

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 96000628

Date Listed: 5/31/96

Chavner Family House
Property Name

Jackson
County

OR
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Paul B. Lujan
x Signature of the Keeper

5/31/96
Date of Action

Amended Items in Nomination:

U. T. M. Coordinates:

The correct UTM Coordinates are: 10 497200 4697380
[This clarifies a discrepancy between the USGS map and the nomination form.]

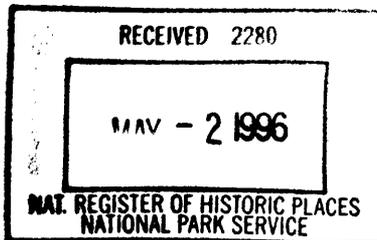
This was confirmed with Elisabeth Potter of the Oregon SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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 an 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 Chavner, Mary Ann, Michael, Peter, and Margaret, House
other names/site number Chavner Family House (preferred)

2. Location

street & number 12162 Blackwell Road not for publication
city or town Gold Hill vicinity
state Oregon code OR county Jackson code 029 zip code 97525

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 Hamrick
Signature of certifying official/Title Deputy SHPO Date April 22, 1996
Oregon State Historic Preservation Office
State of 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 certifying official/Title _____ Date _____
State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register. See continuation sheet.
 determined eligible for the National Register See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____
Signature of the Keeper Paul R. Ferguson Date of Action 5/31/96

Name of Property

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	
2		buildings
		sites
		structures
		objects
2	0	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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single family dwelling

Current Functions

(Enter categories from instructions)

Vacant; not in use

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

foundation stone (granite)

walls wood; weatherboards, shingles
brick (kitchen bay)

roof wood shingles (cedar)

other asphalt, composition shingles

Narrative Description

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

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Site:

The Chavner Family House (Michael, Peter, MaryAnn, Margaret, Chavner) is located two miles east of Gold Hill, Oregon on tax lot 101, Township 36, range 3W, section 22. The imposing Victorian home stands back from Blackwell Road, its southern boundary, and is surrounded by laurel trees and the original out buildings. The northern part of the tax lot 101, rectangular in shape, is bordered on the west by tax lots 201 and 100 - owned by Mr. and Mrs. Herb Hymas. The northern boundary is tax lot 1100 owned by Jim Estremado, and bordered on the east by tax lot 300, property also owned by Jim Estremado.

The nominated portion is situated near the southwest corner of the northern half of tax lot 101. The entire area is fenced and measures: 294 feet on the northern fence boundary, 232 feet on the western and eastern fenced boundaries, and 308 feet on the southern fenced boundary - close to Blackwell Road. The house is an example of America's favorite architectural style of the late Victorian era - Queen Anne style. The architecture of the Chavner Family House is unique to the immediate Gold Hill area. There is not another house in the area with this distinctive styling. The residence displays various roof shaped, varied siding materials, and ornamental details on the porches including turned ballusters and posts.

Exterior:

The Queen Anne style home has three stories. The horizontal siding on the first story is sugar pine, the second and third stories are covered with cedar shingles. The original roof was also done with cedar shingles. In 1994 some temporary repairs were done to the roof side so that Mrs. Thompson could remain in the house. Asphalt roofing was used for the temporary repair.

South side:

The foundation of the house is made of granite with limestone mortar. Sandstone steps lead up to an L shaped porch that wraps partially around the South side of the house and the West side. The porch is supported by three turn posts and a balustrade embellishes the lower portion. There are two entrances to the house from the front porch. Both doors paned fir. To the right of the front door is a bay window. A set of double hung windows is on the second level above the bay window. They are framed in pine. An Ornate gable is above with strips of horizontal, vertical, and diagonal wood pieces. A small double hung window is centered in the gable. Directly across from the second story windows are a group of four smaller double hung windows. They are also framed in pine. Another double hung window on the second floor serves as a bedroom viewing point. The third story tower can be seen from this view. The steeply pitched roof is pyramidal shaped with a metal finial on the top. Just below the roof line is a set of double hung windows encased in pine like the others.

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West side:

From the West view the other half of the front porch can be seen. Sandstone steps lead up to the left of the porch.

The roof line can be seen, covered with cedar shingles. The porch is also accented by lattice work from the flooring to the ground surface. To the left of the front porch is a parlor bay window, protruding farther out than the other one. More granite foundation can be seen below the windows. Directly above, are a pair of double hung windows, framed in pine and topped off with the same ornate gable.

Two smaller double hung windows are centered at the top of the gable. At the left end front porch roof line is a double hung window with stained glass. Another porch only smaller, is on the left side of the bay window. It also has a balustrade and lattice work at the bottom. The porch is now covered with asphalt roofing. The original roof was cedar shingles.

North side:

At one time we believe there was a small porch off the back door entry. A contractor visiting the house, theorized that it also was supported with three turn posts, a balustrade, pine flooring and a cedar shingle roof. An extension has been added making the porch deeper. The area was closed with wooden lattice. This side of the house displays horizontal siding on both levels. Two double hung windows are situated on the second floor. Rolled asphalt roofing covers the top of the extended porch. The door into the kitchen from the back porch is made of paned fir.

East side:

Three contractors who viewed the house think that where the rounded brick addition stands, another wood porch, very much like the others, once stood. The roof line of the brick area is domed, slightly rounded and covered with rolled asphalt roofing. Three sets of double hung windows are set in the rounded brickwork. At one time repairs were done to the second set from the left with cement. The second story roof above the brick addition is a shed dormer with a double hung window. The granite foundation is visible on this side except for under the brick structure. Horizontal siding covers the first floor. A set of double hung windows is to the left of the brick kitchen, and another set at the end of the east end. The second floor is covered with cedar shingles. The sets of double hung windows are directly above the windows on the first level. An ornate third story gable can be seen with a small double hung window in the center. Cedar shingles cover the entire eastern roof side of the house. There are three interior chimneys.

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Interior

Entrance Hall & Stairway:

A door on the front porch leads into a small entrance hall which contains the staircase to the second floor. The staircase is illuminated by a small window next to the door as well as a stained glass window on the upper floor, north wall. The staircase is made of pine with plain balusters and a newel post. The entrance walls and the staircase are covered with vertical pine siding. A small door accesses a closet under the staircase. Inside the closet a small stained glass window provides more light. A door at the end of the hall leads to the front parlor and a door on the North side leads to the rear parlor.

Front Parlor/ Rear Parlor/ Living room:

The front parlor is an open room with a bay window at the South end. On the Northwest wall is a fireplace. The original baseboards and projected molding extend around the perimeter of the room. Pine pocket doors give entry to the living room. The living room has windows that look out over the east side of the house. The room is small with doorways to the kitchen and the brick addition. Large French doors open into the rear parlor. The rear parlor has a fireplace, a door to the front hallway, a door to the front porch, as well as a door to the western side porch. On the west side of the room is a bay window with the original pine frames.

Kitchen/ Pantry:

Wainscotting made of vertical boards line the perimeter of the kitchen. A window and a door to the west porch are located on the west wall. Other doors in the kitchen lead to the brick addition (used as a pantry & kitchen extension) and a back porch on the north side. A staircase on the south west wall leads to the second floor.

Bathroom:

A bathroom was added off the south wall, encompassing part of the space under the staircase to the second floor.

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Second Floor:

The "U" shaped stairway from the entrance hall ascends to the second floor landing. A narrow hall extends from the southern side of the house to a sitting room off one of the bedrooms on the north side. At the south end of the hall is a small viewing area with a row of four double hung windows. Doors off the west side lead to the master bedroom, a narrow stairway to the tower room, and two other small bedrooms. A door on the west side gives entry to the fourth bedroom on the second floor.

Tower Room:

A door on the East side of the hallway leads up a narrow stairway to the tower room, once an art studio for Margaret, one of Thomas Chavner's daughters. Sloped ceilings give the room an "attic look". The area is separated into three separate rooms. A vertical pine rail stairway divides the main larger room. A doorway on the west wall makes entry into a small room with large double hung windows overlooking the western side of the house. A door on the southern side of this room opens into a smaller viewing room ---- displaying large double hung windows and a view point of the road and pastureland.

Hardware/ Woodwork/ Walls:

All of the original door and window hardware is intact. The door plates are of pressed metal plates. The knobs are white porcelain. The door hinges are pressed metal. Most of the 8 1/2 inch baseboards, projecting moldings, and picture rails are intact. The door and window trim is embellished with a circular bullseye pattern at the corners. The ceilings are approximately ten feet high. The walls in every room are lathe and plaster. There are fir floors throughout the house.

Plans

The floor and roof plans accompanying this document were drawn in 1995 by Ralph Sauerwald of James Construction of Southern Oregon, Inc.

Other Structures in the Nominated Area

Buildings:

The wood shed is a tall rectangular wood frame building located to the rear of the Chavner Family House. The structure has a gable roof, and vertical wood siding. The roof has the original cedar shingles, and its ridge runs north to south. The vertical board siding is finished with battens.

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Other Queen Anne Styled structures in the immediate area of Gold Hill - Comparative Analysis

There are other dwellings in the Gold Hill area with Stick, Eastlake, Queen Anne styles, but not with as many of the distinctive Queen Anne features as the Chavner Family Home.

Thomas N. Anderson House

The most dominant residence in the city of Gold Hill with some of the Queen Anne features is the Thomas N. Anderson House on 719 2nd. Avenue, built between 1905 - 1911. The southern elevation, or front entrance porch has spindles in between four beveled posts with scrolled brackets. Above the south elevation porch are two shed dormers with wooden double hung windows. Other shed dormers and double hung windows are part of the west and east elevations. Porches with beveled posts, spindles, and scrolled brackets are part of the east and north elevations. The house is set off with shingles on the south and north walls. A decorative pattern has been obtained combining regular shingles with fish scale shingles.

Val Stickel House

Another brick structure with some Queen Anne styling is the Val Stickel House built in 1900. The eastern front entry displays turned columns curved brackets, and lattice work under the eaves of the porch. Above the front porch is a gable with scalloped shingles. The north side view shows a dormer window on the second floor.

Cook-Netzel House

A small dwelling, but featuring many of the elements of Queen Anne architecture is the Cook-Netzell House, built in 1896 and found in the middle of the block on third street. The west elevation or front entrance porch features Eastlake woodwork: turned posts, bracket supports, and decorative wood supports, under the roofline of the porch. A view of the north side of this house shows a bay window and another porch - smaller and not as elaborate as the front. The various roof shapes can be seen from this side. Horizontal wood siding appears to be on all elevations of the house.

The Barnhardt Carter House

The Barnhardt Carter house, built in 1894 exhibits steeply pitched roofs. The second floor gable, directly above the front porch has a double hung window - surrounded by horizontal wood siding, wooden trim work accents the entire length of the porch eaves with four turned columns for support. A steep gable is in the center of the second level with a double hung window placed in the middle. The entire house is covered with horizontal siding. The roof has the original wood shingles. The windows on the south, west, and north elevations appear to have stickwork trim. An addition has been made to the east side of the residence. The date is unknown.

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The Lucy Mae House

Built in 1906 stands on the corner of 6th Ave. and 5th street. It has intersecting roofs, steeply pitched. Horizontal siding covers all four elevations of the first floor. On the second level each elevation displays a gable with a window and scalloped shingles. The windows are framed with stickwork trim.

The Morton House

The Morton House, located on First Avenue is the present day Gold Hill Historical Society. Horizontal siding covers all elevations of the house - both levels. Bay windows can be seen on the east and north elevations. The windows on both levels and all elevations appear to be four over four windows, typical of the stick style. There is a dormer window on the west elevation. The front porch, on the north elevation, has turned columns, spindle work and decorative corner brackets.

Perhan/Dodge House

The Perhan /Dodge House was built in 1906 and stands in the middle of 5th Avenue in Gold Hill. A view of the north elevation shows a multi-level roof with a combination of shapes. Gables with scalloped shingles can be seen on the west, east, and south elevations. The first level displays horizontal siding. The porch on the south elevation has turned columns, with some decorative woodwork under the eaves. The foundation is made of stone.

These seven Gold Hill area dwellings show some examples of Queen Anne architecture as well as Stick and Eastlake styles. The Chavner Family House contains almost all of the elements of the popular architectural style during the late Victorian era: various roof shapes in combination, gables, the pyramidal roof on the tower, a wrap around porch as well as two smaller verandas, numerous windows and sizes, projecting bay windows, dormer windows, some stained glass, wood frame construction with varied wall surfaces (horizontal siding and patterned shingles), decorative elements on the porches, and the granite foundation.

Name of Property

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.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C 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.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1892

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

William Stuart

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:

Chavner Family House
Name of Property

Jackson County, Oregon
County and State

10. Geographical Data

Acreage of Property 1.60 acres

Gold Hill, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0
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4	8	7	2	0	0
---	---	---	---	---	---

4	6	9	7	3	8	0
---	---	---	---	---	---	---

Zone Easting Northing

3

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--	--	--	--	--	--	--	--

Zone Easting Northing

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 Rebecca Estremado

organization N/A date November 10, 1995

street & number 30 Sardine Creek Road telephone 541/855-1848

city or town Gold Hill state OR zip code 97525

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 SHPO or FPO.)

name Jim and Rebecca Estremado, Jean Estremado Beck

street & number 30 Sardine Creek Road telephone 541/855-1848

city or town Gold Hill state OR zip code 97525

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 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 Projects (1024-0018), Washington, DC 20503.

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**CHAVNER, MARY ANN, MICHAEL, PETER, AND MARGARET, HOUSE (1892)
(CHAVNER FAMILY HOUSE - preferred title)**

12162 Blackwell Road
Gold Hill vicinity, Jackson County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The commodious Queen Anne/Eastlake-style house completed in 1892 for the children of Thomas Chavner, founder of the community of Gold Hill, occupies a wooded site on the south bank of the Rogue River a scant two miles east of the historic southern Oregon gold mining town. It faces south onto Blackwell Road.

The nominated area of slightly more than an acre and a half is a fenced precinct of a large tax lot of almost 20 acres. It includes, in addition to the residence, a historic wood shed/toolshed off the northwest corner of the house. The woven wire fence of 1993 which circumscribes the 1.60-acre nominated area passes under the west canopy of a small feed barn to the east of the house, but it does not encompass the enclosed structure. The feed barn, therefore, does not figure in the tally of features included in the nominated area.

The Chavner family house is attributed to local builder William Stuart [variant spelling, Stewart]. A carpenter by the name of E. W. Starr also was named in newspaper items of the period concerning the building's construction. The design, however, is derived from a popular pattern book, *Palliser's American Architecture* by Palliser, Palliser and Company, which was published by J. S. Ogilvie in New York in 1888. The house meets National Register Criterion C in the area of architecture as a notably unaltered, documented example of patternbook architecture of the 19th century and as the largest and most elaborately finished example of High Victorian Eastlake residential architecture in the environs of Gold Hill. The owners have assayed houses of similar date and style in the area and offer a comparative analysis of seven properties. None is so prominent as the Chavner House. Even the well-crafted brick Queen Anne house of Thomas Anderson (a National Register property) in the town center, is subordinate in scale. In any case, it is the Chavner House which shows that, through mass production and rapid railroad distribution, builders' handbooks influenced architectural fashion in all parts of the country by the late 19th century.

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Faithfully based on the Palliser and Palliser model, the Chavner House rises as an asymmetrical two and a half-story mass having an overall ground plan of 40 x 48 feet. The main gable-roofed volume is L-shaped with a three-story entry stair tower, square in plan and capped by a pyramidal roof, in the recess of the southwest corner angle. A veranda wraps around this vertical element to shelter the main entrance. The main volume rests on a foundation of rock-faced ashlar. On the north, or rear face, is a two-story gable-roofed ell, or kitchen wing. At a right angle to the ell, on the east elevation, is a single-story pantry with bow front which is constructed of brick believed to have been manufactured at the brick yard in Gold Hill. There is some speculation that the bow-front section displaced an earlier side porch and was added between 1913 and 1919, based on the testimony of a family friend.

After the pronounced verticality of the house, which is expressed in steeply pitched cedar shingle-clad roofs and the pyramidal-roofed tower, the quality which marks the house as a characteristic example of its style is the rich variegation of its exterior. The superposed surfaces consist of a ground story of lapped horizontal weatherboards, pine shingles with staggered butts on the upper story and tower superstructure, and decorative half-timbering in the gable ends. In addition to this prescribed layering and the ashlar foundation, the Palliser and Palliser design called for the following: triple bay windows with diagonal inlay spandrel panels with decorative stickwork, porch membering including tiered railing, turned columns and segmental arched frieze boards with cut-out motifs, flared shingle coursing supported by a bracketed cornice, multi-paned upper window sash over single pane lower lights in double-hung assemblies, ornamented barge boards, a central corbeled chimney, the tower finial with crockets, and a tower window with an arch of square colored border lights.

The interior of the main volume is composed as a front parlor and living room sequence on the east opposed by an entry stair hall and parlor alignment on the west. Finish work is intact, including wood window and door trim, tower staircase, flooring, plaster walls and ceilings, baseboards with crown molding, picture molding, and chimenypieces. All original hardware is in place.

The house is noteworthy, historically, but not documented for eligibility for its association with the second generation of the founding family of Gold Hill. Thomas Chavner (1814-1888), an Irish immigrant and erstwhile mountain man, arrived in the Rogue River Valley late in 1856, bought a claim and added to it other holdings on which gold was discovered. In 1884, four years before his death, he became the proprietor of Gold Hill townsite. His issue came from his first wife, the former Margaret Brennan, who died in 1880. The children who survived childhood were Mary Ann, Michael, Peter and Margaret.

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The immaculate state of preservation of the house in the present day stems from the choice of Mary Ann, the eldest daughter and Chavner's executrix, to live on in the house following the death of her husband, a prominent Medford physician named Pryce, only a year after their marriage in 1893. She stayed on with other members of her family, including her bachelor brothers, until she died in 1948. Her brothers had predeceased her. Thereafter, the house passed to Chavner Thompson (1909-1990), son of Mary Ann's younger sister, Margaret. The third generation heir lived in the house with his wife, Ruth, until his death in 1990. Since the Thompsons had no issue, the house passed from ownership of the Chavner family for first time. Ruth was given a life estate by the current owners, and she continued in the house until her demise in 1994. Rehabilitation work is underway.

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Introduction:

The ~~Chavner~~ Residence, built in 1892 in the Queen Anne Style, is very significant under criterion (C) and is ^{indirectly} associated with Thomas Chavner, the founder of the town of Gold Hill. Thomas Chavner began accumulating land as soon as he came to the Rogue River Valley in 1856. After the discovery of the Gold Hill Lode on his property in 1859 the surrounding area became a center of interest and vitality. He built one of the first toll bridges across the Rogue River. In 1884 Chavner and his second wife Rosa filed plat for the town of Gold Hill with the county Commissioners in January of that year.

Thomas Chavner

Thomas Chavner was born in Ireland and migrated to the United States with his mother when he was only six years old. They landed in Philadelphia, which was then port for a large number of European emigrants. The family soon moved to Susquehanna, Pa. where Thomas held his first job-- dealing out regular rations of whiskey to the laborers on public works projects. [1] After the death of his mother, Thomas was left in the care of an elder brother in Pittsburgh, Pa., While in Pittsburgh he learned the trade of a tailor but found it to be dull and uninteresting! He soon ran away and made his way to Cincinnati, Oh. where for three to four years he served as a cabin boy on boats traveling up and down the Mississippi, Arkansas, and Monongahila rivers.[2] While in Missouri Chavner became acquainted with various trappers from the Rocky Mountains. Their stories of exciting adventures lured him west - beyond the Rockies to try his luck as a trapper. He soon signed up with the American Fur Company and remained with them until 1841 when it ceased to be a corporation. The party of trappers disbanded and Chavner accompanied Kit. Carson and several[3] others traveled to the South Platte River. There he began to trade with people of the Sioux, Cheyenne, and Arapaho tribes.

In 1842- John C. Fremont, a famous figure in frontier history was exploring the Wind River country of the Rockies. Fremont met Kit Carson on that trip through arrangements made by Thomas Chavner. [4]

As close as we can tell, Chavner was still under thirty years of age at this time. He acted as the interpreter for preliminary treaty negotiations with the Comanche people. For his services, he was granted permission to set up a trading post on the Brazos River. [5] Two years after the opening of hostilities between Mexico and the United States, he joined a company of rangers and helped scout the areas, and took an

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active part in many battles. After the close of the war he went to California and remained there until 1856. From there he went to Jacksonville, Oregon. [6]

Land Accumulation

Thomas Chavner prospered in Southern Oregon. He earned a reputation for generosity, honesty, thriftiness, and for establishing the community of Gold Hill.

Chavner came to the Dardanelles area late in 1856. In 1857 he bought the James Hawkin's donation land claim. He paid \$750.00 for this claim which included about 160 acres. [7] As Chavner's land holdings increased, farmers often came to him for loans. He held mortgages on about twenty six different properties. Many of his acquired acres were through foreclosures on farmer's properties. His total land holdings soon came to about 2000 acres stretching three miles up the valley towards Central Point. One of the foreclosures was for a valuable piece of property held by J.C. Adams and Samuel R. Templeton. The land was sold to Thomas Chavner at public auction on Oct. 16, 1862 for \$3000.00. He had gained 711.41 acres. Part of this land would later become the town of Gold Hill. [8]

As Chavner became prosperous he felt he could finally marry. He and Margaret Brennan, a young woman who had emigrated from Ireland, married in 1861. After establishing his American citizenship, Chavner and his new wife applied for a homestead on the Dardanelle property, which added one hundred and thirty five acres to his earlier land holdings.

Thomas and Margaret lived happily together for about twenty years, until her death on August 22, 1880. They had five children: Michael, Peter, Mary Ann, Margaret, and a son who died in childhood.

A Bridge Across the River

Thomas Chavner built a bridge across the rogue River in 1857. It was found to be unsafe so Thomas had the bridge torn down and another one constructed in 1876 by a bridge builder. It was a large covered toll bridge, named the Centennial. He owned the bridge until he sold it to the county-just a week before his death in the year 1888. [9]

Gold Hill Lode

There are varying accounts of how the Gold Hill Lode was discovered. All seem to be in agreement that in 1857 a young Iowan named James Hayes made the initial discovery of the "peculiar rock". Hayes worked for Thomas Chavner at the time. The day of the discovery a man named Wilson had stopped by to visit. Wilson had a mule

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which ran off with some horses belonging to Chavner. Anxious to catch his mule Wilson asked Hayes to go with him. As they rode down the side of a steep mountain the cinch on Hayes saddle became loose dumping him on the ground. As he re-cinched his saddle he discovered something shining on the ground and stooping down, picked up a small piece of brownish rock, which proved to be quartz. He put it in his pocket and later showed to to an old man named Ish who came to Hayes quarters to stay overnight. Ish informed Hayes that there was gold in it. Two weeks later- on a return trip to he found the piece of quartz they found another rock similar to the first find. This specimen seemed to be half gold. as Hayes looked around he noticed the ground around him was covered with similar quartz rocks.[10] With a pick Hayes broke open some steel gray colored rocks ad found even more gold. By this time the three were wild with excitement! They finally decided that Hayes would accompany Ish to Jacksonville to file the necessary papers for the claim. The emigrant would guard the "find" until the others returned. Since the claim was on Thomas Chavners land he was in the claim. George H. Ish, James Hayes, O.J.Graham, A.J.Long, and Thomas Chavner were the names recorded in the mining claim book in Jacksonville. The Gold Hill Lode was taken from a space nearly five feet wide, fifteen feet deep, and twenty feet long. The State of Oregon Department of Ecology and Mineral Industry has officially recorded the amount yielded from the load at \$700,000.00.[12]

Gold Hill was Born

The Oregon/California Railroad Company continued building south from Roseburg. Thomas Chavner sold a right of way through his land to the railroad on June 20, 1883 for 250.00. Two months later, construction began on the railroad bridge which was built just below Chavners earlier built centennial Bridge. The first town site was called "The Gold Hill Station", and the railroad depot sat in the middle of Gold Hill's present day 4th Street.

In 1884-- Thomas & Rosa (his second wife, married Feb.6, 1882) deeded the streets & alleys to the public-- Jan. 7, 1884 for the town of Gold Hill, the lots in Gold Hill were offered for sale. Some of the earlier lots sold were to the United Methodist Church, the Pogue and Mynatt Warehouse, and Chavner's Saloon, (also called Chavner's Hall). Construction of the first of Gold Hill hotel's began in 1885. Thomas Chavner gave permission for the Jacoby brothers to pass free of charge-across the Centennial Bridge- so dry goods, hardware, tin ware, and etc.. could be sold in the new community. As the years passed and the railroad was completed, people passing through were attracted to the beautiful area and decided to make their home in Gold

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Hill.

Thomas Chavners' Memory Lives On.

The death of Thomas Chavner on Sept. 8, 1888 was a blow to the community.^[14] He had been regarded as a kind and generous man. It also interrupted the sale of the Centennial Bridge and future city lots because his eldest daughter Margaret was left as executrix. His will stated that none of the lots were to be sold until she reached the age of 18--on April 26, 1890.

Queen Anne Styled House built in honor of Chavner - 1892

In 1892 the children of Thomas Chavner had a stately Victorian home built on Blackwell Road.^[15] It is a three story, twelve room home of Queen Anne Styling.

Mary Ann, the eldest of the Chavner children attended Saint Mary's Academy in Jacksonville, Or. When she went east to study art - she used the tower in the stately home as an art studio. In 1893 Mary Ann married a prominent physician from Medford. ^[17]The wedding was held in the Chavner house. Dr. Pryce died just a year later. Mary Ann never remarried and lived out her life on the home place. She died in 1948 at the age of 80.

Peter and Michael Chavner were both born on the home place at Dardanelles. Neither ever married. Peter died in 1943, at the age of 77.^[18] Michael died Dec. 22, 1947 at the age of 85.^[19]

Margaret, the youngest child, married William Emmitt Thompson on July 23, 1906. William and Margaret had two children, Hortense and Chavner. Hortense married Jack Mayer and moved to Portland. She passed away April 11, 1995.

Chavner Thompson was born Dec. 14, 1909 and lived in the Stately home all of his life. Chavner Thompson and his wife Ruth lived in the residence until Chavner died on Dec. 28, 1990. Ruth remained in the old house even after the sale of the property. She was granted a lifetime estate by the Estremados. She passed away in June of 1994. They had no children.

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19. Copy of obituary.

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Southern Oregon Mail, October 14, 1892. Chavner res. nearing completion. Wm. Stuart,
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Medford Mail, March 17, 1892. E. W. Starr at Gold Hill, working on the Chavner place,
building a new house and barn.

Interviews: Linda Genaw with Lester Foley, informant, friend of Chavner Thompson,
March 27, 1996.

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Bounday Description

The nominated area is located in the NE 1/4 Sec. 22, T.36S., R.3W., Willamette Meridian, in Jackson County, Oregon. It is a fraction of Tax Lot 101 at said location, Tax Lot 101 being divided by Blackwell Road. The area is defined as 1.60 acres at the southeast corner of said northerly portion of Tax Lot 101, being bounded by Blackwell Road and the west property line. The nominated area is circumscribed by a fence of woven wire which keeps livestock from the residential precinct. The area is more particularly described as follows.

Beginning at the point of intersection of the west boundary of Tax Lot 101 with the north edge of Blackwell Road right of way, thence north along said west property line approximately 232 feet, thence at a right angle in an easterly direction 294 feet, more or less, thence south at a right angle approximately 232 feet, thence west along the right of way/fence line 308 feet, more or less, to the point of beginning, containing in all, approximately 1.60 acres.

Boundary Justification

The nominated area is drawn to include the historic Chavner Family House of 1892 and a setting of 1.60 acres which includes a historic outbuilding, a woodshed, standing off the northwest corner of the house. The board and batten woodshed is counted a separately contributing feature of the nominated property. Elsewhere on the larger tax lot [adjacent to pastureland to the east] stand a weight shack, barn, and feed barn which are not encompassed in the nomination.

N 89° 31' 00" W 2644.60 (PER G.L.O.)

15 14

800.00 (MAY 20) 730.00 (MAY 21) 782.0'

22 23

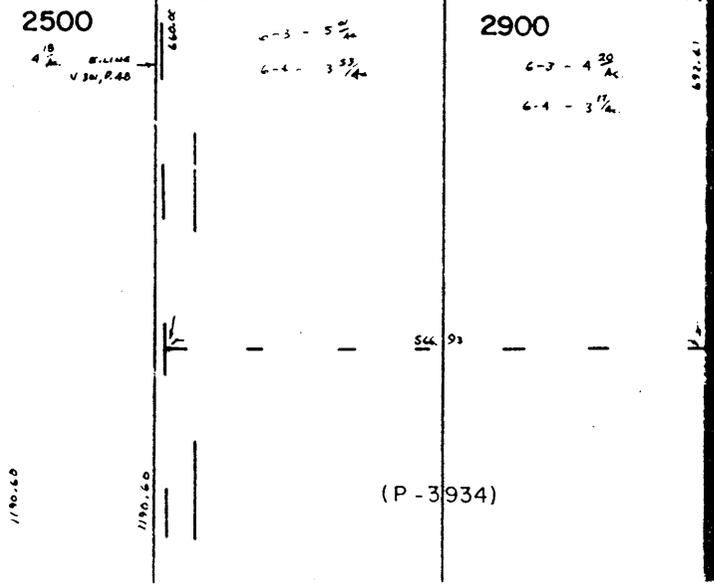
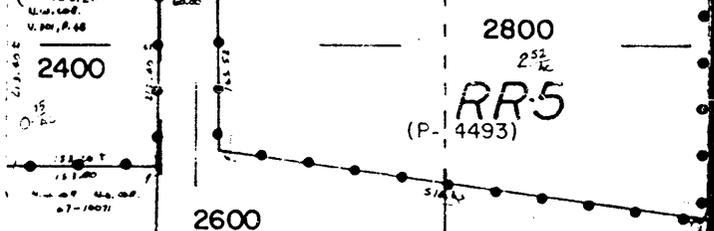
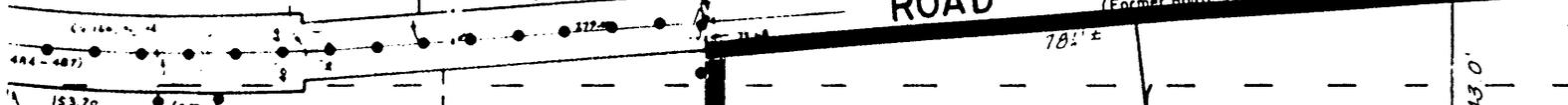
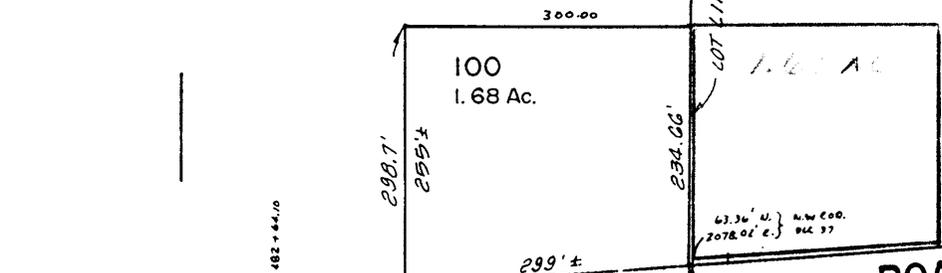
201
6-3= 17.57 Ac
6-4= 5.00 Ac
(P-13209)

101
6-3 41.35 Ac
6-4 5.00 Ac

EFU
6-4

GOV'T. LOT 6
(19.98 Ac.)

DITCH
SECTION



(26.37 Ac.)
6-3

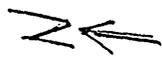
NORTH
SECTION
1407.00' E. 2043.0' (PER G.L.O.)

1500.5' ±

PROPERTY LINE

PROPERTY LINE

Tax Lot 101



Pastureland

Laurel trees

Feed barn

Tool shed

BARN

RESIDENCE

WEIGHT SHACK

DRIVEWAY

Nominated area of 1.60 acres of Tax Lot 101

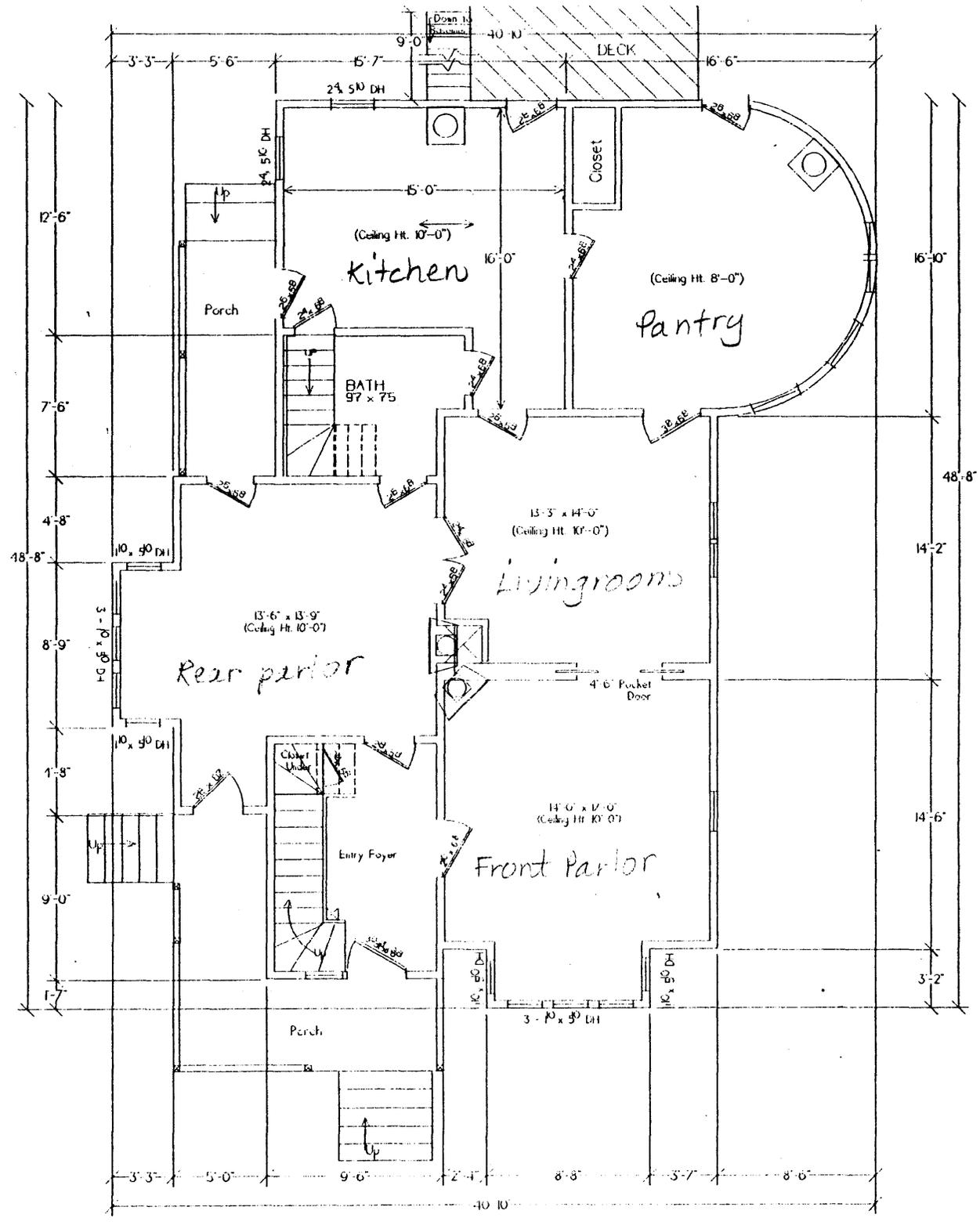
PROPERTY LINE

BLACKWELL ROAD

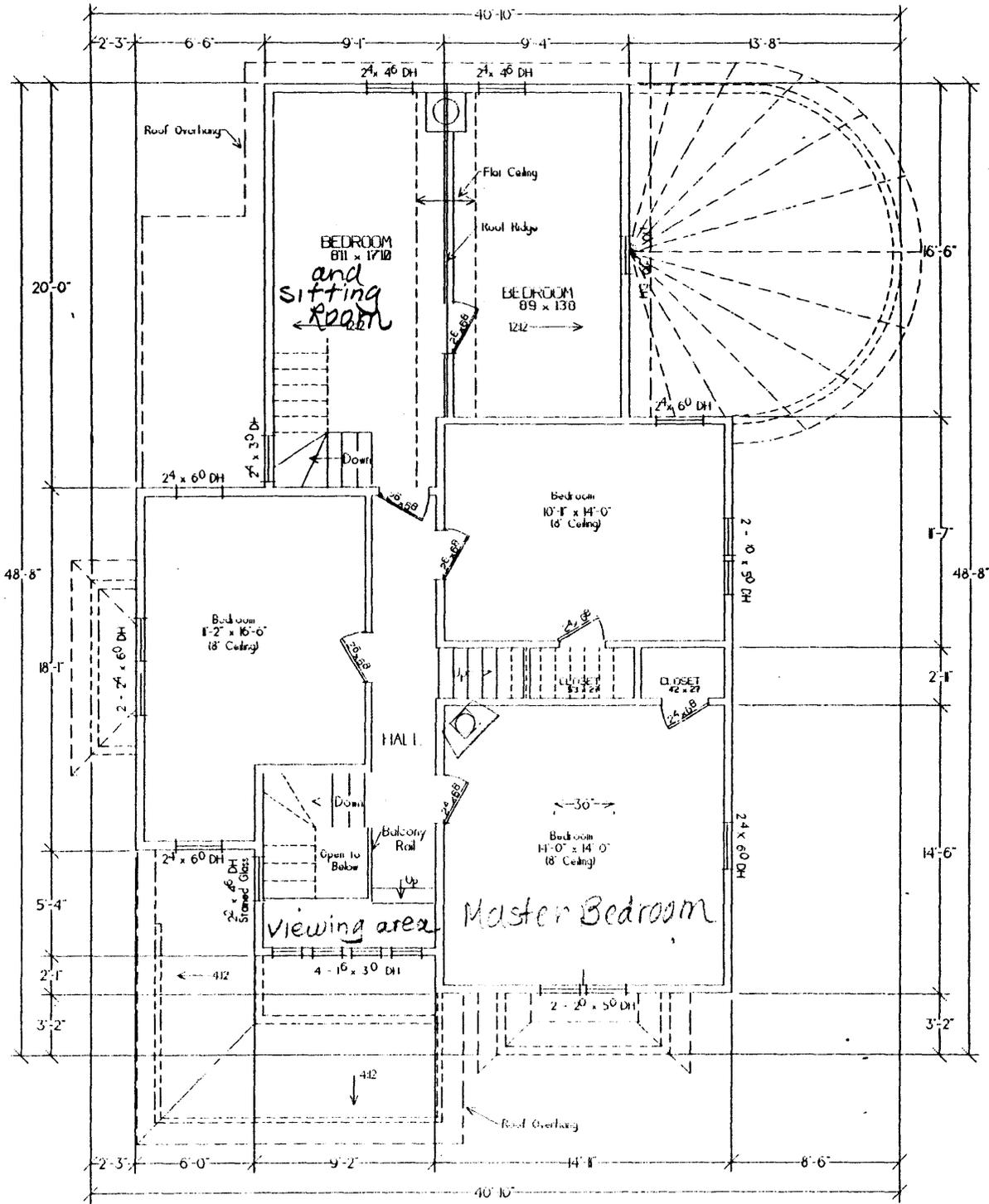
APPROXIMATE LOCATIONS

Chavner Family House, Gold Hill vicinity, Jackson County, Oregon

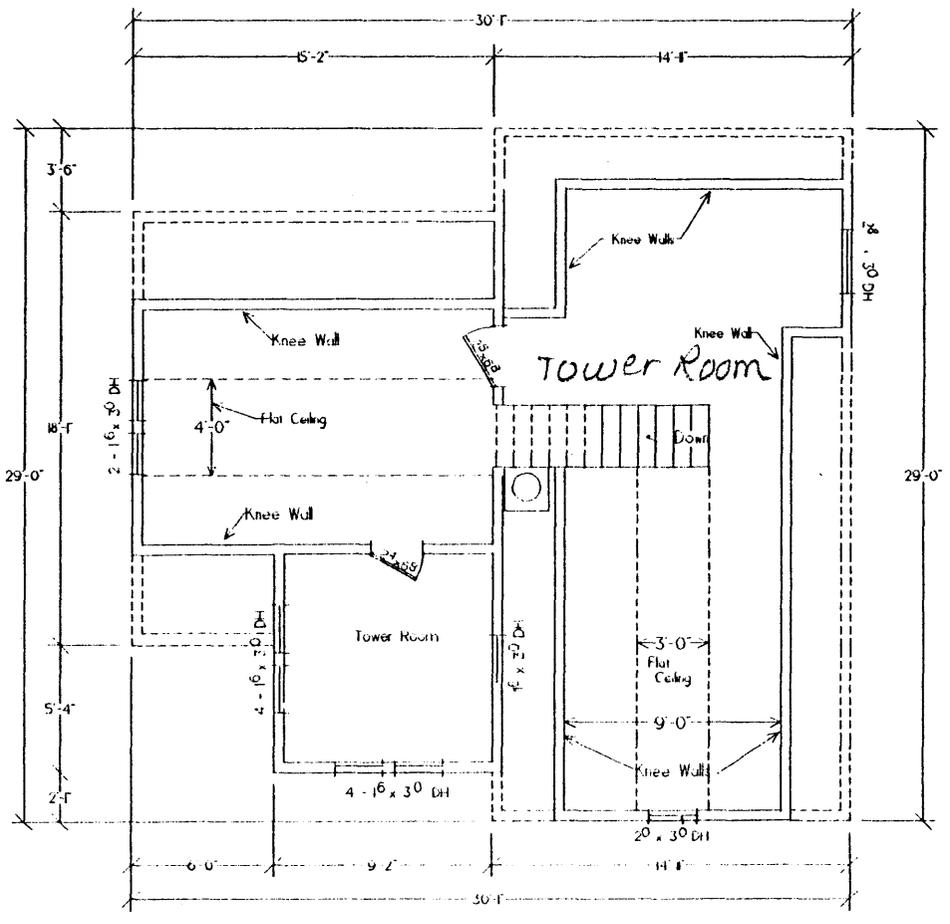
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First Floor Plan

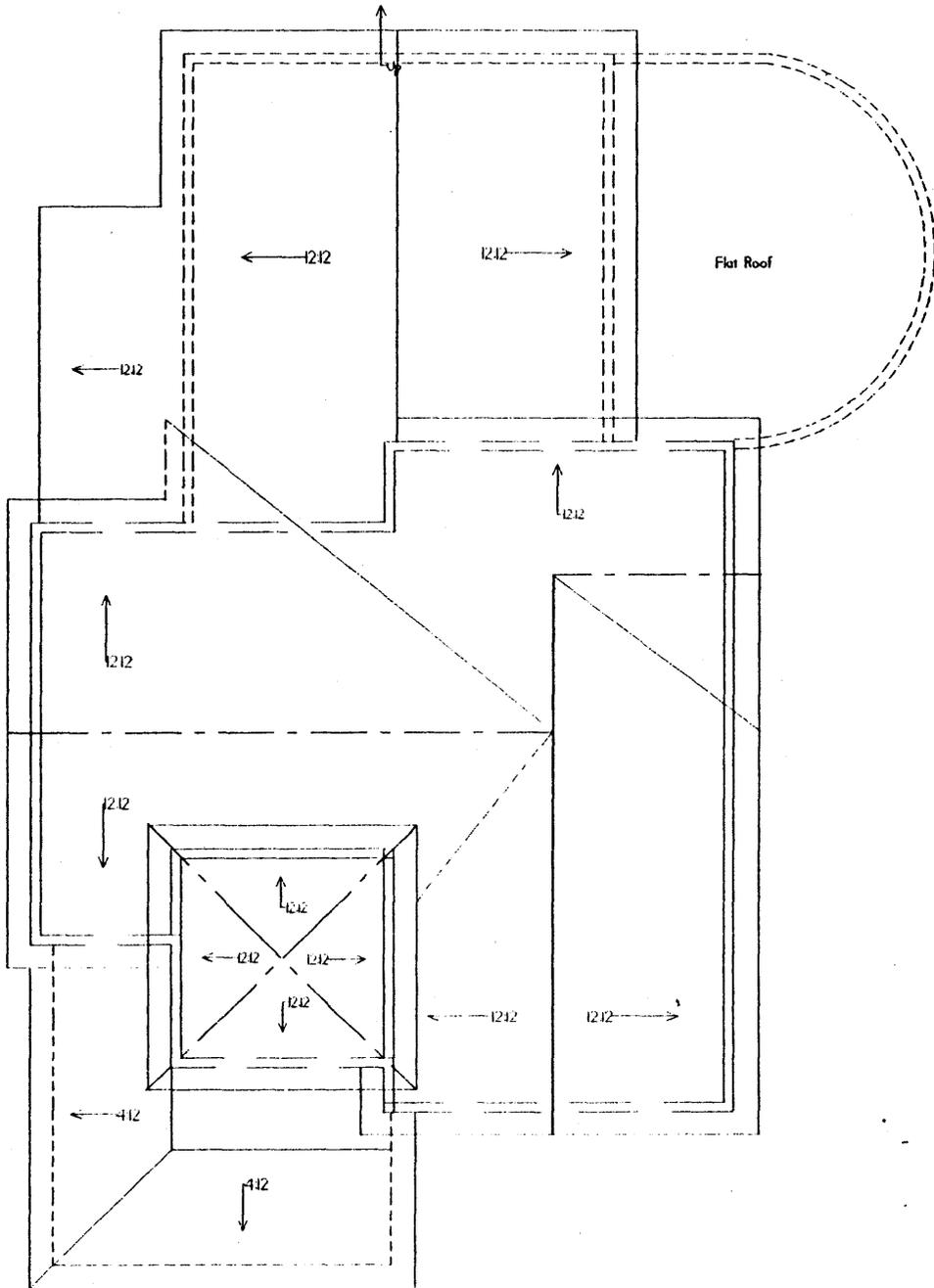


Second story Floor Plan

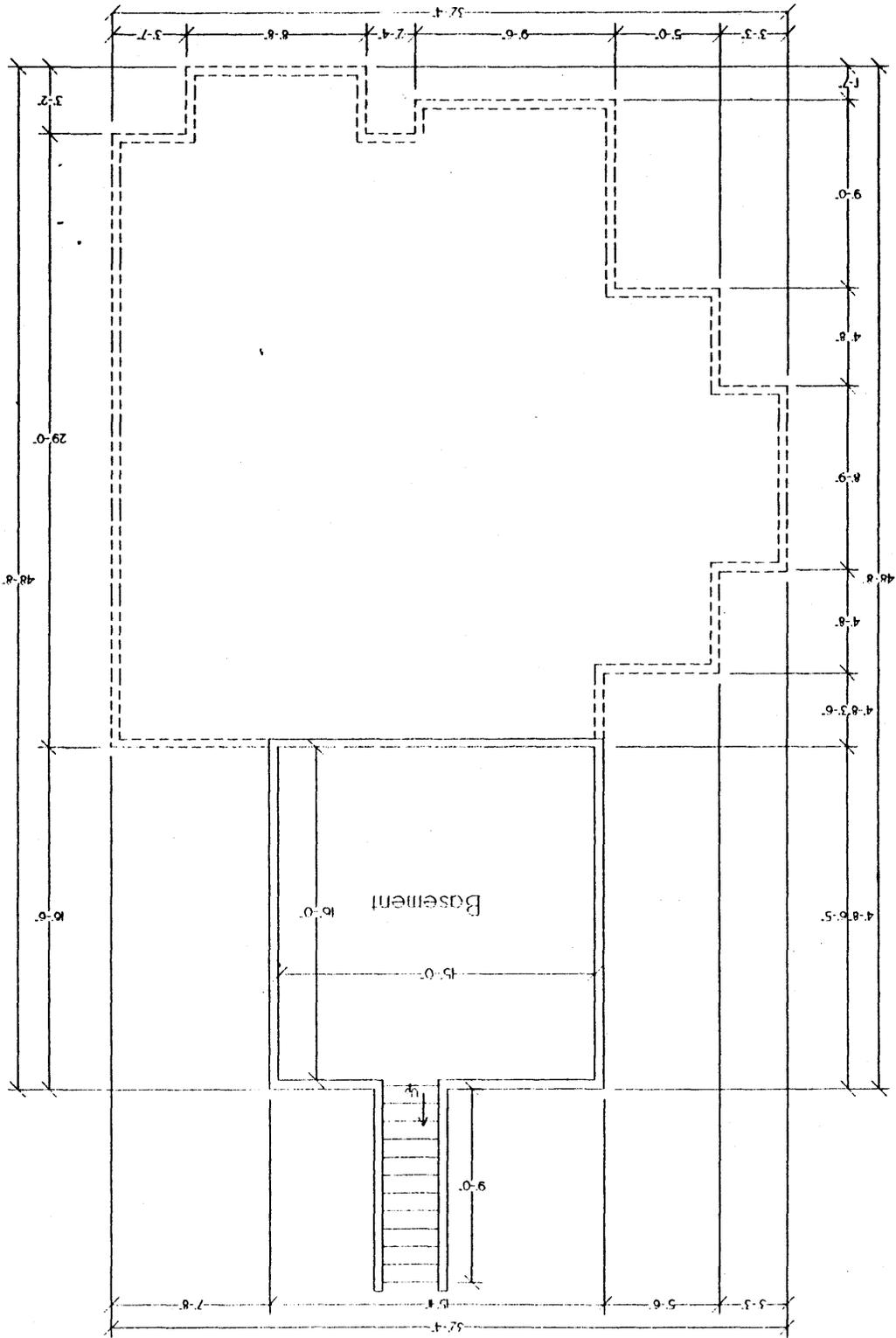
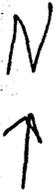


Third story Floor Plan

N
↑



Roof



Basement