NPS Form 10-900
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received AUG 10 1987
date entered SEP 10 1987

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

1. Name

historic Reeder Gulch Power Plant

Number of contributing features: 1
Number of non-contributing features: 0

and/or common Ashland Municipal Powerhouse (preferred)

2. Location

street & number Ashland Creek Canyon — N/A **not for publication**

city, town Ashland — N/A **vicinity of** Second Congressional District

state Oregon **code** 41 **county** Jackson **code** 029

3. Classification

Category	Ownership	Status	Present Use	
___ district	_X_ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	_X_ yes: restricted	_X_ government	___ scientific
	N/A being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name City of Ashland, c/o Brian Almquist, Administrator

street & number Ashland City Hall

city, town Ashland — N/A **vicinity of** **state** Oregon 97520

5. Location of Legal Description

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number Eighth and Oakdale Streets

city, town Medford **state** Oregon 97501

6. Representation in Existing Surveys

title Ashland Historic Resource Inventory — **has this property been determined eligible?** ___ yes _X_ no

date 1984 ___ **federal** ___ **state** ___ **county** _X_ **local**

depository for survey records City of Ashland Planning Department, City Hall

city, town Ashland **state** Oregon 97520

7. Description

Condition		Check one	Check one
_X_ excellent	___ deteriorated	___ unaltered	_X_ original site
___ good	___ ruins	_X_ altered	___ moved date N/A
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Ashland Municipal Powerhouse was constructed in 1909 to house the city's new hydroelectric power plant. The Bungalow Style building is located approximately two miles south of the city in the Ashland watershed, and is surrounded by Rogue River National Forest land. The one-story, rectangular building is distinguished by a cut sandstone base, brick walls, a hipped roof, and hewn sandstone lintels. In location, setting, design, materials and workmanship, the Ashland Municipal Powerhouse retains its integrity.

Located in Township 39 South, Range one East, Willamette Meridian, Section 21, (Tax Lot 200), the Ashland Municipal Powerhouse is situated on the east bank of Ashland Creek approximately two miles south of the city and twelve miles north of the California border. The powerhouse floor lies at 2,460 feet elevation. Owned by the city of Ashland, the land on which the powerhouse stands also contains the municipal water supply reservoir and water treatment plant. The Ashland-owned parcel of land is surrounded on three sides by the Rogue River National Forest. Access to the resource is gained by an unpaved road.

The Bungalow style Ashland Municipal Powerhouse is rectangular in shape and measures 32 feet in width and 50 feet in length. The one-story building is of brick and masonry construction. A four foot high cut sandstone foundation is topped by walls of red brick set in a flemish bond pattern. Oriented toward the north, the powerhouse has a wood-shingled hipped roof with a bellcast profile, wide overhanging eaves, boxed cornices and exposed rafter ends. Windows and doors on all elevations have two foot high hewn sandstone lintels.

The north elevation and facade has one pair of eight foot wood double-leaf entry doors. Each door has two panels and nine window lights. A sixteen-light transom is located above the doors. The facade has three large windows--each containing two six-light casement windows and an eight-light transom. Four-section screens cover the windows. The west elevation contains two large windows of the common pattern. A small four-light window is centered just below the eaves. Wires originally entered the building through the small circular opening in these windows. The south elevation contains four window of the common pattern. An interior brick chimney rises near this wall. The east elevation contains one window of the common pattern and a (continued)

single leaf door which repeats the design of the doors on the facade.

The interior of the Ashland Municpal Powerhouse is composed of a rectangular volume with a seventeen and one-half foot by twenty foot enclosed office set in the southwest corner. Interior brick walls are sheathed in plaster. Plain molding trims windows and doors on the interior. The ceiling measures approximately sixteen feet in height. The floor is concrete. The office walls are of narrow, beaded, vertical wood boards. Wood panelled doors with four lights provide access to the office. The office contains exhibits pertinent to the hydroelectric plant. Exhibit cases contain the original needle valve and seat, electric meter (1909-Westinghouse), water pressure gauge and other memorabilia. A section of the plant's original wood stave penstock pipe and a piece of copper filtration screen are also on exhibit. A wooden desk and other appropriate office furnishings complete the room.

Restoration of the Ashland Municipal Powerhouse was executed in 1984-1985. The building's exterior and interior were repaired and painted. Portions of the brick wall were repointed and screens were constructed for the windows. A modern 750 KW turbine/generator was installed to replace the original equipment which had been dismantled in 1965. The replacement of mechanical portions of the power plant remain the sole alterations to the original resource. In location, setting, design, materials and workmanship the Ashland Municipal Powerhouse retains its integrity and distinctively conveys its historic qualities and associations.

The 8,659.29 square foot parcel of land on which the powerhouse stands and included in this nomination lies adjacent to the east bank of Ashland Creek and is set against a steep wooded incline. A gravel drive leads to the powerhouse from the access road and a concrete bridge over Ashland Creek. A three foot wide concrete walk surrounds the powerhouse. Foundation plantings in narrow beds extend across the facade. Rugged wooded hillsides surround the powerhouse in the canyon.

No historic operating equipment remains at the powerhouse. Display items include a section of 24" wood transmission line, one bucket from the old Pelton wheel, and a needle valve formerly used to control the water wheel.

The Ashland Municipal Powerhouse and a portion of the tail-race are included in the nomination as historic features. With the exception of one, the other buildings on the property were constructed in 1949 and later. All of these buildings are part of the water treatment plant and have had no role in power generation. The City will be engaged in remodelling or replacing many of the water treatment structures in future years.

8. Significance

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

Specific dates 1908-1909 **Builder/Architect** R. I. Stuart, contractor
Frank C. Kelsey, engineer

Statement of Significance (in one paragraph)

The Reeder Gulch Power Plant, constructed in 1909 on the east bank of Ashland Creek approximately two miles south of Ashland, in Jackson County, Oregon, is a major component of a hydroelectric project which presently includes two diversion dams, Hosler Dam and Reservoir (1928), steel pipeline, the tailrace channel, and water filtration plant. The powerhouse is proposed for nomination with a limited area of 0.02 acres surrounding the historic powerhouse to include the concrete-lined tailrace channel, or sluiceway, but not the water treatment complex several yards downstream which is a non-historic addition of 1948-1949.

The rectangular, one-story powerhouse clearly is the feature having architectural presence. It is a bungalow of sandstone and brick construction having hipped roof with bellcast eaves on outriggers overhanging exterior walls. The bold, straight-topped sandstone lintels with their radiating voussoirs, the multi-paned windows and Flemish-bond brick exterior are elements which give the "bungalow" a vaguely Georgian appearance in keeping with the currently fashionable Colonial Revival. The base is of broken course sandstone. The system and its powerhouse were designed by Portland engineer Frank C. Kelsey. The plant was deactivated in 1965, at which time some of the original equipment, including a Pelton water wheel, Westinghouse generator, turbine and governor was removed. In 1985 the plant was renovated and new generating equipment installed along with interpetive displays, including sections of the original wood-stave penstock.

The nominated area is significant under National Register Criterion A as the focal feature of an historic municipal hydroelectric project associated with the advent of electric power and because it contains the oldest operating municipal powerhouse in Oregon. (The Fremont Powerhouse, built in 1908, in Umatilla National Forest in Grant County, ceased generating in 1967. It was listed in the Register as part of a 169-acre historic district in 1983). Although a private power company had been operating in Ashland since 1889, citizens voted a bond issue to develop a municipal plant in 1905. Despite opposition from Ashland Electric Power and Light, which held the franchise for street lighting, construction of the municipal project was underway in 1908 and the plant was operating the following year.

Water for power generation was originally diverted from Ashland Creek at the East and West Fork dams, constructed in 1909. The water is carried by pipeline and penstock about 7300 feet to the powerhouse. Water can also be taken for power generation from Reeder Reservoir, 2,400 feet downstream from the East and West Fork dams. Power is generated from water diverted to the generator. At the tailrace, the water is divided, part of it going through the water filtration plant for domestic use. The excess is returned to Ashland Creek.

9. Major Bibliographical References

Ashland Tidings; 7/9/08; 8/20/08; 9/3/08; 9/7/08; 7/29/09; 8/23/09; 2/17/66.
McArthur, Lewis, "Fremont Powerhouse, Umatilla National Forest," November 25, 1986.
Feasibility Report, "Reeder Gulch Hydroelectric Project, City of Ashland, OR," R. W. Beck and ASsociates, 1980.

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Ashland, Oregon-California **Quadrangle scale** 1:62500

UTM References

	Zone	Easting	Northing
A	10	523725	4668375
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification The Ashland Municipal Powerhouse is located ca. 2 miles south of Ashland in Ashland Creek Canyon in NW¼ NW¼, Sec. 21, T. 39S., R. 1E., W.M., in Jackson County, Oregon. The nominated area encompasses 8,659.29 square feet to include the powerhouse and its tailrace and portion of Ashland Creek. (Continued)

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

state	N/A	**code**	**county**	**code**
state	N/A	**code**	**county**	**code**

11. Form Prepared By

name/title	Kay Atwood		
organization	City of Ashland	**date**	December 4, 1986
street & number	102 South Pioneer	**telephone**	(503) 482-8714
city or town	Ashland	**state**	Oregon 97520

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X 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 National Park Service.

State Historic Preservation Officer signature

title Deputy State Historic Preservation Officer **date** August 4, 1987

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

for Edward Byrne **date** 9-10-87

Keeper of the National Register

Attest: **date**

Chief of Registration

GPO 911-399

The name "Reeder Gulch Power Plant" was first applied to the project in 1909 on License #1109, when the City of Ashland applied for a permit from the Federal Power Commission. The name Reeder Gulch appears on early topographical maps of the area. Reeder owned property in the canyon where land was acquired by the U.S. Forest Service and the City of Ashland. The name Ashland Municipal Powerhouse has also been used since 1909 and more specifically identifies the nominated property.

Ashland developed in the mid-1850s around a sawmill and flour mill which stood on the banks of Ashland Creek. In 1884 the Oregon and California Railroad reached Ashland from the north and the population grew rapidly as people realized the potential for jobs and prosperity. The number of residents rose from 842 in 1880 to 1,784 in 1890.[1] Between 1890 and 1910 extensive peach orchards came into bearing and local residents and newcomers purchased land for planting and speculation. Fruit tracts and small farms soon spread from the town in all directions. By 1910, 5,020 citizens were counted.[2]

In 1889, two years after the rails were joined at Ashland, the town became the first in Jackson County to have electric power. The local paper reported:

> Ashland Plaza was lighted for the first time last Friday by a 1200 candle power arc light suspended in one of the upper doorways of the Ashland Flouring Mills. The light was bright surprise to most of our citizens. . .It was supplied with electricity by a small dynamo.[3]

The plan for electric power was first discussed in November, 1888, when a group met to organize the Ashland Electric Power and Light Company. Ashland Ordinance NO. 62 granted a perpetual franchise to the company on January 30, 1889. Stock was sold and soon the company purchased two Edison direct current (continued)

dynamos--each with a sixteen candle power capacity. After several years of steady operation the company was sold in March, 1904 to the Yreka, California-based Siskiou Electric Power and Light Company.

Four years later the city of Ashland investigated funding its own project to develop the energy of Ashland creek and compete with the private power company. The Ashland Tidings noted:

> The public will welcome competition in the local electric power and light business, since the company which now has a monopoly has raised the rates. (4)

In July, 1908 the city council engaged Portland engineer Frank C. Kelsey to survey Ashland canyon and to estimate the available power for electricity. (5) One month later the council adopted an ordinance allowing the construction of an electric power plant in the canyon. In early September Mr. Kelsey reported to the council. The best location, he said, would place the generating plant about two and one-half miles from the city center 'at the bend in the canyon just below the water works intake.'(6) The plant was planned to supply 400 horse power, twice the amount required by the city at the time. Kelsey estimated that the powerhouse, pipe line, water wheel, governor, generator, distributing system, transformer, street lights, fees and contingency would cost $66,570. (7)

The local populace had voted for a $ 50,000 bond issue in 1905 to support a municipal power plant. On September 7, 1908 the Ashland Tidings announced that a special election would be held to authorize an additional $30,000 for the project. The same article announced that the city would strictly observe its obligations made in contract with the Ashland Electric Power and Light Company 'for the lighting of the streets, which has about two-and-a-half years yet to run.' (8) Bitterly opposed to the municipal plant, the private company brought an injunction suit against the city to halt construction of the canyon plant. Ashland hired the Portland law firm of Williams, Wood and Lenthicum to fight the private power company's suit. The case was heard late in September, 1908 and the city's right to proceed was upheld. Work began immediately as men cleared the right of way and dug channels for pipe installation. (9)

Work continued at the site through the winter and spring as the weather permitted. On July 17, 1909 the city of Ashland signed a contract with Medford contractor Richard I. Stuart for construction of the new powerhouse. The $3,343.00 building was to be completed by October 1, 1909. (10) In August the local paper commented:

> The powerhouse will be noted for solidity. . .The 24 inch steel conduit, 450 feet in length, is anchored for quite a distance by a filling of concrete which has set as firm as a rock. The powerhouse proper will be of one story constructed of cement and brick, with basins, sluiceways, etc. of concrete. . . The major portion of the foundation is completed, ready for the superstructure. .. but there still remains a lot of work. (11)

Work progressed smoothly and a Pelton waterwheel, Westinghouse generator, turbine and governor were installed. By late 1909 the plant was in operation. Ashland was immediately pleased with its new plant. The council reported that the 'Ashland Municipal Electric Light plant and system is an asset, paying for itself and saving.' (12) Late in November, 1909 the city accepted a contract with the California- Oregon Power Company to offset a prolonged dry spell in the canyon. Drought and the possibility of the creek freezing during the winter encouraged Ashland to purchase power wholesale from COPCo for an initial three year term. Wholesale purchase of power would be cheaper, the city discovered, than obtaining new generating equipment or reservoirs. (13)

Less than two years after the municipal plant began operaton, the city council took direct action to eject the Ashland Electric Power and Light Company from the community. On July 25, 1911 the council passed Ordinance No. 494, revoking the franchise granted to the corporation in 1889. Given six weeks to close, the Ashland Electric Power and Light Company refused to comply. Two years later, in mid- September 1913, the council ordered the Ashland Electric Power and Light Company to remove their poles from the city streets within ten days. In October, 1913 the private company got an injunction against the city to keep them from interfering. Under continual pressure from the Ashland city government the Ashland Electric Power and Light

Company sold most of its property to the California-Oregon Power Company in November, 1915 and finally dissolved in May, 1916. (14)

The City of Ashland continued to purchase power from California-Oregon Power Company through the years. A second phase of development in the canyon began in 1928 when Hosler Dam was constructed about 4000 feet upstream from the power-house. Reeder Reservoir, a new water impoundment facility, was formed at that time. The construction was connected with the power facilities, although the primary purpose was water supply. A water treatment plant was built in 1948.

Generation was suspended at the power plant in 1965 due to excessive maintenance problems. Although water supply releases continued to be made through the plant, the old equipment sat idle for three years. The generator and turbine were sold for scrap in early 1969. Although re-opening the plant was consid-ered in 1971, rate escalation made it apparent that reinstalla-tion of equipment would be more expensive than continued power purchase from Pacific Power and Light Company, (formerly California-Oregon Power Company.) Just before Ashland's con-tract with Pacific Power and Light Company expired in 1982, installation of new generating equipment was again considered by the city. A study was conducted to determine the feasibility of installing new machinery in the existing plant. Restoration began on the facility early in 1984 and was completed in May, 1985. A new turbine/generator was installed and the building was refurbished. A dedication ceremony was held in June, 1985 to recognize completion of the $936,000 project.

Ashland is now one of two cities in Oregon which generates its own power. As previously mentioned, the Ashland Municipal Powerhouse is the oldest municipal powerhouse in Oregon. A comparable resource is the Fremont Power House near Granite in the mining district of eastern Oregon. Constructed in 1908. It last generated electrical power in 1967. In 1968 the California-Pacific Utilities company donated this complex to the U.S. Forest Service. (15)

In its location, function and appearance the Ashland Muni-cipal Powerhouse successfully represents the theme of hydroelect-

ric power development in Ashland during the first two decades of this century. The project was constructed in 1908-1909 during a decade of rapid population growth in Ashland. The resource is significant as an extant example of engineering undertaken to insure a dependable power source for this Oregon municipality. The powerhouse is also significant as tangible evidence of the relentless effort of Ashland's city government to eliminate its major competitor and control power generation and distribution.

The resource stands on its original site and retains its integrity of location. The setting also remains intact. Integrity of materials and craftsmanship is evident on both the exterior and interior of the Ashland Munipal Powerhouse. It its feeling and association the resource evokes the sense of the period in which it gained historic significance.

Frank C. Kelsey was born in 1862 in Kentucky and came West to work on railroad building jobs as a young man. He settled in Salt Lake City, Utah and eventually became city engineer and chairman of the board of public works. In 1904 Mr. Kelsey entered private practice in Portland, Oregon and supervised construction of water works, irrigation systems, and power and pumping plants throughout the Northwest. He was the designer and chief engineer of the Nisqually power plant at Tacoma, and chief engineer of the Kittitas reclamation district in Washington.

In 1916 Mr. Kelsey moved to New York and joined the Washington Pipe and Foundry Company, manufacturers of wood stave pipe for power lines, sewers and water supply systems. In 1925 the company's name was changed to the Continental Pipe Manufacturing Company and Mr. Kelsey became its president.

Frank Kelsey died in his apartment at the Hotel Peter Stuyvesant in New York City on January 5, 1933. *

* Oregon Journal, January 12, 1933.

NOTES

1. "Population of Oregon Cities and Counties and Metropolitan Areas, 1850-1957," (Oregon State University: Bureau of Municipal Research and Service, Information Bulletin No. 106.) p.4.

2. Ibid.

3. Medford Mail Tribune, February 6, 1965; Ashland Tidings, January 11, 1889.

4. Ashland Tidings July 9, 1908.

5. Frank Kelsey is listed the 1909 Polk Directory of Portland, Oregon with an office in the Corbett Building. He continues in the directories through 1917 with a changed office address. His residence was on Humphrey Boulevard in Portland.

6. Ashland Tidings, July 23, 1908; September 3, 1908.

7. Ashland Tidings, September 3, 1908.

8. Ashland Tidings, September 7, 1908.

9. Ashland Tidings, September 7, 1908; September 21, 1908; September 24, 1908.

10. Ashland Tidings, July 29, 1909;

R.I. Stuart worked in California before settling in Jackson County. The Medford Mail Tribune, August 28, 1910 cites his work as a contractor on the Fairmont hotel in San Francisco, California. Stuart worked on many Rogue Valley buildings including the Sparta Building, Natatorium, Medford City Hall, Medford High School, Craterian Theatre, Jackson Hotel and Elks Temple--all in Medford. He was also contractor for the Redwoods Hotel in Grants Pass.

11. Ashland Tidings, August 23, 1909.

12. Ashland Tidings, November 15, 1909.

13. Ashland Tidings, November 25, 1909.

14. Ashland Tidings, September 18, 1913; October 21, 1913; Ashland Daily Tidings, February 16, 1966.

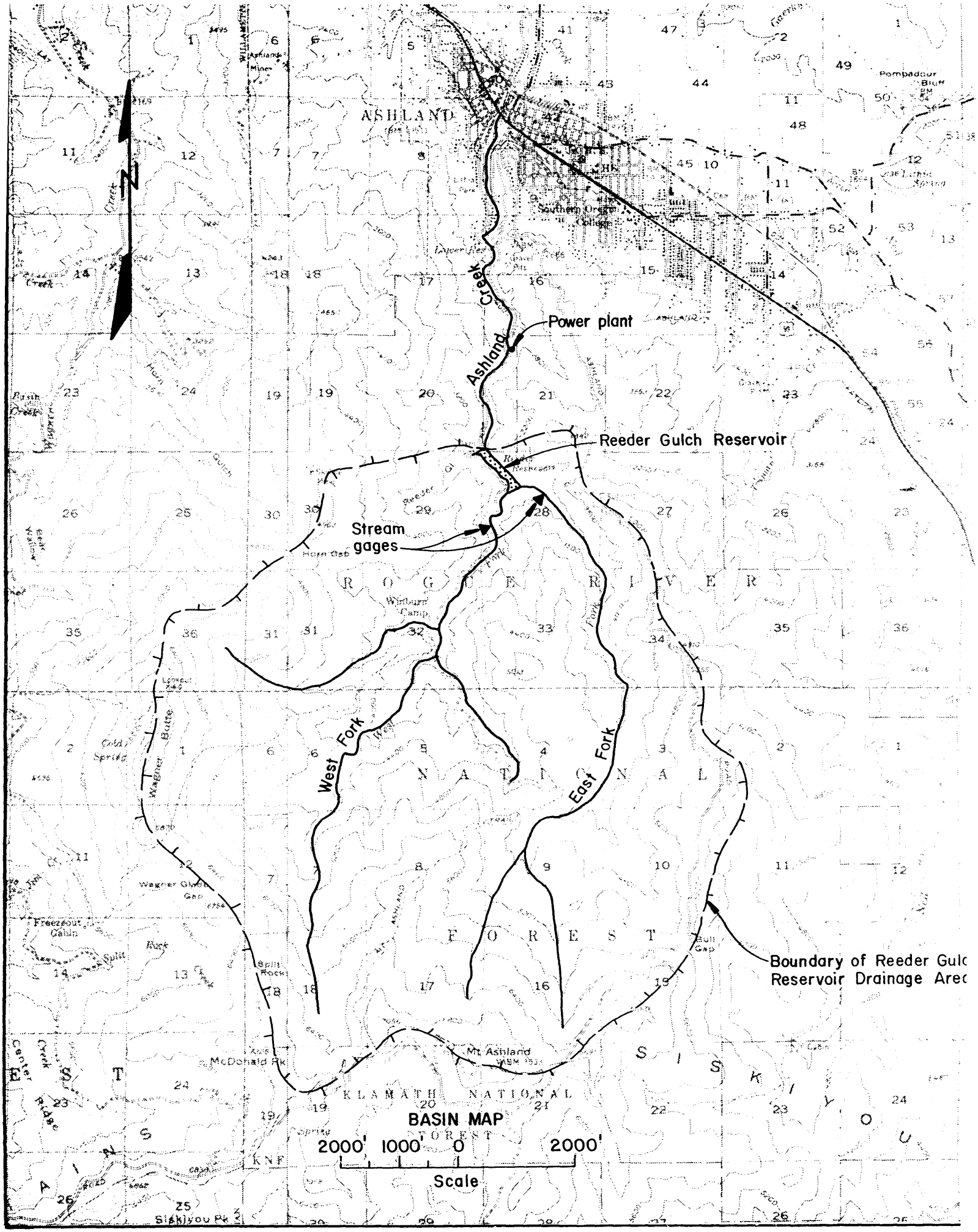
15. Lewis McArthur, November 25, 1986.

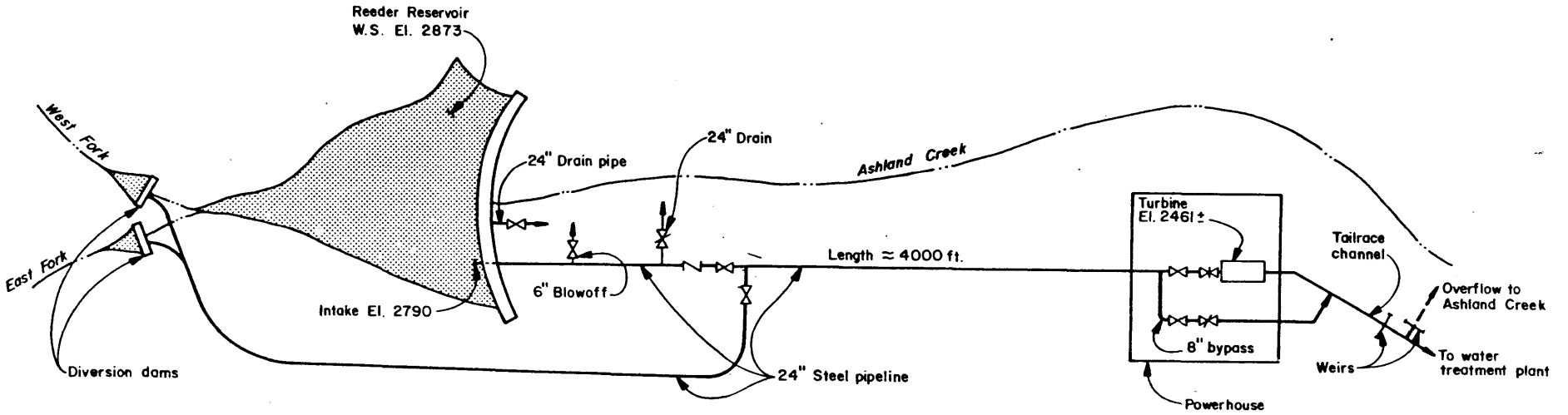
"Fremont Powerhouse," Umatilla National Forest, U.S. Department of Agriculture.

A tract or parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 21, Township 39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon and being more particularly described as follows:

Commencing at the quarter corner common to Sections 20 and 21, said Township and Range; thence North 00°00'13" East along the section line common to said Sections 20 and 21 a distance of 1,570 feet; thence leaving said section line, East 700 feet more or less to the Westerly bank of Ashland Creek at the Southerly terminus of a concrete retaining wall for the TRUE POINT OF BEGINNING; thence South 30°00' East, 59.3 feet to a point situated 15 feet southerly of the southerly wall of the Ashland Power House, thence parallel to the southerly wall, North 83°45' East, 67.5 feet; thence North 2° 54'30" East, 81.1 feet to the Northeasterly corner of the powerhouse tailrace structure; thence North 21°00' West, 38.6 feet to a point on the face of a concrete retaining wall situated on the Westerly bank of Ashland Creek, thence along said retaining wall, South 65°00' East, 26.12 feet; thence South 52°00' West, 73.5 feet; thence South 18°00' West 17.6 feet to the point of beginning containing 8659.29 square feet more or less.

Features of the non-historic water filtration plant lying downstream from the powerhouse (including chemical house, chlorine storage building, sedimentation basins and filtration plant) are not included in the nominated area.


Power plant
Reeder Gulch Reservoir
Stream gages
West Fork
East Fork
Boundary of Reeder Gulch Reservoir Drainage Area
BASIN MAP
2000' 1000' 0 2000'
Scale



LEGEND

- Gate valve
- Check valve
- Butterfly valve
- Needle valve

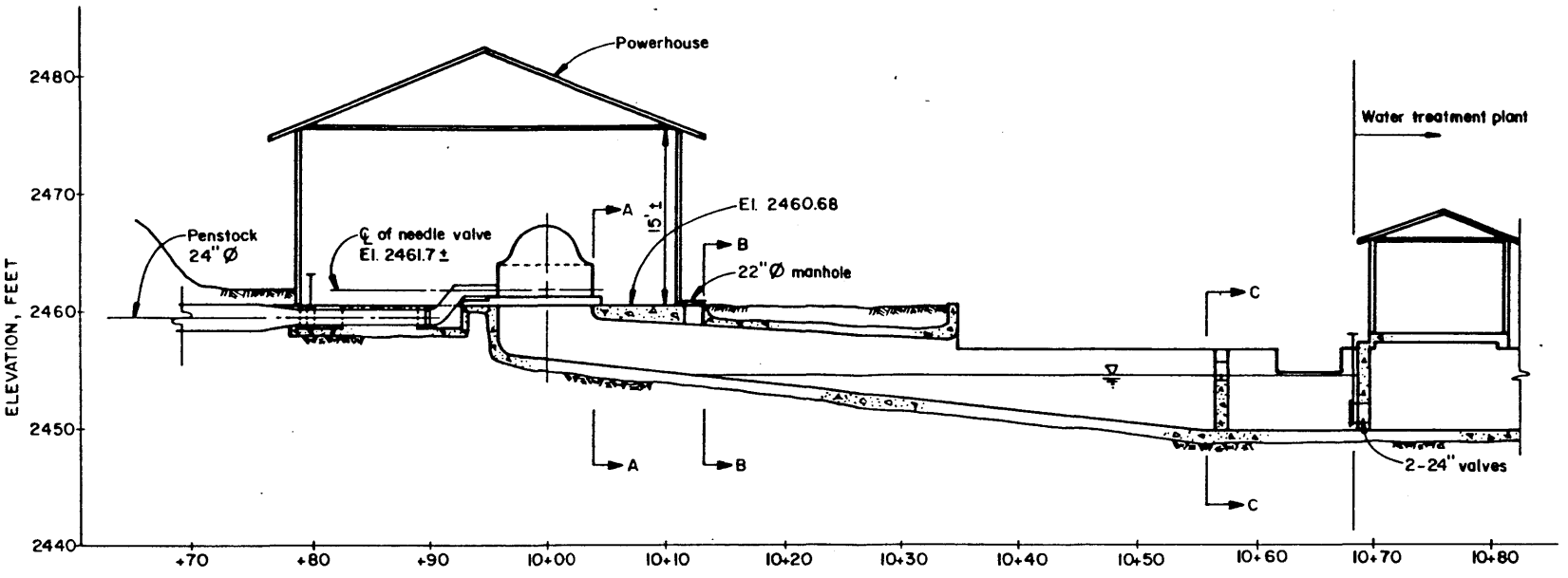
R. W. BECK and ASSOCIATES
ENGINEERS AND CONSULTANTS
Seattle, Washington Denver, Colorado
General offices: Tower Building, Seattle, Washington 98101

CITY OF ASHLAND
ASHLAND, OREGON

REEDER GULCH HYDROELECTRIC PROJECT

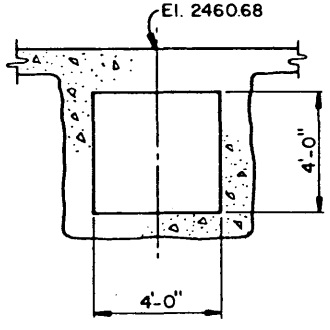
SCHEMATIC PLAN OF PROJECT WORKS

DATE:	DRAWN:	APPROVED:	FIG:
FEB. 26, 80	myd	AG	2



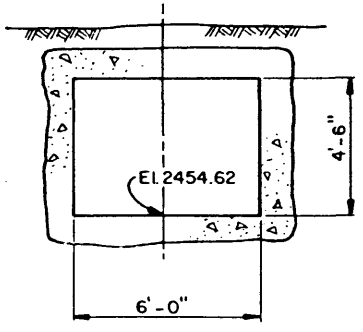
PROFILE ALONG TAILRACE CHANNEL

10' 0 10'
Scale



SECTION A-A

12" 0 5'
Scale



SECTION B-B

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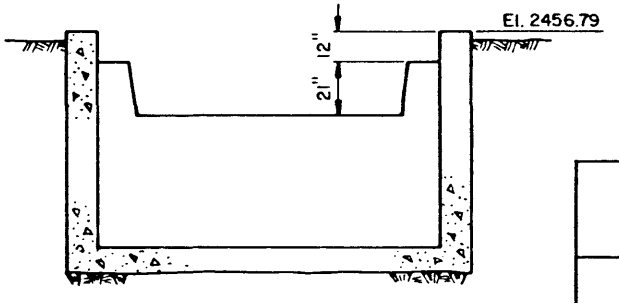
Scale



SECTION C-C

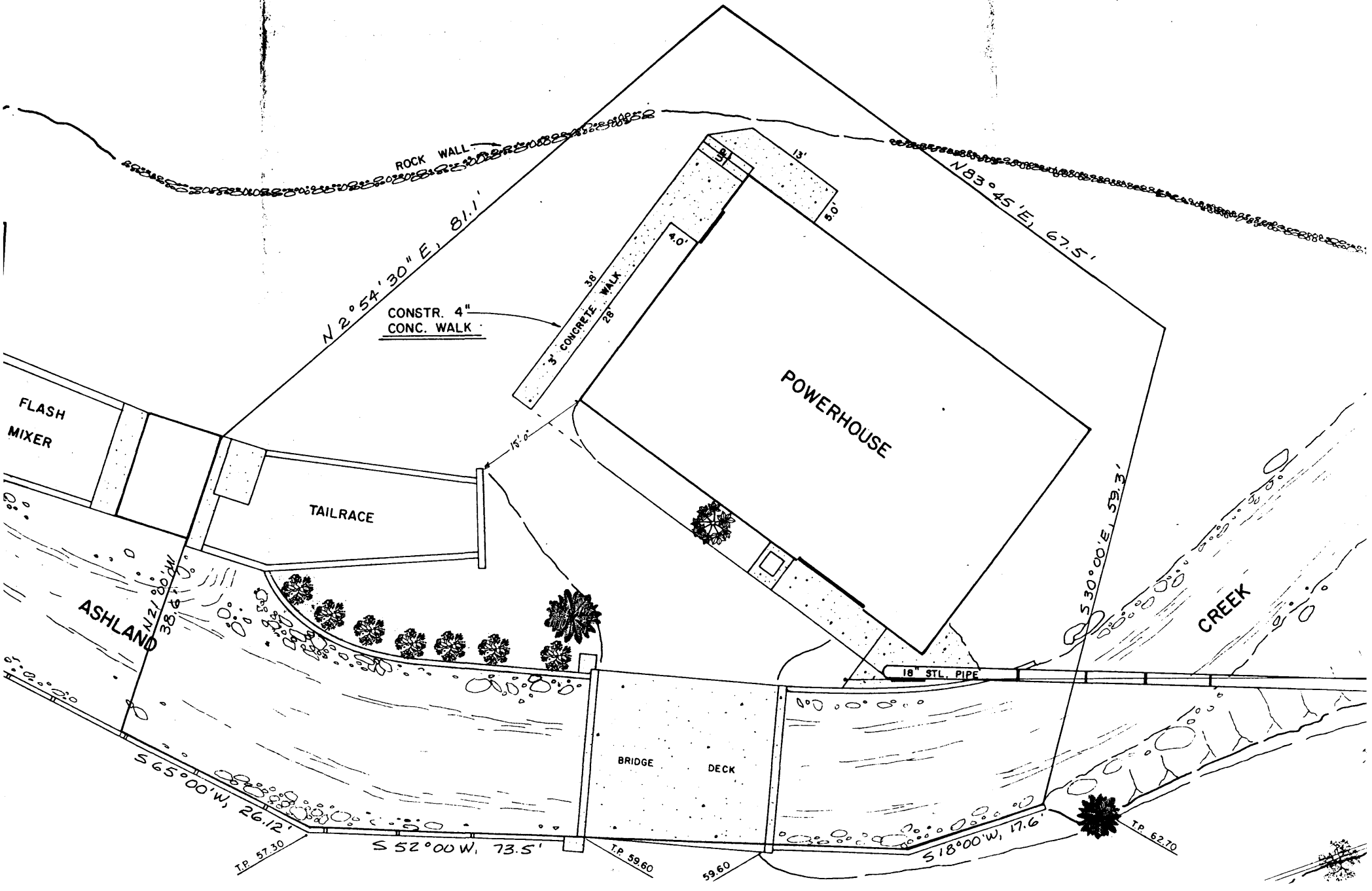
12" 0 5'
Scale

R. W. BECK and ASSOCIATES
ENGINEERS AND CONSULTANTS
Seattle, Washington Denver, Colorado
General offices: Tower Building, Seattle, Washington 98101

CITY OF ASHLAND
ASHLAND, OREGON
REEDER GULCH HYDROELECTRIC PROJECT

EXISTING POWERHOUSE AND TAILRACE PROFILE AND SECTIONS

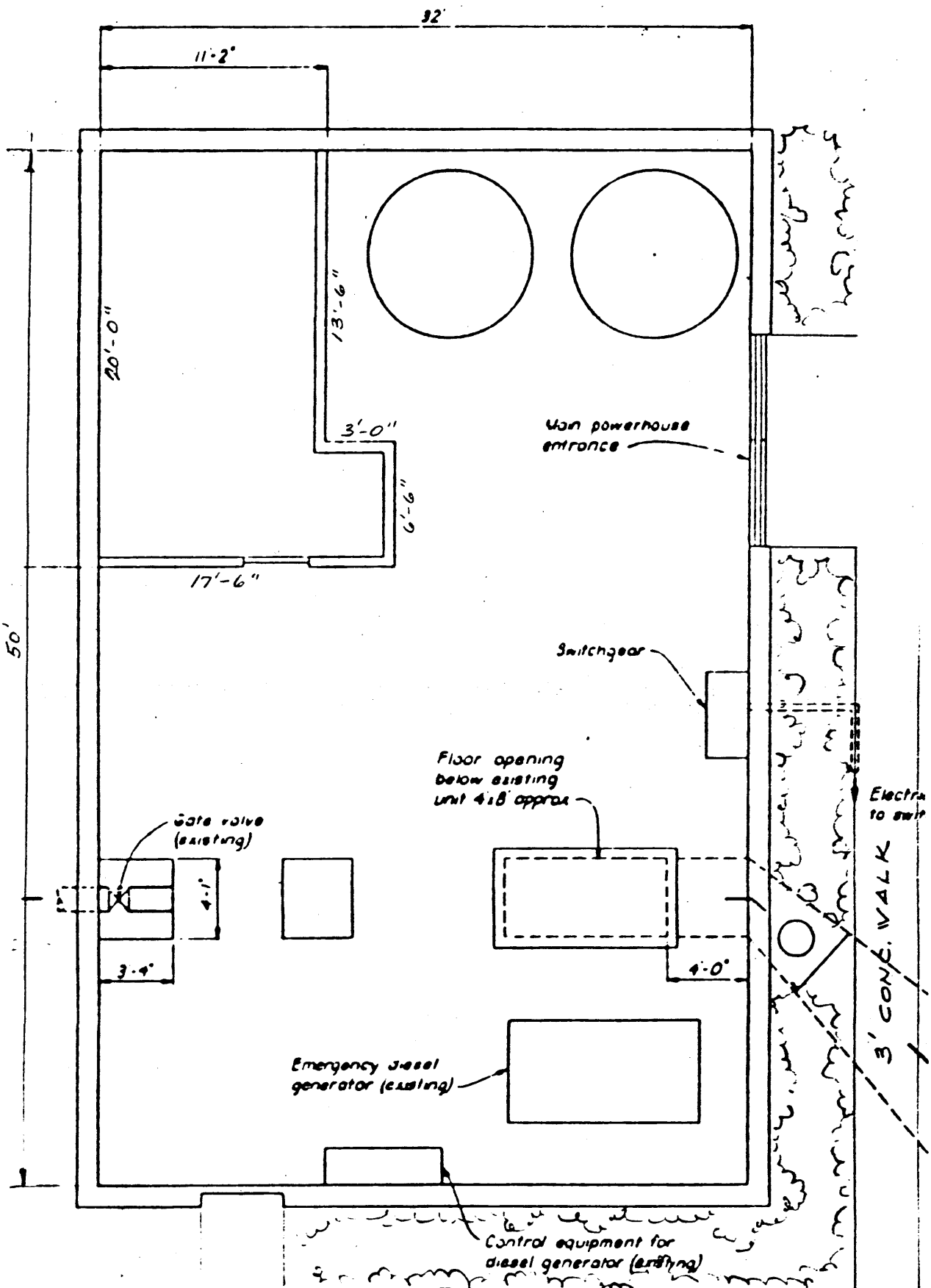
DATE:	DRAWN:	APPROVED:	FIG:
FEB. 26, 80			4



BOUNDARY OF NOMINATED AREA - 8,659.29 square feet

ASHLAND MUNICIPAL POWERHOUSE

JACKSON COUNTY, OREGON



POWERHOUSE AT EL 2460

3' CONC. WALK