

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

DEC 13 1993

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name MADDEN-MCCASKEY HOUSE

other names/site number Madden Ranch/Bora Da Orchard House

2. Location

street & number 3347 Old Stage Road N/A not for publication

city or town Central Point, XX vicinity

state Oregon code OR county Jackson code 029 zip code 97502

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick December 1, 1993
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register.
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

67 Signature of the Keeper Entered in the Date of Action
Harriet M. Lantry National Register 1/21/94

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

- private, public-local, public-State, public-Federal

Category of Property (Check only one box)

- building(s), district, site, structure, object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Domestic;Single Dwelling

Current Functions (Enter categories from instructions)

Domestic;Single Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Late 19th & Early 20th American Movements; Bungalow/Craftsman

Materials (Enter categories from instructions)

foundation Concrete, walls Wood;Weatherboard, roof Concrete;Tile, other Brick, stone [Chimney], glass

Narrative Description

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

PLEASE SEE ATTACHED CONTINUATION SHEETS

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National Register of Historic Places Continuation Sheet

Section Number: 7 Page: 1 Madden-McCaskey Hse, v. Central Point, OR

The Madden-McCaskey House is a two and one-half story orchard residence built for Frank H. Madden in 1911 and long occupied by the family of noted geologist Hiram D. McCaskey. Built by local contractors Hathaway and Scott from a design by Central Point-based architect Henry Farnum, the Madden-McCaskey House was an early and influential example of the palatial bungalow-style dwellings built by the various members of the so-called "Chicago Colony" in the Central Point vicinity during the first "Orchard Boom" period in the Rogue River Valley. Today, eighty-two years since its construction, the Madden-McCaskey House retains sufficient integrity in design, setting, site features, and workmanship to accurately convey its original appearance and successfully relate the associations for which it is significant.

Site:

The Madden-McCaskey House is located upon a 3.06 acre parcel at 3347 Old Stage Road in an unincorporated area of Jackson County, Oregon southwest of the City of Central Point. The site offers a panoramic view of the much of the Rogue River Valley, from Medford in the south to the Table Rocks in the north. Essentially a flag lot, the nominated parcel is accessible only via a narrow tree-lined driveway that skirts Tax Lot 1900, an open parcel to the immediate east that fronts onto Old Stage Road itself. At the head of the driveway, twin stone pillars define the entrance to the property.

Generally, the nominated parcel is a large flat area, sloping gently down toward the northeast corner of the lot. Flanking the building core area, which contains the house, the contributing caretakers cottage and the modern barn, a grassy knoll extends along the south property boundary. A large man-made pond, stocked with Koi and numerous vocal frogs, is sheltered by willow and located immediately south of the central open parking area, as shown in the attached site plan. Lining the north property line, a small remnant orchard survives, relating the original agricultural use. Recently terraced and utilized as an extensive garden space, this use lines much of the northern property boundary. A modern swimming pool (built 1964-65) is located at the northwest, rear, of the main house, between it and the caretakers cottage. The property is fenced along the perimeter. To the rear, a five-foot tall wooden fence with closely spaced latticework panels survives from the McCaskey period. Originally erected to protect an extensive rose garden located in this area, the surviving fence and gate were at the rear of that feature. A small picket fence lines the front of the property, along the boundary of the adjacent tax lot. This fence

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likely dates from the 1960s.

Surrounding structures are all residential, predominately date from the post-1960s period following the sale of much of the McCaskey property by the family's heirs. The original ranch barn associated with the orchard use survives to the northeast, adjacent to Old Stage Road. Converted to residential use in the 1970s, this building no longer retains sufficient integrity for merit here.¹

Sited on a 3.06 acre parcel and separated by 400' from Old Stage Road, the Madden-McCaskey House overlooks the open pasture of the adjacent tax lot and retains an commanding view of the surrounding landscape.² Sheltered from the modern developments that now surround it by mature vegetation, fencing, and topography, the Madden-McCaskey House site continued to evoke a rural, semi-secluded feeling that is consistent with its original period of development.

Exterior Construction:

The Madden-McCaskey House is a two and one-half story wood frame dwelling with a full concrete basement. Located upon a rise that overlooks Old Stage Road and the driveway access, the structure has a massive appearance despite its essentially horizontal design. The central volume is a gable, stepping down to a smaller two-story wing on the north. Three large gable dormers, two facing Old Stage Road and one to the rear, augment the upper, attic, floor. Another gable dormer is located on the small hipped-roof volume at the southwest corner.

Rising from the twin stone pillars with cast concrete caps that mark the property entrance off Old Stage Road, the tree lined dirt driveway winds along the property edge and turns into an oval shaped turn-circle that passes below the gable-roofed porte cochere. This feature is cantilevered from the south elevation of the main house and is supported by twin wooden posts, approximately 8" square, that are notched and decoratively detailed with a pegged through-tenon that ties them

¹ A second barn built during McCaskey ownership and used to house sheep was located further up in the hills to the northeast of the main house. This building was not identified during this study and apparently no longer survives.

² The nominated parcel is designated as Tax Lot 2000 on Jackson County Assessors Plat 37S-2W-9C. Although still owned jointly with the house itself, Tax Lot 1900 is not included in this nomination.

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together. A pieced decorative design fills the gable end and while the square formed between the posts themselves is filled with a latticework panel. The latticework, which may not be original, was present by the mid-1920s and echoes the fencing material used elsewhere on the property during the period of McCaskey ownership.

Exterior siding is all original 6" wide clapboard. Window and door trim is of simple 6" wide board with matching cornerboards. Above the poured concrete foundation, the walls rise from a wide sill accented by a watertable. Roofing was originally wood shingle. At present a concrete or asbestos-type plain tile roof covers much of the main volume with matching half-round tiles that line each ridge. The towering exterior brick chimney of the south elevation rises from the basement level some ten feet above the roofline. The chimney base, visible at ground level, is formed of rough-cut granite blocks and this material is again used at the chimney's "shoulders", where the fire box narrows at the base of the stack itself. A second chimney, simply detailed in brick, rises from the kitchen area.

Substantial detailing highlights the bargeboard, eave, and roof brackets of the structure. Bargeboards are both cut and pierced for much of the bottom third in a vaguely "Swiss Chalet" style motif, an influence also found in the floral-style gable end detailing of the porte cochere. On the south gable end a small balcony opens from the upper attic level and is detailed with cut and pieced balusters and scalloped protruding top and bottom caps that also evoke the "Swiss" motif. Brackets on the gable ends are simple, undetailed, stock. On the other elevations however, running parallel to the ridgeline, knee-braces with a decorative ogee-cut design are set perpendicular to the rafters, angled away from the main wall, in a rather unusual fashion. The closely spaced rafter tails (16" o.c.) are each detailed with a circular end, pierced with an approximately 2" diameter round hole.

The primary elevation of the Madden-McCaskey House is dominated by a protruding 12' x 22' single story, flat-roof, volume that was perhaps first an open screened porch. Historic photographs reveal that the original balustrade of the upper deck of this area, accessed via the second floor study, was of pieced, decoratively sawn balusters that match those of the servants balcony. At some point during the late 1950s-1960s period this detail was replaced with a horizontal bender-board railing, itself replaced c.1973 with the present inappropriate iron railing.

The large flat expanse of the remaining east elevation is visually relieved by the protruding window boxes, detailed with scalloped brackets and decorative edges, that are present under the

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major banks of windows that light the second floor. The arched entry canopy, originally located at the northeast corner of the house, was moved to its present location as a part of the alterations to the porch discussed below.

Original windows are predominately casement style and survive on the south and rear elevations as well as in the dormers. Windows are wood sash, of mixed 6-light and so-called "cottage" style, with a band of small panels lining the top quarter of each pane. The large window openings of the east elevation were originally divided by banks of cottage style casements, flanking larger, fixed, central panels with a matching muntin arrangement.

Interior Construction:

Basement:

Below much of the main volume, the 1588 sq. foot basement has a concrete slab floor with the exposed concrete walls of the poured perimeter foundation. A single large space, approximately 45' long, runs the entire length of the east elevation while two smaller rooms are located along the west. In the central portion is a small bathroom as well as the wooden stairwell that rises to the kitchen. A second exit is via a ground level well that opens to the rear of the house, near the small screened porch to the north of the library volume. [See attached plans] The basement is daylighted via its original wood sash transom windows, located at regular intervals around the perimeter.

Main Floor:

The major interior spaces of the Madden-McCaskey House retain original lath and plaster wall surfaces, high (10') ceilings, and multi-panel wood doors. Light fixtures are predominately original or early appearing as is most door and cabinet hardware.

The primary entrance to the main floor, off the porte cochere, is through an arched-roof foyer that leads directly to the main stairwell to the second floor. To the left of the entry, toward the back of the house, is a large set of French doors that lead to the kitchen area and, beyond that, the

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library. Finishes in the kitchen area all modern, the result of a massive remodeling in the early 1970s. To the right of the main entry foyer is the living room. Here, beneath the cross-beamed ceiling, the space is dominated by the massive brick hearth and fireplace. A simple wooden mantel, replacing the original built-up mantel of sprung cove and ogee moldings, is supported by two small finished stones that project outward, toward the room. The easternmost of these is painted with the phrase "*East - West*" and the western "*Hames Best*" in a mildly Old Gothic style script. Apparently a traditional saying derived from the Scandinavian countries, the sentiment is used in a roughly analogous manner to the American "Home Sweet Home."³ These painted inscriptions on the fireplace were apparently added c.1920 under McCaskey ownership, Mr. McCaskey having been a widely traveled individual who was glad to have settled down.⁴

The front of the living room was originally divided by an exterior wall and French doorway that opened onto the porch, creating what is generally referred to as the "sun room" by former residents. This dividing wall was removed in the early 1970s and the porch area was incorporated into the main living room volume. Construction differences in flooring are visible beneath the present carpeting. Flooring in the living area is 2¼" T& G oak while the original porch area floor is of similarly proportioned fir, set at a right angle. Evidence of the original wall placement also visible remains.

An open arch connects the living room to the dining room, floored as is the living room in narrow oak. This room also has an open beam ceiling. A swinging butler door connects to the pantry/serving kitchen. Here, floor-to-ceiling built-in cabinets, counters, and other details remain from original construction.

At the rear of the house is a hipped roof wing designated as "Library" on the attached floorplan. This roof is lavishly detailed with 5' high dark oak wainscoting, built in bookcases, and the original hammered copper pulls and hinges. The ceiling is both hipped and coffered, with beams of matching dark oak. The original single pendent of frosted glass survives.⁵ Two exterior exits, one to the rear screened porch and a three-part entry with sidelights to the south, provide private access. A functionally detailed shower survives inside the adjacent storage room, probably a

³ See "Gracemere" Vogue *LIVING*, March 1987, 111-116.

⁴ William Salade (McCaskey's nephew), personal communication with the author, 10-June-1993.

⁵ There is some indication that this fixture was once used in the dining room and then moved to the library, or that matching fixtures were present in both rooms. Other sources mention an elaborate chandelier in the Dining area which seems more likely and in keeping with the original style of the residence.

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remnant from an earlier use. *[See below under Alterations]*

To the north of the dining area is a den or solarium, a room whose original function is unclear. This space, has been substantially altered by modern wall treatment, lower ceilings, vinyl flooring, and various other changes during conversion by a former owner who used it as her master bedroom. A bay extension, facing the swimming pool and, to the extreme north, a bathroom addition, were both added c.1973. These areas are the only additions to the original Madden-McCaskey House footprint.

The stairwell to the second floor rises from the entry foyer. A simple capped newel begins the straight run which is closed for its entire length. The upper well is rimmed by a simple balustrade of 2" square posts that divides the well from the second floor hallway.

Second Floor:

The four main rooms of the second floor open onto an irregularly shaped central hallway that surrounds the balustrade mentioned above. Wall surfaces are generally as found on the first floor although the simple fir door surrounds and casings have here been reinterpreted in a naturally finished mahogany. Wall finishes, doors, hardware and most lighting fixtures all date from the original construction period. The southeastern corner space [identified as "Sitting Room" on the attached plan] has a natural oak floor and a brick hearth and was originally the master bedroom. A set of sliding doors, replacing the original French door, opens onto the deck above the front porch. A second fireplace, of simpler design, is located in the room designated as BR 3. Two bathrooms are located on the second floor, a completely remodeled facility off BR 1 and the bathroom located off the central hall which retains its original tub. The shower in the hall bath was added, using space originally contained in the "sitting" room area and thus creating the angled hallway appearance.

The extreme northern portion of the second floor, accessed via a small angled breezeway, is a 15' by 15' space that is rimmed with wood sash double-hung windows along three elevations. Construction here is not of the quality found elsewhere in the house and this space, although apparently original, was probably intended as a sleeping porch or similar.

Opening off the hallway, tucked between the doors to BR 2 and BR 3, is the access door to the

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stairs that lead to the upper floor\attic space. A simple fir stairwell rises in tight "u-shape" that fills the light well created by the lone rear-facing dormer.

Upper Floor\Attic:

The three bedrooms of the uppermost floor of the Madden-McCaskey House are arrayed around a central hall. Virtually all surface and trim details, light fixtures, and windows are as built. Obviously intended for servants, the rooms of the third floor each have a small wall mounted sink while toilet and bath facilities are located in a separate centrally located room.

The largest room (Q1, in plan, approximately 14' x 17'), at the north, has a wonderful bank of casement windows in addition to the light of the east-facing dormer. The two rooms on the south (Q2 and Q3) are each approximately 10' x 15' in size. One, Q2, is lit by the dormer as well as small casement that opens onto the balcony that its accessed via Q3. This balcony, approximately 3' x 7' in size, overlooks the porte cochere. Though now substantially shaded by mature trees, this small balcony would have once provided what must have been an incredible view of the Rogue River Valley to the south.⁶

As servants quarters, the upper floor of the Madden-McCaskey House is detailed with less attention than the remainder of the structure. Nevertheless, fine craftsmanship was employed in features such as the wooden corner protectors that guard the exposed edges of walls and the naturally finished newel and balusters of the stairwell. At the top of the stairs a set of five stacked fir lockers, each with a hinged door that drops forward, supported by small chain, were provided for the workers use.

Associated Structures:

In addition to the barns mentioned previously, historic photos reveal two contemporary structures that were part of the historic development of the Madden-McCaskey House. A small "pump house," covering what was reportedly a hand dug cistern, was located a short distance behind the

⁶ Please refer to historic photos for an indication of the changes in vegetation growth immediately adjacent to south elevation.

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main dwelling, in the area of the present patio, was demolished c.1964 during construction of the patio.⁷

The other outbuilding was originally a caretakers cottage. A much larger structure, this building was substantially added to and modified in during the 1950s-70s, period and was referred to for unknown reasons as "the Go-Down."⁸ A two story wood frame structure, the caretakers cottage is designed in complementary fashion to the Madden-McCaskey House. Horizontal clapboard siding, window and door trim, eave detailing and other features all match. Side elevations retain the idiosyncratic bracing and the "Swiss chalet" influenced scalloping of various members. While the original interior configuration of this building remains unclear, it is known that the upper story provided an apartment used by the ranch foreman or other staff for much of the historic period. The lower floor was apparently used as a tack room or some similar storage use. By the early 1950s, with the death of Mrs. McCaskey and the end of the staff or caretaker's living on the property, the building was given over to storage, the residential unit abandoned. Various additions encumbered the original volume, and obscured much of the design. In 1993, under the present ownership, the additions were removed, and the building converted to provide a small guest facility with sleeping quarters upstairs, a kitchen and living area below. Original windows were located in storage, restored, and re-installed. Non-original openings have been closed and re-sided with appropriate materials and the building painted to replicate its historic colors. Returned to its original gable volume with shed extension, the caretakers cottage is considered a contributing feature to the Madden-McCaskey House nomination.

Alterations and Additions:

As near as can be discerned, the first major alterations to the Madden-McCaskey House occurred shortly after the house was transferred to the McCaskey family in October 1919.⁹ The rear hipped volume, originally used as a garage according to tradition, likely also provided some facilities for orchard workers or others that was separate from the main house. The remaining, functional, shower, is presumably a remnant of that period. With the sale of the property to

⁷ Mrs. Max Flowers, personal communication with the author, 11-July-1993. The Flowers lived in the Madden-McCaskey House from 1963 to 1973. Bill Salade Jr., who grew up here (1951-1960) recalls the cistern as "a deep pit" which provided the drinking water for the dwelling.

⁸ Bill and Tom Salade, personal communication with the author, 14-July-1993.

⁹ Jackson County Deed, 122:537-8, dated 22-October-1919.

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McCaskey, a noted scholar with a worldwide reputation, this room was apparently remodeled to its present "library" configuration and the rear dormer added for additional lighting. It is possible that this remodeling, as well as the other work done by the McCaskey's upon acquisition, was undertaken with the design assistance of Medford architect Frank Chamberlain Clark. Clark was widely noted for his residential and commercial work throughout the Rogue Valley for most of the first half of the 20th Century and it is not unlikely that he could have played a role in the adaptation of the original design to the McCaskey's needs.¹⁰

Other alterations that are dated as c.1919 include the possible enclosure of the front porch. There is some suggestion that the original design was simply an open screened area, protected from the living area by a bank of windows and accessed via a set of French Doors. With the addition of the banked cottage windows, the front porch was made more weather tight and thus would provide a greater range of use throughout the year.

After these initial alterations, no other major alterations are known to have occurred during the period of McCaskey-related ownership (1919-1960) with the exception of changes to the caretakers cottage, or "Go-down," as mentioned above. In 1962, following a change in ownership, a rear servants stairwell that originally rose from the upper floor\attic area quarters and connected to the kitchen was closed off below the second floor, providing better family access to the kitchen.¹¹ Reported as "unlit, dark, and very dangerous," these stairs were originally simply sealed off¹².

In 1973, following transfer of ownership to Ethel Prusch, substantial "modernization" occurred to the kitchen area and front porch. The boxed-in servants stairwells was removed and the kitchen opened up to the south. Prusch also had the wall that divided the porch and living room removed,

¹⁰ Some previous research, based on the recollections of Clark's long-time partner Robert Keeney, implied that Clark was the architect of the Madden-McCaskey House and as such it was included in the 1980 Survey of Clark's works. [Site 254] As detailed in Section 8 of this nomination, the original clearly not by Clark, but by Henry Farnum. While it is entirely possible that Clark did play a role in the 1920s era remodeling, it would henceforth be incorrect to credit him with the original design of the Madden-McCaskey House.

¹¹ Flowers, op. cit.

¹² Though not entirely clear, the servants stairs apparently continued from the closet of the second floor what rises to the remaining flight. It continued in a single straight run toward the landing of the main stairwell and then likely took a sharp dog-leg turn to the north, into the kitchen. With the end of the servant era in the house, the need for increased kitchen access by the residents eliminated the need for the division of servant/family access to the kitchen area and made this stairwell nonessential.

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creating the present configuration. The wood sash windows were replaced with aluminum as a part of this process and similar windows were also installed in the dining room and east-facing second floor spaces. French doors, which had originally separated the dining area from the "solarium" were removed and replaced with a solid wall, part of the conversion of that space into a master bedroom suite. The bay extension and bathroom additions, discussed previously, were also construction as a part of this change of use.

During the mid-1970s the Madden-McCaskey House was purchased by a Peter and Suzanne Watson and became the site of a Montessori School with the Watson's living quarters located on the second floor. The original master bedroom (shown as "Sitting Room" in the attached plans) was converted to a living area. The bathrooms were slightly modernized and a shower installed, creating the present hallway configuration. The modern barn to the rear of the property was also built during this period.

Current Restoration Program

The present owners purchased the Madden-McCaskey House in Spring 1993 and immediately set upon a restoration program to reverse the various inappropriate alterations that had occurred during the previous two decades. Aided by historic photographs and recollections of previous owners uncovered both by independent research and the documentation needed for the preparation of an NR nomination, the original volume of the caretakers cottage has been restored and a complete renovation undertaken that will return the building to dwelling usage. At this writing (July 1993) restoration of the main house is beginning with expected completion by Fall 1993. Wood sash casement windows, designed with true-divided lights and muntin profiles that replicate those of the original designs of the east elevation are in production and will replace the inappropriate aluminum sash on all openings. Original oak floor surfaces in the living room, now covered with wall-to-wall carpeting, will be re-exposed and restored in keeping with the original design. The original sprung cove and bed moldings of the fireplace mantel, French doors into the solarium, baseboard, window trim and other interior detailing are all to be restored in keeping with the original design.

Exterior restoration, in addition to repainting in the original gray and white scheme,¹³ will

¹³ Using colors based on both historic photographs and paint analysis.

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included the replacement of the present wrought iron railing of the second floor deck with a sawn board balustrade that matches the original design. The front entry arch, moved during the 1972 period, will be returned to its original location and centered upon a restored doorway, with sidelights and transom as depicted in historic photographs. The owners intend to replant climbing roses, in keeping with the garden of the McCaskeys. Other landscaping changes include replicating the raised tree circles of the central parking area and, potentially, replanting an orchard on the adjacent tax lot, fronting on Old Stage Road.

Summary:

A large and well-designed structure, the Madden-McCaskey House remains a substantially intact dwelling that accurately represents the buildings constructed by the wealthy mid-western emigrants that were drawn to the Rogue River Valley during the area's 1910-1912 first "Orchard Boom" period. Impressively sited overlooking the Rogue River Valley, the Madden-McCaskey House continues to relate the palatial developments that characterized the properties development during that period. The Madden-McCaskey House retains sufficient integrity in site, setting, workmanship and appearance to its period of significance and successfully conveys the historical associations that make it an important element in the history of the Rogue River Valley.

Madden-McCaskey House
Name of Property

Jackson County, Oregon
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Community Planning & Development

Agriculture

Period of Significance

1910-1911

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Farnum, Henry [Architect/Designer]

Hathaway & Scott [Builders]

Primary location of additional data:

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

Name of repository:

Jackson County Courthouse

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SHPO SUMMARY

The commodious two and a half story Craftsman Chalet of frame construction that is located on Old Stage Road southwesterly of Central Point, Oregon rests at the toe of foothills overlooking the Rogue River Valley and Mt. Pitt in the distance to the northeast. It was completed in 1911 for Frank H. and Winnifred Madden, developers of the historic spread known as "Fairview Orchards." The Madden House is prominent among estate houses representing the first, speculative phase of the valley's fruit industry, 1909-1914. Madden, a Chicago businessman, and his wife were among the numerous Easterners drawn to southern Oregon by the beauty of the valley and the promise of the so-called pear boom. Well-to-do Chicagoans dominated the early real estate dealings and, as is so nicely revealed in this application, they vied with one another for sites along the elevated valley perimeter that commanded the best prospects of the valley floor, its picturesque formations and mountain backdrop.

As a paradigm of site planning for the nucleus of a successful early orchard, the Madden House meets National Register Criterion A in the area of community planning. Not without architectural interest, the house is nonetheless primarily significant in the context of development arising from fruit growing, the Rogue Valley's base industry. The point is made in the following documentation that grander houses were to be raised in the succeeding boom of the 1920s, which was facilitated by development of an irrigation network. Even so, the Maddens' was not surpassed in the felicity of its relationship to the panorama. In the industry's promotionals and view pictorials, Fairview Orchards portrayed the quintessential Rogue Valley spread.

The radically-reduced parcel associated with the house today is a flag lot of three acres. Accessory improvements, a historic contributing caretaker's house (c. 30 x 36') and a non-historic, non-contributing barn (32 x 70'), are aligned behind the house to the west. A small remnant of original orchard is encompassed by the nominated area.

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At its core, the house is an end-gabled, two and a half-story volume oriented south to north in its long axis. Its footprint dimensions are approximately 65 x 70 feet. The configuration is a modified L plan. The main entrance is sheltered by a gabled port-cochere on the south end, where a turn-circle heads the driveway ascending from the foothill road. With its sleeping porch wing, varied porches and steeply-gabled dormers and projections, it shows the characteristic asymmetrical massing of its type. The Swiss Chalet theme is made explicit in deep bracketed overhangs, decoratively notched and scalloped vergeboards, and pieced cut-out work for gable screens, balcony railings and window boxes. The whole of the house is clad with overlapping weatherboards.

The interior is finished traditionally in the Arts and Crafts vein, featuring a prominent brick fireplace, fine dark-stained paneling, coffered ceilings and square-balustered stair railings. Interior space in the main block is divided by a central entry hall following the long axis. Plans for the house were supplied by Henry Farnum, an eastern architect who, for no longer than the duration of the first boom cycle, based his practice in Central Point.

The applicants have carefully accounted for a number of modifications to the house, beginning with the second ownership by Hiram and Mary McCaskey, who acquired the orchard property in 1919 and renamed it. In the 1920s, the McCaskeys engaged leading local architect Frank C. Clark to design a compatible remodeling project which appears to have included infill of the east sun porch, a polygonal bay on the north wing, and a single-story library wing on the west elevation. McCaskey had been a geologist with the United States Geological Survey in Washington D.C. before relocating to southern Oregon.

Non-historic renovations following the period of the McCaskeys' ownership included, most notably, aluminum frame picture window replacements and removal of walls separating downstairs living spaces. Upon acquiring the property earlier in 1993, the present owners embarked on a restoration that, for example, has returned appropriate divided-light wooden window sash and removed an anachronistic wrought-iron railing from the east porch deck.

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The Madden-McCaskey House, built in 1911 for Frank H. and Winnifred Madden and long occupied by the family of Hiram D. McCaskey, is a distinctive, well-maintained, and influential example of the dwellings constructed by the wealthy individuals who arrived in the Rogue River Valley during the first of this area's so-called "Orchard Boom" periods. Designed by local architect Henry Farnum in a Swiss-Chalet influenced bungalow style, the house was built by contractors Hathaway and Scott of Central Point. The Madden-McCaskey House retains substantial integrity to its historic period of significance and accurately relates the early development of the orchard homes that lined Old Stage Road during the first part of this century. For its ability to convey the associations for which it is significant, the Madden-McCaskey House is proposed for consideration to the National Register of Historic Places under Criterion "A."

CONTEXT:

The First Orchard Boom

With the arrival of the railroad to the Rogue Valley in 1883, the development of the area's agricultural industry began to grow dramatically. By the first decade of the 1900s, with improvements in both transportation and refrigeration, shipments of the pears and apples grown in the area took on "boom" aspects.

...it has only been within the last ten years that the profitable raising of commercial varieties for shipment clear across the continent and to foreign countries has been proven possible. The introduction of the modern Western apple package, the regulation of the apple box, and the present methods of packing in such packages have already revolutionized the apple trade of the world....Only such varieties, however, as the Aesopus Spitzenberg and the Yellow Newtown Pippin have attracted and held the attention of horticulturists here....¹

Spurred by early success, numerous new orchard tracts were planted and developed throughout the 1907-1912 period.

Of course it is impossible to purchase any of the bearing orchards of [the] Rogue River Valley for less than \$500 per acre, and there are few bearing orchards for

¹ Commercial Club, *Medford, Oregon and the Rogue River Valley*, (Medford: Medford Commercial Club, 1909)

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sale. But the man who wants to mould his own orchard from the rough...has a splendid opportunity here.²

Soon, vast tracts of orchard lands were planted outside Phoenix, Talent, and Central Point. Huge quantities of apples, pears, peaches and cherries were funneled into the rapidly developing packing industry that sprung up along the railroad corridor in Medford, the area's largest city and social and financial center. New service business, hardware stores, offices and other amenities were developed to accommodate the rapidly growing population of the area. Panoramic pictures of neatly planted trees stretching to the horizon and close-up photos of heavily fruit laden trees with smiling, rosy cheeked, young women with picking baskets, became part and parcel of the promotional programs of the Commercial Clubs of the larger area cities. Brochures touting the Rogue River Valley and special newspaper editions boasting of the region's phenomenal growth and the opportunities it afforded, were widely printed and distributed nationwide to attract new investors. Partially aided by the Southern Pacific Railroad, which offered what it called "Colonist" rates for one-way traffic into the area, immigrants descended on the area both to invest in land and to seek employment in the booming economy created by the rapid orchard expansion.

The Chicago Connection

The rapid growth and success of the Rogue Valley's orchard industry, did not go unnoticed. Outside investors, particularly individuals from the midwest, began to take note of the increased financial opportunities, and the quality of life, available in the Medford-Central Point areas. This was especially true of Chicagoans. John A. Westerlund, a Chicago real estate dealer was drawn to the area and soon became a major figure in Chicago-Rogue Valley immigration.

A real estate dealer, he took a forty day option on 400 acres of land and returned to Chicago to promote sales. By 1910 Westerlund had more that 1,000 acres planted to apples and pears [and] the local paper called him "our orchard king...³

The upper levels of Chicago's social strata were substantially influenced by the 1907 arrival to the Rogue Valley of Mrs. Potter Palmer, a noted society leader. Mrs. Palmer invested heavily in orchard lands and returned home where she "...enthusiastically carried the news of the beautiful

² Ibid.

³ Kay Atwood and Marjorie Lutz O'Harra, *Medford: 1885-1985*, (Medford: Medford Centennial Committee, 1985), 33.

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Rogue River Valley and its orchards" to Chicago's elite.⁴

Mrs. Palmer, whose name was "...irrevocably associated with Chicago's social, business, and hotel life.." was quite successful in touting the Rogue Valley to others of Chicago's society.⁵ Soon such an influx of well-to-do Chicagoans were descending on the valley that the movement gained notoriety as a "Colony" in midwestern reports.

The 'millionaire colony' of Medford, Oregon contains a large number of names which in recent years have figured prominently in the social columns of the Chicago newspapers...It is estimated that more that \$2,000,000 have been invested by former residents of Chicago in the orchards of this valley, and any one of the homes that have been established here by Chicago people is of a character likely to make its owner forget the attractions of State street and the allurements of life in a metropolitan city.... The Chicago Colony owns nearly 4,000 acres of the choicest orchard properties in the Rogue River Valley and nearly every member of the colony has built or is building either an attractive bungalow or a palatial residence.⁶

In describing the various holdings of former Chicagoans, this same articles notes "The business world of Chicago has not forgotten Frank H. Madden, who recently decided that earning a salary of \$25,000 per year in a big city had no attraction when it came to an orchard proposition in the Rogue River Valley."⁷

FRANK H. MADDEN:

Little is known regarding the business or personal life of Frank H. Madden, the original owner and developer of the subject property. In a 1909 Chicago city directory Madden's occupation is listed as "Department Mgr," with an office at prestigious 1 Market Street in the downtown business district. Madden's home was in the upper class suburb of Wilmette. The exact nature of

⁴ Ibid.

⁵ Jonathan Palmer, *The Sunday Oregonian*, as reprinted in "To Seek Fame with Orchard," in the *Medford Mail Tribune*, 23-January-1911, 8:1.

⁶ "Wealthy Chicagoans Flocking to the Rogue River Valley," *Chicago Record Herald*, as reprinted in the *Medford Mail Tribune*, 22-January-1911, 3rd Section 1:1-7.

⁷ Ibid.

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his occupation, or the source of the family's obvious wealth, had not been determined.⁸

It is known that in April 1910 Madden acquired two orchard tracts in the vicinity of Central Point and quickly established what would become known as "the Madden Ranch." Madden's acquisition occurred during a flurry of orchard land transfers that saw some \$500,000 dollars paid within a single week, including the highest price ever paid for orchard land in the northwest up to that time, \$2375 per acre.

Frank Madden of Chicago, Illinois has purchased, through Anderson and Green, the Symcox and W. C. Leever orchards of the Central Point district, paying \$38,000 for the 46 acres....Mr. Madden has been here some time and has closely investigated the properties purchased, as well as the prospects of the valley and convinced himself of a profitable investment before closing the deal. The orchards are among the finest in the valley.⁹

Concurrent with the purchase, local reports of the sale announced Madden's intention to build a new orchard home on the Leever tract.¹⁰ However, it was not until August 1910 that details regarding the construction were made public.

F.H. Madden, who bought the Leever and Symcox orchards on the foothill road last spring is preparing to build an elegant home on the property at an early date, to cost in the neighborhood of \$10,000. Henry Farnum has secured the contract for this building, which will be strictly modern and high class in every respect.¹¹

Construction apparently continued into early Spring [see below] and was over by March or April of 1911. Madden continued to acquire additional property surrounding the initial 46 acres of established orchards land and by 1919 owned over 100 acres in the immediate vicinity as well as commercial investment property in downtown Medford.

⁸ Various Rogue Valley legend suggests that Madden's wealth came from the Alaskan Gold Rush however this can not be substantiated.

⁹ "New Marks Set in Prices for Improved and Unimproved Lots," *Medford Mail Tribune*, 22-April-1910, 1:1. Also see Jackson County Deeds 80:88 [Leever Orchard] and 80:141 [Symcox Orchard].

¹⁰ See, for example, Leever and Symcox Sell Foothill Orchards, *Central Point Herald*, 21-April-1910, 1:3.

¹¹ In "Central Point Items," *Medford Mail Tribune [Weekly edition]*, 11-August-1911, 5:2. "Foothill" was the historic name used for what is now Old Stage Road.

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Whatever his professional background was prior to arrival in the Rogue Valley, Madden took his new orchard venture seriously. "Realizing that he was what is known as a 'necktie' farmer, Mr. Madden selected his land and learned the orchard business under the tutelage of Professor P.J. O'Gara, who is employed by the county for the purpose of helping new settlers, and also for the purpose of keeping the orchards in good health."¹² Madden apparently learned his lessons well;

The committee selected by the Medford Commercial Club to select a car of prize-winning apples to be sent to the National Apple show were unanimous in saying that the Spitzenberg apples grown on the orchard of Mr. Madden just west of Central Point surpass anything else to be found in the valley this year...This coming from one of the best judges of fruit to be found in the valley is a very great compliment, and especially as this is Mr. Madden's first experience in the orchard industry.¹³

Madden continued to expand the ranch and, by 1912 had adopted the name "Fairview Orchards, Incorporated, for his holdings. President of the corporation was listed as "F.H. Madden" while Madden's wife, Winnifred, was listed as "Acting Secretary" in at least one of the couple's other property acquisitions.¹⁴

CONSTRUCTION:

Historic accounts indicate the all of the Rogue Valley, and especially the area surrounding Central Point, was abuzz with building activities during the summer months of 1911. "There is not an idle man in Central Point. Carpenters, brick layers, concrete men, plasterers, plumbers, painters and men of all vocations have their shoulders at the wheel and business is good....surrounding Central Point in a radius of six miles is a perfect beehive of industry."¹⁵ It is within this environment that Madden hired the Central Point-based architect Henry Farnum to design his residence and, later, the contracting firm of Ernest Hathaway and Will Scott to build it.

Henry Farnum arrived in Central Point on April 20th, 1910, coincidentally the same day Frank

¹² "Wealthy Chicagoans Flocking to the Rogue River Valley," op. cit.

¹³ "Madden's Apples May Lead the World," *Central Point Herald*, 13-October-1910, 1:7.

¹⁴ See JCD 93:236, 2-January-1912. "Fairview" presumably referred to the panoramic view of Mt. McLoughlin and the valley afforded from the property.

¹⁵ In "Central Point Items," *Medford Mail Tribune*, 11-August-1911, 8:3.

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Madden purchased the Leever and Symcox orchards. Farnum, along with his wife, arrived from Concord, New Hampshire as a part of the entourage of W.A. Cowley.¹⁶ Cowley first visited Central Point in the November 1909 and purchased some \$10,000 worth of property, announcing that he would return to Central Point with several of his friends in the Spring. Arriving in April 1910, Cowley began erection of a large home, a huge brick business block, and various other ventures, gaining immediate recognition as a civic leader in the city. He opened Cowley Hardware and was soon elected to the Central Point City Council, eventually rising to Mayor of the city.

Through his association with the prominent Cowley, Henry Farnum was quickly integrated into the business and social circles of Central Point. He was almost certainly responsible for the design of the Cowley Building, still standing at the corner of Second and Pine streets, construction of which was begun immediately following Cowley's arrival from the east. Other Central Point buildings known to have been designed by Farnum include the city's Y.M.C.A. and various residences built during the 1911-1912 period. Farnum began advertising his services as an "Architect and Builder" in the local *Central Point Herald* in March 1911 with copy which read, in part;

I am prepared to serve you in the capacity of architect and will also be pleased to figure on your work if desired. My work done here during the past year speaks for itself.¹⁷

Farnum, who had donated his professional services in designing the Y.M.C.A building, served on that organization's Board of Directors and in March 1911, less than a year after his arrival in the city, was nominated for a position on the town council.¹⁸ He remained in Central Point, listing his occupation as "Building Contractor" through 1912 but had apparently moved by the time the 1916 Polk Directory was prepared. No additional information regarding his later life could be located for this study.

While Farnum can be credited with the design of the Madden-McCaskey House, the actual contractor of the property was the firm of Hathaway and Scott. Ernest Hathaway and Will Scott appear in local directories as "contractor" or "laborer" before joining forces, sometime around 1910. Their advertisements, which regularly ran adjacent to those of Henry Farnum, noted their

¹⁶ "W.A. Cowley Arrives With a Party of Nine," *Central Point Herald*, 21-April-1910, 1:4.

¹⁷ Advertisement, *Central Point Herald*, multiple issues.

¹⁸ See "Sufficient Funds for Plans," *Central Point Herald*, [Supplement] 22-September-1910, 2:1. and "Two Caucus Held," *Central Point Herald*, 9-March-1911, 2:2. Farnum was not successful in the election.

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experience in "all classes of buildings," with "Modern cottages and Bungalows" being a specialty. In addition to the Madden House, the firm worked with Farnum on both the Y.M.C.A. and the Cowley Building. Residential projects, some of which were likely designed by Farnum, included a house for merchant E.C. Faber at Fifth and Manzanita and the F.X. Musty House at Snowy Butte. Like Farnum, both Hathaway and Scott were likely drawn to the Central Point area by the boom of orchard development and, with its close in the mid-1910s, disappear from local directories, likely having moved on.

Some indication of the construction progress at the Madden House is provided through the unfortunate accident that injured both architect Farnum and builder Scott, breaking the Scott's leg.

Will Scott, the well-known carpenter and contractor and member of the firm of Hathaway and Scott, met with serious accident...while at work on the new residence under construction at the Madden Orchard, west of town. Mr. Scott and Henry Farnum were on a staging at the new building looking after the details....when without warning the staging gave way and the men were dashed some 20 feet to the ground.¹⁹

The local press reports Hathaway and Scott as being "almost completed" with the construction of the Faber House in December 1910 and then, in May 1911, as beginning construction of the Musty House. This indicates that the Madden residence was built during the interim, probably being completed by late April 1911.

THE MCCASKEY PERIOD: 1919-1960:

After the rapid development and over-production of the 1910-1912 period, the first Orchard Boom was, of course, destined to bottom out. Spiraling prices for land and fruit assured that some investors would lose substantial sums in a market which could not continually sustain such a rapid rate of expansion. As a result, by 1914 the first orchard "boom" went bust. Increased demand for irrigation outstripped the delivery systems of the region and many orchards died for lack of water. It was not until the creation of the Medford Irrigation District in 1919 that many of

¹⁹ "Broken Leg for William Scott," *Central Point Herald*, 16-February-1911, 1:8.

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the outlying orchards could be adequately supplied. Madden's Fairview Orchard, however, seems to have weathered these difficult times with relative ease and there is no indication whatsoever that the orchard was a failure. It was not likely, however, as successful as the Maddens wished it to be and, by 1919, the couple elected to sell their southern Oregon holdings. At some earlier, probably c. 1917-18, the couple had moved to Seattle. The orchards were likely tended by a foreman and the house itself was presumably left vacant. In October, a brief mention in the local press reported:

Mr. and Mrs. Frank H. Madden, former well-known residents, arrived here Wednesday from Seattle for a visit. Mr. Madden, however, will remain only a short time before returning to Seattle. They are guests at the [Hotel] Medford.²⁰

The purpose of Madden's short visit was obvious as it coincides with transfer of the remaining 100+ acres of the ranch to Hiram D. and Mary L. McCaskey. In the deed, signed on October 18th, a postscript notes,

Included in this transfer of the Madden Ranch is my Dear Old Dog, Jack, one of the best and truest friends we ever had.²¹

Freed of old Jack, and presumably the orchard industry as a whole, Frank and Winnifred Madden returned to Seattle. No mention of their retaining any connection with the Rogue River Valley was located nor is any information regarding their later activities known.

Hiram D. McCaskey was a world recognized geologist when he and wife Mary decided to purchase the Madden ranch and settle down in the Rogue Valley. According to his listing in both *Who's Who in Oregon*, as well as the national edition of *Who's Who*, McCaskey was born in Fort Totten, North Dakota and graduated with a M.S. in Geology from Lehigh University in 1907. After teaching in Mississippi and California, he entered the civil service and was transferred to the Philippines, playing a role in the documentation of mineral resources in that country, then a colony of the United States. From 1915 to 1919 he was the Geologist in Charge, Mineral Resources Division, U.S. Geological Survey, stationed in Washington, D.C. McCaskey was widely published, particularly on the resources of the Philippines and was a member of a variety of professional organizations.²²

²⁰ *Medford Mail Tribune*, 23-October-1919, 2:3.

²¹ JCD 122:538.

²² See "Capitol's Who's Who in Oregon 1936-38," (Portland; Capitol Publishing CO., 1936), 306.

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McCaskey married the former Mary Louise Fuller in 1913 after they had met aboard an ocean passage. Mrs. McCaskey was an accomplished athlete, competing in both table and standard tennis on a national level, winning frequent trophies.²³ Mrs. McCaskey was the great aunt of Louis Salade, a long-time Rogue Valley resident and it is apparently through that connection that the McCaskey's were first drawn to the area.²⁴ In 1919 the local paper reported that the McCaskey's, "...of Washington, D.C...." were staying at the Salade home at "...Seven Oaks..." and it seems logical that was during this visit they determined to settle here.²⁵ After moving to the Rogue Valley, Mrs. McCaskey would gain prominence in local affairs, joining the Colony Club, an offshoot of the University Club, formed by the college educated immigrants who arrived in the Rogue Valley during the orchard boom period.²⁶ She was especially active in the development of what is now the Southern Oregon Humane Society and provided funding for that organization's building on Table Rock Road. She also enticed the first veterinarian to move to the area and provided funding for the construction of his office.²⁷

Upon their purchase of the Madden House, the McCaskey's began the program of remodeling detailed in Section 7. "They were remodeling when I came out here in '20..."²⁸ Mrs. McCaskey, reportedly an avid gardener, was responsible for the once extensive rose gardens which were located behind the caretakers cottage. The McCaskey's christened the ranch "Bora Da" and it was thus referred to throughout the period of McCaskey ownership.²⁹ In addition to the orchards, which were apparently removed in the late 1930s or early 1940s, the McCaskey's ran sheep on the property, constructing a second barn for that purpose higher up the hillside.³⁰ Hiram McCaskey died at age 65 in 1936.³¹ Mary continued to reside at Bora Da, operating the ranch with the help of a foreman.³² Although she would continue to reside there, Mary transferred title

²³ Bill Salade, Jr. personal communication with the author, 12-July-1993.

²⁴ It is interesting to note the Lillian Salade was the daughter of John Westerlund, the "orchard king" referred to above and the real estate speculator who played a large role in the Chicago-Rogue Valley connection that probably brought the Madden's into the area.

²⁵ *Medford Mail Tribune*, 7-May-1919, 2:2.

²⁶ It has also been reported that Frank Madden was a member of the University Club although this has not been confirmed.

²⁷ William Salade, Sr. personal communication with the author, 10-June-1910.

²⁸ Lillian Salade, Oral History Interview OH-132A, 6. (Southern Oregon Historical Society).

²⁹ One source reports the derivation of "Bora Da" to be Welsh although its exact meaning is unknown.

³⁰ William Salade and Bill Salade, Jr., personal communication with the author.

³¹ "H.D. McCaskey, Noted Geologist Called by Death," *Medford Mail Tribune*, 27-April-1936, 1:5.

³² Rose Reinking, personal communication with the author, 12-July-1993. Mrs. Reinking's husband Elmer served as Mrs. McCaskey's chauffeur and helped tend the grounds from the late 1930s through 1951.

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to the 139 acres of the property to her nephew, Louis Salade, in December 1945.

Following Mary McCaskey's death in 1951, much of Bora Da was divided between the children of Louis Salade. Louis' son William acquired the central portion of the property along with the Madden-McCaskey House and grounds. The Salade family continued to live her until 1960 when the house and much of the ranch were traded to Armin Richter, a local contractor, in exchange for the construction of a new home to be located further up the hillside, behind the Madden-McCaskey property.³³ This sale ended the forty-two year connection between the house and the McCaskey family.

Subsequent Ownership:

Contractor Richter apparently lived in the house only a short time, possible renting it out. In 1962 the house was transferred to the family of Dr. Max Flowers.³⁴ The Flowers family retained ownership until 1973 when the house was sold to Ethel Prusch who undertook a variety of alterations, additions and other changes. In 1975 the house was purchased by Peter and Suzanne Watson who operated a Montessori School on the first floor. The Watson's owned the property for eighteen years, selling it in Spring 1993 to the present owners, Fred and Jennifer Johnson.

SIGNIFICANCE:

As noted above, most of the Chicago Colony, as well as other wealthy immigrants to the Rogue River Valley during the first Orchard Boom period, built large estates to oversee their rural properties. Indeed, a certain competition of sorts seems to have developed as to who would have the most impressive ranch residence. Views were particularly prized, as illustrated in the following article;

There is the keenest rivalry in the city of Chicago over who can boast the ownership of the best orchard in the Rogue River Valley. The Palmer boys claim consideration for their investments. A. Conro Fiero takes a back seat [to] no one. Bond Conner points to his magnificent oak grove and *F.H. Madden takes off his hat to Mt. Pitt at sunrise regularly and claims to have the best ever....*(Emphasis

³³ William Salade, personal communication with the author, 10-June-1993.

³⁴ JCD 519:240.

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added)³⁵

As the orchard developments spread out from the cities of the central valley floor, it became clear that some of the best lands for fruit growing were located along the base of the hills that lined the western edge of the valley. Many of the choicest parcels were those arrayed on either side of what was then known as "the Foothill Road," a rugged dirt corridor that closely followed the topography of the valley in this area. Roughly following what had been the original "Road to the Umpqua Valley" according to the first survey of the region in 1854, the foothill road, in addition to its fine soil, offered what remains today as some of the best views in the Rogue River Valley. Located slightly above the valley floor, homes built on the hillside are typically above the valley's fog and, on most days, are afforded truly panoramic vistas of the twin Table Rocks, Mt. McLoughlin, and the surrounding area.

As one of the first of the palatial orchard residences developed in the region west of and overlooking the valley along Old Stage Road, the Madden-McCaskey House is significant in presaging the mansions developed nearby during the Rogue Valley's second orchard boom, a period which reached full swing in the mid-1920s and then ended dramatically with the stock market crash of 1929. Period reports of house construction in this region noted;

The most beautiful country homes are not always found in the midst of the fertile valley, but are situated on the foothill orchard tracts on prominent points.³⁶

Large estates built along what became known as "Millionaire's Row" during this second period include the Walter Bowne House (1845 Old Stage Road, built 1917), the A.S.V. Carpenter House, (1677 Old Stage Road, built 1927) and the Raymond Driver House, (4140 Old Stage Road, built 1926).³⁷ No earlier residence with the same associations of the Madden-McCaskey House along Old Stage Road has been identified in the course of this study.

³⁵ "Chicago Man Buys in Valley," *Medford Mail Tribune*, 19-March-1911, 2:1. Mt. Pitt is the historic name for what is now Mt. McLoughlin. The Palmer holdings referred to included the extensive Modoc Orchard, located east of what is now White City. Fiero's ranch home, now the Mon Desir restaurant, is located east of Central Point and was listed on the National Register of Historic Places in 1981.

³⁶ *Medford Mail Tribune*, 1-January-1928, Orchard Section, 1:1-8.

³⁷ The Bowne House (J Cty Site 234) was NR listed in 1990, and the Driver House (J Cty Site 212) was NR listed in 1990). The Carpenter House is J Cty Site 212, ranked primary. The Madden-McCaskey House (listed as the "McCaskey-Madden" House) is included in the county survey as Site 215, and was ranked secondary due to the now-rectified window alterations.

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The influence of the Madden-McCaskey House and the recognition of its exemplification of the orchard homes along Old Stage Road is perhaps best indicated by its frequent depiction in regional promotional material. In 1913-14, as the first "boom" was tapering off, an illustration of the Madden Ranch was used as the centerpiece in a photo spread entitled "Glimpses of Jackson County," that was published in a promotional tract of the Jackson County Court and the Southern Pacific Railroad.³⁸ In 1914, as part of the area's promotional efforts in conjunction with the Panama-Pacific Exposition held in San Francisco, California, a short travelogue motion picture entitled "A Tour of the Rogue River Valley, Oregon" was filmed. The movie depicts the area's scenic beauty, progress and industry and was shown continuously during the fair to attract "colonists." Among various locations, the movie prominently featured the Madden home which was recalled by the director much later as "Madden's orchard, out on the Old Stage Road".³⁹ Later still, in 1928, during the height of the *second* orchard boom, the then comparatively old Madden-McCaskey property continued to be recognized as one of the prime examples of orchard homes in the region. In a special issue published by the *Medford Mail Tribune* for nationwide distribution, a montage on the front of the "Orchard Section" included photos of various newer homes which were centered around an expansive photo of what was then the Bora Da Orchard.⁴⁰ Photographs of the general view from Bora Da, although often taken from in front of the house, with Mt. McLoughlin centered in the distance, beyond the ever expanding development of the valley floor, would continue as a popular postcard image well into the 1940s. Frank Madden, it seems, had been tacitly, if belatedly, declared the winner of the genial "view wars" reported in the *Mail Tribune*.

SUMMARY:

The Madden-McCaskey Home, built in 1911 during the height of development that resulted from the first "orchard boom" in the Rogue River Valley, was an influential model for a series of

³⁸ See *Jackson County: An Official Summary of Resources and Opportunities*, Medford: Jackson County Court and Southern Pacific, 1914.) 24-25. Promoting what was termed "the Promised Land" to "the enterprising capitalist and the industrious homeseeker," this brochure represents a rather amazing joint effort on the part of government and the railroad in promoting Jackson County.

³⁹ This film was directed by A.C. Allen and starred Grace Andrews Fiero, a nationally known actress related to a well-known family who had moved to the Rogue Valley from Minnesota during the height of the boom. Grace, who had married Conro Fiero, of the Fiero orchard family, was something of local celebrity and the movie is generally known as "Gracie's Visit to the Rogue Valley." In 1964 a local television station showed the movie along with running commentary by both its director and star and a copy of that telecast is in the collection of the Southern Oregon Historical Society, Medford.

⁴⁰ The 1913-14 image is included as Photo 1 in the attached documentation. The 1928 image is Photo 3.

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subsequent palatial dwellings built by the midwestern and eastern émigrés who came to the region throughout the first two decades of the 20th Century. Located along a small dirt roadbed that would evolve into "Millionaire's Row" within a decade, Madden's choice of property proved a auspicious one and the home he built as the headquarters of his orchard holdings remained a vaunted example despite the construction of subsequent, and more elaborate, residences nearby.

The Madden-McCaskey House retains substantial integrity in design, construction, use of materials, site and setting to its historic period of significance, enabling the property to accurately relates its role in the development of the orchard homes that lined Old Stage Road during the first part of this century. For its ability to convey the associations for which it is significant, the Madden-McCaskey House is proposed for consideration to the National Register of Historic Places under Criterion A.

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

Atwood, Kay and O'Harra, Majorie Lutz. Medford 1885-1985. Medford: Medford Centennial Committee, 1985.

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

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Medford Mail Tribune, misc. issues, 1910-

Polk Jackson County Directories, 1906-

Madden-McCaskey House
Name of Property

Jackson County, Oregon
County and State

10. Geographical Data

Acreage of Property 3.06 acres

Medford West, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 0 5 0 4 2 2 0 4 6 9 0 0 5 0
Zone Easting Northing
2

3 Zone Easting Northing
4

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title George Kramer, M.S., HP

organization for the owners date 1-August-1993

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

city or town Ashland state OR zip code 97520

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Fred and Jennifer Johnson

street & number 3347 Old Stage Road telephone (503) 664-8837

city or town Central Point state OR zip code 97502

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of

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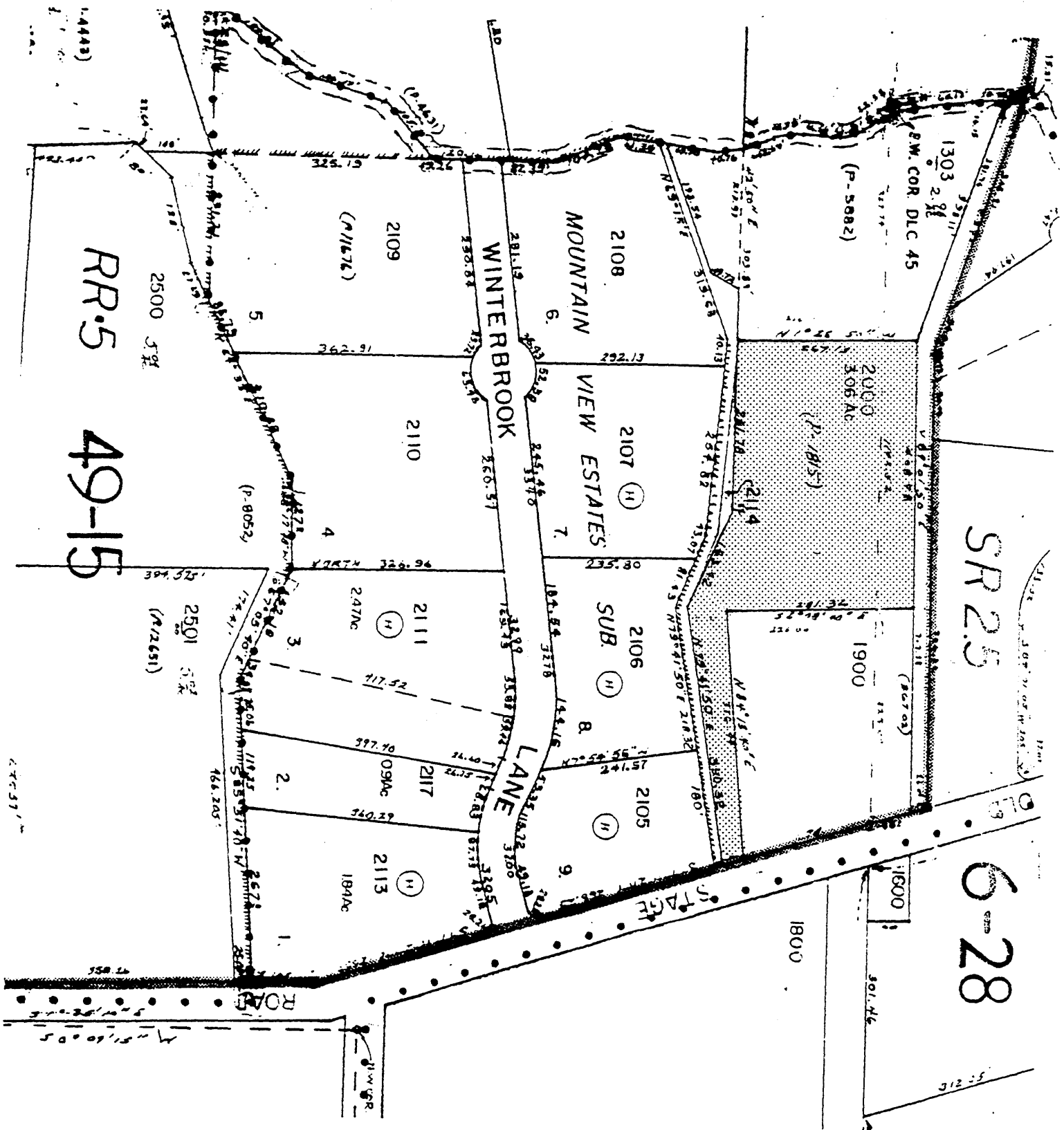
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VERBAL BOUNDARY DESCRIPTION:

The nominated parcel includes all the land described on Jackson County Assessors plat 37S-2W-9C as Tax Lot 2000. This 3.06 acre parcel is an irregularly shaped rectangular area approximately 408' deep and 270' wide with a narrow extension of some 300' that connects it to Old Stage Road. The property is located at 3347 Old Stage Road in an unincorporated portion of Jackson County, Oregon, southwest of the City of Central Point.

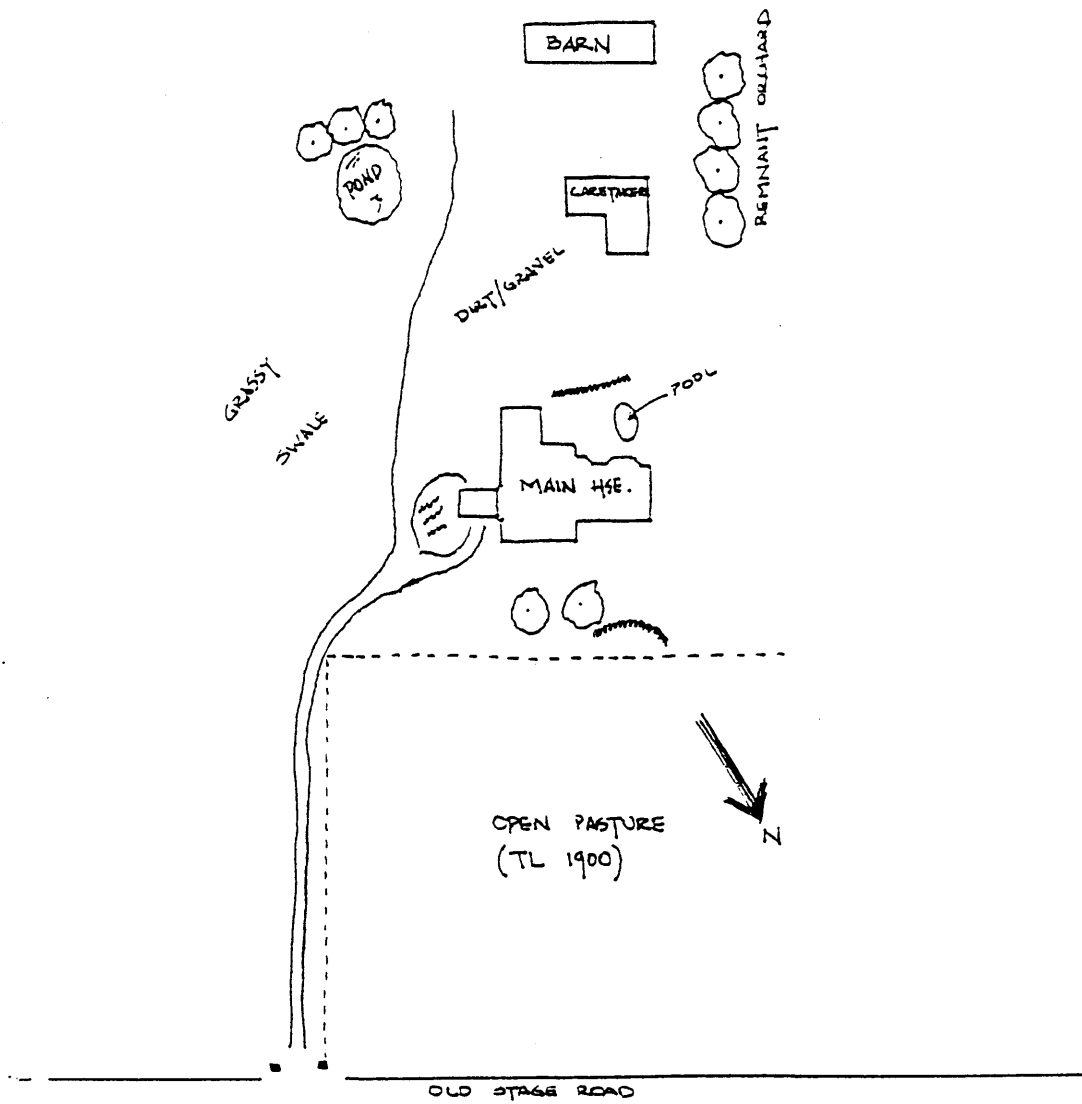
BOUNDARY JUSTIFICATION:

The nominated area includes all the historic core area of the original Madden Ranch\Bora Da Orchard property home, including the main house and caretakers cottage along their surrounding landscape features that best represent the associations for which the property is significant.



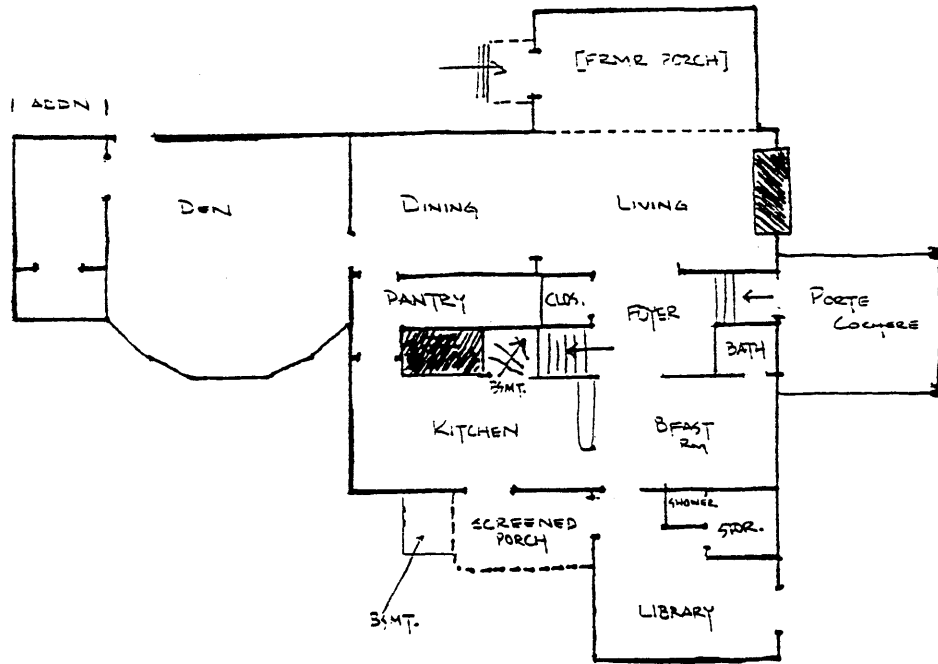
MADDEN-MCCASKEY HOUSE
 3347 Old Stage Road
 v. Central Point, Oregon

JACKSON CTY ASSESSORS PLAT
 37S-2W-9C, TL 2000



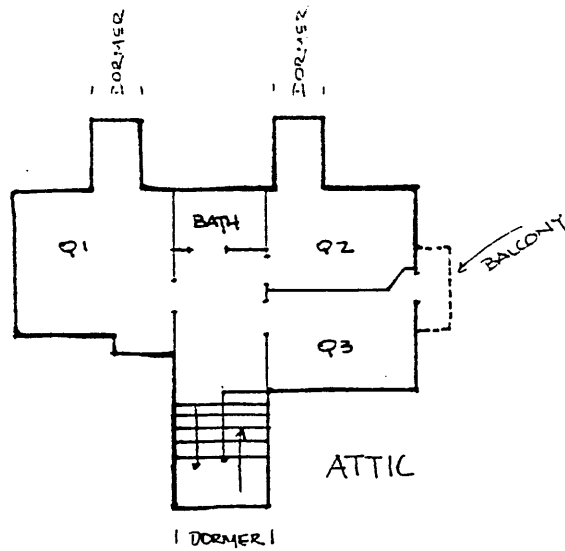
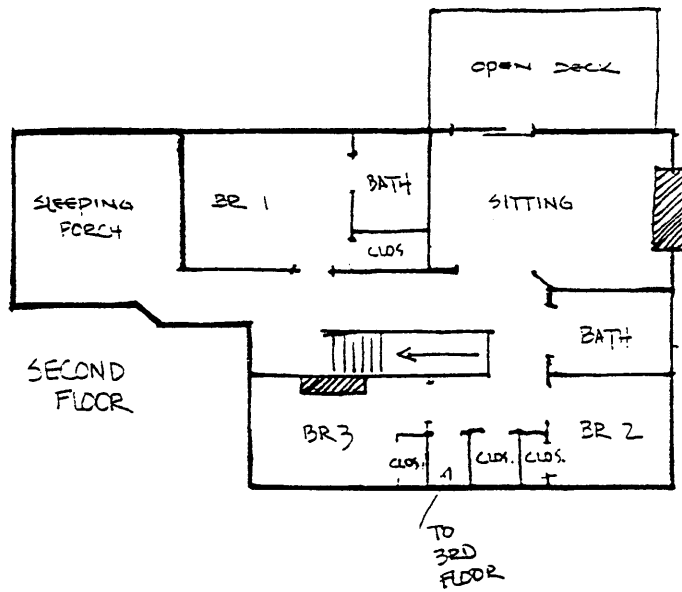
MADDEN-MCCASKEY HOUSE
 3347 Old Stage Road
 v. Central Point, Oregon

SITE PLAN



MADDEN-MCCASKEY HOUSE
 3347 Old Stage Road
 v. Central Point, Oregon

FIRST FLOOR PLAN



MADDEN-MCCASKEY HOUSE
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SECOND FLOOR & ATTIC PLANS

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HISTORIC VIEWS:

1. Historic View: Madden Ranch overview, showing North and Rear of house
Looking: Southeast, toward Medford, Oregon
Photographer: Unknown, From *Jackson County, Oregon Pamphlet*
Date of Photograph: c. 1913-14
Negative: Collection of the Author
2. Historic View: Madden Ranch overview, showing South and Rear of house
Looking: Northeast, toward Central Point, Oregon
Photographer: Unknown
Date of Photograph: c. 1913-14
Negative: Southern Oregon Historical Society, No. 8473
3. Historic View: Bora Da Orchards, showing South elevation
Looking: North, toward Table Rocks
Photographer: Unknown, from *Medford Mail Tribune "Orchard Section"*
Date of Photograph: prior to 1-January-1928
Negative: Southern Oregon Historical Society, No. 14343
4. Historic View: "Bora Da Ranch", aerial view
Looking: Southwest
Photographer: Unknown
Date of Photograph: 1944
Negative: Collection of the Author, image loaned by William Salade, Jr.
5. Historic View: "Rose garden", with Mrs. Mary McCaskey in foreground,
caretaker's cottage to rear
Looking: Northeast
Photographer: Unknown
Date of Photograph: 1944
Negative: Collection of the Author, image loaned by William Salade, Jr.
6. Historic View: Caretakers Cottage [Salade children on horseback]
Looking: Northwest
Photographer: Unknown
Date of Photograph: c. 1944
Negative: Collection of the Author, image loaned by William Salade, Jr.

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7. Historic View: William Salade, Sr. and Mrs. McCaskey, showing Porte Cochre
"Bill on 7-day Leave, 3 of them here"
Looking: North
Photographer: Louis Salade
Date of Photograph: 6-August-1944
Negative: Collection of the Author, image loaned by William Salade, Jr.
8. Historic View: East Elevation, showing front porch
Looking: West
Photographer: Unknown
Date of Photograph: c.1965
Negative: Southern Oregon Historical Society, No. 9038
9. Historic View: South Elevation
Looking: Northwest
Photographer: Unknown
Date of Photograph: c.1965
Negative: Southern Oregon Historical Society, No. 9039

CURRENT VIEWS:

10. Current View: East Elevation [Front]
Looking: West
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
11. Current View: West Elevation [Rear]
Looking: East
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
12. Current View: Northwest corner,
Looking: South east, over pool and patio area
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author

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13. Current View: Porte Cochere,
Looking: West, "library" entrance in background
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
14. Current View: South Elevation
Looking: North, from driveway
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
15. Detail: Upper Floor/Attic [Servant's] Balcony
Looking: Southeast from Q3
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
16. Detail: Eave bracing
Looking:
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
17. Current View: Caretaker's Cottage
Looking: Northwest
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
18. Current Interior View: Fireplace, Living Room
Looking: Southwest
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
19. Current Interior View: Pantry area
Looking: Southeast
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author

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20. Current Interior View: Library
Looking: North
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
21. Current Interior View: Third Floor, Stairwell & Common area
Looking: East, from stairs
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author
22. Current Interior View: Servant's Quarters, [Q3]
Looking: South, toward balcony
Photographer: George Kramer
Date of Photograph: July 1993
Negative: Collection of the Author

SUPPLEMENTARY VIEWS

1. Current View: NE elevation following restoration
Looking: West
Photographer: George Kramer
Date of Photograph: September 1993
Negative: Collection of the Author
2. Current View: Interior of sun porch
Looking SE, showing window restoration
3. Current View: Interior of diningroom
Looking SE, showing window replacements
4. Current View: Caretaker's House
Looking NW, showing restoration in progress