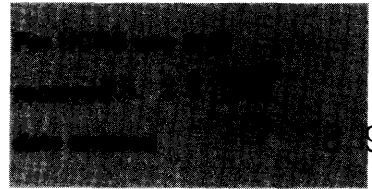


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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



980

**1. Name**

historic Hover, (George A.), House

and/or common

**2. Location**

street & number 4192 Coleman Creek Rd. \_\_\_ not for publication

city, town Medford vicinity \_\_\_ vicinity of congressional district 4th

state Oregon code 41 county Jackson code 029

**3. Classification**

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

**4. Owner of Property**

name D. Gary and Christine Spafford

street & number 4192 Coleman Creek Rd.

city, town Medford \_\_\_ vicinity of state Oregon 97501

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number West Main St.

city, town Medford state Oregon 97501

**6. Representation in Existing Surveys**

title Statewide Inventory of Historic Properties has this property been determined eligible? \_\_\_ yes  no

date 1979 \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

## 7. Description

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

### Describe the present and original (if known) physical appearance

The 2½-story, shiplap-sided house built for George A. Hover in 1908 is essentially T-shaped in plan with a kitchen/utility ell on the rear, or west elevation and a 2½-story Richardsonian polygonal-fronted wing offset to the south side of the principal facade, or east elevation overlooking Coleman Creek Road. Set back from the outer wall of the projecting wing is a two-story porch, or veranda with some shingle covering, tapered square columns on pedestals, and railings which extend across the northerly half of the principal facade, sheltering doorways at either level. There are two entrances on the ground story of the porch; one entering what was originally the parlor in the projecting wing, the other giving access to the living room. The parlor door is a single panel oak door with oval beveled glazing. The living room door is a five-panel oak door with rectangular beveled glazing. Either door has brass-plated copper hardware. The porch is lighted with its original wrought-iron gaslight fixtures now wired for electricity.

An attic room above the front porch is contained in a frontal gablet which is identical to that surmounting the adjacent projecting wing. Each gable has goffered covering and a double-hung window at its center. Some scalloped work and intersecting pendants have been lost from the elaborate vergeboard decorative program. Gable ends of north and south elevations are similarly treated, but have tripartite, or Palladian window openings. Originally, grid work in the gable ends and all exterior trim was painted dark in contrast to the white, or light-hued body of the house. Ridges of all the shingled gable roofs were initially decorated with cresting and acroteria, now missing but soon to be reduplicated by the present owners. The two interior brick chimneys are intact. The concrete foundation was faced with a layer of stucco scored to resemble ashlar.

All of the first and second story windows originally were fitted with double hung sash with one light over one. In the generous proportion of window openings and the treatment of the two-story porch, the house has a 20th century feeling, but in massing and decorative detail, it is decidedly "Queen Anne."

Several window openings have been modified in the side elevations, most significantly in the single story polygonal bay lighting the living room on the north. In 1945, the three double-hung window sashes were removed, and glazing was consolidated into a single wrap-around "picture" window following the plan of the bay. The window commands a panoramic view of the valley spreading out to the north. On the south elevation, conversion of the front parlor to a master bedroom caused former owners to fill in the ground story window openings. A sitting room behind the parlor was equipped as a bathroom and lighted by a small segmental-arched window fitted with colored glass. The rest of the modifications by previous owners were confined to the ell. A shed roofed porch on the south elevation of the ell was enclosed, sided with shiplap and fitted with modern aluminum windows in order to gain space for a keeping room off the dining area and a breakfast nook for the kitchen. The north porch of the ell is intact, although original screening has been replaced by railings.

On the west elevation is a single-story five-bay end porch, also originally screened. The southernmost bay is a water closet which still has its original oak tank with copper lining. Water is still taken from the original hand-dug well located under the west porch. The well is 4½ feet in diameter and 40 feet deep; the original red brick casing remains. According to a Medford Mail article dated August 28, 1908, Mr. Hover pumped the well with a gasoline engine into a tank. The article marveled at the amount of "cold as well as soft water" that Hover got from the 40' well. The same article stated that the newly-completed Hover house was "one of the most beautifully situated and appointed residences in the Rogue River Valley."

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## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

Hover (George A.) House

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The interior of the house retains its essential configuration and most of its original window and door trim and baseboards. The living room contains the most noteworthy finish work, including 7'-high tongue and groove fir paneling, plate rail, and cornice molding.

Perpendicular to the NW corner of the house is a fruitroom measuring approximately 12x12'. The Hovers called their sawdust room. The walls of this building are 12" thick and are filled with cedar sawdust. The floor and ceiling are similarly insulated. The building has channeled horizontal siding with fir decking on the floor, walls and ceiling. A bell 20" in diameter at the mouth sits atop the shingled gable roof. The bell is believed to be the original school bell from the Independence School, which was located on the original 80 acres owned by George Hover. The Independence School was the first school in the Eden Valley district west of Phoenix. According to Pearl Hover Conkling, daughter of George Hover, in its post-school days the bell continued to be rung each day--at noon. It could be heard for miles around, and people in the Eden Valley would say, "It's lunch time, there is the Hover Bell."

The only other outbuilding included in the nominated area sits five feet west of the fruit house. It is a two-room structure measuring 21x12'. It has a concrete foundation, as does the fruit house, channeled horizontal siding, and shingled gable roof. This structure is in fair condition and is now used for storage and a workshop. The water tower which once stood off the SW corner of the house was dismantled in the 1940s.

The landscaped grounds are notable for a lawn which sweeps downslope to the east from the crest of the knoll on which the house is imposingly sited. Madrona trees which originally dotted the lawn died in a blight around 1960 and have been replaced by poplars and evergreens. Shrubs and bedding plants have been deployed in areas closest to the house. A fish pond is contemporary with the construction of the house. One large pine tree, located behind the house to the west, can be seen from many parts of the valley and is still considered a landmark to people traveling south on Coleman Creek Road. Although the thirty acres of orchard presently surrounding the house are in separate ownership, many of the pear trees were planted by George Hover and are still bearing fruit.

The George A. Hover House was designated a local historical landmark by the Southern Oregon Historical Society in 1979.

## 8. Significance

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

**Specific dates** 1908 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The Queen Anne Style house built in the Coleman Creek drainage southwesterly of Phoenix for George A. Hover in 1908 is significant to Jackson County, Oregon, as the property most closely associated with one of the leading figures in the fruit industry in the Rogue River Valley during the early 20th century. From the turn of the century to the present day, the orchards of the Rogue Valley have been vital to local economy. Whereas, early in the century, there were as many as 473 independent orchard operations, today most have been consolidated by packing and marketing houses. The business now generates \$18-19 million in revenues annually. George Hover helped form the valley's first Fruit Growers Union (1905) and was the driving force behind the Rogue Valley Horticulture Society. He was named Deputy District Horticulture Commissioner in 1910 and was an incorporator of the Rogue River Fruit and Produce Association, a cooperative. He grew pears, peaches, prunes, apples, cherries and almonds. Before losing his house and farm to crop failure in 1917, he had produced prize-winning fruit. Hover's original 80-acre holding has been subdivided over the years, and the two-acre area proposed for nomination encompasses the house and its immediate grounds containing poplars, pine and oak trees, flowering shrubs, and bedding plants. Hover's house is a little-altered, late example of Queen Anne architecture which, with other noteworthy orchard houses in the district, through its size and quality of finish work, illustrates the lifestyle of the county's prominent early orchardists.

The Hover property was part of a 160-acre homestead settled by Quinton Anderson in 1873. (The DLC #52 of James P. Burns which once included the property had been abandoned). George A. Hover purchased 80 acres and planted the original orchard in 1900. He farmed other parcels in the district as well until 1917.

George A. Hover helped form and was on the original board of directors of the Rogue Valley's first Fruit Growers Union in 1905. He was a member of the Rogue Valley Horticulture Society. He was elected to the Society's original board of directors in 1906, and was elected its president in 1909 and 1911. Mr. Hover had taken leadership in many special and standing committees of the Society prior to his becoming president. He was often sought after to share his expertise in practical horticultural techniques. In January of 1910, he and Professor P.J. O'Gara, US Department of Agriculture pathologist, teamed to lecture the Society in experimental and practical pruning techniques. In 1910, Hover was appointed Deputy District Horticulture Commissioner by O'Gara. As representative of the Federal Horticulture Commission, his responsibility was to report insect infestations in the orchards outlying Phoenix.

Hover was not only active within the Rogue Valley, but attended State Horticultural Association meetings and was the Rogue Valley's representative at the Alaska-Yukon-Pacific Exposition in Seattle in 1909. He was noted for his prize-winning fruit. He won blue ribbons at district fairs for commercial packs of fruit, and his pears consistently brought the highest prices in Eastern markets. A front-page article in the Medford Daily Tribune for December 18, 1907 heralded Hover's price of \$9.20 a box for Comice pears, a world record.

In November, 1908, G.A. Hover and five other orchardists met to form the Rogue Valley Prune Growers Association. The organization was incorporated with a capital stock of \$1,000. Although 300 tons of prunes had been shipped from the Valley in 1907, the prune industry did not fulfill its promise and was short-lived.

# 9. Major Bibliographical References

Medford Sun, "Fruit Men Elect Officers," "G.A. Hover heads Rogue Horticultural Association" (March 5, 1911).  
 Medford Mail Tribune, "Discuss Pruning in all its Branches" (January 13, 1910).  
 (see continuation sheet)

# 10. Geographical Data

**UTM NOT VERIFIED**

Acreeage of nominated property c. 2.17 acres  
 Quadrangle name Medford Quadrangle

**ACREAGE NOT VERIFIED**

Quadrangle scale 1:62500

**UMT References**

A 

1	0	5	1	3	2	0	0	4	6	7	8	8	2	5
Zone		Easting				Northing								

  
 C 

Zone		Easting				Northing							

  
 E 

Zone		Easting				Northing							

  
 G 

Zone		Easting				Northing							

B 

Zone		Easting				Northing							

  
 D 

Zone		Easting				Northing							

  
 F 

Zone		Easting				Northing							

  
 H 

Zone		Easting				Northing							

**Verbal boundary description and justification**

The nominated property is Jackson County Tax Lot 3300, located in SE 1/4 Sec. 17, T38S, R1W, Willamette Meridian, in Jackson County, Oregon.

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

state	code	county	code

# 11. Form Prepared By

name/title D. Gary Spafford  
 organization \_\_\_\_\_ date December 1, 1979  
 street & number 4192 Coleman Creek Rd. telephone 503/535-1681  
 city or town Medford state Oregon 97501

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature [Signature]  
 title Deputy SHPO date July 14, 1980

**For HCRS use only**  
 I hereby certify that this property is included in the National Register  
 Keeper of the National Register [Signature] date 9/8/80  
 Attest: [Signature] date 9-2-80  
 Chief of Registration

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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

Hover (George A.) House

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

In 1910, George Hover became one of the original five incorporators of the Rogue Valley's second fruit growers union, The Rogue River Fruit and Produce Association. The organization was incorporated with a capital stock of \$25,000. Hover was the first orchardist to subscribe and was on the committee to see that shares were distributed among the fruit growers in the Valley. The association was formed to act as a cooperative in the interest of all. It purchased and leased warehouses and packing houses and ran packing schools to help out the local farmers.

Hover farmed approximately 140 acres, all told, in the Eden Valley district west of Phoenix. His main crops were pears, peaches and prunes; he also grew apples, cherries, almonds and truck garden crops such as potatoes and corn. Hover operated his own prune dryer and packing house on the 80-acre parcel where his house still stands. In the packing house, no longer standing, he prepared his fruit and produce for shipping to markets north and east. A local resident can remember Hover's being one of the first to ship his peaches by rail express to Portland. Hover later shipped his fruit through the various Fruit Growers Associations he helped organize.

George A. Hover was a devoted family man and church-goer. Being a father of seven children, he was prompted to construct the eleven-room Queen Anne house located at 4192 Coleman Creek Road, in 1908. The house sits on the same rise of land on which it was built among many of the same fruit trees that Mr. Hover planted. The orchard was named "Valley View Orchards," not to be confused with a larger orchard of the same name, established more recently in the Ashland area.

Following successive crop failures, Hover lost the house and the thirty acres remaining in his original acquisition in foreclosure to John K. Hoppin of Minnesota in 1917. The property was eventually deeded to Ira and Julia Canfield as a wedding present in 1920. Ira Canfield was a well known orchardist in his own right. The Canfields' daughter, Elizabeth, died of a ruptured appendix in the house in 1931. The story is related that Elizabeth's bedroom and toyroom were closed up and remained untouched until the house changed hands again in the 1950s.

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- ENCLOSE WITH PHOTOGRAPH

**1** NAME

HISTORIC George A. Hover house

AND/OR COMMON

same

**2** LOCATION

CITY, TOWN

Medford

VICINITY OF

STATE  
Oregon

COUNTY  
Jackson

**3** PHOTO REFERENCE

PHOTO CREDIT Gary Spafford

DATE OF PHOTO 1979

NEGATIVE FILED AT 4192 Coleman Creek Rd. Medford OR 97501

**4** IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT. GIVE BUILDING NAME & STREET

PHOTO NO

10

View of West 1/2 of North Elevation. View includes East wall of fruit room  
and bell on roof.

GPO 891



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

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TYPE ALL ENTRIES -- ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC George Al Hover House

AND/OR COMMON same

2 LOCATION

CITY, TOWN

Medford

VICINITY OF

STATE

Oregon

COUNTY

Jackson

3 PHOTO REFERENCE

PHOTO CREDIT Gary Spafford

DATE OF PHOTO 1979

NEGATIVE FILED AT 4192 Coleman Creek Rd. Medford OR 97501

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO

9

View of Gable on North Elevation. View includes part of front porch and verrandah as well as bay window on North elevation.

GPO 89





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**1 NAME**

HISTORIC George A. Hover house

AND/OR COMMON Same

**2 LOCATION**

CITY, TOWN Medford  VICINITY OF Oregon STATE Jackson COUNTY

**3 PHOTO REFERENCE**

PHOTO CREDIT Gary Spafford

DATE OF PHOTO 1979

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**4 IDENTIFICATION**

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO 8

View of top story, West elevation. Photograph shows both interior chimneys, roof of end porch, bell atop fruit room.

GPO 89



79  
130