

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED FEB 28 1979
DATE ENTERED MAR 28 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Beach (Baldwin) House

AND/OR COMMON

LOCATION

STREET & NUMBER

348 Hargadine Street

NOT FOR PUBLICATION

CITY, TOWN

Ashland

VICINITY OF

CONGRESSIONAL DISTRICT

4th

STATE

Oregon

CODE 41

COUNTY Jackson

CODE 029

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH

PUBLIC ACQUISITION

- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS

ACCESSIBLE

- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- MILITARY
- OTHER:

OWNER OF PROPERTY

NAME

Marjorie Stober

STREET & NUMBER

348 Hargadine Street

CITY, TOWN

Ashland

VICINITY OF

STATE Oregon

97520

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Jackson County Courthouse

STREET & NUMBER

Eighth and Oakdale Streets

CITY, TOWN

Medford

STATE Oregon

97501

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Ashland Historic Buildings Survey

DATE

1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Ashland Public Library

CITY, TOWN

Ashland

STATE Oregon

97520

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The simple 1½ story clapboarded frame cottage built by Ashland carpenter-builder Baldwin Beach in 1884 is fancily decorated in the Eastlake tradition with some personalized jig-saw work which reflects the trade of its builder. In addition to a basement faced with wood simulating dressed stone masonry, an Italianate polygonal bay, and paired, arcuated windows under a pedimented hood with dentils, the distinctive features of the exterior originally included roof ridge cresting, cut-out vergeboard decoration, and a frieze of stylized, repeated vertical elements. Corner boards were capped with molding and jigsaw necking. With the exception of features above the eaves, these embellishments are intact. The house is essentially L-shaped in plan, having hip-roofed and lean-to additions in the rear. The hip-roofed kitchen and bedroom addition wraps halfway around the east face of the parlor wing.

The structure is presently being reclaimed from a state of some deterioration following several decades of use as a rental property. The owner and current occupant has undertaken the addition of a foundation and other structural repairs to stabilize the building.

The surrounding homes, many of which were built by Baldwin Beach, are similarly unpretentious in character. Most were built for railroad workers and their families. Hargadine Street retains most of its older homes, many of which are being rehabilitated by their owners. The street runs from the Ashland Public Library to the front of the Elizabethan Theater of the Ashland Shakespearean Festival, and it is one of two direct approaches to the theater complex.

The Beach House is L shaped in plan, one and a half stories in height, and has, under the living room, an above-grade basement which has historically provided additional living space. The house measures approximately 39 x 45 feet. A block foundation is being constructed under it to replace piers of rocks and stones that made up the original. The foundation will be screened appropriately with the original shaped wood panels making up the simulated dressed stone facing.

The Beach House frame work is four-by-four studs and ten to twelve-inch rough cut lumber. The current contractor noted that the floor, on its sills and stacked rock foundation was absolutely level. Six-inch channel siding, which has been used on the entire house, is in good condition. Frieze decoration on the front gable is in good condition also. On the west face of the building, the gable end of the bedroom wing is lighted by paired double-hung sash windows with segmental arched heads in a "classical" tabernacle framement in which dentils are used as part of the entablature and raking cornice. Curved boards springing from corner board capitals and a straight strip join to frame the wall under an arch surmounted by a semi-circular motif with eagle drop ornaments and keystone which may have had its inspiration in the GAR emblem.*

The polygonal^{bay} of the north, or front elevation, has three segmental-bay arched windows with double hung sash with four-over-four lights. On the east elevation, a modern picture window is being returned to its original four-over-four pattern. Window sash in the daylight basement have two-over-two lights, and are also double hung. The latter windows are trabeated. Typical windows of the kitchen addition, at the rear of the house, have plain, straight-topped framements and four-over-four lights and double-hung sashes.

*Grand Army of the Republic

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CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

The roof cover of the Beach House is presently composition shingles. The chimney stack is gone. The rebuilt front porch has a shallow-hipped roof with square posts and solid railings. It will be returned to a period appearance to match original detail elsewhere on the exterior.

-arched

The front door is a four-panel door with a segmental/transom light. There is a plain door to the basement on the east elevation, and a door with eight glass lights giving access to the kitchen at the rear.

The landscaping has been neglected, but is currently being restored. A large, old walnut tree stands in the west part of the yard; two large junipers in front. Fruit trees and grape arbors in the east yard are being brought back. A driveway makes an entrance from the west side of the lot and provides parking space near the lower part of the house which screened from the street by planting.

The house retains its original floor plan, including four rooms: a parlor, kitchen and two bedrooms. Early photographs indicate that the kitchen and back bedroom, which look like an addition, were constructed in 1884 or very shortly thereafter. All rooms have continued to be used as they were intended. The interior of the house is lath and plaster. Old wall coverings, muslin and wall paper have been removed and will be replaced appropriately.

The above-grade basement, originally used by the Beach's only surviving child, is being returned to good condition. Old wall coverings have been removed. A bath is planned near the basement room to make the area suitable for use by family or guests. There is no interior access to the basement.

The ceilings in the original parlor/dining room and master bedroom are 11' 6" and have been returned to their original height, revealing elaborate plaster molded decoration around the old light fixtures. The floors throughout the house are fir. Ceilings in the kitchen and second bedroom are 9'. Square nails were used throughout the house for construction, and they are evident where wall repair is taking place. There is wide, plain 6" trim around the interior doors and simple molding around windows on the interior. The bathroom retains old fixtures and will be kept the same except for painting and floor covering.

The present back porch will be converted in use for utility and storage. A bath will be incorporated here also, in a small shed addition which replaces the old delapidated lean-to. Channel siding has been used on the shed addition to make it compatible with the rest of the building.

(continued)

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

In summary, the owner plans careful and sensitive restoration of the Beach House and will retain original uses of all the rooms. Changes are not extensive and will enable the owner to make additional room in the small home for family. Although the house has been lived in by many families over the years, there has been little abuse to the interior or exterior of the dwelling. Structural problems, such as dry rot, and surface conditions of weathering have made necessary certain repairs, and correction of these constitute changes to the house.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES

1884

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The clapboarded cottage built by Baldwin Beach on the westerly slope overlooking the Bear Creek Valley community of Ashland in 1884 is significant as the well-preserved home of a carpenter and contractor who built many of the early homes in Ashland, dating from 1878. Beach was active at his trade in the area until ca. 1910. Though unpretentious in scale and plan, his home was nonetheless fancily decorated with stylized ornament in the Eastlake tradition to which Beach added inventive touches of his own.

Baldwin Beach was born January 7, 1838 and moved to Ashland with his wife, Susan, in May of 1878. As a veteran of the Civil War he became involved in GAR activities.* Mr. Beach began his life in Ashland as a renter, but began doing construction work for other people. In February, 1880, Mr. Beach bought his first property in Ashland, and over the next ten years gradually began accumulating more. One major block appears on the 1883 map of Ashland. Known as the Beach Tract, the area comprised an acre and a half which Mr. Beach purchased from the original Donation Land Claim owner in 1880.²

During the decade between 1880 and 1890, Mr. Beach began his construction business that caused him to be identified in his obituary as the "Pioneer Builder of Ashland."³ He opened a cabinet shop with a Mr. Bartlett, and the March 28, 1884 edition of the Ashland Daily Tidings announced that "Beach and Bartlett have built a carpenter shop and office on the alley leading from Oak St. It will be their headquarters."⁴

In 1884 Mr. Beach constructed his home right at the edge of his tract. It incorporates an excellent view of the hills across the valley and looks down over the community. The house stands in a neighborhood of homes, many of which were also built by Mr. Beach. Hargadine, Beach, and Gresham Streets are still lined with several examples of his work, but generally, they are simpler than the home he built for himself and family. They reflect the taste and economy of later years, and the finances of the railroad families who bought and rented them. Baldwin Beach's home provides Ashland with a fine example of local craftsman's skill. Fred Engle, an Ashland resident who was born in 1882, remembers when the Beach House stood alone on the hill and provided excellent grounds for picking raspberries.⁵

During his retirement years, Mr. Beach and his wife moved to Gresham Street, to be near their child. The first time the Beach House was sold individually, on a small lot, was from Mr. Beach's estate. In 1919 the house was sold to a railroad man. Mr. Beach died in January, 1916.

* Grand Army of the Republic

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

McKenny, L.M., Pacific Coast Directory for 1886, 1887, San Francisco: L.M. McKenny, 1886-87
 Jackson County Deed Records, 1880-1916.
 Ashland Daily Tidings, February 1, 1884
 March 28, 1884
 January 6, 1885
 May 5, 1914
 February 7, 1916.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one.
 UTM REFERENCES

A	1 0	5 2 3 9 0 0	4 6 7 1 1 7 5	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Tax Lot 9600 in the Beach Tract Addition to the Plat of Ashland, Jackson County, Oregon. Jackson County Assessor's Map 39 1E 9BD.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE: Kay Atwood

ORGANIZATION: _____ DATE: November 30, 1978

STREET & NUMBER: 102 South Pioneer Street TELEPHONE: (503) 482-8714

CITY OR TOWN: Ashland STATE: Oregon 97520

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:
 NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE: *[Signature]*
 TITLE: State Historic Preservation Officer DATE: February 12, 1979

FOR NPS USE ONLY
 I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

ATTEST: *[Signature]* DATE: 3-22-79
 DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION MEMBER OF THE NATIONAL REGISTER
[Signature] DATE: 3/27/79
 for KEEPER OF THE NATIONAL REGISTER

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The house stands on Hargadine Street, which ends at the entrance to the courtyard of the Elizabethan and Bowmer Theaters of the Ashland Shakespearean Festival. At the other end of the street is the Ashland Public Library. Many of the homes on Hargadine retain their original appearance and provide an attractive approach to the theater complex. The Beach House is the oldest in the neighborhood, and its current restoration makes it the first thorough effort of its kind on the street.

¹Ashland Daily Tidings, January 1, 1885.

²Jackson County Deed Records, 1880.

³Ashland Daily Tidings, February 7, 1916.

⁴Ashland Daily Tidings, February 1, 1884.

⁵Interview, Fred Engle, 1978.