

United States Department of the Interior
National Park Service

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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 Howell-Kohlhagen House
other names/site number Howell, Martin R., House
Kohlhagen, George and Marietta, House

2. Location

street & number 848 SE Jackson Street N/A not for publication
city, town Roseburg N/A vicinity
state Oregon code OR county Douglas code 019 zip code 97470

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>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official *[Signature]* June 24, 1988
Date
Deputy State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

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

[Signature] 7-28-88
Signature of the Keeper Date of Action

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Domestic/work in progress

7. Description

Architectural Classification

(enter categories from instructions)

Gothic Revival

Materials (enter categories from instructions)

foundation concretewalls wood/weatherboard

roof asphalt/shingleother

Describe present and historic physical appearance.

The Howell-Kohlhagen House is a rectangular two-story volume clad with drop siding. Its long axis is parallel with Jackson Street, and its steeply-pitched gable roof has a cross axial gable near the north end. The original roof cover was wood shingles. Distinctive features of the east-facing facade are a pair of elongated wall dormers on the south which are offset on the north by the two-story, gable-roofed projection with its Italianate parlor window bay. The verges of the major gables and dormer gables are embellished with fancy cut-out work. Originally, all gable peaks had elaborate finials of turned and cut-out work.

The bracketed posts of the front porch on the south side of the projecting parlor section were replaced by round Tuscan columns supported on a solid railing, probably about 1907. It was in this period that the house was raised on its foundation and certain interior alterations were made. The south porch was extended around the southeast corner as a veranda giving access to a new kitchen addition. On the north and west, a sleeping porch addition was constructed. The original parlor chimneypiece was removed in historic alterations after 1900, but the original brick flues with corbeled caps remain at the roof ridge. An historic view of the house taken about 1900 provides adequate documentation for replicating missing elements of the porches, upper deck railing of the front window bay, and the gable peak terminations. The house, now vacant, is awaiting rehabilitation by its present owners.

While decidedly Gothic in spirit, the house shows in its bracketed parlor window bay and elaborate, segmental-arched gable-end window framements the influence of the Italianate style. The incorporation of concurrent fashions in a single design is typical of the late Victorian period. The window in the east gable is a paired window in a single framement.

The house is trimmed with plain corner boards with cap moldings and unadorned frieze boards. The cornice is boxed. The brick flues with corbeled caps are now stuccoed.

The front entrance is located in the angle formed by the parlor volume and the northerly end of the house. The classical entablature of its porch was supported by a slender, chamfered post and pilasters with caps and scrollsawn brackets. The grille-work balustrade which originally surmounted the hipped roof of the porch is missing, as is the balustrade of the parlor window bay. When the house was raised for basement construction sometime after 1907, the post at the outer

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corner of the porch was replaced by a round Tuscan column supported by a solid railing. This modification was carried out when the long south porch, as noted above, was remodeled as a wrap-around veranda in the Colonial Revival style. The original bracketed pilasters of the north porch remain in place, however. A third porch, located on the west elevation, is screened in and wraps around the northwest corner of the house. This porch is partially glassed-in on the north elevation and was used historically as a Chinese artifacts display room. Directly above is a sleeping porch which has a double dormer on the west elevation. The house has a full daylight basement on the west elevation.

Originally, the interior of the house was organized on a plan containing four main spaces: the front parlor, which contains the window bay, the back parlor, plus two bedrooms upstairs. Between the front and back parlors was a big stove, and a chimney still stands there. In the late 1880s, a small kitchen, sitting room and bedroom were added on the main floor, on the south, with two bedrooms above. Between the sitting room and the bedroom was a fireplace. The sewing room behind the back parlor, and the bedroom above were built on sometime between 1897 to 1901. In 1907 the partition between the sitting room and bedroom was removed, and a large living room resulted. The fireplace between the two rooms was removed, and a new fireplace and flue were placed on the south wall.

The house was raised two times. Once in 1907; the other date is unknown.

In 1917 the original kitchen was replaced with a new kitchen and pantry, and a master bedroom-dressing room was added. At the same time, the bedroom above the dining room was divided to accommodate a bathroom. In earlier years the bathtub was in the kitchen. There was a well in the basement. A sink with a pump was on the back porch. The structure of the house has not changed since 1917.

The yard contains several trees that M. R. Howell planted: two catalpas in the front, and in the back yard a blue plum, a fig tree and a grafted pear tree which is still bearing two kinds of pears - a russet pear and a green winter pear. The garden plantings and several other trees were planted by Frances Jane Howell, including a snowball bush (south of the bay window), a trumpet vine (southwest corner of the kitchen), laylocks (lilacs) and blue rose (northwest of the house); Caroline Testout roses (north of the house), Isabella grapevines (by the conservatory) and herbs on the north side of the house.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture
Commerce

Period of Significance

c.1880-1884
1894-1930

Significant Dates

c.1880

Cultural Affiliation

N/A

Significant Person

George Kohlhagen (1868-1944)

Architect/Builder

Architect Unknown
Andrew Jones, builder (attributed)

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

The Gothic Revival house located at 848 SE Jackson Street in Roseburg, Oregon, is believed to have been built between 1880 and 1884 for Robert and Elizabeth Newcomb. It faces east and is situated close to the central business district. It is characterized by steeply-pitched cross axial gables with fancy vergeboard decoration and by gable-roofed wall dormers on the facade, an Italianate parlor window bay and elongated, double-hung windows, of which those having segmental arch-heads are noteworthy for finely-detailed scalloped and crested framements with crowning hood moldings. Originally, all gable peaks were surmounted by elaborate finials of turned and cut-out work. The house was made up to date shortly after the turn of the century when its porches with lacey brackets of scroll work were modified by round Tuscan columns on solid railings in the Colonial Revival vein. Other historic alterations were made in the early 20th Century as well.

The Howell-Kohlhagen House is significant to Roseburg in the category of architecture under Criterion C because it is the best preserved of Gothic Revival houses in the city's historic core. Of three houses of comparable style and period recorded in the Roseburg Cultural Resource Inventory, it is the only one remaining on its original site.

In the category of commerce, under Criterion B, the house is considered locally significant for its association with a family which occupied it for four generations. Martin Ryerson Howell, a native of New York who arrived in Roseburg in 1884, purchased the house at the opening of 1885. Howell was the proprietor of the New York Lumber Yard until his death in 1894. It was during the 1880s and 1890s that Howell's daughter Frances operated a private school in the front and back parlors. When the Howellses' daughter Marietta married George Kohlhagen in 1894, the Kohlhagens took up residence in the house along with Howell's widow and Frances Jane. George Kohlhagen (1868-1944), also a native of New York state, entered trade in Roseburg as a butcher and prospered in pursuit of a regional livestock business and local real estate development. The house is the property most importantly associated with Kohlhagen, a leading businessman who contributed

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository:

Douglas County Museum of History
PO Box 1550, Roseburg OR 97470

10. Geographical Data

Acreage of property less than one Roseburg, Oregon 1:62500

UTM References

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Zone Easting Northing

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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 NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 19, Township 27S, Range 5W, Willamette Meridian, in Roseburg, Douglas County, Oregon. It is legally described as Lot 2 of Block 58 of the Original Town of Roseburg and is otherwise identified as Tax Lot 15300 at said location.

See continuation sheet

Boundary Justification

The nominated area is the 80 x 110-foot lot containing the Gothic Revival house presumed to have been built c. 1880 for Robert and Elizabeth Newcomb and subsequently occupied by four generations of the Howell-Kohlhagen family from 1885 onward.

See continuation sheet

11. Form Prepared By

name/title Victoria Ann Hokanson

organization N/A date December 15, 1987

street & number 1040 West Fromdahl Street telephone (503) 673-0439

city or town Roseburg state Oregon zip code 97470

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significantly in his capacities as rancher, retailer, real property developer and president of Douglas Building and Loan Association, to the economy and upbuilding of Roseburg from the turn of the century to the time of the Great Depression.

HISTORICAL BACKGROUND

Lots 2 and 7 of Block 58 were a part of the original town of Roseburg platted in 1857. The plat was part of a 640-acre donation land claim by Aaron Rose in 1851. On January 2, 1879, Aaron Rose and Frances, his wife, sold the lots to Elizabeth S. Newcomb for \$250. Elizabeth Newcomb married Robert Newcomb, who was the notary public for this transaction. (Lot 2, which was to be occupied the Gothic Revival house, is the nominated area.)

In the 1880 census for Douglas County, the following information is found about the Newcomb family: Robert Newcomb, a thirty-six-year old male, was born in Louisiana of Irish decent and employed as a lawyer's clerk and census taker; Elizabeth Newcomb, a thirty-five-year old female, was born in Massachusetts and employed as a teacher; one child, Richard, who was ten. Also living with them were Elizabeth's parents, Captain George Whittens (70) and Lucretia (67), both born in Massachusetts. Captain Whittens, a gray haired man, went from lantern to lantern lighting the kerosene lamps, which were Roseburg's first street lighting system. This information was found in Lillie Moore's book called Roseburg 1851-1929, page 72.

On January 2, 1885, Robert and Elizabeth Newcomb, of the City of Portland, sold Lots 2 and 7 of Block 58 to M. R. Howell and Frances J. Howell for the sum of \$1500. Martin Ryerson Howell was born in Palmyra, New York on September 3, 1820, the twelfth child of thirteen children of Jacob and Hannah Moores Howell. He was reared and educated there, then went to Troy, where he worked in a stove foundry and later owned one, which, during the Civil War, made forges for the Union Army. On January 4, 1848, in West Milford, New Jersey, he married Mary Ann Pulis, the fourth child of eleven of West Milford. After losing their first three children in infancy, they adopted an orphaned nephew, John Edgar Pulis, in 1853 and then had four children of their own. These were: Nelson P. (1857-1923); Frances Jane (1860-1939); Wellington G. (1862-1929); and Marietta (1864-1954). In 1864 the family moved to St. Louis, Missouri, where Mr. Howell built and operated a stove foundry. The children were raised and educated there. In 1872 they moved to Keokuk, Iowa, where Mr. Howell had another stove foundry, and they had a small acreage, also. In 1867 they moved by covered wagon to Nebraska where they farmed near Beaver City and Junietta. They lived in a sod house with four foot thick walls. Frances and Marietta attended Hastings Normal School and were granted teaching certificates in order to teach in the nearby rural school.

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In 1884, Mr. Howell saw a Roseburg, Oregon newspaper and he noted that there was a stove foundry in Roseburg. Mary Ann wanted to get out of the wind, so they sold their property and traveled by train to Roseburg. They arrived in Roseburg on May 14, 1884, and rented the house at 848 SE Jackson, (then 232 Jackson). Howell decided to look over other cities in Oregon. He found there was or had been typhoid epidemics in Salem and Eugene which he attributed to poor drainage, so he returned to Roseburg, believing it to be more healthful. He returned to the "Italy of Oregon", and bought the house they had been renting. Mrs. Howell called Roseburg, "a bird's nest set among the hills." The foundry, owned by Dr. N. P. Bunnell, was located at Lane and Pine, where the Long and Shukle Mortuary is now. He worked at the foundry making architectural cast iron that adorned the fronts of many Jackson Street businesses, plus iron railings. One of the building fronts remains on the brick exterior of the Sewing Bee. After several years, Mr. Howell established his own business, the New York Lumber Yard, at Mill and Mosher Streets, which he ran until his illness and death in June of 1894. This lumber yard was sold to a W. L. Dysinger. Before his illness and death, Mr. Howell purchased meat for the family, so in 1892 he met the new butcher, Mr. George Kohlhagen. They became fast friends because of their New York backgrounds.

Mary Ann Pulis Howell, born June 3, 1822, went for rides in Roseburg's first rubber-tired surrey which George Kohlhagen had bought so Mrs. Howell would have easier rides. She passed away June 17, 1902, and her funeral was held in the front parlor.

Frances Jane Howell had helped her father buy the house on Jackson Street. The same Roseburg paper which had attracted her father to Oregon in 1884 was the source of her learning about Roseburg Academy. She contacted Professor John B. Horner, the principal, who promised Frances she could teach the first grade. However, upon her arrival in Roseburg, he wanted her to teach the third grade. She decided not to take this position because a first grade certificate required better training. Miss F. J. Howell opened her own private select school in the front and back parlors on July 7, 1884. In those days, school mostly ran when the roads were passable enough for the pupils to get there. She and her assistant, Marietta, were successful, and four years later, with eighty pupils, they moved their school to the Masonic Temple across from the courthouse, where the First Christian Church now stands. Thus, the school left the parlors taking with it one small blackboard and benches. Subsequently, Frances reactivated the Coles Valley School, where she taught for several years before starting the first school in Edenbower. Later, Frances clerked for the M. Josephson Company and kept books for George Kohlhagen's Economy Meat Market until 1915. Students of the private school included children from the families of Sheridan, Josephson, Wollenberg, Singleton, Rast; specific names known are Natalie Wollenberg Baum, Walter Singleton, and Maude Rast Kidder. In 1914, Frances organized the first

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Camp Fire Girls group in the area, which met at the Presbyterian Church. The Howell Apartments were built in 1922 and Frances managed them. In 1886, the entire family of Howells became charter members of the Order of Eastern Star No. 8, and in 1888 helped form the Grand Chapter of the Eastern Star in Roseburg, with Frances being the first Grand Associate Conductess and Marietta the first Grand Marshall. Frances' bedroom was the one above the sewing room. She died in 1939.

Marietta Howell became the head milliner for the M. Josephson Company, after the close of the private school. Marietta also did china painting, and she traveled to New York to get professional training. Her painted china is still in many homes in Roseburg. She had a kerosene-operated kiln in the basement of the house.

On August 19, 1894, Marietta Howell and George Kohlhagen were married in the front parlor of the family home. After a honeymoon to Newport by train, they returned to live in the house with Mrs. Howell and Frances.

George Kohlhagen was born in Rochester, New York, July 14, 1868, the fourth child of nine of George and Catherine Steinhauer Kohlhagen, who had come from Germany as teenagers. They moved to a farm near Caledonia, New York. At age fourteen, George went to Rochester to live with two older sisters, to work at a meat market, and to learn the trade. He drove a delivery cart for \$3.00 per week. He decided to go west, and stopped for a time in Park City, Utah, and then moved to Roseburg. In Roseburg he worked for McGregors Market in Slocum's Hall. McGregor was the uncle of the West boys, the youngest of whom was Oswald West, later Governor of Oregon. Then George went back to Rochester where he worked for a time. Next he went to Seattle to work with Levi West, Oswald's brother, at the Carstens Packing Company. Later he moved to Tacoma, Washington, and opened his own market. He hired Levi West as his bookkeeper, and he lived with the West family.

In 1892 Kohlhagen went to Roseburg and opened his own meat market on Cass Street, where the B & M Tavern is now. He was next to the shop of China Sam, and they became good friends. China Sam gave Kohlhagen the Chinese artifacts which were displayed in the "Chinese room" of the Howell-Kohlhagen House after George's marriage to Marietta. In 1894 he purchased the land for his slaughter house, which is on Diamond Lake Boulevard. In 1906 he purchased the Slocum Hall and built his own market on the same property. In 1908 he had the Slocum Hall demolished and built the Kohlhagen Building next door. The ranches he owned included: the Bill Tipton ranch above Lone Rock; the Sunshine Ranch; the Short Ranch, with two partners; part of Mont Alto Ranch; the Roberts Creek Ranch; a ranch on the Applegate River near Ruch, with a partner, and the Winchester Ranch (where Umpqua Community College is now located). He owned all of these ranches

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in addition to renting the ranches of Parrot, Curry and others. He raised livestock and turkeys, and even grew prunes for the county's noted prune industry. He sent his products all over the Pacific Northwest and California.

He was a member of many organizations including: I.O.O.F., W.O.W., B.P.O.E, Maccabees and the Presbyterian Church.

In 1922-23, he had the Kohlhagen Apartments built because he wanted to do something for Roseburg. The Roseburg-Coos Bay Road was being completed and many people who had previously traveled by train from Eugene to do their business on the coast, were now wanting to move to Roseburg. Housing was not available, so he built the apartments even though he was urged by others to invest his money another way for a faster return. In 1925 he built the Rose Street building for the Roy Catching Auto Agency and Orchard Auto Parts. Kohlhagen was a director in the Douglas National Bank and was president of the Douglas Building and Loan Association. George Kohlhagen passed away February 2, 1944, after a coronary heart attack, in a Portland hospital. The day of his funeral in Roseburg all businesses closed their doors in honor and memory of one of Douglas County's "outstanding and busiest citizens."

George and Marietta raised their children in Roseburg. Born to them were Florence (1895-1986); Greta Mary (1897-1909); George (born and died on February 9, 1900); and Edward George (1902-1967).

Florence Kohlhagen took teaching training at Oregon Normal School, now Western Oregon State College, in Monmouth, Oregon. She continued her training and received a Bachelor's degree from Oregon State College. She taught school at Benson School 1918-1920.

One event that took place at the house made the front page of the local newspaper, The News-Review, July 8, 1924. The headlines read, "Prominent Girl Married Last Night." The wedding on July 7, 1924, to Herbert Leslie McHenry was held in the back yard under the pear tree. After years spent in Portland, they retired to Santa Barbara, California. They had two daughters.

Because of the prominence of the Kohlhagens locally, the family home was visited by many notables. The News-Review, on November 26, 1938, reported the arrival of "Prominent New Yorkers" who visited in the home of George Kohlhagen until November 28, 1938. Gertrude Lathrop was a nationally famous sculptress, and her sister, Gertrude, was an award winning children's author and illustrator. Binger Hermann was a visitor and also a neighbor. Mr. Hermann had served in the State House of Representatives and the State Senate. He was a Republican delegate to the Congress from 1885-1897 and 1903-1907, before he moved to Roseburg to practice law. Oswald West, Governor of Oregon 1911-1917, was another visitor.

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George Kohlhagen had been associated with his brother, Levi West, in the meat packing business in Seattle and Tacoma in early days.

On June 22, 1940 a Garden Tea was given by Mrs. George Kohlhagen, Mrs. H. L. McHenry and Mrs. Edward Kohlhagen for Mrs. Thomas Gibson and Mrs. Alvin Gerlack. The guest register included 250 people of the Roseburg area, many of them recognized as prominent figures in Roseburg's history. The house was the site of many of Roseburg's important social gatherings.

The house was occupied by four generations of the Howell/Kohlhagen family: M. R. Howell, Marietta Howell Kohlhagen, Florence Kohlhagen McHenry, and Florence McHenry Pata.

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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY.

4-33

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RAILROAD
ADD TO
ROSEBURG

SEE MAP 27 6 24AD

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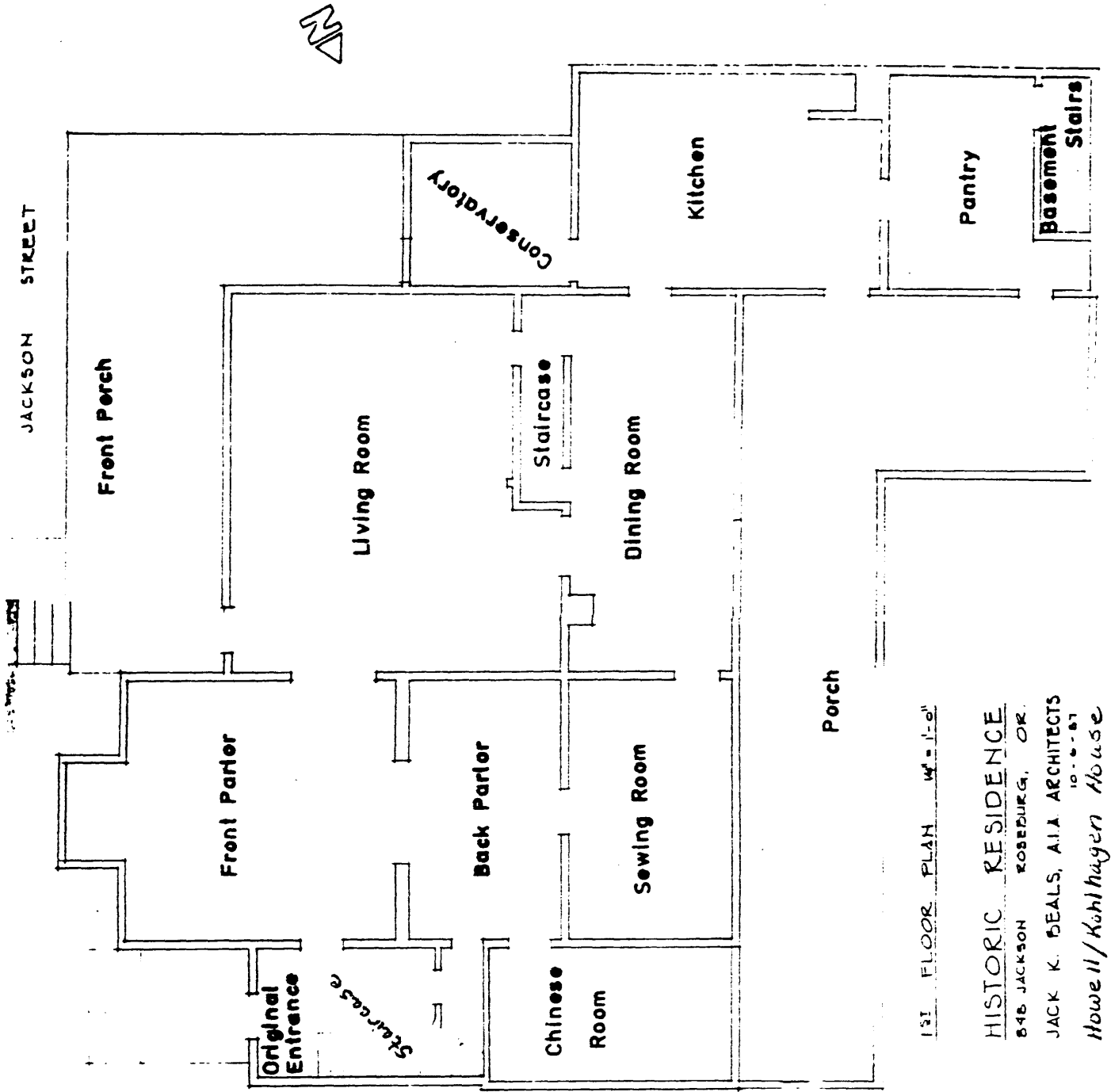
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JACKSON STREET

Front Porch

Front Parlor

Living Room

Conservatory

Staircase

Dining Room

Kitchen

Pantry

Basement Stairs

Original Entrance

Staircase

Back Parlor

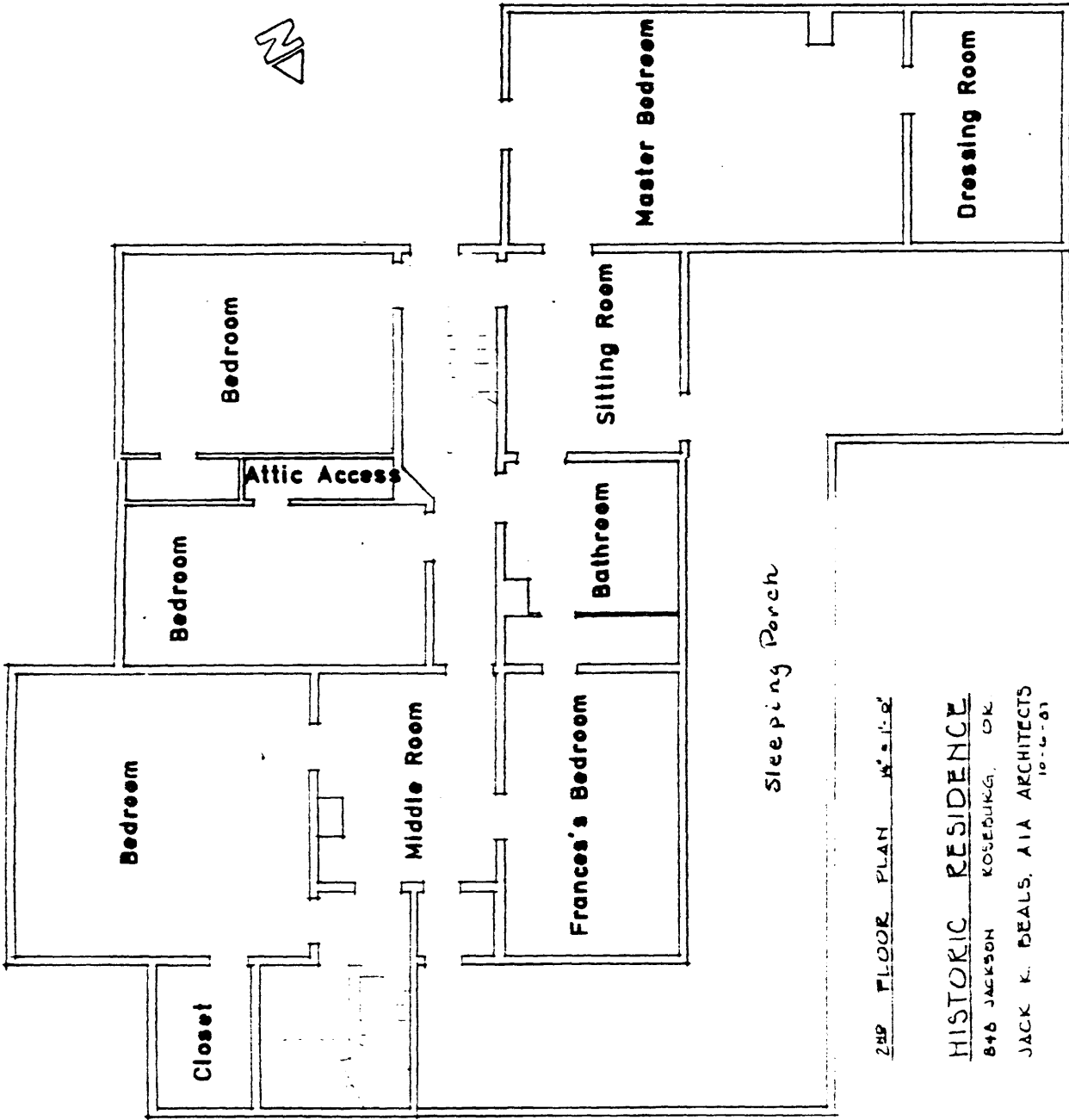
Chinese Room

Sewing Room

Porch

1st FLOOR PLAN W-1-a

HISTORIC RESIDENCE
 848 JACKSON ROSBURGH, OR.
 JACK K. BEALS, AIA ARCHITECTS
 10-6-87
 Howell/Kohlhagen House



2ND FLOOR PLAN 10-2-01

HISTORIC RESIDENCE

846 JACKSON KOSEBUK, OK.
 JACK K. BEALS, AIA ARCHITECTS
 10-2-01

Howell / Kohlhagen House