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United States Department of the Interior
National Park Service

JAN 26 1990

National Register of Historic Places
Registration Form

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

1. Name of Property

historic name Grainger, G. M. and Kate, House
other names/site number N/A

2. Location

street & number 35 Granite Street not for publication
city, town Ashland vicinity
state Oregon code OR county Jackson code 029 zip code 97520

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

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

[Signature] January 19, 1990
Signature of certifying official 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.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

[Signature] 2/23/90
Signature of the Keeper Date of Action

Entered in the
National Register

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single family dwelling

Current Functions (enter categories from instructions)

Domestic: single family dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Stick/Eastlake

Italianate

Materials (enter categories from instructions)

foundation brick

walls wood: weatherboard

roof asphalt: composition shingle

other windows: glass

Describe present and historic physical appearance.

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The G.M. and Kate Grainger House, built in 1890 as a private residence, occupies a lot on the west side of Granite Street near the intersection of High Street. Constructed by Ashland builder W.J. Schmidt, the two-story eclectic style house exhibits characteristics of the Italianate, Stick, and Eastlake styles, including wood-frame construction, hipped roofs, a two-story bay, turret, curved porch, Stick style paneling, diagonal and curved brackets and perforated trim. The resource retains its integrity of design, setting, materials, workmanship and feeling and effectively conveys its historic associations despite rear additions. These additions were primarily initiated by the original owners before 1920. A one-story attached storage building was constructed about 1940 and a one-story garage recently replaced a modern carport. The house's original main volume remains intact.

Located in Section 9, Township 39 South, Range 1 East, the detached residence stands on Block 39, Lot 1 of the Original Town of Ashland (Assessor's Plat 9BB, Tax Lot 6400). The building is sited on a hill overlooking Ashland's oldest commercial district and is oriented in a southeasterly direction. Granite Street, on which the Grainger House is prominently located, is one of Ashland's oldest residential streets. Houses dating from approximately 1880 to 1920 line its length. Lawn surrounds the house at the front and sides and mature trees grow in the yard. A straight drive leads from Granite Street to the rear of the property.

Rectangular in plan, the house measures approximately 30 feet by 50 feet with an eight foot deep extension that meets the rear addition. The house rests on a brick-faced rock foundation with a stuccoed veneer exterior surface. The house's main volume, erected in 1890 in front of an older structure, consists of two intersecting steeply pitched hipped roof masses -- one with a deck-- covered in composition shingles. One brick inside end chimney is located at the center back of the main volume. About 1910 a second story was added to the northerly half of the rear addition. Prior to 1928 a shed roof porch was extended from the southerly portion of the rear addition, and a garage or storage building was attached at the rear of the house. About 1930 a small one story addition, sheathed to match the existing house, was added to the north elevation at the rear of the house.

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The main volume's facade is distinguished by the two-story bay with turret and by a curved veranda which wraps around the south elevation. The house is sheathed in horizontal six-inch channel siding. Typical windows are one-over-one wood windows with double-hung sashes. The front bay contains three typical windows on each story; a single window is also located in the upper facade. The north elevation has two single and two paired sets of typical windows -- one on each story. The small one-story addition on the north elevation contains three windows in the common pattern. There are two single one-over-one, double hung wood windows on the south elevation. Narrow shed-roofed overhangs supported by diagonal braces and trimmed with scalloped edging, cap windows on the south and north elevations. The wood-paneled front door contains a diamond-shaped clear glass light surrounded by blue glass triangular lights, and by square and rectangular multi-colored glass lights with wood muntins. A two-paneled door with a clear glass central light and smaller surrounding lights leads from the porch to the interior on the south elevation.

The facade is embellished with stickwork and paneling evident on the frieze, and above and below the windows. Window trim is highlighted by shallow scoring, medallions and by blocks which extend below the window sills on the side elevations. Perforations in a star and leaf pattern enhance the veranda's narrow bargeboard and the paneling above the lower bay windows. Diagonal braces join eave overhangs to walls, curved brackets join the veranda bargeboard and the square, chamfered supporting posts. The veranda roof is beaded; the floor is wood. The front steps, rail and posts are replacements but resemble the original porch in scale. A straight cement walk leads to the veranda. Stone steps join the walk to the city sidewalk.

Changes to the main volume of the house are few. Decorative ridge cresting was removed many years ago and the original roof, comprised of butt and imbricated shingles, has been covered. A low balcony railing with openwork, small posts and a rail was removed from the top of the veranda before 1915.

A series of additions, completed approximately between 1910 and 1940, are evident at the rear elevation of the building. A Sanborn Fire Insurance map of 1898 indicates that a one-story

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squarish rear block with hipped roof was attached to the westerly and rear elevation as was a rectangular one-story, shed-porch addition on the south elevation. * (Please see enclosed Sanborn Fire Insurance Maps for 1898.) The square rear block was probably part of the earlier house to which the Grainger House was added in 1890. About 1910 a second story was added to the northly half of the main rear section. (Please see the 1911 Sanborn Fire Insurance Map.) This addition is sheathed in channel siding and has plain window trim. A hipped roof will replace the shed roof.

After 1930 the hipped roof on the southerly half of the one-story rear addition was altered to form a gable roof. It joined an attached one-story shed at the rear of the house. The siding and window detail of the north elevation's small addition matches that of the main house. In approximately 1940 a one-story storage building was attached to the rear of the house and remains in place today.

The present owners, who recently purchased the property, found the various rear additions in delapidated condition. They removed a modern carport on the south elevation and constructed a single-story garage which joins the rear addition. The new garage is one story and has channel siding, one-over-one double hung wood windows, a concrete foundation and one single four-panelled door with plain trim. Eaves reveal exposed rafters. The existing one-story addition was converted to living quarters. It retains its gable roof, channel siding and one-over-one double hung wood windows. A small, projecting porch overhang with gable roof and simple brackets was added over the main entrance on the addition's westerly and rear elevation. A detached one-story garage, 22 feet square in size, has been constructed at the rear of the house along the northerly border of the property. A non-historic detached wood frame shed was removed to construct this outbuilding. A greenhouse will extend three feet past the existing exterior wall on the south elevation. A large tree masks the greenhouse from the street.

The interior of the Grainger House's main volume is a side hall plan, two rooms deep. Rooms retain their original spatial arrangement. (Please see enclosed plans of both floors.) The front parlor and an adjoining room are divided by an elliptical arch trimmed in polished wood. An identical arch forms a bay in

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the front parlor. Unpainted, polished four-paneled wood doors have corner block trim and scoring detail. Ceilings are ten feet high throughout the house. Additional trim includes ten-inch baseboards with molding, molded door trim, and decorative block trim below the windows that reflects exterior details. A fireplace with a brick surround to which a coal-burning stove was once attached stands at the west end of the front parlors.

The hall contains a single flight, rounded, open string stair. The square newel post has chamfered corners, scored panels, medallions and a spherical top. Turned wood balusters form the railing; the handrail is molded wood. All stair components remain in original unpainted condition. A wood-trimmed niche is located in the stair wall.

Spatial arrangements in upstairs rooms reflect those of the lower floor. Elliptically shaped arches divide two large rooms. Modern glass, now filling transoms above the bedroom doors will be replaced. No original light fixtures remain. A brick lined cellar, constructed with the original house, lies below the kitchen. Interior walls of rooms in the lower rear additions will be sheathed in modern materials. Fir floors will be retained.

Early efforts to appropriately match materials on additions and the current owner's commitment to the restoration of existing delapidated elements insure that the Grainger House's integrity will remain intact.

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

Architecture
Politics/Government

Period of Significance

1890
1891-1892

Significant Dates

1890
1891-1892

Cultural Affiliation

Significant Person

Grainger, G.M. (1848-1923)

Architect/Builder

Schmidt, William J., builder

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

See continuation sheet

9. Major Bibliographical References

Ashland Tidings, March 7, 1890, 3:2; March 14, 1890, 3:2; February 25, 1891; July 17, 1891, 3:2; November 6, 1891, 3:2; July 6, 1903, 3:2; April 26, 1923, 1:6; January 12, 1937, 5:1.

Atwood, Kay. "Ashland Cultural Resources Inventory,": 1988.

City Council Minutes, March 25, 1891; August 3, 1891; May 6, 1891; June 6, 1893; July 7, 1893.

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

U.S. Federal Census, Josephine County, 1860.

U.S. Federal Census, Jackson County, 1900.

See continuation sheet

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Specify repository: _____

10. Geographical Data

Acreage of property 0.40 acres Ashland, Oregon-California 1:62500

UTM References

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4	6	7	1	5	0	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

The G. M. and Kate Grainger House is located in Section 9, Township 39S, Range 1E, Willamette Meridian in Ashland, Jackson County, Oregon. The nominated area encompasses Lot 1, Block 39 of the Original Town of Ashland and is more precisely identified as Tax Lot 6400 at said location. Jackson County Assessor's Map Ref. No. 39 1 9BB.

See continuation sheet

Boundary Justification

The nominated area of approximately 0.40 acres is the entire urban tax lot presently associated with the residence constructed for G.M. and Kate Grainger in 1890. The house occupied by Grainger, Mayor of Ashland in 1891 and 1892, is the sole contributing feature. While it has two well-defined non-contributing rear additions, a detached garage at the rear of the property is the only separately non-contributing feature.

See continuation sheet

11. Form Prepared By

name/title Kay Atwood
organization _____ date August 5, 1989
street & number 102 South Pioneer Street telephone (503) 482-8714
city or town Ashland state Oregon zip code 97520

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The High Victorian Eastlake residence of G. M. and Kate Grainger in Ashland, Oregon was built in 1890 on Granite Street within a block of the town's plaza and commercial center. In its main volume, it is locally significant under Criterion C because it exhibits an outstanding, well-preserved array of exterior decoration in the Eastlake style. It is considered one of the town's two leading examples of the architectural application of the decorative style.

The cover of the building's dominating hipped roof has been replaced with the consequent loss of imbricated shingle coursing and stylized ridge cresting. The metal tiles which once covered a pent roof of the two-story polygonal window bay and the wrap-around porch also have been replaced by composition shingle. With these exceptions, and the replacement of railings for the porch steps, the exterior displays the full catalog of its original decoration.

On its completion in 1890, the building was a modified L-shaped volume, two stories in height on a high basement. A veranda with rounded corner filling the southwest angle was offset by the two-story polygonal bay on the principal facade. This configuration was later enlarged by two single-story rear additions, the first in 1940. The latest addition, a garage at right angles to the long axis of the house, was carried out in 1989. While these additions are relatively extensive in area, they are decidedly subordinate to the original volume of 1890.

The house is clad with drop siding which, in its plainness, is a foil for the elaborate mass-produced trim. Vertical and horizontal elements originally were darkly polychromed in contrast to the lighter body of the house. Frieze panels of the bracketed cornice, the veranda and front window bay exhibited a variety of cut-out motifs, both geometric and foliated, arranged in rhythmic sequence. Vertical trim elements, such as window trim and chamfered porch posts, were embellished with bosses and horizontal channels or grooves. Double-hung windows with one-over-one lights were grouped in pairs on side elevations, where their framements were embellished with sill aprons and bracketed pent hoods.

The building is significant also under Criterion B for its association with Gawn M. Grainger, a noteworthy public figure. Grainger was Mayor of Ashland during the first years he and his wife occupied the house. During two consecutive one-year terms as mayor, before the economic down-turn brought on by the Panic of 1893, Grainger presided over construction of a city hall and consolidation of city services in the town's first specially-designed municipal headquarters. Grainger died in 1923 and was still residing in the house at the time. Although the span of his municipal career was brief, his legacy to the city was important. Ashland City Hall, designed by William J. Schmidt, builder of Grainger's house, is still in service for its original purpose. Consolidation of the City's government operations in a central location prefigured efficient administrative style of the Progressive era.

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The prominent eclectic style residence with Italianate, Stick, and Eastlake elements, built in 1890 for G. M. and Kate Grainger, is locally significant under Criteria B as the sole resource associated with the prominent Ashland mayor. Elected for two terms, Mr. Grainger presided over the municipal government during the construction of Ashland's City Hall in 1891. Designed by local builder W.J. Schmidt, the residence is also significant under Criteria C -- embodying distinct characteristics of the Italianate, Stick and Eastlake styles -- steep, hipped roofs, a two-story projecting bay, stick paneling under and above windows, curved brackets, and perforated panels and bargeboards. Of Ashland's approximately 500 19th century houses in the local historic district, four or five effectively represent the pertinent style. The Grainger House is one of two of the best of the five representatives. The residence is locally significant in the area of architecture as the one of two comparable structures in style and state of preservation in Ashland, and in the area of politics/government as the home of G.M. Grainger, mayor of Ashland during a period of heightened community growth and significant civic improvement.

G.M. Grainger took office as mayor at the culmination of a decade's development that saw the railroad's arrival in Ashland in 1884. The community, approximately thirty-five years old in 1890, was officially established in 1855 when the post office opened. In 1867 the Ashland Woolen Mills was constructed on the banks of Ashland Creek and with a nursery and Methodist college, stimulated the town's economy. Ashland was incorporated on October 13, 1874. The commercial district gradually expanded and residential neighborhoods developed on Granite and Church Streets above the community center, as well as on Main, Pine and Oak Streets. By 1880 Ashland residents numbered 842. (1) Although seven years would pass before north and southbound tracks joined at Ashland, the railroad's impact was immediate. Eighty-nine new houses and thirty-three other buildings were constructed in 1884. (2) Ten new additions to Ashland were platted in 1888. In September of that year, the local paper stated, "... every tenable dwelling in town is occupied, sometimes by two families." (3) Thirty-four new houses were built during 1889. The railroad's arrival in 1884 caused a large influx of new citizens and by 1890 the population jumped to 1784 -- doubling in ten years. (4) The quick development that had begun with the railroad's arrival reached its culmination at the beginning of the new decade.

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During late 1889 Gawn M. Grainger moved to Ashland from Tacoma, Washington to improve his health. Grainger, a labor contractor in the lumber industry, was born in February, 1848 in Illinois. His wife, Kate Vining Grainger, was born in Kerbyville, Oregon in June, 1858, member of a prominent Southern Oregon family. (5) In early spring, 1890, the Graingers purchased the J.D. Fountain residence property on Granite Street. The Ashland Tidings reported:

Mr. G.M. Grainger, who has purchased the Fountain property on the corner of Granite and High Street will make a great improvement in the place beginning as soon as he obtains title and possession. he will build a new front addition to the house and will have one of the neatest and prettiest residences in town. (6)

Six months later the same paper noted:

G.M. Grainger's new cottage on the corner of Granite and High Streets will be ready for occupancy by the first of next month, though the painting of the exterior is yet only begun. It is one of the prettiest cottages in town, as well as one of the most convenient in its arrangements, having pleasant and light rooms, cellars, bath, pantry, closets and other arrangements on the modern plan. W.J. Schmidt and George Cole have done the carpenter work. * (7)

As the family settled into their new home, G.M. Grainger accepted another challenge and entered the race for mayor of Ashland on the municipal ticket, running against long-time resident J.G. Tolman and the prohibition candidate, J.E. Smith. When

* Schmidt, prominent Ashland builder, came to Ashland in 1880 and was responsible for several Ashland houses and public buildings. In addition to the Grainger House and the Ashland City Hall he built Trinity Episcopal Church and the John Pelton House. He left Ashland in 1899 and moved to Washington where he supervised construction of the Garfield County Courthouse.

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the votes were tallied after the December 15, 1890 election, Grainger handily won with 206 votes, over Tolman's 136 and Smith's 38 votes. (8) After taking office on January 1, 1891, Grainger strongly supported an election to fund construction of a city hall for Ashland. The \$5000 bond issue passed easily on March 24, 1891 and by July of that year builder W.J. Schmidt had the new building plans ready. (9)

In July, the Tidings announced:

William J. Schmidt, architect, has drawn up plans for a new city hall...to be brick, 30 by 70 feet, two stories high. The first floor is to have rooms for the fire department, water department and jail, and the second story will hold court-rooms and the city recorders office. Charles H. Veghte is the contractor. (10)

The fine new hall was the first building constructed especially for Ashland governmental purposes in the town's history. Prior to it's initiation, city civil and judicial offices had been situated in various individual buildings for the town's thirty-five year history. The hall has served the community as the governmental seat for the past ninety-eight years.

On December 17, 1891 Grainger was re-elected mayor of Ashland. During his second term of office city sidewalks were extended throughout the railroad addition, streetlights were installed in several Ashland locations, and new measures were instigated to improve grounds and buildings in the city park. (11) In late 1893, a railroad strike caused economic problems in the Ashland yard, and at the year's end Ashland experienced the effects of a deepening national Depression. Four years would pass before the town's economy recovered.

After leaving office G.M. Grainger and Kate Grainger continued interested involvement in city matters. In 1903 their daughter was married in the parlor of the family home. The Ashland Tidings described the exchange of vows at a "marriage altar in the bay window alcove of the front parlor." (12) To supplement their income, the Graingers occasionally boarded individuals or small families during their tenancy in the house.

Gawn Grainger died of a paralytic stroke April 19, 1923. Funeral services were conducted at his residence, with burial following in the Ashland Cemetery. The Ashland Tidings stated:

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The flag over the city hall was flown at half-mast today as a sign of respect for the deceased who was Mayor of Ashland for two terms. It was during his administration that the city hall was erected.(13)

After Kate Grainger's death on January 12, 1937, the house passed from her estate to owners who, for many years, used several rooms in the rear additions as rentals. More recent owners made the residence their family home.(14)

The G.M. and Kate Grainger House is a distinctive example of its style in Ashland. Only four other residences in the locally designated historic interest areas are similar to the Grainger House in style and quality. These include houses on Beach, Bush, Gresham and B Streets. The Beach Street residence (c.1895) has some modest Stick style details. The Bush Street house, which also contains some Stick style characteristics was constructed as a small rental cottage in 1888. The John Pelton House on B Street (1894), also built by W.J. Schmidt, has comparable decorative details but is in poor condition. The H.B. Carter House on Gresham Street (1889) remains the largest Ashland residence that combines Stick and Eastlake stylistic elements. (15) The resource is in excellent condition.

The G.M. and Kate Grainger House is locally significant in the area of architecture. While the Carter and Grainger Houses exhibit similar elaborate decorative details, other characteristics differ. The Carter House, for example is composed of steeply pitched gable roofs while the Grainger House has hipped roof masses. The Grainger House is stylistically unique in its immediate neighborhood. The resource remains a significant and highly visible part of Ashland's architectural heritage.

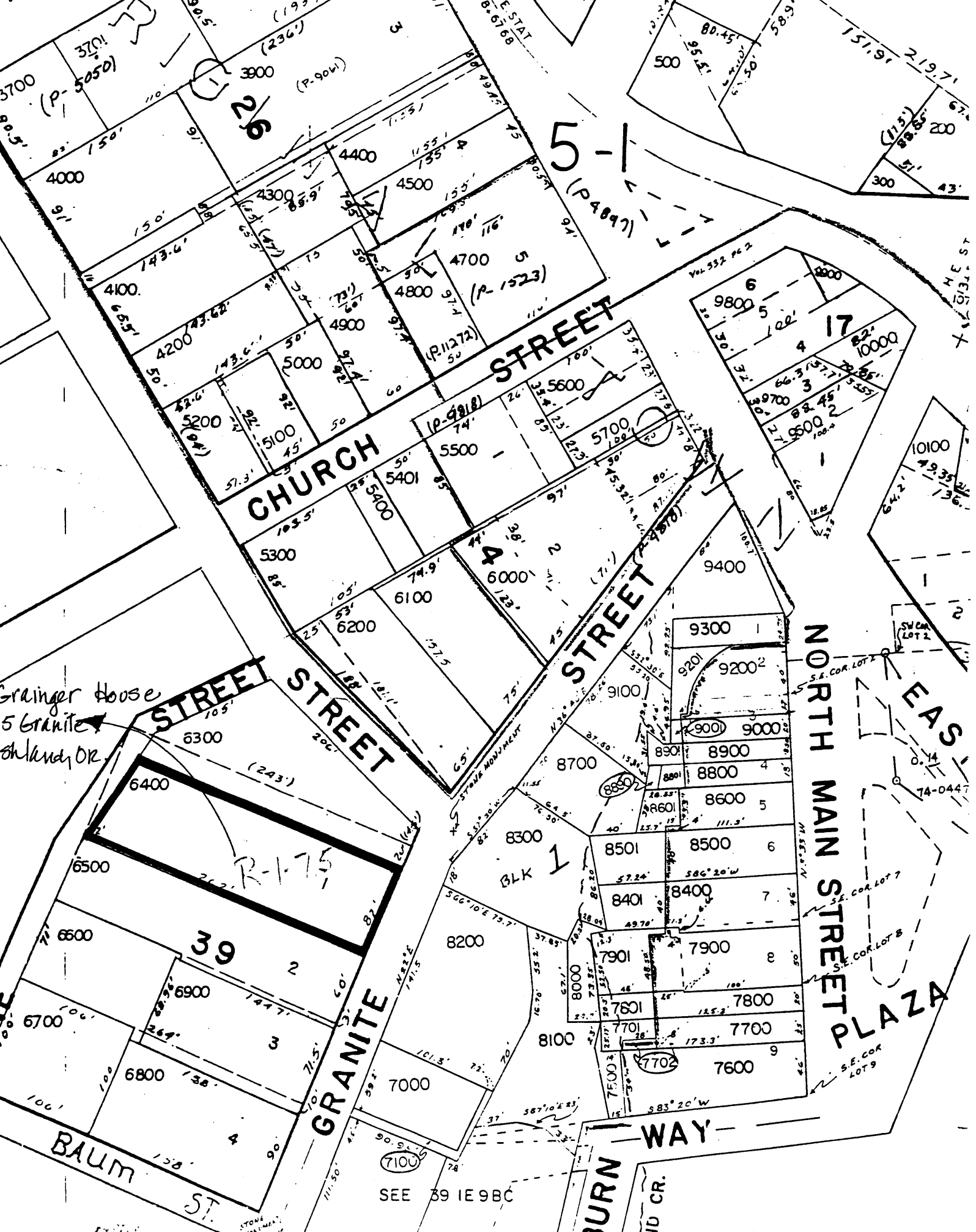
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Notes

- (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) Kay Atwood. "Ashland Cultural Resources Inventory," 1988.
- (3) Ibid.
- (4) "Population of Oregon Cities and Counties and Metropolitan Areas, 1850-1957."
- (5) Ashland Daily Tidings, January 12, 1937, 5:1; U.S. Federal Census, Josephine County, 1860.
- (6) Ashland Tidings, March 7, 1890, 3:2.
- (7) Ibid., March 14, 1890, 3:2.
- (8) Ibid., December 19, 1890, 3:3.
- (9) Ashland Tidings, February 25, 1891; Ashland Council Minutes, March 25, 1891; August 3, 1891.
- (10) Ashland Tidings, July 17, 1891, 3:2; November 6, 1891, 3:2.
- (11) City Council Minutes, May 6, 1891; June 6, 1893; July 7, 1893.
- (12) Ashland Tidings, July 6, 1903, 3:2.
- (13) Ashland Tidings, April 26, 1923, 1:6.
- (14) Estate of Kate Grainger, February 13, 1927; Jackson County Title Company Records.
- (15) The Richard Campbell House on Bush Street, and the H.B. Carter House on Gresham Street are listed on the National Register of Historic Places.



Granger House
 5 Granite
 Blk Andy Dr

R-1-75

BLK 1

SEE 39 IE 9BC

NORTH MAIN STREET
 PLAZA

EAST

BURN WAY

CHURCH STREET

5 (P4897)

STREET

STREET

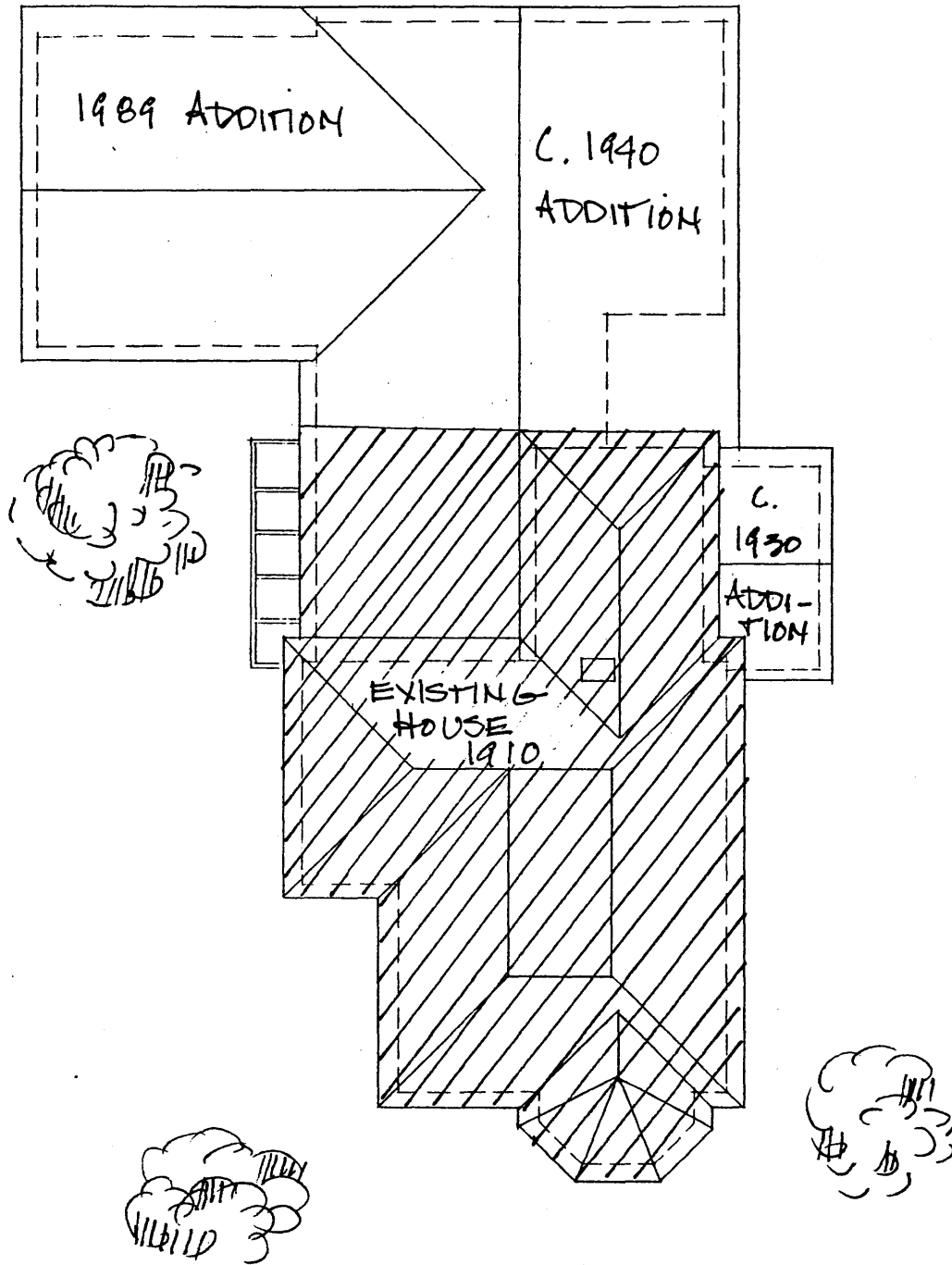
GRANITE

39

17

SE COR LOT 1
 SE COR LOT 2
 SE COR LOT 7
 SE COR LOT 8
 SE COR LOT 9

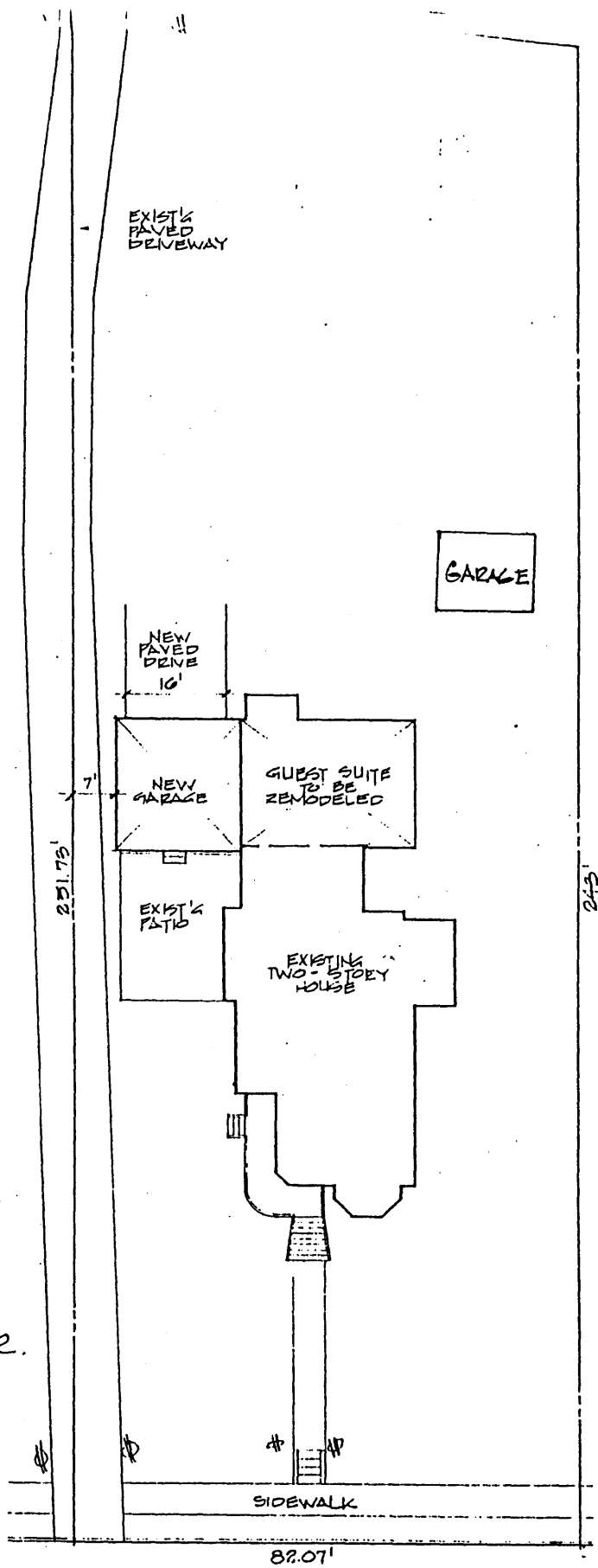
VD CR.



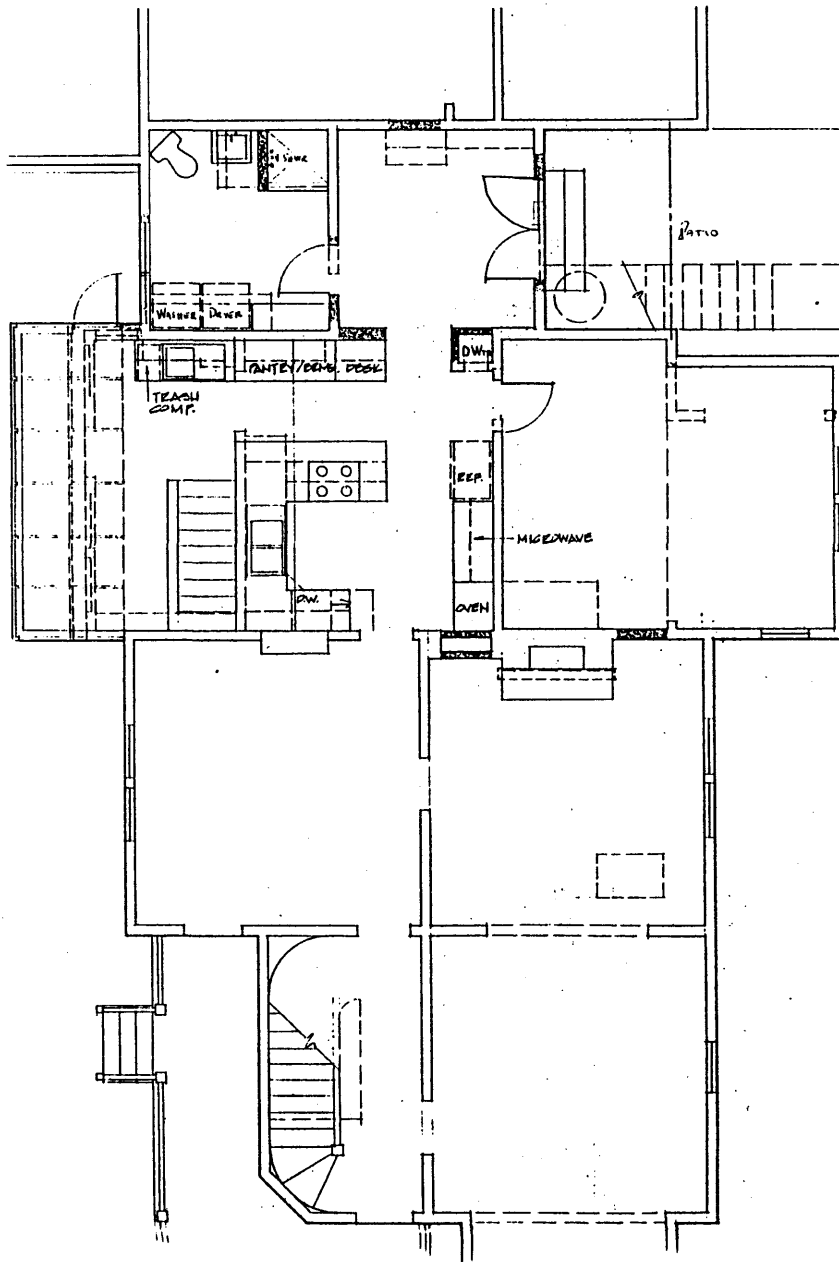
G.M. & KATE GRAINGER HOUSE
35 GRANITE ST.
ASHLAND, OREGON.

Granite Street

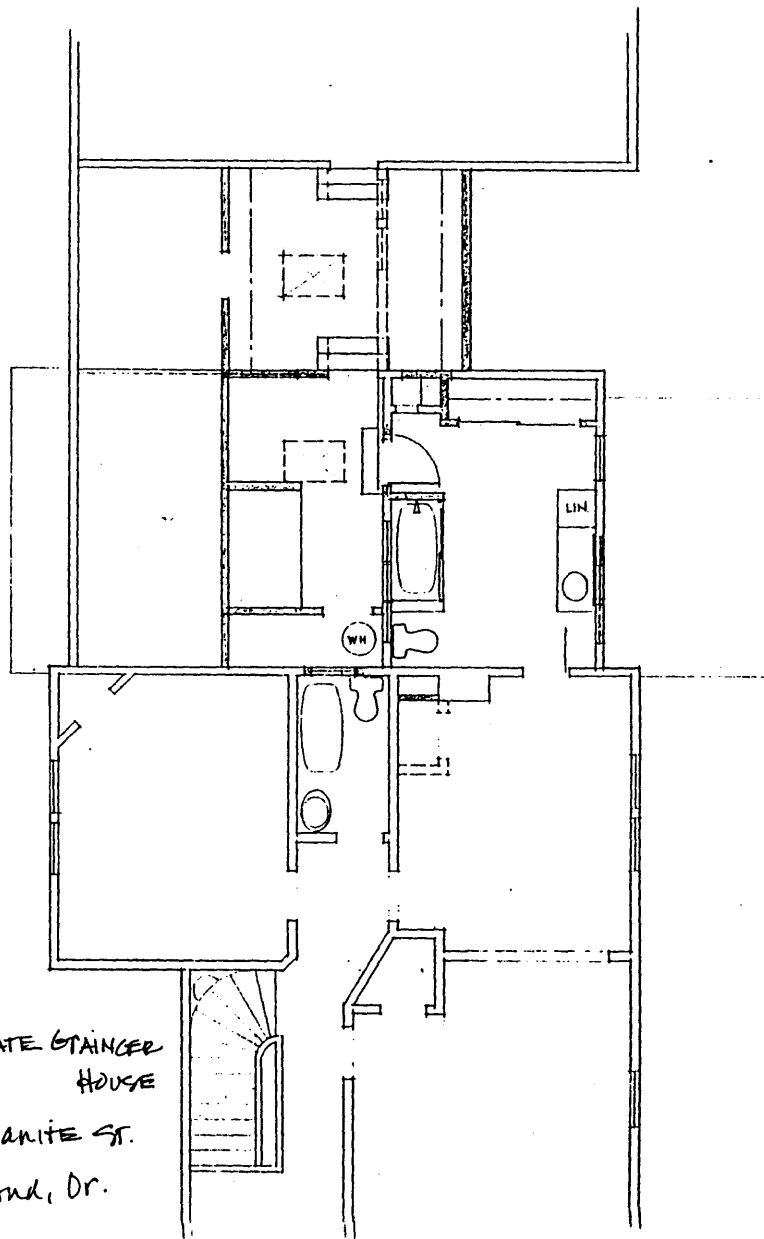
G.M. & KATE
GRAINGER
HOUSE
35 GRANITE
ASHLAND, OR.



GARAGE



G.M. & KATE GRANGER HOUSE
 35 Granite St.
 Ashland, Or.
 First Floor Plan.
 NTS.



G.M. & KATE STANCER
HOUSE

35 GRANITE ST.

ASHLAND, OR.

SECOND FLOOR PLAN

N.T.S.

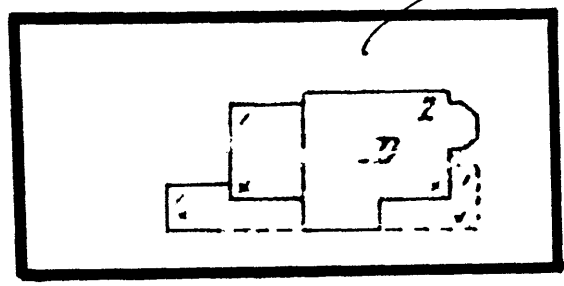
HIGH

40'

40'

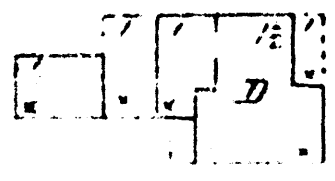
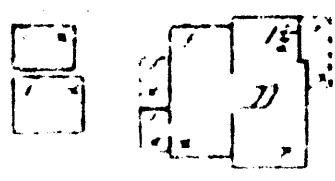
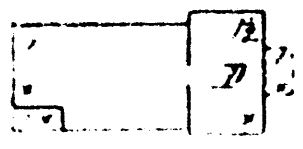
100'

50'

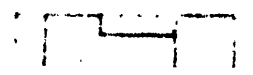


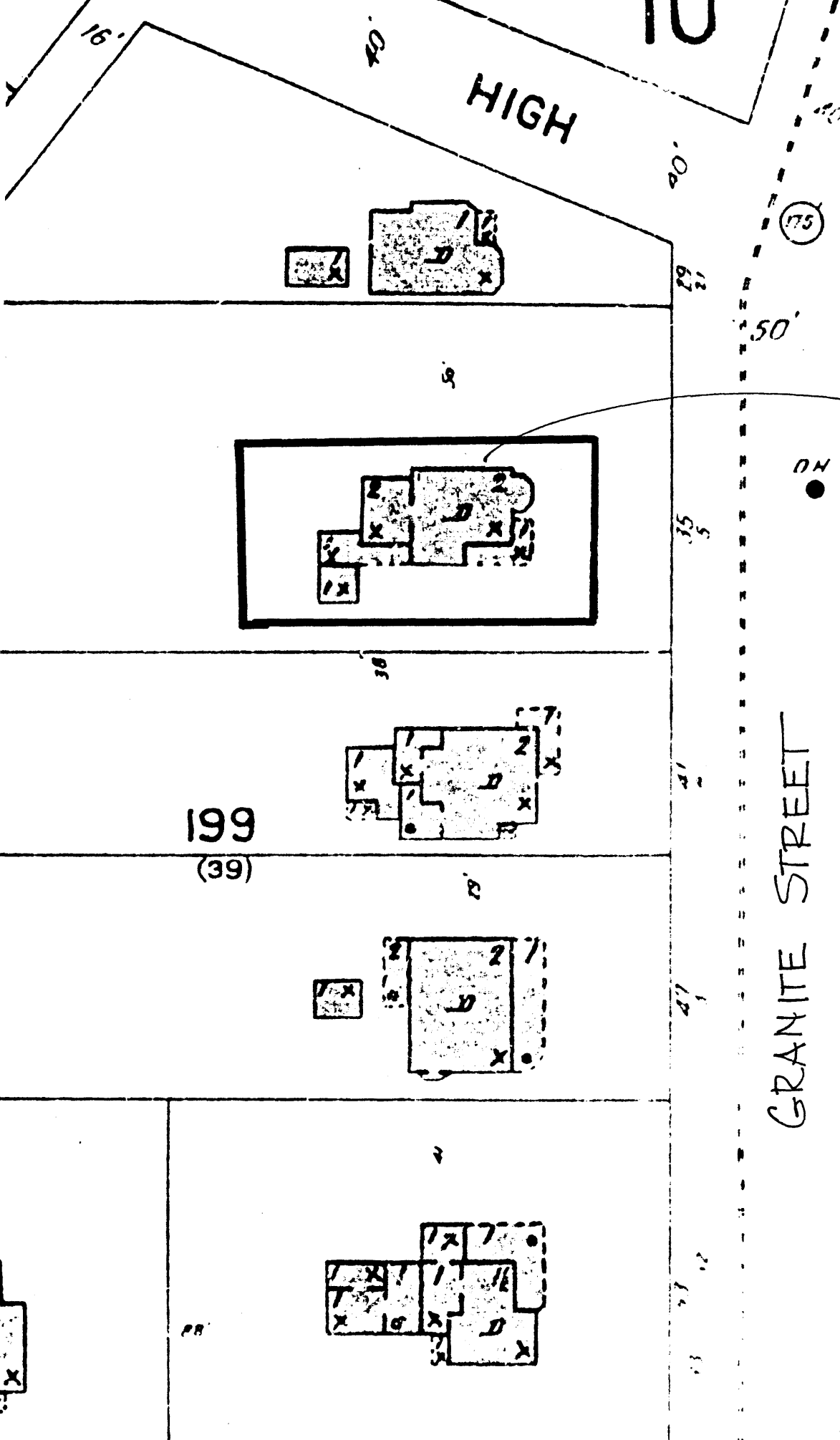
Granger House
 Sanborn
 Fire Insurance
 Map: 1898

GRANITE STREET



BAUM



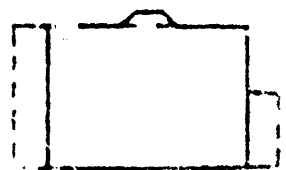


HIGH

GRANITE STREET

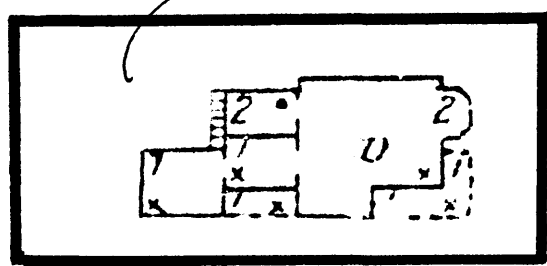
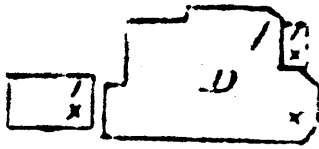
199
(39)

Granger House
Sanborn Fire
Insurance Map
1911

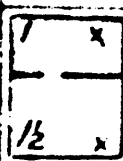
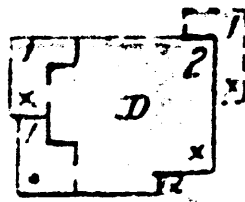


17

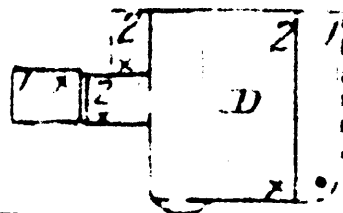
HIGH



Granger House
Sandborn Fire
Insurance Map
1928



199



GRANITE STREET

