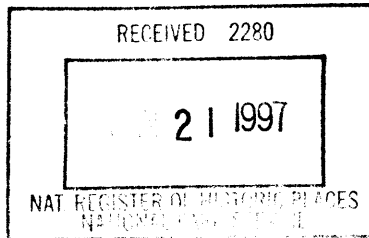


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

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

1. Name of Property

historic name HOTEL JOSEPHINE ANNEX

other names/site number "Josephine Hotel Annex"

2. Location

street & number 118 Northwest "E" Street N/A not for publication

city or town Grants Pass N/A vicinity

state Oregon code OR county Josephine code 033 zip code 97526

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James M. Hannah January 9, 1997

Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. 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): _____

Bar
Signature of Keeper Edson H. Beall Date of Action 2/21/97

Hotel Josephine Annex
Name of Property

Josephine County, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

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

N/A

Number of contributing resources previously listed in the National Register

none

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic; Hotel; Sample Rooms
Domestic; Hotel;

Current Functions
(Enter categories from instructions)

Commerce; Restaurant
Domestic; Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Am. Styles of L. 19th Century; Commercial

Materials
(Enter categories from instructions)

foundation Brick
walls Brick; Common Bond

roof Asphalt
other Wood, Glass

Narrative Description

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

Please see attached continuation sheets

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**National Register of Historic Places
Continuation Sheet**

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HOTEL JOSEPHINE ANNEX (1905)

118 NW "E" Street

Grants Pass, Josephine County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The Hotel Josephine Annex meets National Register Criterion A as the only remaining element of the leading hostelry in Grants Pass, the Josephine County seat, in the heyday of railroad travel between 1905 and 1926. During this period, success in marketing depended upon salesmen who circulated from town to town drumming up business by displaying samples to potential clients. Proponents of this nomination show that as a documented example of a building erected expressly for sample rooms, the annex is one of only two buildings of its kind remaining in the Rogue River Valley.

The annex is a two-story brick volume with flat, built up roof and straight parapet. Its ground plan measures 30 x 75 feet, not including a 25 foot rear attachment of about 1925. The block faces south onto E Street. The ground story of the main volume is divided by a stairway to the second floor and consists of west and east retail spaces, formerly sample rooms, with offices in the rear. The upstairs spaces eventually were converted to apartments. The building is bordered on the east by the vacant site of its three-story parent block, the Italianate Hotel Josephine of 1893. The parent hotel had its major street frontage on E Street, but faced Sixth Street.

The narrow street facade of the annex is organized as two bays demarcated by strip pilasters. It has typical Commercial style articulation, including a corbel chain at the top of either bay. Ground story openings are segmental arched storefront assemblies consisting of vertically divided top lights in the transom panel and plate glass display windows with frames and bulkheads. The entrance to the stairway access to the second floor is in the western bay, adjacent to the common wall which divides the ground floor interior into discrete spaces.

Second story facade openings are the distinguishing features of the annex. The two polygonal windows bays are intact except for spandrel paneling, which has been replaced with plywood, and nonhistoric roofing. Fenestration in side elevations is segmental arched with two-over-two double-hung wood sash. Original access to the second story was from an outside wood saaticase on the east elevation. The interior stairway was a part of adaptive use alterations of 1978, which also included enclosing the garage attachment for office and retail use. Exterior

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

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face brick was sandblasted at this time also. Since the later 1920s, when the Hotel Josephine and its annex were incorporated into the operation of the Redwoods Hotel, the old hotel and annex were painted cream white to match the stucco exterior of the Modernistic six-story hotel of concrete that was designed by Tourtellotte and Hummel. The Redwoods Hotel was constructed in 1926 adjacent to the north wall of the old corner hotel.

Alterations to the interior in the renovation of 1978 were comprehensive and included new plaster walls and ceilings in the ground story retail spaces. Brick walls are exposed in the eastern bay, which is now occupied by a restaurant. The only historic fabric may be the trim of the transom panels. The upper floor, which had been converted to guest rooms by 1911, was adapted in the remodeling of 1978 as four rental units having a shared laundry. All surface finish work is new. The original window trim and oriel windows, however, are substantially intact. Proponents explain the function of projecting window bays was to increase the amount of light admitted to the interior from a narrow street frontage. Whereas polygonal bays on second story commercial building fronts once were more commonly seen in southern Oregon, the Hotel Josephine Annex provides the only example of this distinctive historic feature to be found in Josephine County.

Grants Pass was platted in 1883 as a result of the Oregon and California Railroad pushing south toward Sacramento from Roseburg. It was designated county seat soon after it became the hub of shipping in proximity to mining and agricultural districts. Proponents place construction of a salesmen's annex for the Hotel Josephine against a background of rapid modernization in the first years of the 20th century. The parent hotel was the city's foremost venue for social occasions and business and political meetings requiring facilities for hospitality. It was the project of local investor and State legislator Henry B. Miller, who continued as owner through 1910.

The Hotel Josephine contained at least one sample room for traveling salesman, but since it proved inadequate in the Progressive era, the annex was conceived by George Good, who managed the hotel under lease from Henry Miller. Miller was foreign consul posted to Japan beginning in 1900. The downstairs provided two separate sample rooms. The upstairs, initially earmarked for additional sample room suites on either side of a circulation core, became Good's living quarters. In 1910, the hotel and annex were acquired by F. H. and Ruby Blake, who leased the property to the Metschan brothers of Portland in 1911. The Metschans, who instituted an omnibus service which shuttled guests between the hotel and railroad station, eventually took title to the property and operated the Hotel Josephine in style until selling to Martineau Hotels, Inc. in 1924. This transfer marked the beginning of the consolidation of the old hotel and annex with a new project adjacent to the parent block on the north, fronting on Sixth Street.

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Proponents show that just as the Modernistic new hotel was brought into service, the Southern Pacific Railroad shifted the route of its main passenger line through Klamath Falls in 1927. Through traffic by rail in the Rogue Valley declined sharply thereafter. Martineau went bankrupt in the Depression. After construction of the Interstate Freeway on the outskirts of Grants Pass, the consolidated Redwoods Hotel operation struggled against competition from motels adjacent to freeway access.

The role of the annex in supporting a prominent hotel corner came to an end in the early 1970s when the annex was sold off by a new hotel owner. The Hotel Josephine was condemned for code purposes and accidently burned in 1975 as it was being converted to elderly housing. The old hotel site is now a parking area for its six-story successor, the Redwoods Hotel, which has been registered and adapated for retail purposes.

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Hotel Josephine Annex, Grants Pass, OR

The Hotel Josephine Annex is a two-story bearing brick masonry building with wooden door and window openings. Constructed in 1905 and originally used as both "sample room" and additional lodging facilities for the prominent Hotel Josephine, the Annex retains sufficient integrity in exterior design and appearance to effectively relate the associations for which it is significant.

LOCATION:

The Hotel Josephine Annex is located within Block 32 of the Original Plat of the Town of Grants Pass, Oregon. The site is a flat, rectangular shaped parcel running 30' along the North side of Northwest E Street and extending in a northerly direction 100' to the 20' wide public alleyway that bisects Block 32 from east to west. The site is specifically defined as the easternmost 30' of Lot 9, Block 32, as shown on Josephine County Assessors Plat 36-5-17-23 as Tax Lot 11201. The property address is 118 NW E Street.

Resources in the immediate vicinity of the Hotel Josephine Annex include the multi-story "Redwoods Hotel" tower (NRHP, 310 NW Sixth Street, 1926)¹ and the Clark-Norton House (NRHP, 127 NW D Street, 1903). A paved parking lot, formerly the site of the Hotel Josephine, is to the east, extending to the west side of Sixth Street. To the west of the Annex is an altered structure tentatively identified as the "Colonial Rooms" in the *Historic Resources Survey and Inventory of the Central Business District*, now used as an insurance office. This structure was evaluated as "Non-Contributing, Historic" in its current condition. (Site #110, 134 NW E Street, c1910)² On the south side of NW E Street, opposite the subject property, is a fairly uniform block of small single-story commercial buildings including the c1910 "Assayers Office" (Site #57, 117 NW E Street, Contributing) which has been recently rehabilitated as the offices of a stock brokerage, and the c1910 "Plumbing Shop" (Site #58, 119 NW E, "Contributing") now used as a law office. Remaining buildings are similar scale non-historic structures, most apparently constructed in the 1950s and 1960s.

To the west of the Annex, within the 200 block of NW E Street, a number of early residential resources survive. These include the c1898 Galvin House (Site #25, 204 NW E, Secondary), the pre-1898 Spencer-Stinebaugh House (Site #48, 205 NW E, "Primary"), the c1890 Thompson-Cornell House (Site #23, 218 NW E, Secondary), the

¹ See Section 8 for discussion of the relationship between the Redwoods Hotel and the subject structure.

² All site numbers and evaluations are from this study, as prepared for the City of Grants Pass, August 1992.

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Hotel Josephine Annex, Grants Pass, OR

c1900 Everton House (Site #22, 236 NE E, "Secondary"), the pre-1898 Barrie-Patillo House (Site #21, 242 NW E, "Secondary") and the c1900 Joseph Moss House, (Site #50, 247 NW E, "Primary")

EXTERIOR:

Foundation and Walls:

Rising from a brick foundation, the Hotel Josephine Annex is a simple rectangular volume constructed of brick laid in standard common bond with six stretcher rows followed by a row of headers. Roofing of the original 75' deep volume off E Street is hot-mopped asphalt over a single slope roof, hidden behind stepped side elevations. The rear 25' addition, likely built in 1925-6 as an element of the construction of the Redwood Tower, is built of mixed brick and wood-frame construction. This addition has its own separate single slope roof, also of asphalt.

The primary facade, facing NW E Street, is visually framed by three pilasters that define the building's paired bays. A stepped cornice line, in the same plane as the pilasters, caps the facade. The extreme rear elevation, facing north at the alley that bisects Block 32, is of mixed exposed brick and concrete block in-fill with a plywood and brick second floor. While the ground floor of the addition was reportedly used as a garage and the second floor apparently provided some additional lodging, neither the original design or configuration of this addition is entirely clear.

Windows and Doors:

Windows on the side elevations of the main volume of the Hotel Josephine Annex are 6/6 double-hung wood sash windows on the first floor. Second floor windows are 2/2 double-hung wood sash. All windows have a wood infill panel above the head to accommodate the arched brick masonry opening. Window sills are of projecting brick. Scattered windows retain early-appearing wood-frame screens and all windows on the side elevations of the main volume appear to be original to the structure or in-kind replacements. Wood lattice attic vents, approximately 12" x 24" in size, are inset into the masonry of the side elevations and have arched tops similar to the design of the windows.

The first floor windows of the rear addition are fixed wood sash picture windows on the two side elevations, presumed to be original or early replacements based upon their construction and detailing. On the much altered rear elevation the first floor window is a double-hung aluminum window with non-compatible wooden shutters. Second floor

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Section Number: 7 Page: 3 Hotel Josephine Annex, Grants Pass, OR

windows on the rear addition are flat topped 2/2 wood sash, similar in design to those of the main volume. These windows were constructed and installed in 1978. (Barksdale, 1996.) Window trim on the rear addition is of 4"[+/-] plain board with a slightly projecting head casing. A non-historic solid core entry door opens off the alley into the first floor rental space. Externally mounted electrical utilities are located at the extreme NE corner of the building.

Facade:

The first floor facade of the Annex is dominated by the original twin entryways, each approximately 12' wide and set below a single arched transom panel. Built of wood, the transoms are divided in seven vertical lights that follow the arc of the masonry opening. The easternmost storefront is virtually as built, including a large 6" x 6" chamfered post that divides the window and door openings. The large fixed wood-frame display window is set above a simple wooden panel and sill. The single-light wooden door appears to be an early replacement but this is not documented. The western storefront is somewhat less intact, having been modified by the creation of the central entry to the second floor as discussed below. Other elements on the west storefront, including the wood-framed display window, arched transom, and lower panel, remain. The entry door to western storefront matches that of the east while the central door to the second floor is modern. A sill rises from the sidewalk along the entire facade and at the central entry step retains an early-appearing metal protector covering. First floor entries have exposed aggregate aprons to provide wheelchair access.

The upper floor of the facade is lit by twin projecting bay windows, designed in the popular three-sided canted form. Twin 1/1 double hung wood sash windows flank a modest "cottage" type 1/1 fixed panel.³ Each bay projects out from the primary wall plain approximately 24" and is supported by paired wooden outriggers. These elements, each about 3" wide and 6" high, have sculpted or scalloped ends. The underside or soffit of each bay is of 4" wide tongue and groove boards with a v-edge. The facing of the projecting bays is wood with plain 4" wide window surrounds and typical sill detail above a non-original panel of vertically scored plywood, presumably replacing original tongue and groove material similar to that of the soffit areas. A plain frieze and boxed soffit with ogee

³ Rather than two equally sized panels as is typical, "cottage" pattern windows have an upper panel of less than half the total height, typically approximating 1/3 of the total opening in size. "The term *cottage window* seems to have been a millwork trade term [that] refers to a window in which the meeting rails are placed above the horizontal mid-line of the opening." (Gottfried & Jennings, 1988:10) The upper sash of the subject is closer to 2/5 the size of the opening, larger than is typical.

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profile molding are below the three-part roof. Presently clad in wood shake, the original roofing of these features is unknown but was likely wood shingle, typical of the historic design of similar projecting elements in the southern Oregon area.⁴

Known Alterations, Exterior

In addition to the above noted alterations, various other elements of the exterior of the Hotel Josephine Annex has been changed from the original design. Few historic photographs of the building have been located in connection with this study and most historic information comes from the April 1975 view, attached. (Photo #2) Other images, focused primarily on the Hotel Josephine itself show the east elevation of the Annex and reveal that as originally constructed the building had an open wooden stairwell that rose from the sidewalk to the second floor on the exterior of the building along the eastern elevation.

During the late 1960s and early 1970s, the Annex had fallen into considerable disrepair, as documented in Section 8. "It was in pretty bad shape when I bought it, someone had started to do some work and quit and things were half-done."⁵ In 1978, during the renovation of the Annex to its present form, attempts to retain the east stairwell as the primary access to the second floor were unsuccessful and the feature was accordingly demolished.⁶ A second wooden stairwell, located at the rear west corner of the building, was likely built as an element of the 1925 addition. As the result of the 1978 changes to the interior as described below, this was removed. (Barksdale, 1996) To provide access to the remodeled second floor, the present central facade entry was created within the western storefront, with the original door being moved slightly west into a redesigned entry. The rear addition, including the enclosure of the garage into its present office/retail configuration also dates from 1978.

As first constructed, the exterior of the Hotel Josephine Annex was almost certainly of exposed red brick, matching the design of the hotel itself as shown in historic photographs. In 1925, in connection with the expansion of the facility into the Redwoods Hotel, both

⁴ See Section 8, "Design and Architectural Significance" for information on other projecting bay windows.

⁵ Mr. William Barksdale, personal communication with the Author, 4-June-1996. Mr. Barksdale purchased the Annex in August 1978 and was responsible for much of its renovation. Barksdale owned the Annex until November 1989.

⁶ The property split that separated the Annex from the hotel corner did not include the 4' wide stairs located on Lot 10 of Block 32. Despite efforts to negotiate an easement with the adjacent owner, and ultimately a legal challenge, the stairwell was eventually removed. (Barksdale, 1996)

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Hotel Josephine Annex, Grants Pass, OR

the Annex and the hotel were painted a light color, probably white or cream, to match the painted concrete and stucco of the six-story volume. Photographs and postcard of the hotel show that it remained a white/cream paint until its demolition. In 1978, along with the renovation detailed above, the majority of the paint covering the exterior of the Annex was sandblasted, re-exposing the red brick and yielding the present dappled exterior appearance. (Barksdale, 1996)

INTERIOR:

As a result of the transformation of the Hotel Josephine Annex to its present use, the interior of the building bears little relationship to its presumed historic appearance. The first floor retail and professional spaces have been substantially modernized with new plaster walls and ceilings. Perimeter walls in the eastern storefront are of exposed brick. Early appearing trim survives on the storefront transom windows, which continue to provide light to the interiors.

The upper story of the Annex has been remodeled to provide four rental units and a shared laundry facility as shown in the attached floorplan. Most interior wall and ceiling surfaces are modern plaster and flooring is of mixed carpet and vinyl. Original roundel and wide board window molding survives at most window openings and the character-defining projecting bay windows of the front elevation remain largely intact. No other features that are clearly associated with the original design of the interior are apparent.

GROUNDS AND LANDSCAPE FEATURES:

The brick perimeter walls of the Hotel Josephine Annex are built out to all four property lines, and the building occupies the entire area 30' x 100' area of Tax Lot 11201 with the exception of the two narrow strips created by the 3' inset of the rear addition. No planting areas or other landscape materials are directly associated with the property. To the west a narrow grassy strip associated with the adjacent building lines the Annex. A paved concrete parking lot, located on Tax Lot 11200, is immediately adjacent to the eastern elevation.

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Hotel Josephine Annex, Grants Pass, OR

SUMMARY:

The Hotel Josephine Annex, built in 1905, retains a strong visual connection to its original design. While modified on its interior to accommodate modern uses, the exterior of the building, especially the character-defining details of the primary facade, are substantially as they appeared during the historic period of association with the Hotel Josephine. Virtually all exterior windows and the twin storefronts retain original wood sash, trim and other detailing. The Hotel Josephine Annex retains sufficient integrity to its historic appearance in site, setting, materials, and overall character to accurately and effectively convey the associations which make the building significant" for nomination to the National Register of Historic Places under Criterion "A.

8. Statement of Significance

Applicable National Register Criteria

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

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

Areas of Significance

(Enter categories from instructions)

Commerce:
[Blank lines for entry]

Period of Significance

1905
[Blank lines for entry]

Criteria Considerations

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

Property is:

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

Significant Dates

n/a
[Blank lines for entry]

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a
[Blank lines for entry]

Architect/Builder

Unknown
Huggins, Robt. & Ross, Charles [Brickwork]

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary Location of Additional Data

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

Name of repository:

Josephine County Courthouse

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National Register of Historic Places Continuation Sheet

Section Number: 8 Page: 1 Hotel Josephine Annex, Grants Pass, OR

Constructed in 1905, the Hotel Josephine Annex is a rare example of the "fireproof" brick lodging facilities that were constructed in Grants Pass. The building is significant under Criterion "A" as the only remaining element of the original Josephine Hotel, Grants Pass' premier hostelry of the late 19th century and early 20th century railroad-based period of travel. As an example of a salesman's sample room, the Hotel Josephine Annex is one of only two such structures known to remain in the Rogue River Valley.

GRANTS PASS CONTEXT:

Located in a long populated area along the California-Oregon trail and the Rogue River, the modern community of Grants Pass was founded as the direct result of the extension of the Oregon & California Railroad line south from Roseburg. Divided into lots and blocks, a small commercial district was already in place along G Street when the first locomotive entered the valley in early December 1883. The Original Town Plat was filed at the Jackson County Courthouse on December 10th of that year. "Grants Pass is a typical railway town, its interests centering in the arrival and departure of [the] train, the extension of the road, the patronage of the train-men and aught else." (Walling, 1884:380)

The following year citizens of Josephine County, whose county seat at Kerby had been bypassed by the rails, successfully petitioned the Oregon Legislature to redraw the boundaries between Jackson and Josephine counties. As a result, by 1887 the young city of Grants Pass was the largest settlement in Josephine County and the electorate voted to name the city the new Josephine County seat.

Grants Pass developed rapidly as the hub of shipping, government, and other services for the large outlying regions of the area. Population nearly doubled in the five years between 1885 and 1890, growing from 2,510 to more than 4,800 residents. (Croake, 1891:10) As the community prospered, the wood frame buildings of the commercial area were replaced by "fireproof" masonry blocks, a trend that was certainly accelerated by the series of disastrous fires that plagued the downtown.

Grant Pass' economy was initially centered around the railroad depot and the excavation and production of the extensive mining deposits that characterized the surrounding

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Section Number: 8 Page: 2 Hotel Josephine Annex, Grants Pass, OR

drainage basins. Soon, however, the city developed an extensive agricultural economy based upon fruit crops such as peach, pear, cherry, and apple, along with other products including hops, gladiolus bulbs, and watermelons. The downtown area remained the hub of activity but gradually expanded out from the depot. The First National Bank of Southern Oregon, built at the intersection of Sixth and F in 1890, was reported as the first masonry structure north of the railroad tracks. (Booth, 1984:11)

As in the rest of Southern Oregon, the first decade of the 20th century was one of rapid improvement and modernization in Grants Pass. Improved public water and sewer systems, along with privately developed electrical generation facilities, all added to the prosperity and attractiveness of the community. The downtown commercial district continued to expand both north and south along Sixth Street.

THE JOSEPHINE HOTEL¹

From its earliest days, Grants Pass had boasted a number of hotels and similar lodging facilities centered around the steady railroad traffic at the depot. By 1884 four such establishments were in operation.

Three of the roughly built wooden hotels, sandwiched between saloons and stores on West "G" Street faced the railroad tracks...The fourth hotel, "The Bagley House" was on the north side of the tracks at the N. W. corner of Sixth and F streets. (Booth, 1984:21)²

¹ Early reports of this operation refer to it as the *Josephine Hotel* and that name appears throughout the 1890s in connection with the project. In 1905, at the time of the construction of the subject annex building, the structure was reported as the *Hotel Josephine Annex* in the local newspaper and that name appears to have been used intermittently thereafter, at least through 1911. Later accounts, prior to 1926, again refer to the Josephine Hotel and it is under the "Josephine Hotel Company" that the deed transactions are reported. While it is likely that both names were variously applied to the building, perhaps at least occasionally concurrently, the "Hotel Josephine" appears to have been most common when the Annex was constructed and is so used here.

² The "Bagley House" was moved to Sixth and "D" street to permit the construction of The First National Bank, as mentioned above. Renamed the "Redman House" the frame hotel was again renamed the "Western Hotel" and run by John Owen. Owen eventually leased the Josephine Hotel as well and ran both operations. (Booth, 1984:13) The "Western Hotel" was razed in 1924. (*Courier*, 29-Feb-1924)

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Section Number: 8 Page: 3 Hotel Josephine Annex, Grants Pass, OR

Construction of the new "Josephine Hotel" began in March 1893 and plans for the three-story brick structure called for a 50 x 100 foot volume with a canted corner entryway, elaborate cornice and parapet detailing with projecting chimneys and cast iron cresting. Arched windows, stringcourses, and other brick detail, along with storefronts facing both Sixth and E streets, created a striking exterior. The interior was reportedly far superior to the earlier wooden hotels of Grants Pass and boasted a "...commodious parlor cornering on Sixth street and 23 fine, large ventilated bed rooms arranged so they can be thrown in suites when necessary. ... The entire cost of the building is estimated at \$10,000." (*Oregon Observer*, 11-March-1893)

The grand opening of the new hotel was held in November and the city of Grants Pass celebrated its newest accomplishment.

Grants Pass can now boast of one of the most modern hotels in the state outside of Portland. With R. O. McCroskey as proprietor we have no doubt but that its present popularity will remain and build up the trade which it deserves. (*Oregon Observer*, 11-November-1893)

Owned by local investor Henry B. Miller's "Josephine Hotel Company" and operated by a variety of lessees, the substantial hotel quickly became an important element of the Grants Pass downtown. Miller was an early settler in the Grants Pass area. "He was among the first businessmen established in Grants Pass. He established the Sugar Pine Door and Lumber Company and, in 1891, was the State Legislative Representative for Josephine County." (Chappel, 1992:20) In 1900 Miller was appointed Consul to Yokohama, Japan and moved to the Orient, retaining ownership of the hotel and his other Josephine County holdings.

The success of the Josephine Hotel inspired similar brick construction and throughout the 1890s a number of "fireproof" hotels were constructed, many replacing frame structures destroyed by the city's series of infernos. Prominent among such operations were the "Hotel Blackburn," at the corner of Sixth and G Streets, directly opposite the railroad depot, and the "Palace Hotel," at the corner of 5th and G Streets.

Henry B. Miller retained ownership of the Josephine Hotel corner from its construction though 1910, covering the period in which the business was expanded by the construction of the annex.

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THE HOTEL JOSEPHINE ANNEX — CONSTRUCTION & SPECIFIC HISTORY

As Grants Pass continued to prosper, the Josephine Hotel apparently faced additional demands for rooms and services. The original 1893 design included at least one “sample room” on the first floor along with its other uses. Sample rooms were a typical requirement for better quality hotels during the railroad-era. Traveling salesmen (known as “drummers”) arrived by train with large sample cases and required a location to display their goods. Hotels accordingly offered such “sample rooms” as a service to the trade, often even providing a wagon or later auto shuttle to assist in moving the baggage from the depot to the hotel.³ Salesmen would set up their goods and then invite local merchants to stop by and view their products, often offering refreshments and other enticements to attract new clientele. In 1905, with the growth of the Grants Pass area, the sample rooms within the main hotel had apparently become inadequate and the hotel management announced plans for a major addition.

The Hotel Josephine, which holds the position of being the best hotel in Southern Oregon, has added accommodations that will be greatly appreciated by the commercial travelers for four fine sample rooms are to be provided in an annex that is now being built. The annex ...stands on E street west of the hotel is of brick and [will] be two stories...The building will be 30x75 feet and the lower story will be fitted for four sample rooms. The rooms will have large plate glass fronts so that ample light will be had and each will be fitted with tables and every convenience that a drummer may wish to properly show his samples. (*Courier*, 14-July-1905, 1:5)

The second floor of the annex, accessed via an external stairwell, provided living quarters for George Good, then managing the hotel under lease from Miller. As originally designed the upper floor contained two suites of rooms, each with a “...large parlor and bedroom” centered around a central service core. In addition to the construction of the annex the newspaper reported that “The space between the annex and the hotel will be cleared of

³ “Drummer” is reported as being primarily an American usage. In 1860 Bartlett’s American Dictionary defined a “Drummer” as “a person employed by city houses to solicit the custom of country merchants.” Though now obsolete, the term remained in common use through the first quarter of the 20th century. (*The Compact Edition of the Oxford English Dictionary*, (London: Oxford University Press, 1971) 28th Edition, 1989:690.)

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the unsightly woodshed that is now occupying it and that plat of ground will be made attractive with trees, flowers, and grass.”

While neither the general contractor or the designer of the Hotel Josephine Annex is known, the building was praised as being of “neat appearance” and was considered a “substantial addition to the building list of Grants Pass” according to period accounts.

The brick work is being done by Robert Huggins and Charles Ross and they will have it completed this week. They also do the plastering which they will do as soon as the carpenters are through with their job. The carpenter work is being done by George Stover, Edwin Smith, and George Smith. (*Rogue River Courier*, 14-July-1905, 1:5)

The Annex was completed in Summer 1905 and provided additional space for the Hotel Josephine. In a special booster-type issue of the *Courier* published the following year the operation was described as follows:

It has been said, and not without good reason, that the general prosperity of a city depends to a great extent upon the character and general excellence of its hotels. One of the most complete, well arranged and conveniently located hotels in this section is the Josephine, conducted under the able management of Geo. E. Good. ...*The patronage of the commercial trade necessitated an addition in order to supply sample rooms and this has now been completed.* Mr. Good is an enterprising businessman, held in high esteem, filling the honorable office of mayor of our city. (*Rogue River Courier*, 2-March-1906, *emphasis added.*)

1906-1926 — THE ARRIVAL OF THE AUTOMOBILE

The subject Annex remained an integral part of the Hotel Josephine corner throughout both the 1910-period “Orchard Boom” era and the development of the Pacific Highway, which mirrored Sixth Street, immediately in front of the hotel. As near as can be

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determined, the building remained in "sample room" use although the upper floors were likely converted to guest rooms at some point prior to 1911.⁴

In 1910 Henry B. Miller and his wife, Mary, sold the hotel property to F. H. and Ruby Blake.⁵ (JoCty Deed 36:437). The Blakes announced a major improvement program.

J. H. Blake, who purchased the Hotel Josephine last August, was questioned last night with reference to the reconstruction of his popular hostelry and it was learned that numerous changes will be made, giving Grants Pass a first-class hotel building, up to date in all details. (*Courier*, 10-Mar-1911, 1:6)

Blake's plans were certainly ambitious. He announced "I intend making the Josephine building an up-to-date structure..." and that he would be building a 25' wide addition to the north side, the design of which had already been "...gotten out by Clark & Foster, of Medford and Ashland." The architects were also to supervise the construction "...whenever [Blake] got that far." Blake concluded his announcement by stating;

I am delighted with our new surroundings and the climate especially. ...This is bound to be a good town and all good towns are good for a hotel man, provided, of course, that the business is not way over done. We have come to stay and I believe that you will find ...[the Josephine] in keeping with the spirit of progression that seems to dominate Grants Pass at the present time. (*Courier*, 10-Mar-1911, 1:6)

Despite Blake's intentions, however, the addition does not appear to have been built and it is unclear to what extent any other improvements actually took place. In August 1911 Blake leased the hotel operation to Philip M. and Frank Metschan of Portland. (JoCty Deed 38:360), including provisions to improve the "Hotel Josephine."⁶

The rapid development of the automobile as the primary form of transportation led to a increase in both recreational and commercial travel and the Hotel Josephine, despite

⁴ Both the 1911 and 1930 Sanborn Fire Insurance Maps show the structure listed as "Sample Rms." on the first floor.

⁵ The deed lists "F.H. Blake," however various newspaper accounts report the new owner as "J.H. Blake" and it is not clear which is correct.

⁶ See also Josephine County Deed 38:547, dated 20-November-1911 between Philip Metschan and the Josephine Hotel Company.

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increased competition, continued to be the premier hotel in Grants Pass under Metschan's ownership.⁷ Trying to better accommodate railroad travelers, the Josephine improved its connections with the depot.

A fine new omnibus bearing all the air of the best of the big cities, appeared at the depot this morning with the name of the New Josephine resplendent on its sides. It replace the Buick automobile that has been doing duty for the Josephine Hotel for the past year. (*Courier*, 20-October-1914)

In 1917 the Metschans obtained full title to the Hotel Josephine corner. (JoCty Deed 47:499) and continued to operate the facility until 1924 when the hotel was transferred to Al J. Martineau of Martineau Hotels Incorporated. (JoCty Deed 60:603-607)

THE REDWOODS HOTEL/WORLD WAR II AND LATER:

After acquiring the Josephine, Martineau undertook a program of development much like the one Blake proposed 15 years earlier. The original 1893 volume of the hotel was completely remodeled and improved with a large addition built to the north. This addition, a six story volume designed by noted architects Tourtellotte and Hummel, opened in July 1926 and was christened "The Redwoods Hotel." The Hotel Josephine was absorbed into this larger venture and the entire complex was referred to under the new name. Although not conclusively documented it was also likely at this time that the rear 25' volume was added to the Annex, bringing its total length to the present 100' deep volume.⁸

As the "Redwoods Hotel," the complex at Sixth and E streets entered a new phase as Grants Pass' premier lodging facility. The "Caves Grotto" a dining room with an interior

⁷ The chief competition came from the 1911 construction of the "Seward Hotel," an impressive 3-story brick building erected at the corner of K and Sixth Streets, an event which may have spurred Blake's proposed improvements. The Seward, was renamed the "Oxford" in 1923 and then in 1927 was completed remodeled to a Spanish Colonial exterior and again changed names, this time becoming the "Del Rogue." (Booth, 1984:75)

⁸ The addition was not shown in the 1911 Sanborn Map but is in existence by 1930 and it is assumed it was an element of the remodeling undertaken concurrently with the construction of the Redwood Tower.

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modeled after the famed "Marble Halls of Oregon," west of Grants Pass, was a particularly noteworthy element and became the regular meeting place of the Grants Pass Cavemen.⁹

Mr. Martineau's major investment in the new Redwoods Tower was ill-fated, however. In 1927 the Southern Pacific Railroad shifted its main passenger line to Klamath Falls and through traffic in Grants Pass and the Rogue River Valley dramatically declined. With the added strain of the Great Depression of 1929 the company finances eroded to the breaking point. In February 1936 a decree was issued against Martineau in favor of C. H. Demaray and on April Fool's Day 1937 Josephine County Sheriff Lister sold the property at foreclosure to its primary creditor. (JoCty Deed 83:385-6) Demaray retained the hotel complex until 1947 when it was sold to Harry O. Shontz. (JoCty Deed 122:278)

With the continued rise of the automobile and the highway, culminating in the early 1960s construction of the Interstate, the popularity of large downtown hotels continued to wane, usurped by low-height "motels" designed for ease of access for the motoring public. During this period the Annex was converted into apartments on its second floor while the ground level housed a variety of small professional or office uses, notably Cogswell Realty. Cogswell leased the entire ground floor in 1962 and remained in the building until 1967.¹⁰ In 1964 Eunice Shontz sold the hotel to a Roseburg investor but the building continued to deteriorate. By the early 1970s the once grand Redwoods Hotel complex had been reduced to fairly decrepit condition. In December 1972 the Grants Pass City Council posted notice that the facility must be brought up to current fire code or close by January 1st 1973. In the interim, owner Emil A. Ramberg, of Roseburg, sold the Annex building, ending its formal connection with the hotel corner. The following month Mrs. Shontz filed a foreclosure suit against Ramberg. (*Courier*, 11-February-1973)

The main Hotel Josephine corner (the 1893 volume) was condemned and vacated and debate ensued as to the fate of historic structure. On 12-April-1975 a major fire broke out during construction that was to convert the hotel into apartments for the elderly. Substantially destroyed, the burnt shell sat for a number of years before it was eventually razed. The site of the Hotel Josephine is now the paved parking area at the corner of Sixth

⁹ For more on the Cavemen see Russell Working, "Clan of the Cavemen: Grants Pass' Boisterous Prehistoric Boosters," *Table Rock Sentinel*, Summer 1992.

¹⁰ Mrs. Ann Cogswell, personal communication with the Author, 21-May-1996.

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and E streets. The Redwood Tower, the six-story addition built in 1925-26, was essentially vacant at the time of the fire. It, however, was purchased by new owners and rehabilitated for use as a retail appliance store. The Redwood Tower was listed on the National Register of Historic Places in 1979.¹¹

DESIGN AND ARCHITECTURAL SIGNIFICANCE:

In addition to its significant connection with the Hotel Josephine and the early development of lodging facilities in Grants Pass, the Hotel Josephine Annex remains one of the few identified structures in southern Oregon to retain the projecting second floor bays that were a common feature of late-19th and early 20th century commercial architecture in the region.

Projecting windows were functional elements of a design that increased interior lighting — a particularly beneficial quality for the narrow row-built commercial structures of downtown areas. Projecting windows were generally of three types, based on their shape: square, arc, and canted bays, the latter is either a two or three-sided form. “Of the two canted types, the three-sided bay, which may include a window seat, is the more popular.” (Gottfried & Jennings, 1988:6)

Historic views of downtown Grants Pass and other southern Oregon commercial areas taken in the late 19th and early 20th century show at least one other building with a projecting second story bay, the Southern Oregon Supply Building. This building, also known as the Riddle Building, has been substantially remodeled and its bay windows were removed sometime prior to WWII.¹² No other example of second floor bay window has been documented in Grants Pass.

In Jackson County, the Stewart Building (237 E Main, 1898) was originally designed with a series of three-part canted bays facing both Main and Bartlett streets. These were removed as part of a modernization program designed by architect Frank Clark in 1935. The Johnson-Childers Building (318 E Main, c.1898) was actually designed with a flat

¹¹ Kay Atwood, National Register Nomination, “Redwoods Hotel” 15-April-1979.

¹² See *City of Grants Pass Survey of Historic and Cultural Resources*, Site 95, ranked “Non-Contributing Historic.”

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facade and the four three-part canted bays that still grace the second floor were added during an early 20th century remodel. The Wilkenson-Swem Building (217 E Main, 1895) retains an unusually large rectangular projecting bay on its second story facade. This building was listed on the National Register in 1982.¹³ In Ashland at least two buildings once had projecting bays comparable to those of the Hotel Josephine Annex. Both the "Pioneer Building" (38-42 East Main, 1900) and a now-demolished or much altered building west of the Shaw-Sanderson Building (in the 300 block of East Main) originally had three-sided canted bays on the second floor. The bays of the Pioneer Building were removed, probably before WWII. The other structure survived, bay intact, at least into the 1950s.¹⁴

COMPARABLE RESOURCES:

As noted above, the Hotel Josephine Annex remains one of only two commercial structures in southern Oregon to retain projecting three-sided bays on its second story and the sole such example in Josephine County. The building is also a rare surviving structure that originally served a hotel "sample room" function. While many, if not all, hotels in southern Oregon probably designated rooms for such use, only two area structures are known to have been specially constructed for that purpose during the early 20th century. These are the subject Hotel Josephine Annex and a single-story building associated with the Hotel Medford.¹⁵

Of the many hotels and other "fireproof" lodging facilities constructed in the Josephine County area during the boom period that followed the initial settlement of the city and extending through the primary period of railroad travel, few remain with any semblance of integrity to their original appearance and design. The Hotel Blackburn, which was somewhat similar to the main Josephine Hotel itself with a canted corner entrance and

¹³ See *City of Medford Survey of Historic and Cultural Resources, Downtown Commercial Area Phase II*, Sites 257, 308, and 311, all ranked "Primary."

¹⁴ See *Ashland Cultural Resource Inventory*, Site 305 for the history of the Pioneer Building. Historic views, including an image published by Kim Color Cards of John Day, Oregon, show the second structure in the 1950s, with its projecting bay. (Collection of the Author)

¹⁵ Constructed in 1911 and located at 23 North Ivy Street, the Hotel Medford Sample Rooms were identified in the 1993 Cultural Resource Survey of Downtown Medford as resource 167.0, and ranked "Secondary."

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red-brick exterior, was razed in 1920 and replaced with the impressive temple fronted U. S. National Bank building.¹⁶ The "Palace Hotel," rebuilt in brick following the October 1899 fire, substantially mirrored the history of the Hotel Josephine, falling into decline in the early 1960s. This building was substantially remodeled in 1980 and no longer retains significant integrity. The Stewart/Oxford/Del Rogue Hotel, as described above, was demolished in 1965. No other railroad era hostelries in Grants Pass have been identified.¹⁷

SUMMARY:

The two-story masonry volume known as the Hotel Josephine Annex was constructed in 1905 as an element of Grants Pass' premier hotel of the late 19th century and early 20th century, the Hotel Josephine, and is the only surviving element of that operation. As such, the Annex remains one of the best surviving resources associated with the construction of "fireproof" lodging in the downtown area of Grants Pass during the period of railroad-based travel and the commercial trade's needed "sample rooms" and display areas, a need which substantially ended with the shift toward automobile-based travel that led to the construction of larger "motor hotels" such as the Redwood Tower. The Annex gains additional significance as the only identified example of a projecting bay commercial design in Grants Pass and one of the few such structures to survive in the Rogue River Valley.

While the interior of the Annex has been altered during its 90-plus years of existence to better suit modern uses, the exterior of the building retains substantial integrity in setting, appearance, materials, window and door detailing, and overall character. The Hotel Josephine Annex accurately and effectively conveys both its original appearance and the associations for which it is significant under Criterion "A" for listing on the National Register of Historic Places.

¹⁶ This latter building itself was razed in the early 1960s for construction of the modest one-story concrete structure which now occupies the lot. A related lodging unit, the "Blackburn House" was located on the second floor of the Sherer-Judson Building, which survives at 220-224 SW Sixth Street and is a primary resource within the NR-Listed "G Street Historic District."

¹⁷ Automobile-era hotels, notably the Redwood Tower addition to the Hotel Josephine itself, and the WeAskU Inn do survive in the Grants Pass area. Post-WWII era motels, including a number of single-floor courtyard operations, line Sixth Street to the north of the downtown core.

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Bibliography

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Hotel Josephine Annex, Grants Pass, OR

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Hotel Josephine Annex
Name of Property

Josephine County, Oregon
County and State

10. Geographical Data

Acreage of Property less than one acre (0.06 acres) Grants Pass, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet)

1 [1 | 0] [4 | 7 | 3 | 2 | 6 | 0] [4 | 6 | 9 | 8 | 6 | 9 | 0]
Zone Easting Northing
2 [|] [| | | | |] [| | | | | |]

3 [|] [| | | | | |] [| | | | | |]
Zone Easting Northing
4 [|] [| | | | | |] [| | | | | |]

See continuation sheet.

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title George Kramer, M.S.

organization Historic Preservation Consultant

date 1-August-1996

street & number 386 North Laurel

telephone (541)-482-9504

city or town Ashland

state Oregon zip code 97520-1154

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Robert Jaffe & Rochelle Desnick

street & number 140 Nursery Street

telephone (541) 482-3808

city or town Ashland

state Oregon zip code 97520

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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VERBAL BOUNDARY DESCRIPTION:

The nominated property is identified as Tax Lot 11201 on Josephine County Assessors Plat 36-5-17-23. The property boundaries are specifically defined as follows:

Beginning at the Southeasterly corner of Lot 9, in Block 32 of the ORIGINAL TOWN of the Town, now City of Grants Pass, Josephine County, Oregon; Thence Northerly parallel to the Westerly line of 6th street, a distance of 100 feet; then westerly and parallel with the Southerly line of the alley a distance of 30 feet; then Southerly and parallel with the Westerly line of 6th street, a distance of 100 feet; thence Easterly along the Southerly line of said Lot 9 to the point of beginning, being the Easterly 30 feet of Lot 9, Block 32.

BOUNDARY JUSTIFICATION:

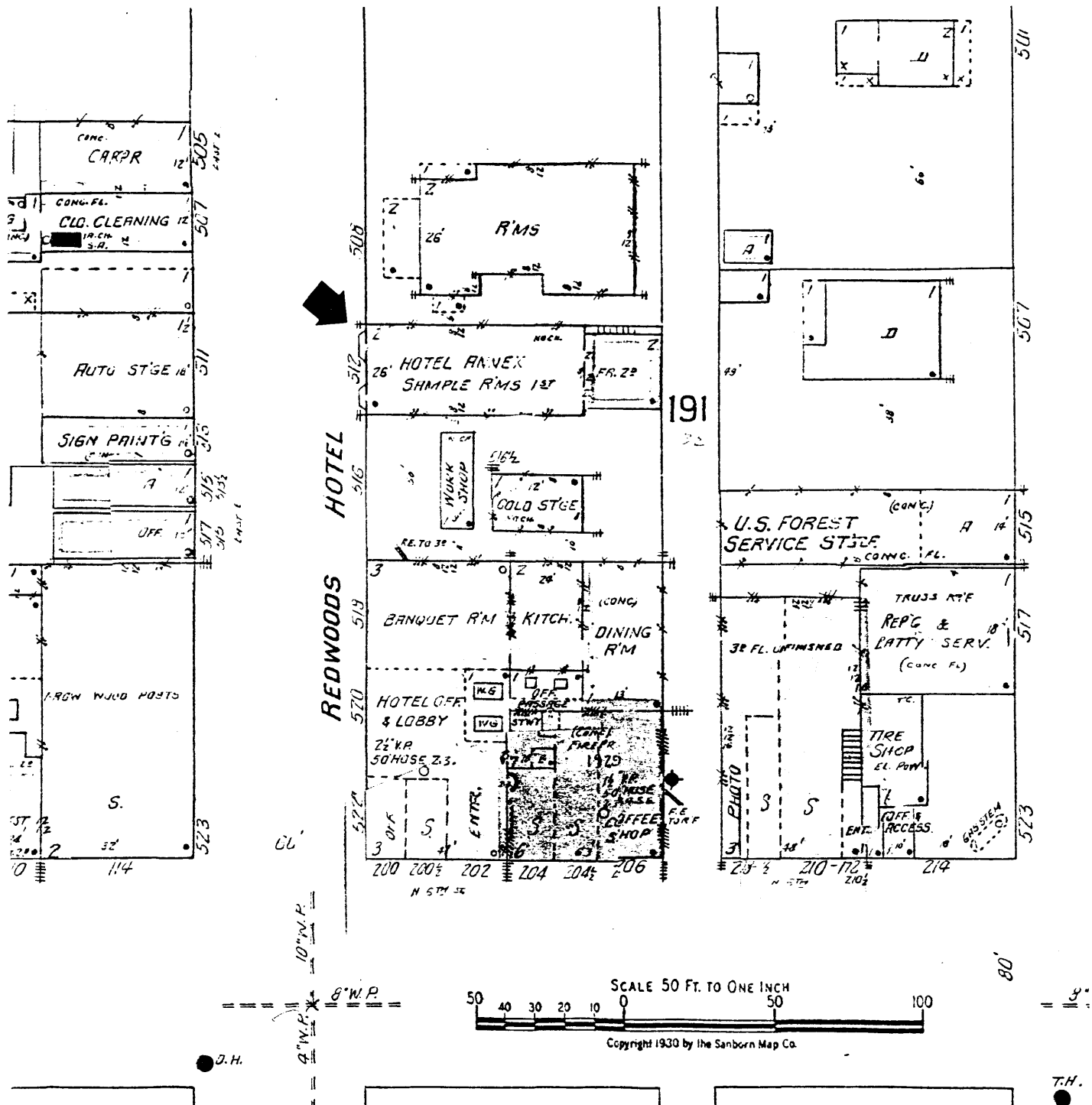
The nominated parcel includes all that portion of the original Hotel Josephine corner which was historically associated with the Hotel Josephine Annex from its 1905 construction following the 1973 division of the corner into four separate tax lots as identified by the Josephine County Tax Assessor as shown on the attached tax plat.



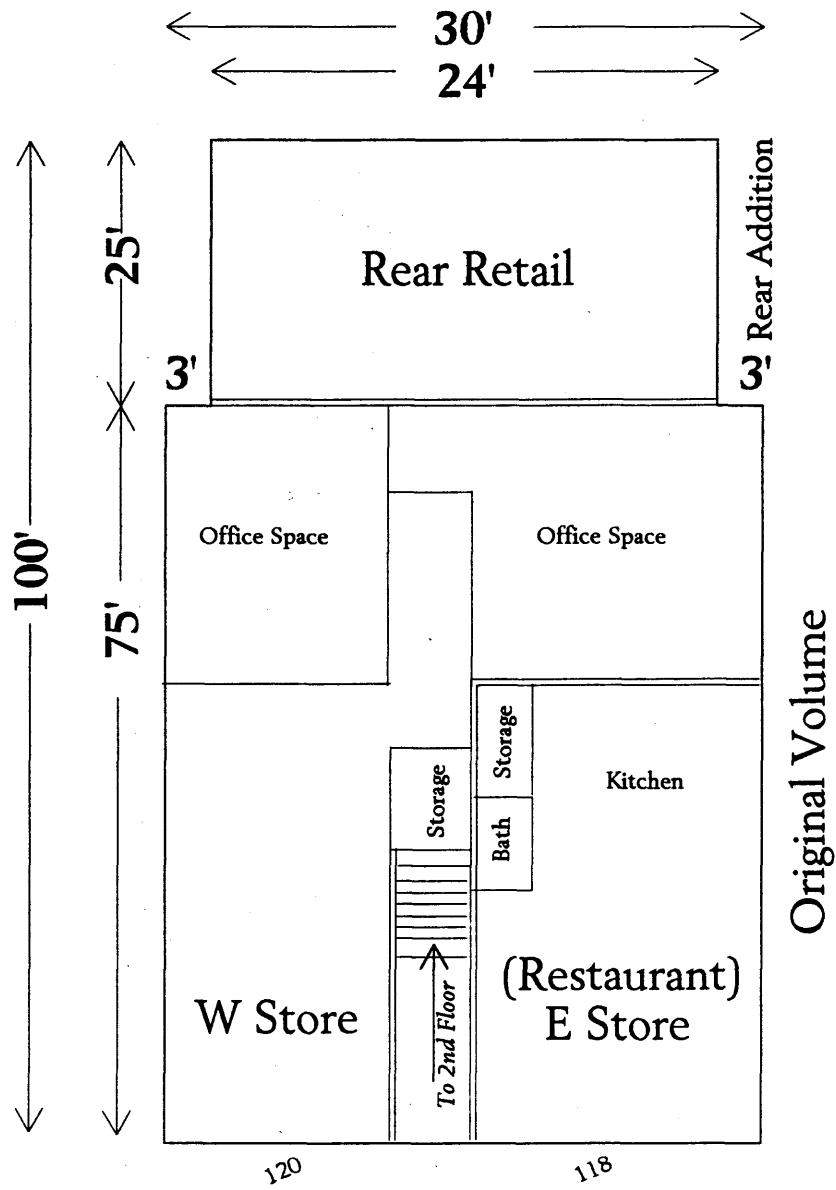
ASSESSORS PLAT
 TWN 36, RANGE 5, SEC 17, LOT 11201

Hotel Josephine Annex
 118 N W "E" Street
 Grants Pass, Oregon

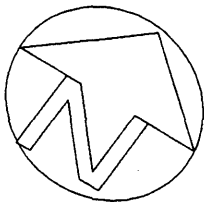
Josephine County Assessors Office



SANBORN INSURANCE MAP
 JUNE 1930, SHEET 22
Hotel Josephine Annex
 118 N W "E" Street
 Grants Pass, Oregon
Josephine County Historical Society



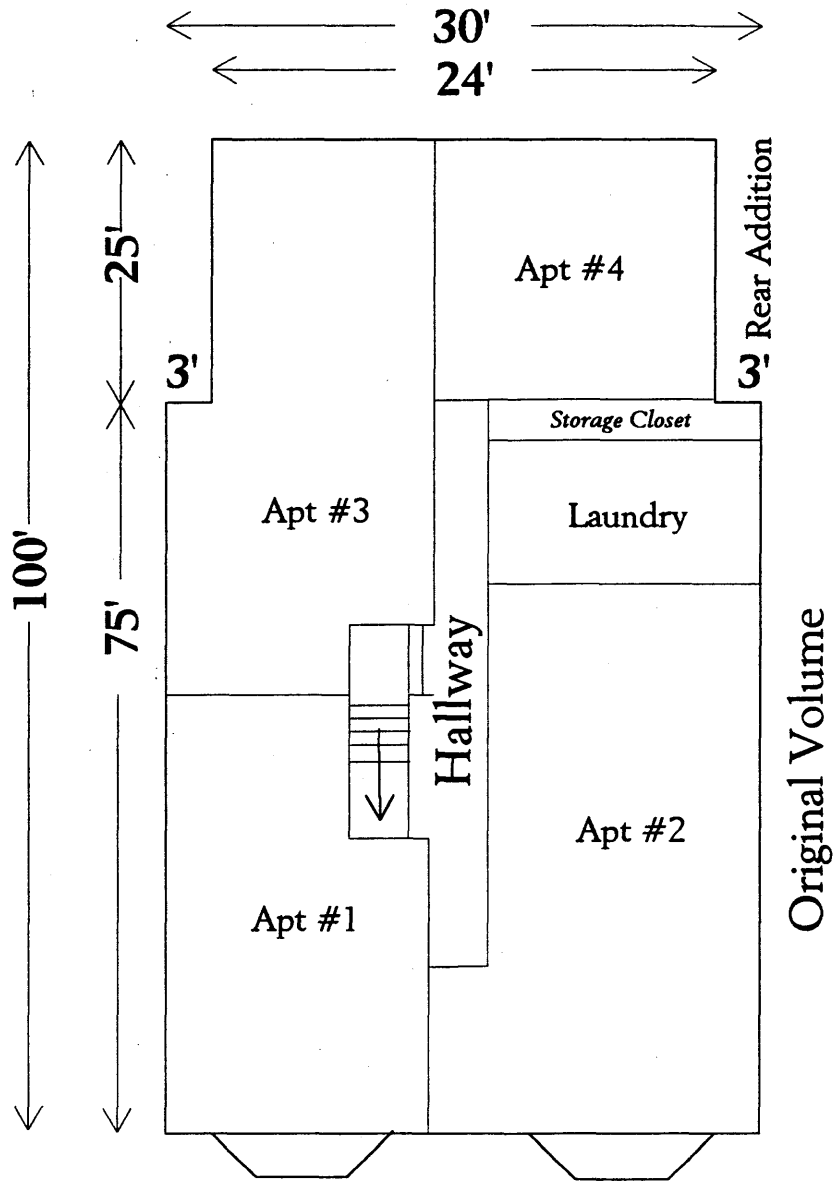
NW E Street



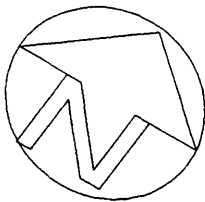
First Floor Plan

Hotel Josephine Annex
 118 N W "E" Street
 Grants Pass, Oregon

Not to Scale: All Dimensions Approximate



NW E Street

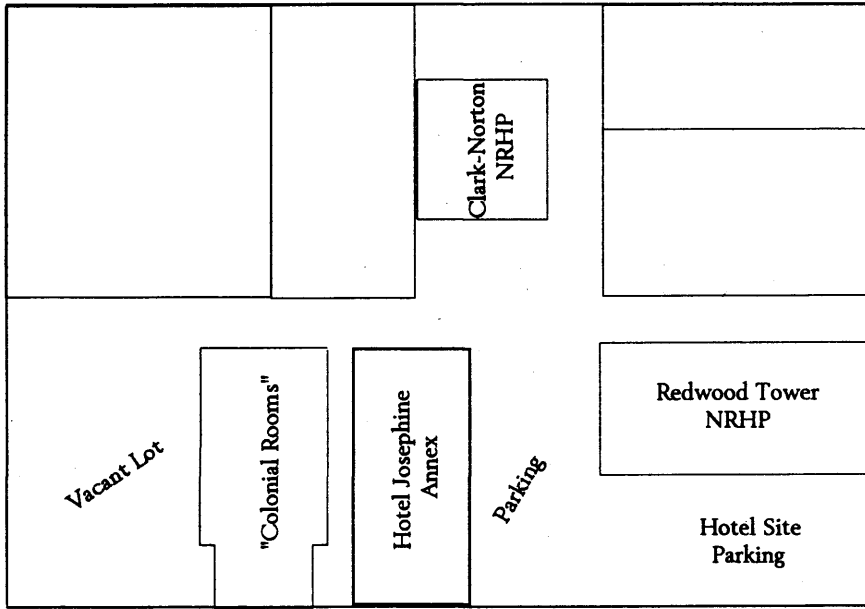


Second Floor Plan

Hotel Josephine Annex
 118 N W "E" Street
 Grants Pass, Oregon

Not to Scale: All Dimensions Approximate

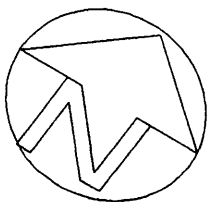
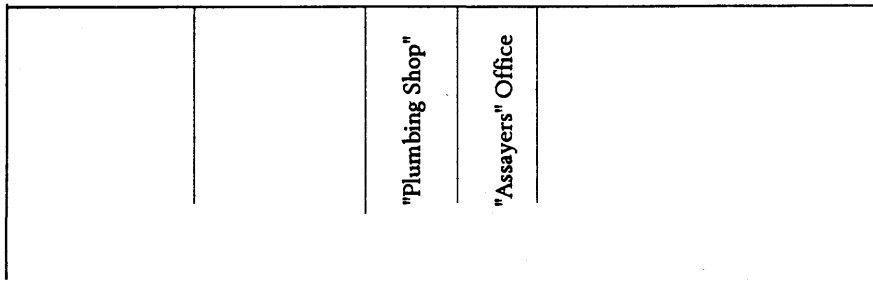
N W " D " Street



Fifth Street

Sixth Street

N W " E " Street



Site & Vicinity Map

Hotel Josephine Annex
118 N W "E" Street
Grants Pass, Oregon

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1. Historic View: Hotel Josephine corner, showing East Elevation of Annex
Looking: Northwest, from Sixth Street
Photographer: Unknown
Date of Photograph: c. 1906-7
Negative: Collection of Josephine County Historical Society
2. Historic View: West and South elevations, during fire at Hotel Josephine
Looking: Northeast, from E Street
Photographer: Grants Pass Daily Courier
Date of Photograph: April 1975
Negative: Grants Pass Daily Courier
3. Current View: South elevation [Facade]
Looking: Northwest, from N W E Street
Photographer: Robert Jaffe
Date of Photograph: May 1996
Negative: Robert Jaffe Photography, Ashland [16]
4. Current View: South and East elevations
Looking: Northwest
Photographer: Robert Jaffe
Date of Photograph: May 1996
Negative: Robert Jaffe Photography, Ashland [11]
5. Current View: North [Rear] and West elevations
Looking: Southeast, from alley
Photographer: Robert Jaffe
Date of Photograph: May 1996
Negative: Robert Jaffe Photography, Ashland [1a]
6. Current Detail: Storefront transoms
Looking: Northeast, from sidewalk
Photographer: Robert Jaffe
Date of Photograph: May 1996
Negative: Robert Jaffe Photography, Ashland [30]

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7. Current Detail: Typical window, east elevation
Looking:
Photographer: Robert Jaffe
Date of Photograph: May 1996
Negative: Robert Jaffe Photography, Ashland [32]

8. Current Detail: Projecting bay, south elevation
Looking: North
Photographer: Robert Jaffe
Date of Photograph: May 1996
Negative: Robert Jaffe Photography, Ashland [26]

9. Current Interior: Projecting bay,
Looking: South, from Apartment #1
Photographer: Robert Jaffe
Date of Photograph: May 1996
Negative: Robert Jaffe Photography, Ashland [15]