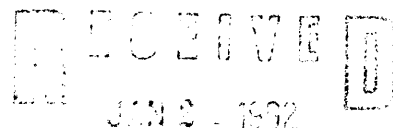


United States Department of the Interior National Park Service



National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Pedigrift, S. and Sarah J., House
other names/site number

2. Location

street & number 407 Scenic Avenue
city, town Ashland
state Oregon code OR county Jackson code 029 zip code 97520

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes checkboxes for private/public ownership and building/site/structure/object categories.

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: Sam Hamrick
Date: January 1, 1992
State or Federal agency and bureau: Oregon State Historic Preservation Office

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 of the Keeper: Melissa Byers
Date of Action: 2/20/92

Entered in the National Register

**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 Victorian: Queen Anne / Eastlake  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation brick  
walls wood  
roof asphalt: shingles  
other \_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number: 7

PEDIGRIFT HOUSE Page -1-

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The one and one-half story S. and Sarah J. Pedigrift House is an excellent example of the double-bay front variation of the Queen Anne style as it was constructed in Ashland during the last quarter of the 19th century. Completed in 1889, the Pedigrift House retains considerable integrity in use of materials, design, workmanship and detailing. Prominently sited, it continues to convey its historic appearance and successfully relates its significant associations.

SITE:

The S. and Sarah J. Pedigrift House is located at the NW corner of the intersection of Wimer Street and Scenic [formerly Woolen] Avenue, northwest of Ashland's downtown commercial district. The 113.5 x 120 foot lot is the surviving undivided portion of Lot 10 of the Wimer Subdivision, platted in 1914.<sup>1</sup> The structure fronts onto Scenic Avenue, set back approximately 40' from the curb. A huge Monterey Cypress [Cupressus Macrocarpa]<sup>2</sup> dominates the corner of the subject lot and adds considerably to the integrity of the setting. A new (1989) garage sits to the rear north of the structure and is accessed by a concrete/brick driveway.

CONSTRUCTION: Exterior

The S. and Sarah J. Pedigrift House is a one and one-half story structure with a truncated hip roof. Early roofing material was apparently shingle, still visible below the

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<sup>1</sup> Original plat, "Wimer Subdivision", filed 5-August-1914.

<sup>2</sup> Mr. Bruce Stewart, Ashland Tree Commission. Phone Conversation, 15 April, 1991. This tree is approximately 100 years old and was likely planted concurrently with the construction of the subject house.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number: 7

PEDIGRIFT HOUSE Page -2-

present 3-tab asphalt shingle roofing.<sup>3</sup> Five individual gable dormers (2 on north, 1 each on remaining elevations) break the regularity of the hip roof form. Two paired gable-roofed protruding bay windows dominate the primary (east) elevation. A hipped-roof porch is set slightly below cornice level on the rear elevation. Two original chimneys are present. A 3-part brick chimney is at the SW rear and a elaborate composite form stucco-brick chimney with beading and other surface decoration is located between the twin dormers on the north elevation.

Essentially rectangular in plan, the S. and Sarah J. Pedigrift House is approximately 32' wide and 40' deep, with 2,167 square feet of useable space on two floors. A two-wythe brick perimeter foundation is augmented by rectangular section brick piers and newer 6x6 posts for interior foundation support. The extreme NE corner of the basement area has a non-original 22x14 concrete floor and houses a modern gas-fired central heating unit. The balance of the understructure area is dirt crawlspace, approximately 4' high. Foundation skirting is 6" wide v-groove set in vertical orientation, averaging 3' in height and stopping at the 9" wide watertable board. Floor construction is of 2x6 RS joists 16" o.c. with wooden cross-bridging between joists. Sub-flooring is RS tongue and groove fir in mixed 4" and 6" widths laid at right-angle to the floor joists.

Wall construction is wooden frame of undetermined type. No visual indication of balloon-style framing was detected. Exterior surface is original 8" horizontal drop siding with 6" cornerboards and a wide (12" +/-) plainboard frieze below a boxed cornice. New perimeter gutters were installed c.1988. A rear hipped roof covers an open-rail porch. At the extreme northwest corner, beneath the porch roof, is a toilet room accessible only from the outside. Reportedly this facility was used by "fieldhands" during the orchard use period of the house's history. (See footnote #10, below)

Exterior ornamentation is concentrated, as might be expected, on the primary [Scenic Avenue] elevation. An open-rail spindle front porch, centered on the facade above a stair flight, has two original turned posts and a spindle frieze with pierced brackets. The twin flanking bay windows are

<sup>3</sup> Installed 1969, City of Ashland building permit #2185.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number: 7

PEDIGRIFT HOUSE Page -3-

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surface decorated with a stick and bead design that visually divides them into three segments from top to bottom and two from side to side, based on the paired 1/1 double hung windows. The top segment is a reeded surface (a series of vertical concave ribs) set below three brackets underneath the protruding boxed cornice of the closed gable end. The side panels of each bay are similarly decorated around a single 1/1 double hung window. The gable ends are accented with bead and spindlework compasses as well as decorative shingling on the actual gable end surface. A third bay, on the south elevation, is identical in both design and size as the paired front bays.

Remaining window trim is 5" wide plainboard with beaded and notched decorations on the apron. A crown moulding tops each window frame. The front window of the south elevation only (lighting the parlor, see floorplan) is decorated as are the bay windows with the three-panel and reeded surface design described earlier. [see photo #6]

The main entry, [see photo #7] centered on the bi-laterally symmetrical Scenic Avenue facade, retains its original 4-panel door with beaded trim and cornerblocks around solid lower panels. A 5-light wood-sash transom is above. Exterior door casing with base and corner blocks matches interior details. The original embossed brass door hardware and a nickel-plated rotary-type door bell, survive. A single flight of stairs rises from a dry-laid brick pathway up to the front porch. Turned spindles and newel posts are not original.

CONSTRUCTION: Interior

Despite over one-hundred years of habitation, the interior of the S. and Sarah J. Pedigrift House retains a remarkable integrity in interior finish and trim. Wall surfaces, mouldings, hardware, and doors are all original, early alterations, or sensitive later remodeling.

First floor rooms have original 10' high ceilings with a picture moulding approximately 16" from the top. Wall surfaces are lath and plaster, with new plaster surfaces over the original lath, completely restored in 1989. A central "open/closed" stairway leads from the entryway to the second

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CONTINUATION SHEET

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PEDIGRIFT HOUSE Page -4-

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floor. The first, open, leg leads to a half-turn landing at which point the closed leg continues the remaining distance to the second floor. Physical evidence indicates that this is not the original stairwell of the house, which apparently was a single closed flight that entered the ground floor in the kitchen and ran toward the front of the house through the present "pantry" area. [see floorplan] The date of this change is documented as pre-1940 and likely dates as early as 1900.<sup>4</sup>

Except as noted, windows are all original, 1/1 double-hung wood sash with original hardware. All windows are vertically oriented with the exception of those above the kitchen sink (on the north elevation) and the likely later "field hand" restroom windows off the rear porch. An unusual floor-level casement window is present at the rear second floor, in Bedroom #4, just below the cornice. Reportedly this window, installed pre-1940, was used for ventilation during hot summer months. All exterior windows now have white enamelled storm windows. The casement window is a modern double-glazed window, apparently replaced in 1988.

Three of the four major spaces on the first floor retain considerable integrity with their original design. The parlor and music room each are detailed with original trim, picture mouldings and baseboards. Door and window openings are detailed with 5" wide boards with full-length decorative grooves, corner blocks and base blocks that tie into the 10" high, two-part, baseboard. Detailing in the dining room is as above without baseboard. A 36" wainscot of 3" beaded tongue & groove boards with a matching chair-rail lines the walls of the room. A set of double french-doors opens off the dining room into the kitchen. The muntin design and colonial-revival style hardware of these doors indicate a later than original installation. Flooring in the dining room is modern wall-to-wall carpet in a neutral tone Berber weave. Flooring in the parlor and music room and entry is non-original 2½" tongue and groove maple.

Original 9' high 4-panel fir sliding doors divide the parlor and music room spaces. Recently stripped of paint, these

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<sup>4</sup> See the discussion of Ashcraft remodeling in "Alterations" element of this section.

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Section Number: 7

PEDIGRIFT HOUSE Page -5-

doors retain their original embossed copper-finish pulls and bolt as well as the original slider mechanism, patented in 1882.

Remaining spaces on the first floor include a bathroom accessed off of the music room which was completely remodeled in 1988. It is unclear what the original use of this space was although in the 1960s it was used for storage.<sup>5</sup> A rear entry porch, or "mud room" retains original wainscot on the walls of 6" wide beaded boards 46" high.

The kitchen and laundry room areas, both substantially remodeled retain little original material although some attempt was made to utilize period appropriate trim, presumably salvaged, to integrate new construction with old. Cabinet faces are all modern oak-finish. A beaded oak wainscot lines one wall. It appears that a solid cabinet/counter area along the common wall to the laundry is an alteration and the exact original floorplan in this area is unknown. A built-in pantry closet, located between the kitchen and dining area, was likely originally below the stairwell and simply re-designed to accommodate the alteration to the stairs mentioned above.

The second floor rooms of the S. and Sarah J. Pedigrift House are arrayed around the irregularly shaped stairwell opening. Four major spaces (shown as Bedrooms 1-4 on floorplan) and a single bathroom all open onto the central landing. The detailing of the banister is an open grid-pattern of beaded 1½" square spindles in an open rectangular pattern reminiscent of the chinoiserie work found in many 19th century Oregon structures. Original handrail and bannister continue from the corner 4" diameter newel post (probably in its original location) to the first bend of the landing. From here, materials apparently salvaged from the original stair design are mixed with non-decorated bannisters and handrail cap of similar dimensions, obviously intended to compliment the original construction. A closet area, possibly a remnant entrance to the original single stair flight, was adapted to hide the ductwork of the new central heating system in 1989.

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<sup>5</sup> Mr. Robert L. Dooms (previous owner), telephone conversation with Author, 4 April, 1991.

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CONTINUATION SHEET

Section Number: 7

PEDIGRIFT HOUSE Page -6-

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Ceiling heights on the second floor are lower than the first, 8' rather than 10' high. All rooms fully utilize the entire roof volume with sloped ceilings extending to the exterior wall plain. Interior walls are lath and plaster with trim similar to, although generally more modest, than that of the first floor. A 2-part 8" baseboard is found in most rooms with elaborate 11" high baseblocks. Door and window trim is 5" wide boards with a ribbed profile, slightly different in pattern [and appearing to be of a later date] than that of the first floor. Cornerblocks are again used. A picture moulding, approximately 12" from the ceiling, is found in all rooms except the bath, "den" and Bedroom #3.

Interior doors are mostly original 4-panel painted fir, not however with the raised beaded decoration found on the first floor. Early hardware with porcelain knobs is present at most locations. Operable 10" high single-light transom windows remain on all doorways that open onto the landing except that of Bedroom #4 (den). Window casings are similar to the first floor. An unusual "skirting", formed by an extension of the side casings down to the baseboard, and creating a framed panel below the window stool, is present on all exterior windows except the small casement window at the extreme NW corner of Bedroom #4.

ALTERATIONS/REMODELING:

Little documentary information regarding remodeling or alterations prior to the major 1988 renovation was located. Essentially the S. and Sarah J. Pedigrift House appears as built with the following exceptions.

Although perhaps not original, the exterior "fieldhand" restroom dates from at least 1890. Siding and trim indicates that some changes have occurred at this location and the present milled 2x4 wall construction of the room is clearly new. However a similar structure in shape and location appears in the birdseye view of Ashland published that year and also on the Sanborn Fire Insurance Map of July 1898. It is possible that an early shed/storage room was converted to an outdoor restroom at some subsequent date. The existing toilet is of early manufacture, bearing a patent date of 1900. A "Greek-key" type frieze present at the bowl rim. A newer



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CONTINUATION SHEET

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PEDIGRIFT HOUSE Page -7-

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appearing tank is wall mounted behind. At present non-functional, the current owner has plans to restore this facility if possible.

In 1905, following a change in ownership, the local paper announced in reference to the subject structure that "Mr. Ashcraft will improve the plan and remodel and enlarge the house and make it his home."<sup>6</sup> Although no conclusive evidence was located regarding the specific nature of these changes, it is likely that the stairwell realignment dates from this period as well as various other 2nd floor alterations. Trim and detailing upstairs is generally less modest than that of first floor, expected in the differentiation between private and public spaces. But upstairs details are also uniformly of later appearing design or obviously re-used materials. For example, the beaded doors of the first floor, clearly date from the 19th century. The second floor doors, of simpler profile, likely date from a later period except the doors to both the central closet and Bedroom #3, each of which show evidence of having been used in some other configuration.<sup>7</sup>

✓ It is unclear as to how the central entry area of the first was effected by the changes to the stairwell. The 23" wide "alley" to the left of the entry as well as pieced base mouldings indicate that an original central hallway of some type was closed off or otherwise altered during this change. *affected*

Ashcraft's improvements also included the construction of two separate single-storey framed structures, built to the rear of the structure between July 1907 and June 1911 as well the construction of the rear hipped-roof porch.<sup>8</sup> The smaller of these two outbuildings was likely the "garage", demolished in 1989.<sup>9</sup> The use of the second, larger, outbuilding, or the

<sup>6</sup> Ashland Daily Tidings 7-November-1905, 2:4.

<sup>7</sup> Ashcraft and his wife had nine children, five of whom (age 14 to 21) were still living at home according to the 1910 Census. It is likely that additional spaces were somehow created for the family when they moved in five years earlier.

<sup>8</sup> See Sanborn Maps, attached.

<sup>9</sup> City of Ashland permit #8902037, issued to then owner Terry Clement.

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PEDIGRIFT HOUSE Page -8-

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time of its demolition, is unknown at this writing. It is highly possible that the outside restroom, converted from an earlier shed as mentioned above, dates from this period as well.<sup>10</sup>

In 1988 the S. and Sarah J. Pedigrift House was extensively remodeled by then owner Terry Clement, acting as his own contractor. All heating, electrical and plumbing systems were modernized and updated. At that time additional 6x6' pressure-treated posts and other structural augmentation was done to the original brick foundation piers. Deteriorated foundation skirting was replaced in-kind and the front entry steps and footings were completely rebuilt to correct damage. The early or original square newel post and balusters were replaced with the present turned spindles. An earlier textured concrete "miracle" block-type fence, remnants of which still remain at the base of the Monterey Cypress, was replaced with the present wooden picket fence (Ashland Permit 8902020, 15-Feb-1989). The bannisters of the rear porch were replaced as well.

The upstairs bathroom appears to be non-original but dates at minimum pre-1964.<sup>11</sup> Physical evidence of the door moulding and baseboards indicate the room has been altered at some point. This bathroom was again remodeled/updated in 1988 although the early clawfoot tub and period trim remains. Other second-floor alterations are evident by various moulding and trim irregularities although the exact nature or sequence of these changes remains unclear. At some undetermined date, pre-1964, a 3-pane aluminum slider lighting the basement area was installed on the right front elevation.

Following the demolition of the garage, mentioned above, a new 2-car garage was built at approximately the same location and a brick-lined concrete drive was installed leading to it. The wood-framed garage is constructed with compatible materials and is appropriately scaled to the main home. The present owner has undertaken extensive landscape work including a dry-

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<sup>10</sup> The second outbuilding could well have provided additional living space for the older Ashcraft children and the outdoor restroom facility may have been installed for their use as well as for orchard workers.

<sup>11</sup> Mr. Robert L. Dooms, *ibid.*

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CONTINUATION SHEET

Section Number: 7

PEDIGRIFT HOUSE Page -9-

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laid stone patio area to ameliorate the extensive run-off problems encountered from the hillside setting.

During the 1988 renovation, the kitchen was extensively remodeled with new cabinets, counters and other modernization. The first floor bathroom was added. All interior wall surfaces were repaired or re-plastered over the original lath. On the second floor, built-in closets dating from the mid-1960s (installed by previous owner, Robert Dooms) were removed and the present full-width closets with sliding doors were constructed in Bedrooms #1, #2 and #4. In Bedroom #2 the present closet is built around the brick stack of the original chimney.

SUMMARY:

The S. and Sarah J. Pedigrift House retains virtually all its original exterior decoration, trim and surface materials. Primary interior walls and trim remain to a high degree. Essentially unaltered in appearance since 1905, subsequent remodeling of the S. and Sarah J. Pedigrift House does not adversely effect the structure's major spaces, feeling, or character nor does it detract from the house's ability to successfully convey its original appearance and construction.

**8. Statement of Significance**

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

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

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

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1889  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1889  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

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

Significant Person

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

Architect/Builder

S. Pedigrift  
\_\_\_\_\_

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

See continuation sheet

**9. Major Bibliographical References**

Previous documentation on file (NPS):

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

See continuation sheet

Primary location of additional data:

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

Specify repository:

\_\_\_\_\_ Jackson County Courthouse \_\_\_\_\_

**10. Geographical Data**

Acreeage of property 0.48 acres Ashland, Oregon 1:24000

UTM References

A 

1	1	5	2	2	9	5	0
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4	6	7	2	2	4	0
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Zone Easting Northing

B 

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Zone Easting Northing

C 

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D 

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See continuation sheet

Verbal Boundary Description

The nominated property consists of the 175.5 x 120-foot parcel identified on Jackson County Assessor's Office Map 39-1E-5DB as Tax Lot 4200.

See continuation sheet

Boundary Justification

The nominated property contains the remaining portion of the two-acre parcel sold to S. Pedigrift just prior to construction of the subject structure and continually associated with the dwelling during its entire history.

See continuation sheet

**11. Form Prepared By**

name/title George Kramer, Historic Preservation Consultant

organization \_\_\_\_\_ date May 1, 1991

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

city or town Ashland state Oregon zip code 97520

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1A

The one-and-a-half-story, vernacular Queen Anne/Eastlake Cottage at the northwest corner of Scenic Drive and Wimer Street in Ashland, Oregon was built in 1889 by a local mason and plasterer named Pedigrift who appears to have acted as his own designer and contractor. It is considered the best-preserved and most distinctive example of an uncommon vernacular type, locally. As Ashland's best representative of a cottage-scale house having a double-bay front, it meets National Register Criterion C. The Ashland cultural resource inventory identified only four other houses of comparable scale and type, and none is as well preserved or prepossessing, taken together with its site, as the Pedigrift House.

Briefly characterized, the Pedigrift House is a boxy volume with truncated hip roof that may have been outlined with cresting in its original state. It rises from its sloping site from a partially daylight basement story and is oriented to the east. The house is clad entirely with novelty, or drop siding and is trimmed with water table, plain frieze, and corner boards terminated by Eastlake brackets meeting broad eaves. Standing on the north slope of roof is a finely-articulated stove chimney with a corbelled cap and inset panels on the shaft that is covered with a skimcoat of plaster indicative of the builder's specialties. There are gabled dormers with boxed cornices on all facets of the roof. Elongated openings for double-hung windows have architrave framements with decorated sill aprons.

The building's chief interest, stylistically, is concentrated on the facade, where rectangular window bays with pedimented gables are symmetrically placed on either side of a central entrance at the head of a steep, straight-flight staircase that was rebuilt to a temporary state of utility in the course of extensive renovation work by the present owner in 1988. The stairs will be restored in due course. The front roof slope is drawn down between the bays to shelter a loggia with spindle frieze and lacey arcade of turned posts and scroll-sawn work. These bays, including a single music room bay on the south elevation, are so decidedly the repository of Eastlake fancy work, they likely were catalog-ordered features incorporated by Pedigrift into the plan. All the hallmark features of Eastlake decoration are there: the imbricated shingles with fancy butts in the gable tympanae, highly elaborate verge board decoration in the gable hoods, attenuated console brackets, and

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National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 2A

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spandrel paneling and stickwork generously embellished with bosses, the signal mark of the genre.

The house interior is organized more or less formally on a central entry hall plan, and woodwork is good, standard millwork of the day, including high baseboards with elaborate crown moldings, beaded architraves and bull's-eye corner blocks, and sliding pocket doors. The stairwell is believed to have been realigned in historic modifications of 1905.

In 1989, an outbuilding of generally conforming character but undetermined date was displaced by construction of a garage which is plainly non-contributing. A historic perimeter wall of hollow concrete block was removed in 1988 and replaced with a picket fence.

S. and Sarah Pedigrift occupied the property only briefly. The house and its original parcel of two acres were sold in 1891.

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number: 8

PEDIGRIFT HOUSE Page -1-

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The one and one-half story S. and Sarah J. Pedigrift House is a well-preserved example of a double-bay front variation on the Queen Anne style as it was used in Ashland during the last quarter of the 19th century. Completed in 1889, the Pedigrift House retains considerable integrity in use of materials, design, workmanship and detailing. It successfully relates its period of construction, original design and significant associations. It is proposed for nomination to the National Register of Historic Places under criterion "C" as a distinctive example of its architectural type.

HISTORY:

The S. and Sarah J. Pedigrift House was built in late-1888 and early 1889 on a two acre parcel purchased by the Pedigrifts from J. Barnum.<sup>1</sup> Pedigrift, a mason and plaster contractor of some note, likely built and designed the house for his family's own use. By 21 June 1889, the local paper, in a discussion of the many fine large residences completed in Ashland during the previous months, included the statement "...Pedigriff's [sic] cottage was recently completed."<sup>2</sup>

Virtually no information was located regarding S. Pedigrift and his wife Sarah. Indeed, even his given name remains a mystery, having never appeared in any government document or newspaper article concerning him. Apparently, Pedigrift moved to Ashland in 1887 or 1888 in connection with the sudden building boom following the completion of the north-south railway through town. A plasterer, Pedigrift was a partner in the firm of Pedigrift and Stone, which was dissolved in August 1889.

Pedigrift and Stone publish notice dissolution of copartnership. Mr. Stone has moved to Linn County

<sup>1</sup> Jackson County Deed Record [JCD] 16:144, 30-June-1888.

<sup>2</sup> Ashland Tidings, 21-June-1889, 2:1.



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CONTINUATION SHEET

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PEDIGRIFT HOUSE Page -2-

and their business, plastering, stone and bricklaying etc., will be continued by Mr. Pedigrift, the boss plasterer of this part of the country.<sup>3</sup>

Pedigrift's only two identified jobs other than the subject property were both large commercial projects. In September 1889, just a few months following the completion of the subject property, the local paper reported the following;

S. Pedigrift finished work on the Clarendon Hotel in Yreka [California] last week and went down to Grants Pass Sunday evening to begin work next day upon plastering the new opera house there.<sup>4</sup>

The Clarendon Hotel still stands in Yreka and has been listed on the National Register as an element of the Miner Street Historic District.<sup>5</sup> The Grants Pass Opera House, completed in 1891, was long an imposing structure in that community. Historical photos reveal the elaborate interior complete with stencilled proscenium arch. "Resplendent with its iron grill-adorned cupola, it was nonetheless a gilded fire-trap with only one stairway leading from the balcony to main floor."<sup>6</sup> Bypassed by time and superceded by modern movie theaters, the Grants Pass Opera House was razed for a new bank building in April 1955.

It is possible, though undocumented, that Pedigrift was also involved with construction of the opera houses in both Ashland and Roseburg. Henry J. Clark, the brick contractor who built the Grants Pass Opera House, had earlier built a similar structure in Ashland (1888) and later built both a City Hall

<sup>3</sup> Ashland Tidings, 30-August-1889, 3:7.

<sup>4</sup> Ashland Tidings, 13-September-1889. 3:2

<sup>5</sup> According to Mike Hendryx, Curator, Siskiyou County Museum, the present Clarendon Hotel building (209-215 Miner Street) was completed in 1871 after a previous structure had burnt. Pedigrift's involvement was likely as a part of a major remodel project after the building was purchased by new owners in 1887.

<sup>6</sup> Grants Pass Courier Anniversary Edition, 2-April-1960, 11:4-6.

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CONTINUATION SHEET

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PEDIGRIFT HOUSE Page -3-

and an Opera House in Roseburg.<sup>7</sup> It is entirely possible that Clark, who moved to Ashland in 1888, worked with Pedigrift not only on the Grants Pass job but on the others as well.

Probably as result of the Grants Pass Opera House or other unidentified contracts, Pedigrift and his wife left Ashland within a few years of completing the nominated property. In late 1891 the house was sold to Mrs. C.L. Kingsbury.<sup>8</sup>

Cornelia L. Kingsbury and her husband, Charles Benjamin Kingsbury, were both prominent citizens in the Ashland area. C.B. Kingsbury was born in New York in 1831 and moved to southern Oregon in 1874. The family owned a large ranch approximately eight miles south of the city, near the modern-day intersection of the Old Siskiyou Highway and the Greensprings, Highway 66. For a short time in the 1880s-90s, Kingsbury Soda Springs, on the ranch, was a popular mineral resort.

Large landowners, the Kingsburys maintained extensive holdings throughout Jackson County. In addition to the family ranch, Kingsbury also owned numerous lots in the unrealized town plat of Tolo, at the base of lower Table Rock north of Medford, as well as orchard holdings the immediate vicinity of the subject parcel. It is unlikely that either Mr. or Mrs. Kingsbury personally lived in the S. and Sarah J. Pedigrift House. Rather, it is probable that the house was purchased in conjunction with orchard development the Kingsbury's operated in the area. The Pedigrift House itself was likely rented or used by another Kingsbury family member. C.B. Kingsbury, "...quiet, industrious, and respected by all who knew him..." passed away at age 77 in 1909.<sup>9</sup> Cornelia outlived her

<sup>7</sup> Kay Atwood. Clark-Norton House NR Nomination. 18-July-1985.

<sup>8</sup> JCD 24-534, 11-December-1891. A \$5000 mortgage on this transaction was filed one month later in Misc. Records Volume A, page 74.

<sup>9</sup> Ashland Tidings, 9-November-1909, 1:6.

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husband, moving off the ranch and into town at 159 Laurel Street, where she died in 1922.<sup>10</sup>

By the turn-of-the-century the subject parcel and structure were owned by E.W. Burns who in 1903 left Ashland and moved to Goldfields, Nevada. In 1905 as an element of various lot transfers between Burns, the Kingsburys, and others in the area involving some 20+ acres, the subject 2 acre parcel was sold to P.L. Ashcraft.

P.L. Ashcraft, who recently came to Ashland with his family from Kansas has purchased the Burns property, corner of Woolen and Wimer Streets in the western part of the city, including four acres of land set to fruit and berries, the consideration being \$2750, Alex Chisholm negotiating the sale.<sup>11</sup>

Perry L. Ashcraft, born in Alexander, New York in 1855, was raised in Hiawatha, Kansas where he met and later married Malissa Chloe Woodward in 1877. Ashcraft quickly established himself as a leader in the Ashland area, operating a successful orchard and farm in the vicinity of the subject house. Listing his occupation as "Rancher" in 1906 and "Fruitgrower"<sup>12</sup> thereafter, Ashcraft owned 436 acres in the Ashland area by the early 1920s.<sup>13</sup> In 1914, during the Ashcraft's ownership, the subject parcel was included in the Wimer Subdivision. The .75 acre portion of the original 2 acre parcel which continued to be associated with the subject house was identified on the original subdivision plat as Lot 10. Approximately 2 years later the name of Woolen Street was changed to Scenic Avenue. In 1920 P.L and M.C. Ashcraft sold all of Lot 10 to R.W. and Bessie Johnson of Fossil, Oregon.<sup>14</sup>

<sup>10</sup> Ashland Tidings, 13-January-1922, as included in Eugenia Atkinson, Scrapbook of Tidings Clippings 1877-1937, p. 47, (Medford Public Library Collection).

<sup>11</sup> Ashland Daily Tidings, 2-November-1905, 2:4.

<sup>12</sup> R.L. Polk, Jackson County Directories, 1906-

<sup>13</sup> Oregon-California Farmer's Directory. (Farm Directory Company: Portland), 1922.

<sup>14</sup> JCD 126:318, 20-March-1920. See also JCity Mortgage Records 31:492-3, Warranty Deed for \$3500.

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During his residency in the house, Mr. Ashcraft was active in civic affairs and he served two terms on the Ashland City Council, first elected in 1914 and then re-elected two years later. He also served a four year term as a deed registrar. Upon his death he was recalled as "...one of the best known and best loved men in this city."<sup>15</sup>

Robert W. Johnson continued to live in the subject structure, "...where he owned and operated two small orchards..." until his death in 1948.<sup>16</sup> In the early 1950s Mrs. Johnson and her son had Lot 10 subdivided into three separate tax lots, creating the present configuration of the nominated property. In 1964, Robert L. Johnson, as executor of his mother's estate (Bessie Johnson died 26-January-1955) sold the S. and Sarah J. Pedigrift House to Robert L. and Olive M. Dooms who owned and lived here until 1988.<sup>17</sup>

CONTEXT:

The construction of the S. and Sarah J. Pedigrift House in 1888-9 coincides with the huge building boom that occurred in Ashland following the announcement that Southern Pacific Railroad would complete the much troubled trans-Siskiyou route and locate a division point in the city. The 17-December-1887 ceremonial driving of a golden spike just south of the Ashland railroad depot marked the completion of continuous rail lines along the entire Pacific Coast. Builders flocked to Ashland in anticipation of massive new construction to house railroad employees and new businesses. Two major hotels were built in the city by years end and many new homes, from modest worker housing to elaborate dwellings for the professional and business class, were all begun and finished prior to 1890. It is within this context that S. Pedigrift was drawn to Ashland, perhaps in connection with the construction of the opera house mentioned previously. The house he built for his family amidst the orchard tracts northwest of the Plaza was a large

<sup>15</sup> Ashland Daily Tidings, 23-January-1928, 1:6.

<sup>16</sup> Ashland Daily Tidings, 8-May-1948, 1:5.

<sup>17</sup> JCD 573-531.

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and imposing structure, likely built at least partially with an eye toward resale in Ashland's booming real estate market.

As Ashland expanded beyond its original boundaries, much of the land along the valley walls west of town proper was an area noted for its orchard production. In the late 1860s Orlando Coolidge established a nursery business, selling "fruit, flowers, nuts, shrubs and ornamental trees, that stimulated the fruit industry of southern Oregon."<sup>18</sup> From this early beginning, the fruit industry in Ashland, augmented by the availability of transportation, grew into a major factor in the southern Oregon economy. An 1890 birdseye view of Ashland shows the Pedigrift House in a landscape dominated by the regularly spaced trees of tended orchard development. (See attached)

While the two-acre parcel historically associated with the Pedigrift House is too small for large scale orchard use, the structure did have strong ties to Ashland's orchard development. Circumstantial evidence indicates that the Pedigrift House served a series of owners as a base for scattered orchard holdings in the general area.<sup>19</sup> The clearest picture of the orchard relationship of the Pedigrift House comes during Ashcraft's ownership. Mr. Ashcraft, a "fruitgrower" was a large landholder in the area and likely added the outdoor restroom facility described earlier for the comfort of his workers. Fruit was still being harvested on the .75 acre remnant of the original parcel as late as 1940.<sup>20</sup>

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<sup>18</sup> Marjorie O'Harra, Ashland: The First 130 Years, Revised ed., (Ashland:Northwest Passages Publishing, Inc.), 1986, p. 17.

<sup>19</sup> The Kingsbury family owned 20 acres more or less within Section 5. E.W. Burns, within a week of selling the subject property in 1905, purchased 4 acres in the Coolidge addition, just to the north of the subject property. All were orchard lands.

<sup>20</sup> Mr. Robert Dooms. Verbal communication to the author. 4-April-1991. Mr. Dooms, subsequently an owner of the Pedigrift House, recalled that as a child Robert W. Johnson paid him \$1 a pound for picking cherries, apricots, and peaches behind the house.

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PEDIGRIFF HOUSE Page -7-

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As Ashland developed, the larger parcels required for commercial orchard lands became unrealistically expensive within Ashland's confined valley setting. By 1910 the major orchard development in Jackson County had shifted north to more open, less expensive, land in the Talent, Phoenix and Medford vicinities and it is in these areas that the Rogue Valley's orchard industry flourished. Many of those early orchards are still productive, serving as the basis for the still substantial Rogue River Valley pear industry. Over the years smaller orchards, such as those surrounding the Pedigrift House, gave way to subdivision and residential development. No recognizable orchard plantings are presently visible in the area of the nominated property.

STYLE:

The S. and Sarah J. Pedigrift House is designed in what has been called the "Double-Bay Front" variant of the Queen Anne Style of architecture. The defining design element of this architectural type is the use of the twin protruding bay windows on the primary elevation. Other typical features of the variant, at least as located within the Ashland area, are the truncated hip roof with gable dormers and a wide cornice band and bracketry which add a semi-Italianate quality to the design. Overall, the footprint of these structures is essentially square in plan. Comparative analysis of floorplans was not included within the scope of this nomination.

The 1989-90 City of Ashland Cultural Resource Inventory<sup>21</sup> identified four other double bay front houses, in addition to the nominated structure, within a study area that encompassed virtually all of the historic portions of the city. These four structures are; the J.K. Van Sant Rental Houses #'s 1 and 2, located at 363 and 355 "B" Street respectively and built c.1899, the George W. Stephenson Rental House #2 (249 B Street, 1900) and the Countryman-Fox House (244 Hargadine, 1884). Each shares essential elements of the style with the Pedigrift House.

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<sup>21</sup> Clay/Atwood, Ashland Cultural Resource Inventory. City of Ashland Community Development Department, 1989-90.

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The twin J.K. Van Sant Rental Houses, as well as the nearby Stephenson Rental House, are all quite similar to one another. Unlike the two examples south of Main Street (Pedigrift and Countryman-Fox) these three houses do not have the dominant flight of entry stairs, sitting closer to street level without a raised foundation skirting. The Van Sant Rental #1 at 363 B Street has been dramatically altered, its twin bays removed below the cornice line to accommodate a full-width front porch. Both 355 and 249 B are essentially original although neither, given their intent of investment rentals, were designed with the exuberant detailing of the Pedigrift House.

The Countryman-Fox House has many similarities in design to the subject property. Detailing is more abundant than on the three rental houses although not as extensive as on the Pedigrift. Virtually identical gable compasses, porch posts and spindle porch frieze remain. Bay windows are again visually divided into thirds however detailing is not as rich, nor as successfully accomplished. The Countryman-Fox House has no dormer windows although there is a modern skylight on the north elevation. A later addition, presumably a kitchen wing, extends out beyond the main hipped-roof volume. Unfortunately a recent renovation (c.1985) removed all the original wood sash windows and replaced them with inappropriate undivided metal, dramatically altering this otherwise impressive structure.

As a result of design, and individual history, the S. and Sarah J. Pedigrift House remains the single best identified example of its architectural type in the Ashland area. Similar structures were either not as complete an expression of the style by original design, as in the two Van Sant and Stephenson properties, or have been subsequently altered from their original appearance diminishing their integrity as in the Countryman-Fox House. Both Van Sant Houses, the Stephenson House and the Countryman-Fox House were ranked as "Secondary" within the Ashland Cultural Resource Inventory. The Pedigrift House, in recognition of more noteworthy design and integrity, was the only example of Ashland's double-bay front Queen Anne style houses to be ranked of primary significance.<sup>22</sup>

<sup>22</sup> Ibid. Form #1313.

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SUMMARY

The S. and Sarah J. Pedigrift House is an exemplary example of the double-bay front variation of the Queen Anne style of architecture as found in Ashland. It retains substantial integrity to its original design, use of materials, workmanship, setting and appearance in both in interior and exterior detailing to successfully relate its period of significance. As the prime identified structure of its style within the City of Ashland, the S. and Sarah J. Pedigrift House is eligible for listing in the National Register of Historic Places under criterion "C".



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PEDIGRIFT HOUSE Page -1-

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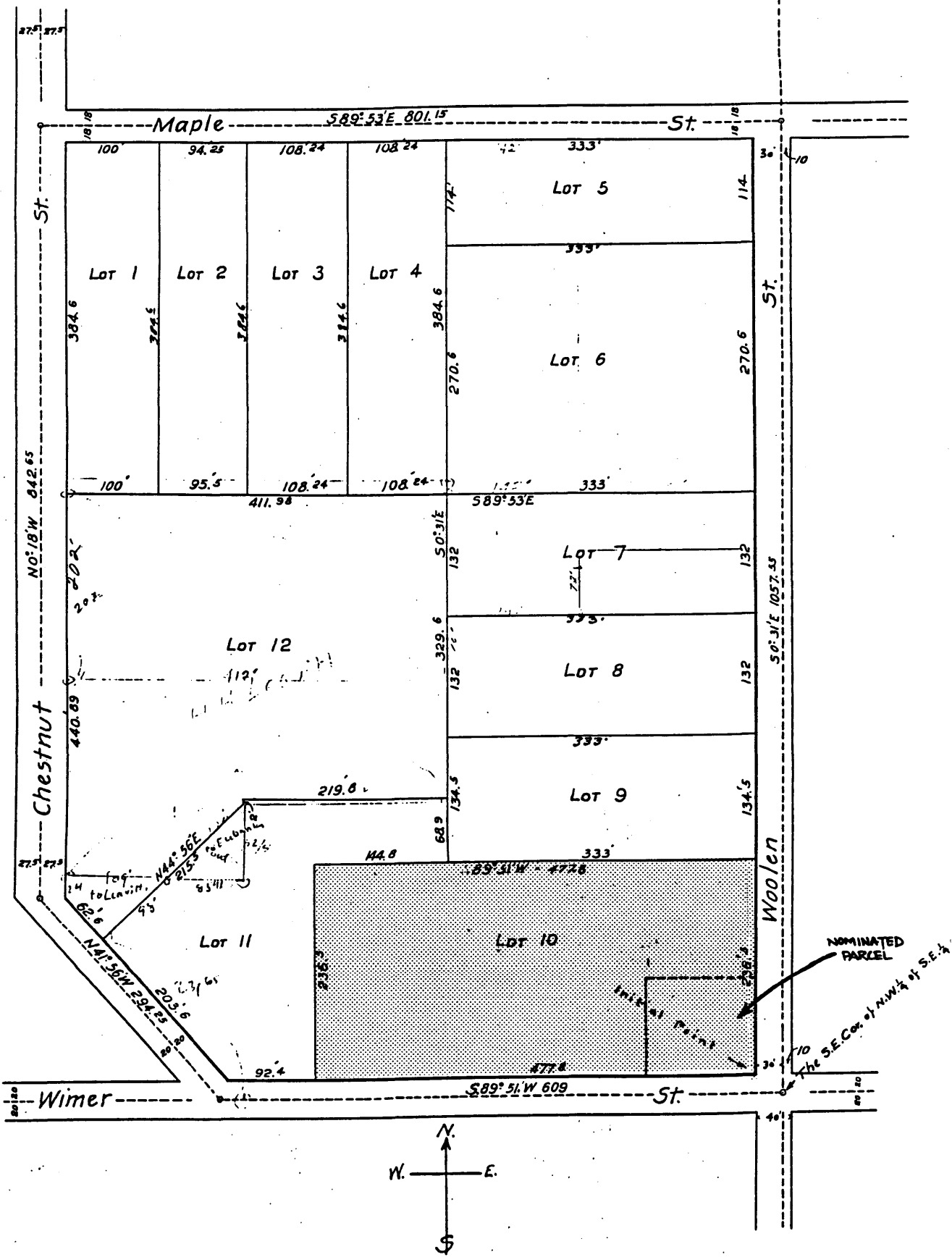
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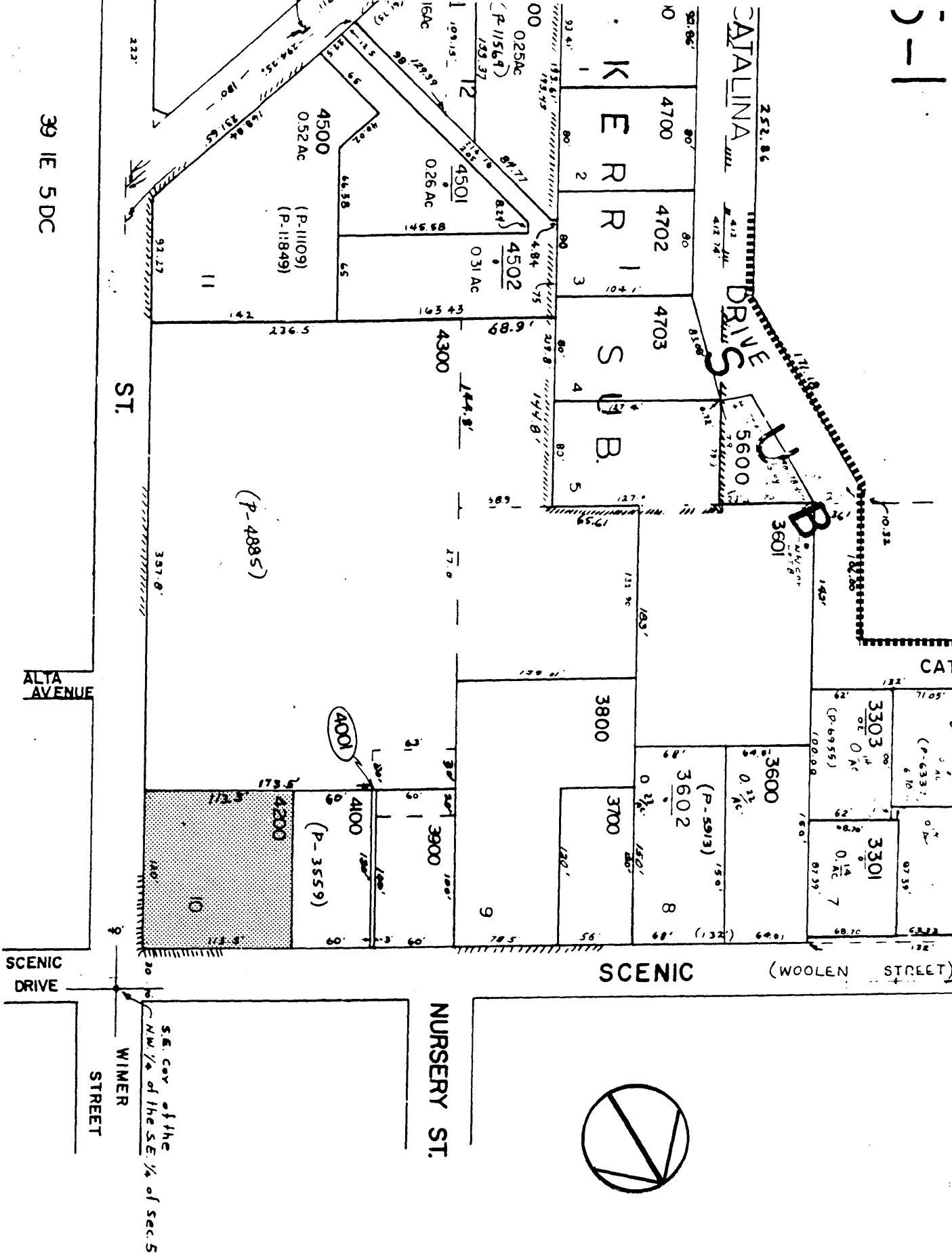
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S. AND SARAH J. PEDIGRIFF HOUSE  
 407 Scenic Ave Ashland, OR

WIMER SUBDIVISION MAP, CITY OF ASHLAND  
 AUGUST 1914



S. AND SARAH J. PEDIGRIFT HOUSE  
 407 Scenic Ave Ashland, OR

JACKSON CTY ASSESSOR'S MAP  
 39-1E-5DB (Lot 4200)

ASHLAND

39 1E 5 DC

ST

ALTA AVENUE

SCENIC DRIVE

WIMMER STREET

NURSERY ST.

SCENIC

(WOOLEN STREET)

S.E. cor of the NW 1/4 of the SE 1/4 of Sec 5

(P-4885)

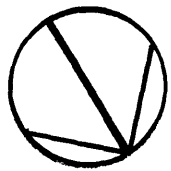
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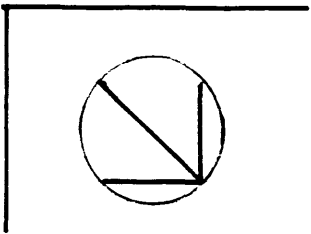
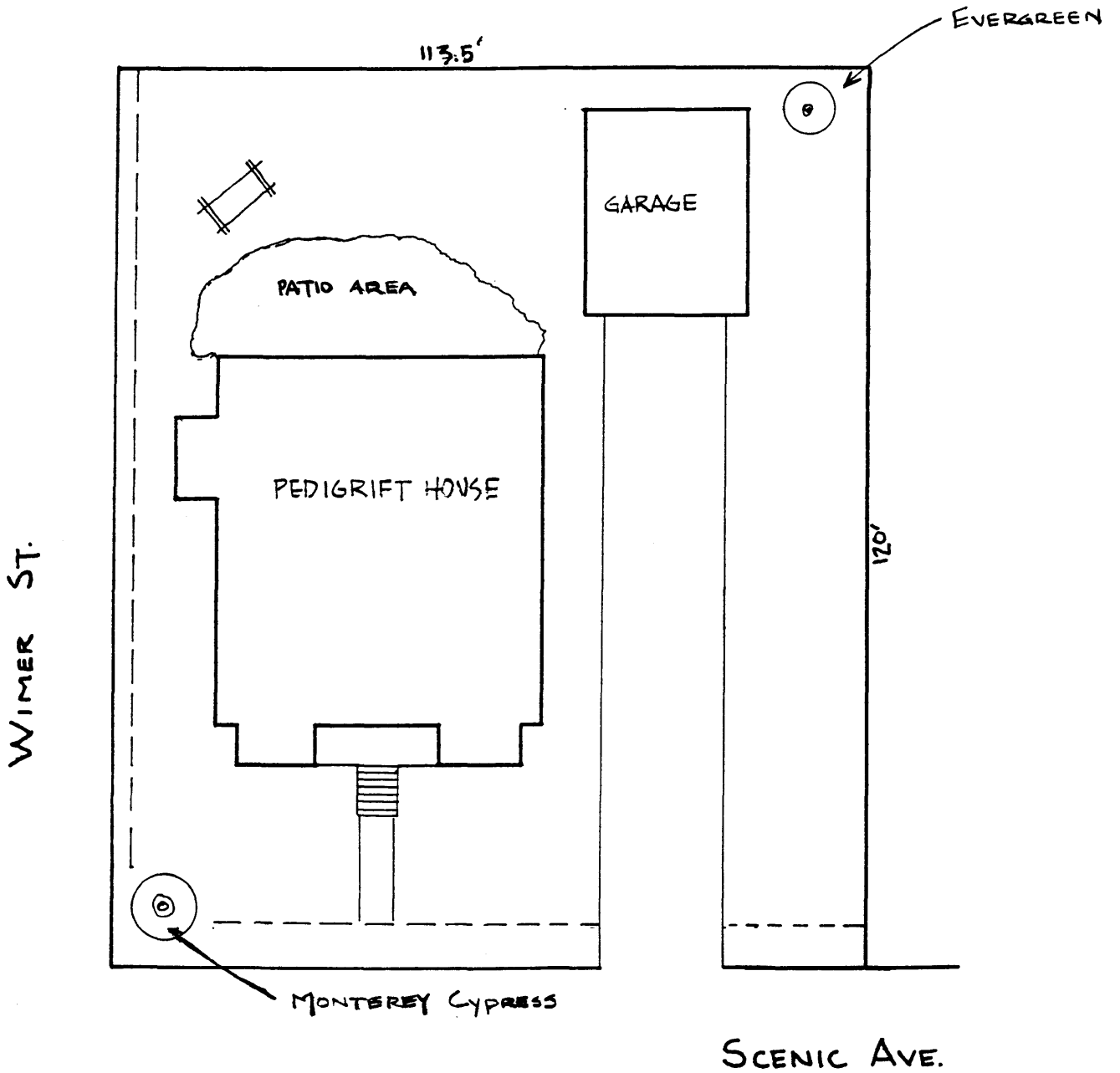
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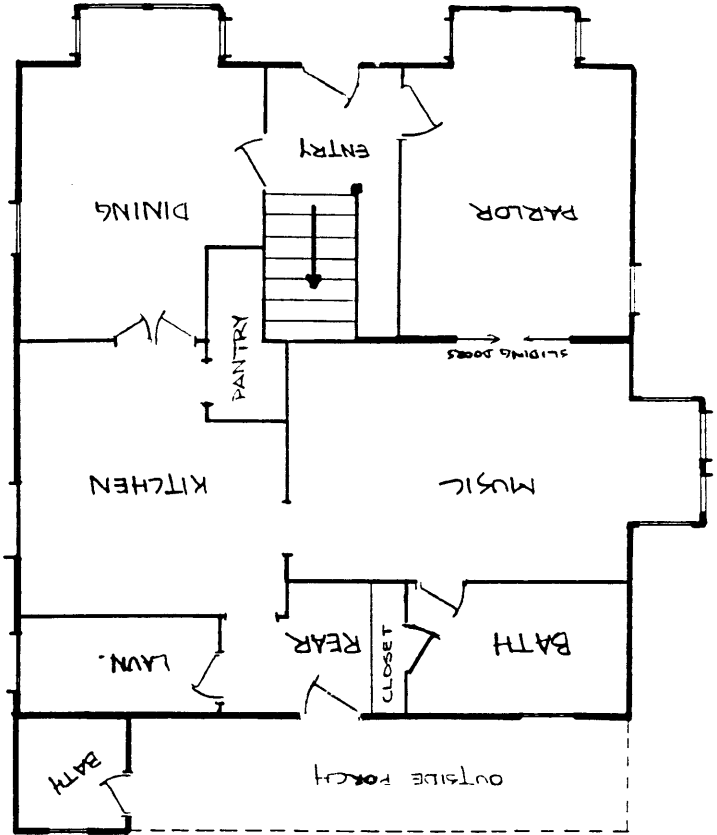


S. AND SARAH J. PEDIGRIPT HOUSE  
 407 Scenic Ave Ashland, OR

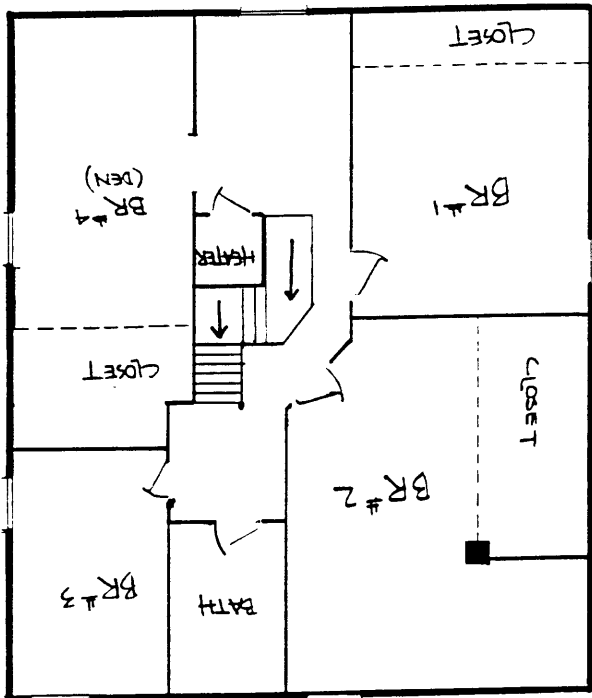
**SITE PLAN SKETCH**  
 April 1991

S. AND SARAH J. PEDIGRIFF HOUSE  
 407 Scenic Ave Ashland, OR  
 FLOORPLAN SKETCH  
 April 1991

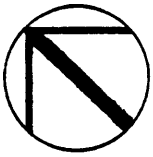
FIRST FLOOR PLAN



SECOND FLOOR PLAN



— NOT TO SCALE —



United States Department of the Interior  
National Park Service

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PEDIGRIFF HOUSE Page -1-

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S. AND SARAH J. PEDIGRIFF HOUSE

Ashland, Jackson County, Oregon, 97520

1. Historic View: East and North Elevations looking SW  
 Photographer: Unknown  
 Date of Photograph: c. 1988  
 Negative: Courtesy of Alan Kaufman, Patricia Sprague Real Estate, Ashland
2. Exterior View: East (front) Elevation, looking SW  
 Photographer: G. Kramer  
 Date of Photograph: April 1991  
 Negative: Collection of the Photographer
3. Exterior View: North Elevation, looking S  
 Photographer: G. Kramer  
 Date of Photograph: April 1991  
 Negative: Collection of the Photographer
4. Exterior View: West (rear) Elevation, looking NE  
 Photographer: G. Kramer  
 Date of Photograph: April 1991  
 Negative: Collection of the Photographer
5. Exterior View: Southeast Corner, looking NW  
 Photographer: G. Kramer  
 Date of Photograph: April 1991  
 Negative: Collection of the Photographer
6. Exterior Detail: Gable Bay Window  
 Photographer: G. Kramer  
 Date of Photograph: April 1991  
 Negative: Collection of the Photographer
7. Exterior Detail: Main Entry & Porch  
 Photographer: G. Kramer  
 Date of Photograph: April 1991  
 Negative: Collection of the Photographer
8. Interior: Parlor, from Entry Hall, looking  
 W to Music Room, through sliding doors

United States Department of the Interior  
National Park Service

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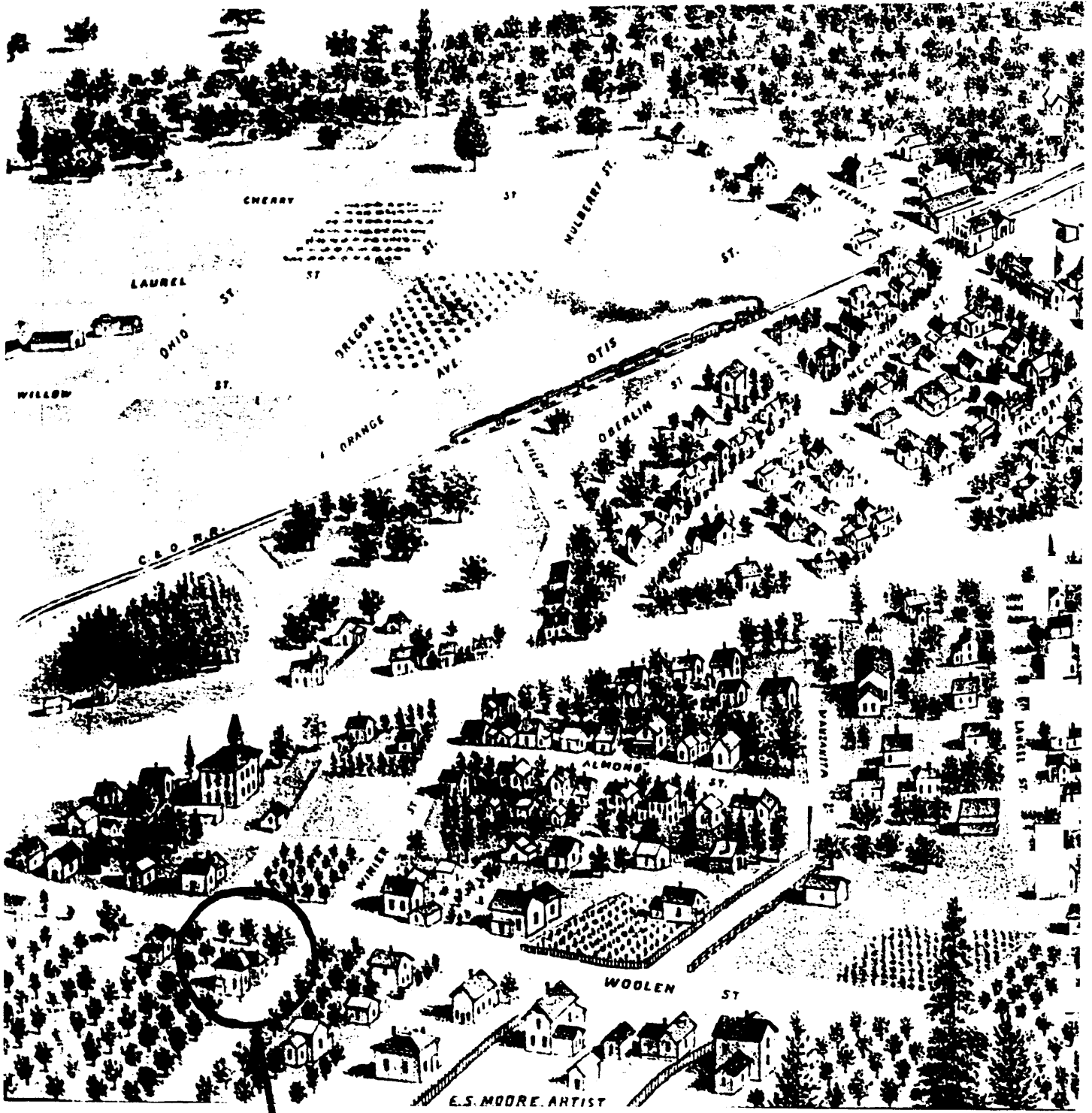
Photographer: G. Kramer  
Date of Photograph: April 1991  
Negative: Collection of the Photographer

9. Interior: Music Room, from Kitchen looking S  
Photographer: G. Kramer  
Date of Photograph: April 1991  
Negative: Collection of the Photographer

10. Interior: Dining Rm, from Kitchen looking SE  
Photographer: G. Kramer  
Date of Photograph: April 1991  
Negative: Collection of the Photographer

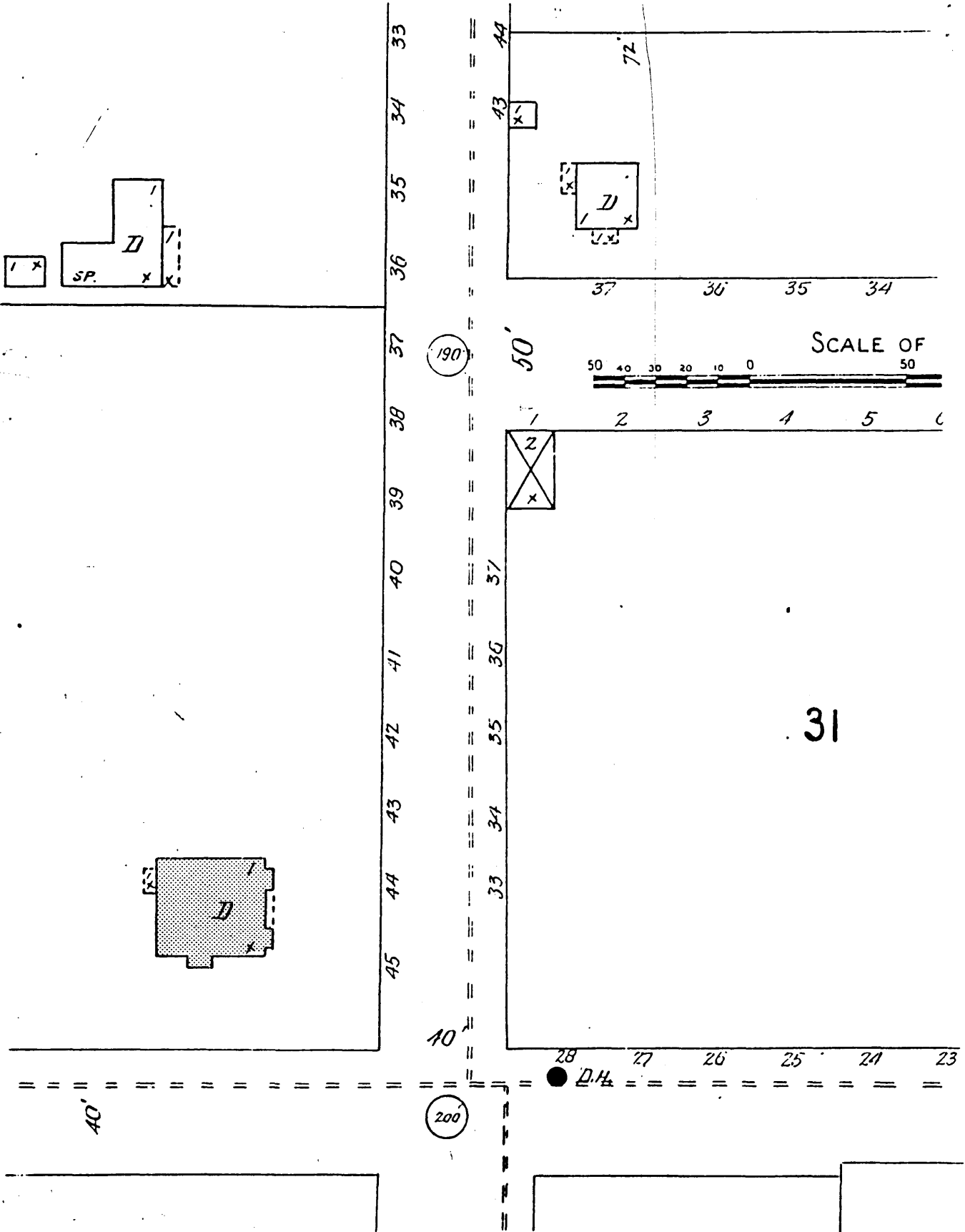
11. Interior: Central Stairwell, looking W  
Photographer: G. Kramer  
Date of Photograph: April 1991  
Negative: Collection of the Photographer

12. Interior: Second Floor landing, looking SE  
Photographer: G. Kramer  
Date of Photograph: April 1991  
Negative: Collection of the Photographer



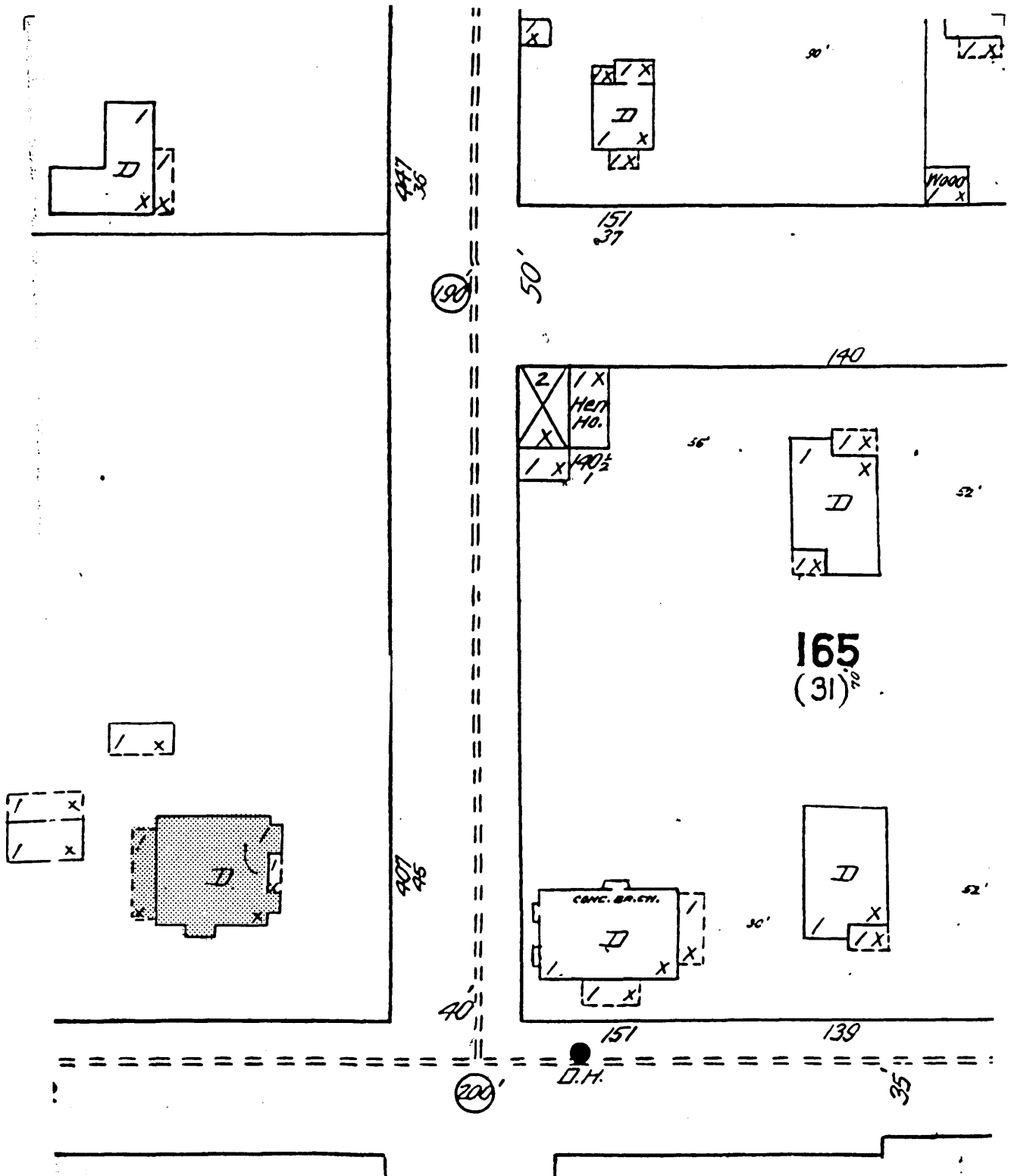
S. AND SARAH J. PEDIGRIFF HOUSE  
407 Scenic Ave Ashland, OR  
1890 BIRDSEYE VIEW OF ASHLAND  
Detail





S. AND SARAH J. PEDIGRIFT HOUSE  
 407 Scenic Ave Ashland, OR

SANBORN FIRE INSURANCE MAP  
 JULY 1898 Pg. 2



S. AND SARAH J. PEDIGRIFF HOUSE  
 407 Scenic Ave Ashland, OR  
**SANBORN FIRE INSURANCE MAP**  
 JUNE 1911 Pg. 7