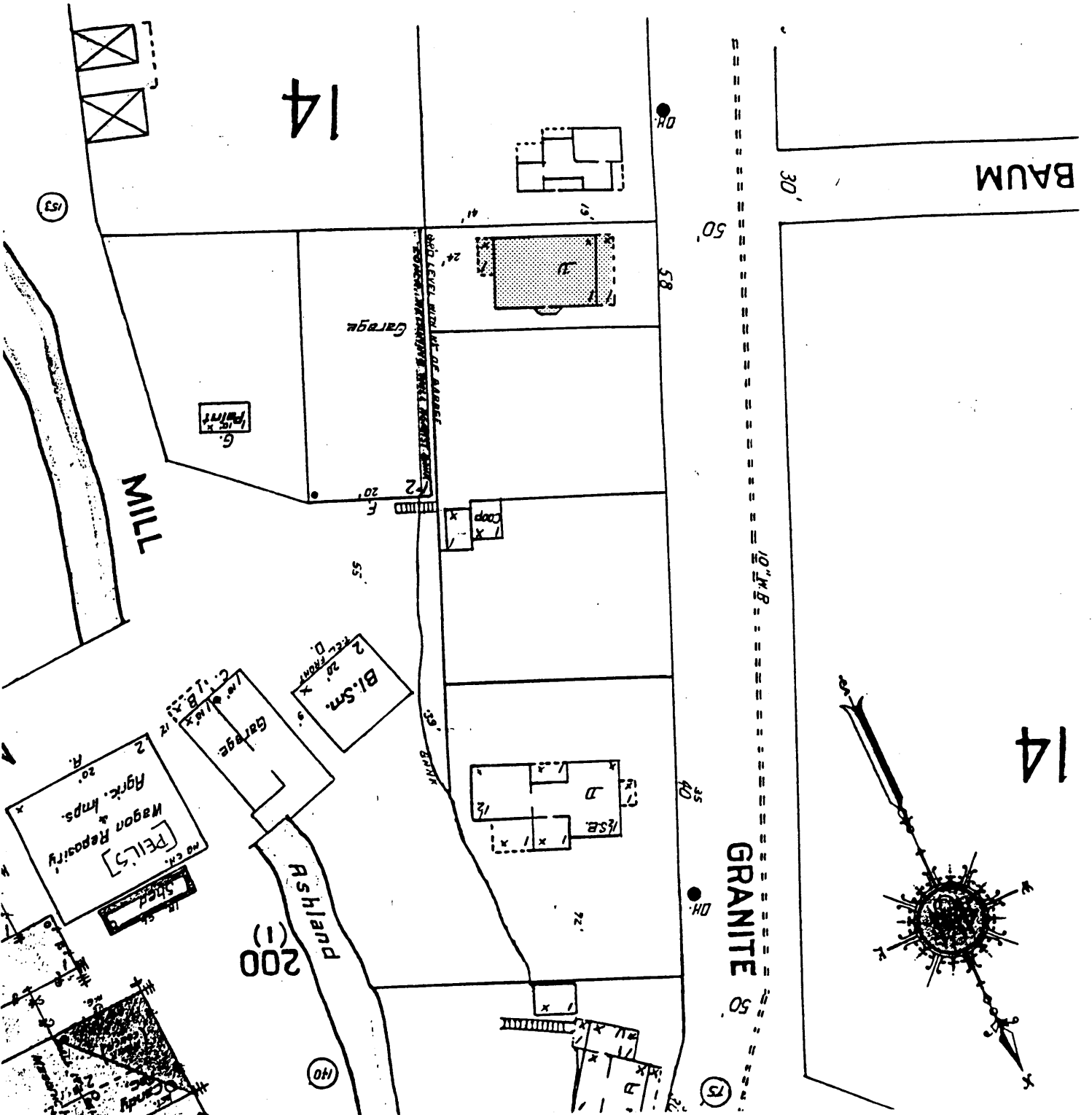
**Emil and Alice Applegate Peil House  
As Existing: July 1991**

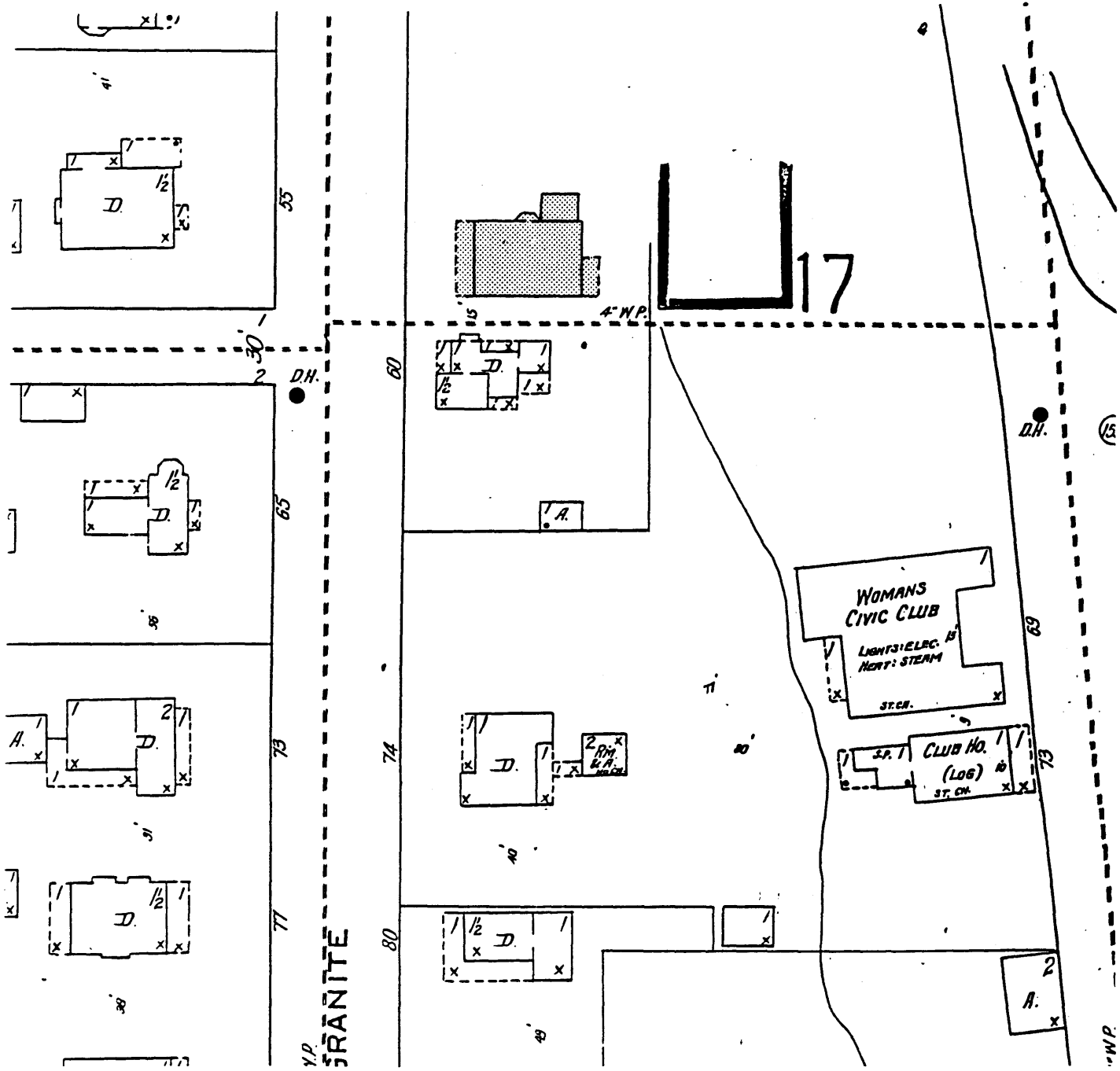


**FLOORPLAN SKETCH**  
**Emil and Alice Applegate Peil House**  
**As Existing: July 1991**

Emil and Alice Applegate Peil House  
Sheet #10 June 1910

SANBORN FIRE INSURANCE MAP





**SANBORN FIRE INSURANCE MAP**  
**Emil and Alice Applegate Peil House**  
**Sheet #15 August 1928**