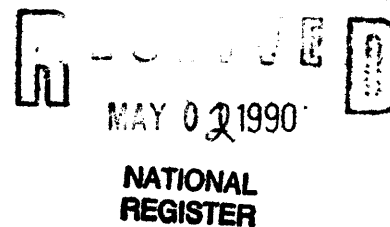


United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations 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 Barclay-Klum House
other names/site number _____

2. Location

street & number 1023 East Main Street N/A not for publication
city, town Ashland N/A 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>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</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 of certifying official [Signature] Date April 15, 1990
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. ~~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] 6/1/90

Signature of the Keeper [Signature] Date of Action _____

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwelling

Current Functions (enter categories from instructions)

Domestic: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Late Victorian: Queen Anne Cottage

Materials (enter categories from instructions)

foundation brick
walls wood: weatherboard

roof asphalt
other _____

Describe present and historic physical appearance.

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The Barclay-Klum House is a single family dwelling built as a one-story gabled-L in a simple, rural version of a Queen Anne Cottage with exterior decoration in the Eastlake manner. A full height perimeter foundation creates a second floor level and raises the structure above its neighbors, so that it visually dominates its immediate neighborhood. Constructed in 1888 as the rural orchard home of R.S. Barclay, the Barclay-Klum House retains its integrity of design, spatial arrangement, use of materials and original detailing. It exemplifies the once common usage of the Queen Anne Cottage for rural orchard and agricultural dwellings during the boom orchard and agricultural period that followed the arrival of the railroad to Ashland in 1884.

SETTING:

The present site of the Barclay-Klum House is a .31 acre parcel that retains, to some degree, its original rural flavor despite its location within the city. It was part of a small scale orchard. Only a single outbuilding is known to have been associated with the structure. This barn, which was built by R.S. Barclay just prior to construction of the main house in 1888, sat off the northwest corner of the present building. (Please refer to attached Sanborn Fire Map) Later used as a garage, and apparently connected to the main house in some fashion, the barn was torn down at an unknown date, prior to 1973.¹ A square depression and evidence of foundation footings remain on the site.

¹ A second structure, shown as a dwelling on the 1928 Sanborn Map, is of unknown origin or use. It may have been somehow associated with the Barclay-Klum operation and then subsequently converted into a residential structure.

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Extensive plantings, some remaining from the early years of the 20th century (such as the two plum trees along the east property line) contribute to the property's integrity. A grape arbor to the west as well as a large garden area at the northeast continue traditional uses of the land. A large tract of undeveloped land, although no longer legally associated with the house as it was originally, additionally contributes to a feeling of rural character. Set back from East Main Street to the south, and screened from neighbors to the east by a high hedge, the Barclay-Klum House reflects, to a certain degree, its original suburban setting.

CONSTRUCTION:

The Barclay-Klum House has a perimeter foundation wall, consisting of a 4' tall brick base with a stucco/cement coating, topped by a timber-frame wood-clad wall which supports the structure below the main floor level. The main structure is of wooden frame, although it is undetermined whether the walls are of balloon or another stud-type system. The basic overall plan is an "L-shape" with the main rectilinear volume increased by a canted bay wing extension at the southwest corner and a small gabled addition which extends off the rear north on the lower level only. Both the bay and the addition are in line with the main axis of the house, which runs from the front to the rear of the structure. The rooms along the axis, in the west half of the plan, include all the public and service areas. The east half of the main volume consists, on both main and basement floors, primarily of the bedroom areas.

The roof of the Barclay-Klum House is a truncated hip over the main volume with gabled wings covering the bay window extension at the front and a gable inset over the small square protrusions in the middle west elevation. The addition to the rear has a gable roof with the ridge running in line to the main axis. A shed roof, set slightly below the main cornice covers the rear porch/storage area and the

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rear portion of the main floor kitchen along the rear of structure. The main roof area, although it includes the area of the front porch, changes angle to a slightly shallower pitch at this point. A shed ventilation dormer is located at the center of the south face of the main hip. Roofing materials, three-tab grey asphalt on the main volumes with rolled grey asphalt on the shed addition, are new, having been added by the current owners in the mid-1980s. The original shingle roof, along with the subsequent asphalt roofs laid above it, were removed at that time to limit weight. Two three-part brick chimneys, one in the SW quadrant and the other in the rear center, vent the interior flues. A third chimney, which likely matched, was removed from the south roof, near the dormer ventilator, following fire damage and remodeling.

Siding materials are mixed. The wooden sheathing over the upper, timber-framed, half of the foundation wall is of vertical 6" v-groove shiplap. Above the watertable line, the main siding material is 8" clapboard. Decorative materials include the use of beaded 4" wide T/G siding for the walls of the front bay window. In these panels the same siding material as in the main portion of the bay, beaded 4" T/G, is set in both vertical and diamond patterns and framed with below the windows that form that bay, a common detail feature of Eastlake decoration. These panels themselves are separated by 6" wide trim, painted to accent the division of the bay into rectangular sections.

The two enclosed gable ends are framed with multi-part box cornices which connect into the wide overhanging box cornice eaves. Scrolled brackets, set below the soffit, are placed at the corner on each wall face and mounted to a single wide board that forms a frieze. The interior of the closed gable is clad with octagon-pattern shingles. A single attic ventilator with a small hood or canopy and a semi-circular louvre is placed in the center of each gable end.

Capping the strong verticality of the basement siding is an 8" wide watercourse. A secondary horizontal band divides

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the brick/stucco and wood frame portions of the foundation wall into separate visual components. 4" wide cornerboards are used on all outside corners, although the one at the southeast is currently missing.² Window trim is elaborate with both vertical members of each opening extending beyond the top horizontal. These vertical extensions are further accented by the use of a decorative headblocks cut in a series of two horizontal "bulges" sawn in high relief and made of thicker stock than the rest of the window trim so that they sit slightly proud of the main vertical and horizontal window trim members. The lower edge of the vertical window trim pieces is also decorated, by both a repetition of the same bulge as the top and also by three half-circle cuts along the width at the bottom of each piece with a slightly larger hole in the center. Each of the two canted windows of the bay are decorated with an inverted "u" shaped surround at the top. A hood with fretsawn decoration blends the intersection of the canted wall to the rectangular gable area.

The windows of the main floor of the Barclay-Klum House are primarily 1/1 double hung wood-frame with all lights equal-sized except in the center bay, which is a 1/1 with the upper frame only 1/3 of the total height. On the west facade, opening onto what was once the head of the interior stairway is a single fixed-pane with a perimeter band of small square lights. Windows of the lower, basement, floor generally match those of the main floor directly above them in dimension but are 2/4 wood sash double-hung with the upper sash 1/3 of the total opening height. It is unclear whether or not these are original or early alterations.

As is typical of dwelling in the Eastlake manner, the primary location of exterior decoration on the Barclay-Klum

² This cornerboard, along with other missing details such as some of the trim moulding of the raking cornices on the gable ends, will be replaced as a part of restoration efforts, in accordance with the Secretary's Standards for Rehabilitation, which the owners intend to pursue.

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House is the grillework and railings of the front entrance porch. The grille is divided into two bays on the front (south) face. The two full-round porch posts are turned from solid 6" stock and the two matching pilasters, at the edges of the porch, are of a split turning, each forming 1/2 of the full posts. A grille, divided into three panels per bay is made of thin fretsawn panels, framed by 2" stock with extending ends and finials. A central finial divides an arched fretsawn panel on each bay and separates it in half. The single newel post at porch level, on the east, is a 6" square with a ball turning on top. Turned spindle balusters are set below a thin panel pierced by repetitive 2 1/2" circles that is itself below the railing. The porch flooring is of 3" T/G set perpendicular to the main volume of the house. The large stairway to the porch is not original; it was rebuilt prior to 1973, probably due to moisture damage. The treads, risers, spindles, and posts are all of 2x and 6x stock, roughly approximately the presumed original proportions. Below the porch is a storage area, used for yard tools, that is accessed by a doorway beneath the stairs. A louvered panel, used as a second entrance to this area, was installed on the south side of the porch foundation wall in the mid-1970s. All other porch elements and decorative details are original.

The main entrance to the Barclay-Klum House is a "Queen Anne" style door with small multi-colored lights surrounding a larger central pane. A transom window opens above. The door and its hardware are all original. As designed, this door opened onto a central hallway that extended the length of the house to a rear exit. The spatial configuration, as mentioned above, placed public/services areas on the west side of this spine and private areas to the east. This plan has been somewhat modified by the construction of the bathroom, which resulted in the closure of the rear entry, and the rear addition which has somewhat shifted the buildings axis line to the west.

Except as noted below, all the rooms on the main floor of the Barclay-Klum House retain their original lath and

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plaster wall surfaces and 10' foot high ceilings. All rooms also retain the original picture moulding, which runs the perimeter of the rooms approximately 18" below the ceiling, and 10" high base moulding. Original door and window trim also remains. Doors themselves on the main floor are mixed 4- and 5-panel and appear to be original.

Two bedrooms open onto the central hall of the main floor. Wall surfaces in the front bedroom, adjacent to the porch, have been re-done in sheetrock as the result of water damage and minor changes to the narrow central space between the bedrooms following removal of a chimney. (Please see floorplan) This small area, approximately 4' wide, originally was used as closet spaces for one, or both, main floor bedrooms and also had a doorway, now removed, that opened into the front room directly opposite the one that remains into the rear. The closet that opens onto the central hall is original, the only unmodified portion of this area. A brick chimney was removed from this area following an apparent fire. Scorching and other physical evidence remains in the attic and roof structure directly above the opening. The lower portion of the chimney, on the basement level, was removed by the present owners 1973-4. The rear bedroom is now used only for storage. It retains its original wall surfaces, although they are presently covered by a 4x8 wooden sheet paneling.

At the northeast corner is a small room used as a storage area. Walls are of horizontal boards with beaded joints. This room is unfinished and is probably an early addition. Finishes and trim are not of the quality of those on the rest of the main floor. The small rear entry area, onto which the removed hallway door once opened, appears to have originally been an open exterior area. Wall finish is of clapboard and likely indicates that this area was enclosed and roofed over at some previous period. A stairwell of non-original 2x stock descends to the rear.

Cabinetry and plumbing in the main floor kitchen is all of newer vintage, probably 1950-60. Along the front of the

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kitchen is a narrow space, now used as a pantry, which was originally the interior stairwell between the two floors.³ A built-in serving cabinet remains at the west end of this space, below the multi-lighted window described earlier. The rear wall of this pantry (toward the center of the building) has been changed, probably at the time when the main floor bathroom was built or altered. (date unknown)

The two major spaces of the main floor, the parlor and dining area, are connected by a central open archway. A three-part window grouping in the dining room and the three-part bay grouping in the parlor correspond to the gable wings of the exterior. Interior window trim includes an unusual lower decoration; blocks at the vertical intersections which have a number of shallow depressions or holes arranged in a rectangular pattern and connected by scored lines to create a pattern similar to the gameboard of chinese checkers. The wall surfaces in the parlor were once covered by wood paneling (as in the second bedroom mentioned above) which was removed by the present owner in the early 1970s. At that time, cracks in the lath and plaster walls were repaired or replaced in spots with drywall and the original picture moulding was lowered to its original location as indicated by paint lines. Evidence of a circular centerpiece panel, probably a soot catcher from an early lighting system, is visible in the parlor ceiling.

The major physical change to the main floor is the lowering of the ceiling in the hallway to improve heat circulation between the two halves of the house. This was done circa 1978 and covered up an arch of undetermined design that spanned the hallway. (Please see floorplan)

The lower, basement, level of the Barclay-Klum House has been more altered than the main floor and it is undetermined if the present details are original or subsequent modifications. Trim and detailing is generally of a lower

³ No internal stairway currently exists. Access to each floor is only possible from outside the building.

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level than that of the main floor, possibly reflecting a lower grade of original construction. Window and door trim consists of 5" wide undecorated boards with butt joints. Doors include mixed 3-, 4-, and 5-panel doors of early date. Wall surface and flooring is considerably altered through changes due to a continuing problem of rot and moisture damage resulting from inadequate protection against groundwater seepage. In the main volume area none of these surfaces is assumed to be original. The original flooring, consisting of wooden planking set over joists lying directly on the ground was removed c.1980-4 and replaced with concrete. At this time a natural spring was located in the rear basement bedroom and drains were installed to divert water away from the interior.

On the lower floor the small space surrounding the removed chimney between the bedroom areas was remodeled to enlarge the bedrooms in 1984. At the same time all exterior foundation walls were insulated by building a new internal stud framework to receive rolled fiberglass batts. This slightly reduces the overall room dimensions and increases the depth of the window sills. The new wall surfaces are sheetrock. New kitchen cabinets were installed in 1985. Bathroom fixtures, including a clawfoot tub, remain and appear to date from the 1920s.

SUMMARY:

The setting and landscaping of the Barclay-Klum House, though drastically reduced in scale from the original parcel, continue to reflect the structure's original rural character. Exterior detailing of the building is intact with all original trim, mouldings, brackets and scrollwork extant. A non-historic addition, set back from the side wall line, does not visually impair the building's image from the street.

The basement level of the Barclay-Klum House, as a result of both poor design and water damage that resulted from it,

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retains little of its original finish treatment. The present differential in finish quality between the main and basement floor, however, likely reflects the original construction. Spatially, despite a history of change, the room arrangement on the lower level is consistent with the upper floor except as indicated, also presumed to reflect original design.

The main floor of the Barclay-Klum House, the major historic spaces, retain integrity to a remarkable degree. Only minor changes in floorplan have been documented or are apparent and virtually all original detail in window and door trim, picture moulding, surface treatments, and hardware remain. Like the exterior, the main floor reflects a modest use of the Queen Anne and Eastlake detailing, reflecting the building's vernacular design.

Despite a long history as a rental property and its use for multiple occupancy, the Barclay-Klum House has not suffered the typical indignities or alterations such use generally brings. It accurately reflects the use of the vernacular Queen Anne Cottage for the design of rural dwellings, and the use of materials, construction techniques and spatial configuration of that style in Ashland during the late 1880s. The Barclay-Klum House demonstrates a high degree of preservation and retains considerable integrity to its original construction and appearance. As a result, the Barclay-Klum House successfully conveys both its period of construction and its stylistic type.

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

Period of Significance

1888

Significant Dates

1888

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

See continuation sheet

9. Major Bibliographical References

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

Acres of property 0.31 acres Ashland, Oregon 1:24000

UTM References

A

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

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated property is located in NE¼ Section 9, Township 9S, Range 1E, Willamette Meridian, in Ashland, Jackson County, Oregon. It is legally described as all of lots 3, 4 and 5, plus the easternmost 20 feet of lot 2 in the Eureka Addition to the City of Ashland. It is otherwise identified as Tax Lot 1800 at said location, Jackson County Tax Assessor's Map Ref. No. 39 1E 9ACC.

See continuation sheet

Boundary Justification

The bounds of the nominated area encompass the entire urban tax lot presently associated with the house built for R. S. Barclay in 1888.

See continuation sheet

11. Form Prepared By

name/title George Kramer

organization _____ date December 1989

street & number 386 North Laurel telephone (503) 482-9504

city or town Ashland state Oregon zip code 97520

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INTRODUCTION

The Barclay-Klum House on East Main Street in Ashland, Oregon's Railroad Addition is a one and a half-story Queen Anne/Eastlake cottage raised on a high basement story having a brick perimeter foundation. It occupies a parcel of approximately a third of an acre and faces south onto Main Street.

The house was built in 1888 as the suburban orchard house of Richard S. Barclay. It was acquired by prominent Ashland man of affairs Charles K. Klum in 1894 and eventually was hemmed in by later development. It has a truncated hip roof in its main volume paralleling the street and gabled cross-axial wings. The house displays the hallmarks of a common patternbook type, the Tri-gabled ell, but the source of the design has not been traced to a particular handbook of the period. The house extends a canted bay wing at the southwest corner which is offset by a front porch sheltering the southeast angle. The most distinguishing marks of the house are its three pedimented gables and array of what may be catalog-ordered fancy cut-out work in stylized foliate and geometric motifs decorating window bay jetties, porch frieze boards and railings. Blind lunettes in gable ends have framements with bracketed hoods and sill aprons which were widely used on houses of the period. Window assemblies are elongated double-hung sash with one-over-one lights with flat strip frames having eared corner blocks and beaded moldings. These are arranged both singly and in tripartite groupings. The exterior is clad with both vertical and horizontal shiplap, and scalloped shingles enclose gable ends. Other mass-produced decorative elements are the jigsaw brackets which are deployed atop elaborately turned porch posts and at each right angle turning of the boxed cornice. A non-historic, single story shed addition on the rear face has little impact on the building's external integrity.

The characteristic details of Eastlake decoration are intact on the interior also. The rooms have retained the integrity of their layout as well as their finish work in the vernacular Eastlake tradition.

The house is significant under National Register Criterion C as the best preserved example of a suburban Queen Anne cottage in Ashland. It is noteworthy locally for its association with the orchard industry, and while this connection is suggested by its large lot and early plantings, it is less fully conveyed today owing to subdivision and development of R. S. Barclay's original five-acre holding.

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The Barclay-Klum House traces its beginnings to 1888, a time of rapid growth in Ashland's history. The House was a part of the development of orchards that although already begun in Ashland, grew to phenomenal proportions only after the arrival of the trains and the transport opportunities they created. The Barclay-Klum House is the most intact surviving example, both structurally and environmentally, of a rural Queen Anne Cottage. It exemplifies the use of that style in the small orchards that surrounded Ashland at the close of the 19th century. As such it merits recognition under National Register eligibility Criterion "C".

Structurally, the Barclay-Klum House remains relatively unchanged from its period of significance. It is surprisingly intact in both detailing and over-all appearance. It retains integrity in materials, workmanship and spatial configuration. The setting of the Barclay-Klum House, originally part of an agricultural belt that bordered Ashland on the south, remained rural in nature until 1944, far later than would seem probable. Today, though no longer having its original orchard connection, the Barclay-Klum House retains a large lot and the ability to convey the rural character of the original parcel, the time of the house's construction, and its period of significance.

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HISTORY:

The Barclay-Klum House is situated in 39-1E-Section 9 (Jackson County Tax Lot #39-1E-9ACC-1800), at the extreme southwest corner of what was originally the Fordyce Donation Land Claim. Asa G. Fordyce, (1816-1884) was born in Illinois and migrated to Oregon in 1853. In that year he and his wife, Sarah Claypool Fordyce, settled upon the claim, designated DLC #43, to the south of what would become Ashland.

The Fordyce's were among the settlers that had arrived in the Rogue Valley in August 1853, at the height of the Indian Wars. They first camped at the Alberding/Dunn ranch and were quickly drawn into the conflict. Fordyce himself was active in the fighting and was wounded twice on 23 August.¹ By 1855 the Fordyce's were living in a cabin along Stewart Creek (now Bear Creek), which ran through the center of the property. The final patent to the claim was granted in 1871. Asa Fordyce was attacked and severely injured by a bull in 1881. He lingered in an impaired physical and mental condition and eventually was taken to an insane asylum, where he died on 21 March 1884. Fordyce's son, George W., died that same year. It appears that although the Fordyce family was among the earliest settlers in the Ashland area, and figured prominently during the city's initial settlement, that their relatively short time on the claim, and lack of a second generation limited their lasting impact on the development of the area. Fordyce Street, running along the claim's eastern edge remains the most visible reminder of these pioneers.

The portion of the Fordyce claim on which the Barclay-Klum House is located is a choice corner of that property. The original stage road between Jacksonville and California ran immediately in front of the claim's south edge, directly in front of the parcel. In 1867, the Fordyces sold the property to Christian F. Blake, who had married Asa's

1 Gillette, Mary Hill, Overland to Oregon, pps. 61-6.

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sister, Susan Fordyce, on 21 July 1863. Blake apparently planted the land for use as an orchard but made no known physical improvements. Subsequent to his involvement with this property, Blake, and later his son Charles, became prominent agriculturalists in the Dead Indian Road vicinity to the east of Ashland.

By 29 August 1887, three years after Asa Fordyce's death, the property where the Barclay-Klum House now stands came into possession of the Carter Land Company along with the bulk of the original Fordyce claim. Two days later, on 31 August, Carter sold a half-interest in the corner parcel to his partner W.H. Atkinson for \$500. The next year, on 8 June, the Ashland Daily Tidings noted:

Atkinson and Carter have sold to R.S. Barclay of Oakland, Ca. five acres of land constituting the west half of the old Blake Place a short distance from town. Consideration is \$1750. This is fruit land.²

On 3 August of the same year, the Tidings added;

Mr. R.S. Barclay, . . .has decided to make Ashland his home, and will build a dwelling house soon on the 2 1/2 acre [sic] tract of land which he bought last spring of Atkinson and Carter, just east of the Railroad Addition. He has already built a barn on the place.³

2 Ashland Daily Tidings, 8 June 1888, 3:3.

3 Ashland Daily Tidings, 3 August 1888, 3:3

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Relatively little is known of Richard S. Barclay, his wife, or Ted W., his son. Barclay's daughter was Mrs. E.V. Mills, wife of a prominent Ashland merchant, and it is likely that this family connection brought the Barclay family to the Southern Oregon area.

R.S. Barclay was possibly a merchant when he moved to Ashland. It is unknown how, or if, he was employed from 1888, following the construction of the house until 1894. It is assumed that the families' major source of income during this period was from the production of the orchard lands surrounding the new home. In addition to the five acres purchased from Atkinson and Carter, Barclay had also bought acreage from others adjacent to the house site, all of which either was or would likely have been planted in fruit. By 1894, however, Barclay and his son Ted acquired the saddlery and general mercantile store of Charles K. Klum in Talent. Klum traded his interest in that concern in exchange for the house and orchard property in Ashland.⁴ The Tidings reported that;

. . . C. K. Klum and family will move to the R. S. Barclay residence in the southern part of Ashland this week. R. S. Barclay and wife will occupy the Pabstherp house on Main Street.⁵

Charles K. Klum, born in Franklin County, Indiana, first came to Oregon in 1847, settling at Sodaville, in Linn County. He was among those settlers who marched to the relief of Fort Walla Walla and later saw service guarding emigrant trains in that region. Following his move to Jackson County in the early 1850s he served in the Rogue River Indian Wars. Klum settled in Ashland and became prominent in local affairs. In 1867 he was named secretary

4 Talent News, 15 March 1894, 6:2.

5 Ashland Daily Tidings, 5 March 1894, 5:2.

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of the Ashland Woolen Mills Company, a major industrial concern in the young city⁶, and later, in 1874, served as the City's first Recorder.⁷ Klum is also credited with being the "pioneer telegraph operator" in Ashland.⁸ He built the first telegraph line into the city and served as its operator for fifteen years.

Following the trade of the Talent store with Barclay, Klum, his wife Lucinda Findlay and their four children lived in the Barclay-Klum House for five years, until 1899, during which time the Klum's daughter, Hypatia, graduated from Ashland High School. Klum was active in the doings of the Southern Oregon Pioneer Society and was named its President in 1897 and again in 1910. Klum died of heart failure while tending his garden at the family home at the corner of Alida Street and The Boulevard in 1911. He was 82 years old.⁹

CONTEXT:

In 1888, the year the Barclay-Klum House was built, the area along the old stage route that passed in front of the house, was in transition. The route's prominence in Ashland's transportation pattern had been substantially reduced by two recent events. Most importantly was the arrival of the railroad. Work on the line south from Roseburg ended in Ashland and "On May 4, 1884, the first train rolled into town."¹⁰ For the next three years, Ashland served as the southern terminus of the railroad in Oregon. With the completion of the tracks across the Siskiyou, and the driving of the golden spike in Ashland on 17 December 1887, the railroad became the major source of transport and the

6 O'Harra, p. 17.

7 O'Harra, p 21.

8 Southern Oregon Pioneer Association, "Resolutions on Deaths of Members, Vol II, p. 192.

9 Ashland Daily Tidings, 27 April 1911, 1:5.

10 O'Harra, Ashland: The First 130 Years, p. 27.

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old stage road, along what is now East Main, in front of the Barclay-Klum House, was greatly reduced in importance.

The second event that would effect East Main was the construction of a new road to the south through the orchard land of S.B. Galey and H.B. Carter of the aforementioned Carter Land Company. Their new road, branching off Main Street from its present intersection with Gresham, was a wide avenue in the tradition of a european promenade. "The Carters and the Galey's believed that every self-respecting city should have a wide main street, a thoroughfare that would provide a sense of dignity . . ." ¹¹ The new street, known then simply as "The Boulevard" and now known as Siskiyou Boulevard, soon became the prime residential area of the growing town. Although East Main continued to be the major route to the south and east ¹², "The Boulevard" continued to grow in importance, to the detriment of East Main. The older road came to be seen in an increasingly rural light; as an access route in and out of Ashland but not as a part of it.

In 1884, with the arrival of the railroad, Ashland experienced a spurt of tremendous growth, both in area and population. The largest of the many additions to the city was the aptly named "Railroad Addition" focused along the tracks and depot location. The plat for the 20 block addition was filed in February. The Railroad Addition ended at 8th Street, immediately adjacent to the boundary line of the old Fordyce Claim to the west of the Barclay-Klum House site. For many years this edge, along 8th Street, remained the extent of the city limits. Land beyond was in larger, more rural, parcels and houses were farther spaced, reflecting the agricultural nature of the area. In the early 1890s, a birdseye view of Ashland shows only three houses visible on the north side of East Main beyond 8th street; The classical style John P. Walker House (NRHP)

11 Ibid., p. 36.

12 The Boulevard, as first laid out, dead ended into orchards.

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built in 1856-8, the Barclay-Klum House and a smaller, unidentified structure (perhaps a barn) midway between them. Much of this property, including that of the Barclay-Klum site, was used for orchard land.

The orchard industry in Ashland was begun in 1859, when Orlando Coolidge began a 35-acre nursery to the south of the city.¹³ By the 1880s, large tracts surrounding Ashland produced a wide variety of fruits for export. With the coming of the railroad, and its improved transport opportunities, the fruit industry quickly expanded. A wide variety of crops were planted, including apples, pears, plums, apricots and, most prominently, the "Ashland peach", which took a premium ribbon at the Chicago Columbian Exposition in 1893. The small growers combined, forming the Ashland Fruit Association, to market their output and by 1899, Ashland fruit production had reached 75,000 boxes annually. In the closing years of the 19th century Ashland increasingly took on the role of a shipping point for the agricultural area nearby. "Ashland was surrounded by hundreds of acres of orchards and hundreds of acres of un-cleared land were within two and one-half to five miles of town. . ." ¹⁴ Although much of Ashland's orchard land consisted of large tracts, such as the Carter Orchards, "Thousands of fruit trees were planted and a number of five- and ten-acre tracts near town were cleared of brush and developed into fruit farms." ¹⁵ By 1888, the early Fordyce and Blake orchard lands including the Barclay-Klum property, had been divided into these smaller orchard tracts and made available for smaller, "gentleman" type, orchards.

While many rural dwellings dating from Ashland's 1850s-60s settlement period, including the Dunn House, the Wells House, and the John Walker House, remain, not many such structures remain from the second agricultural boom period. Many dwellings must have been built upon the small orchard

13 Atwood, Blossoms and Branches, p. 2.

14 O' Harra, p. 64.

15 Ibid., p. 36.

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tracts but most, apparently, have been demolished or are so remodeled and/or compromised in setting that they evade identification. A few, such as the Pracht House (on Pracht, near Harrison) or the house 667 North Main, in addition to the Barclay-Klum House, do survive. The Pracht House is now surrounded by 1960-70s development, substantially compromising its integrity. Little is known about the simple, unadorned Queen Anne Cottage at 667 North Main, and although it appears to date from the orchard period it retains little evidence of that period in site. The Barclay-Klum House, as a result of its location at the edge of town, its late annexation, and the even later development of the surrounding area, illustrates the period of the orchard boom to a greater degree than any other known structure. Both the high degree of design integrity and site of the Barclay-Klum House continue to evoke the rural character and feelings associated with the structure's period of significance.

The small-scale orchard boom continued in Ashland, and indeed all of Jackson County into the first decade of the 20th Century. Soon though, larger orchards were assembled and planted. Huge packing concerns developed and the Rogue Valley orchard industry grew to become the nationally recognized business it is today.

STYLE:

The Queen Anne Cottage was a modest expression of the high stylistic developments often referred to collectively as "High" or "Late Victorian." As expressed in wood, Late Victorian structures represented a flowering of the ornamentation vocabulary for residential design in the last quarter of the 19th Century. The Late Victorian style includes the sub-groupings of Stick, Queen Anne and Shingle, among others. An additional stylistic trend associated with Late Victorian architecture is the use of elaborate exterior surface ornament patterned after the designs of the Charles

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Eastlake. Eastlake, an English furniture designer and author, is said to have been somewhat horrified by the adoption of his stylistic conventions for architectural decoration. While each of the Late Victorian styles has its own design vocabulary, Eastlake may be seen as somewhat of an "overlay" of ornament available to each. It is typified by the extensive use of inset decorative panels, turned spindles, fretsawn panels and arched grillework. All of these exuberant designs achieved great popularity in what Mark Twain referred to as "the Gilded Age" of American development as the country prospered and sought architectural forms to demonstrate that success.

Though not usually as elaborate as east coast examples, many versions of the various Late Victorian styles were popular in Oregon from 1870 to 1905. The Queen Anne Cottage, the stylistic category into which the Barclay-Klum House should be placed, was once a common style for mid-sized residential structures. Perhaps the best known Ashland examples of the style are the E.V. Carter House (1886, NRHP) on Siskiyou Boulevard and the E.C. Kane House (c. 1886, NRHP) on B Street in the Railroad Addition. Both of these single story houses have the massing of a Queen Anne Cottage and the exuberant high style detailing associated with the Eastlake decorative tradition. Each are far more detailed than the Barclay-Klum House. This reflects not only their original locations in a more "urban" setting but the wealth and, presumed, sophistication of their original owners. E.V. Carter, in particular, was a prominent individual whose banking and real estate investments were very successful. E.C. Kane was the station manager for the railroad in Ashland, a position of considerable importance and stature. The elaborate houses these two had built for their families incorporate far more elaborate use of detailing than was likely available to Barclay and represent the most sophisticated local examples of the Queen Anne Cottage style. Conversely, the Barclay-Klum House represents a toned down use of the Queen Anne/Eastlake vocabulary in an attempt to enhance a rural dwelling with a pretense toward that style. It is important to note that the primary

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location of ornament on the Barclay-Klum House occurs along the front, street-facing, elevation at the canted bay and front porch where passersby would see it. Substantially less detailing is found on the side and rear elevations of the structure.

It is likely that many such modest Queen Anne Cottages were built in and around Ashland during the 1880-1890 period.¹⁶ In addition to those cited above a small number of simple versions of the style exist in Ashland, mostly within the Railroad Addition area. These include, for example, the paired working-class dwellings at 261 and 263 Second Street (The G.W. Love Rental Houses I and II, c.1900 and given secondary rankings in the Interim List of Ashland Heritage Landmarks), and the more elaborate houses at 265 Vista and 63 Gresham. The two Love Rental Houses are in a basic Queen Anne Cottage vocabulary as it was used in an urban, working-class, location. Each are plain, with little remaining of any exterior ornament that might have been part of the original design. The house at 263 Second, in particular, has been altered with asbestos shingle siding. The houses on Vista and Gresham are somewhat more elaborate and may in fact have had some orchard or rural connection. Even were this to be documented, both houses are now fully integrated into the urban scale and feel of their neighborhoods and likely demonstrate little of their original character.

¹⁶ Since at this writing the local inventory of Ashland Cultural Resources is not yet complete nor indexed by style, a full listing or ranking of the Queen Anne Cottage type in the city is unavailable. Additionally, it should be noted that the Barclay-Klum House, following the historic pattern of its site, is just beyond the geographic scope of the inventory and so is not listed nor evaluated.

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As stated above, few other orchard dwellings of the late 1880s period in Ashland remain or have been identified. The Barclay-Klum House is the best example of Queen Anne Cottage that remains from a orchard setting, and additionally is one of the best preserved examples of the style in any context in the Ashland vicinity.

LATER YEARS:

Following Klum's ownership the 5 acre parcel went through a number of owners, most prominently James F. Wells and his wife Emma of the prominent pioneer Wells orchard family.¹⁷ Wells split the parcel in half in 1902 and sold the portion with the Barclay-Klum House, now encompassing 2 1/2 acres, to H.L. and May White.

Henry L. White was a local real estate agent. He and his wife lived in the Barclay-Klum house until 1915. During that period White, in partnership with Wells, obtained ownership of a tract of the surrounding land and platted the Eureka Addition to the City of Ashland. Located at the very edge of the Ashland city limits, the Barclay-Klum property must have seemed a logical location for the expected growth surrounding Ashland. The official plat that White and Wells filed for their addition, on 23 December 1910, included four roughly rectangular blocks each divided into 22 lots approximately 25' x 130'. The Barclay-Klum House sat on property consisting of Lots 0-22 of Block One, or fully one-quarter of the addition's area.

The Eureka Addition does not appear to have been a successful development for White and Wells. "Although lot lines and street rights-of-way were surveyed at the time, no

¹⁷ Giles Wells settled on DLC #53, to the southwest of the Fordyce Claim in 1853. His son, James, continued the family orchard on both that parcel and other lands into the 20th century.

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significant residential development occurred until after World War Two."¹⁸ The 22 lots of Block One remained intact, under common ownership until 1944. During this period the Barclay-Klum House was likely used for both home or rental by its various owners. The house remained, however, the only dwelling, amidst the various barns and outbuildings, on the block. Most documented of the various owners during the period 1915 to 1944 are Albert and Mellie Sherad, who reportedly kept a "small herd of dairy cows and sold extra milk to neighbors" in addition to raising vegetables and fruit for sale and their own use.¹⁹

Following WWII, development of the Eureka Addition finally began in earnest, with new houses being built and many others being moved onto the vacant lots from other parts of the city. The first division of ownership to Block One occurred after 2 September 1944 and proceeded rapidly thereafter. By the end of that year, a span of just four months, only lots 0-5 of the original parcel remained associated with the Barclay-Klum House. Lots 0 and 1 were sold off in 1956, leaving the four lots (2-3-4-5) that now constitute the nominated property. After 1944 The Barclay-Klum House itself became a rental and by 1949 city directories list the address as the home of four men, probably indicating a division into small apartments or rooms. From that point until the present owner acquired the property, in 1979, the house was owned by a variety of absentee landlords and used as a rental with one or two units. Today the present owners live on the lower level while the main floor continues to be rented out.

18 LaLande, Jeff, History of the Eureka Addition Neighborhood, unpublished ms, March 1984, p.4.

19 Ibid. p. 3.

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SUMMARY:

The Barclay-Klum House is the best known example of a Queen Anne Cottage as designed for a rural, orchard, setting in the Ashland area. Constructed in 1888 and located at the edge of the growth that resulted from the building and completion of the railroad, an event that drastically altered the history of the town, the Barclay-Klum House as an example of the type of dwellings built on the rural orchards and agricultural businesses that surrounded the City at that time.. The Barclay-Klum House retains its integrity in spatial configuration, style, appearance, and use of materials. The location and setting of the Barclay-Klum House, though now within the Ashland city limits, continue to successfully relate the structure's original rural character and use.

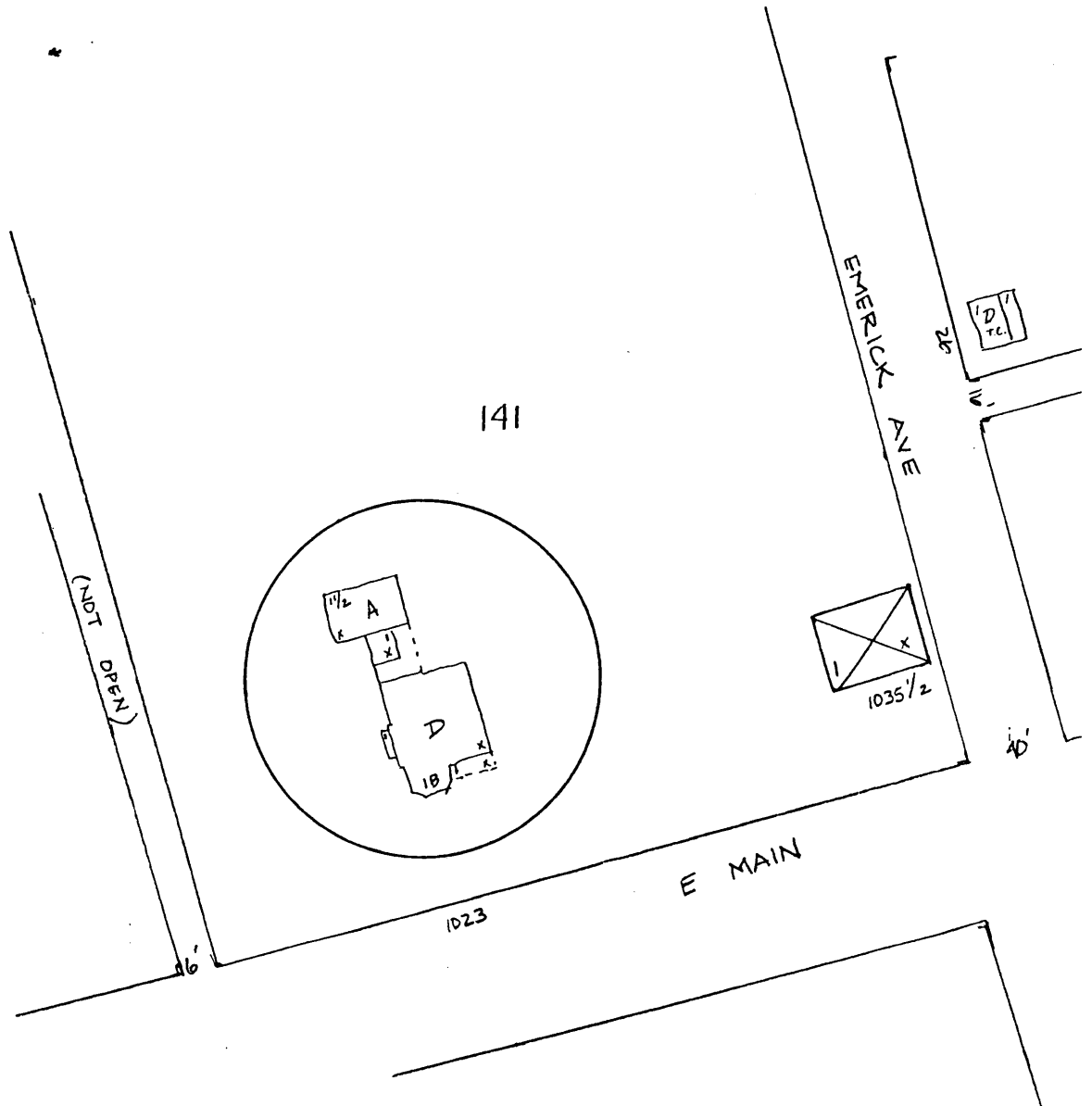
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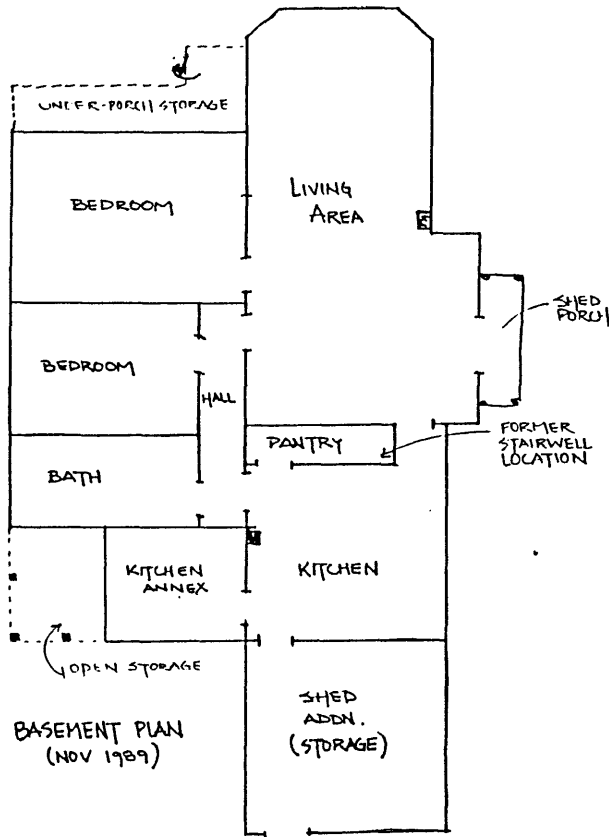
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BARCLAY-KLUM HOUSE

1023 EAST MAIN
ASHLAND, OREGON

SOURCE; SANBORN FIRE INSURANCE
MAP, 1928



BARCLAY-KLUM HOUSE
 1023 EAST MAIN ST
 ASHLAND, OREGON



NOT TO SCALE

