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United States Department of the Interior
National Park Service

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NATIONAL REGISTER

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 Pelton, John and Charlotte, House

other names/site number _____

2. Location

street & number 228 B Street N/A not for publication

city or town Ashland N/A vicinity

state Oregon code OR county Jackson code 029 zip code 97520

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 July 25, 1993
Signature of certifying official/Title Deputy SHPO Date
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

**Entered in the
National Register**

Date of Action

Delores Byrum

9/9/93

John and Charlotte Pelton House
Name of Property

Jackson, Oregon
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		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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: single dwelling

Current Functions
(Enter categories from instructions)

Domestic: single dwelling
(work in progress)

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian: Stick/Eastlake

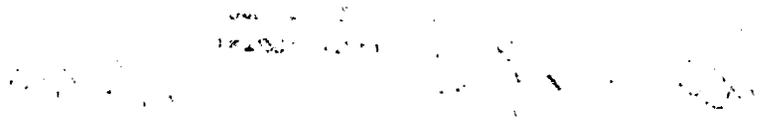
Materials
(Enter categories from instructions)

foundation stone: sandstone
walls wood: weatherboard

roof asphalt: shingle
other wood trim

Narrative Description

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



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The John and Charlotte Pelton House, built in 1894 as a private residence, occupies a lot on the south side of B Street at the intersection of First Street in Ashland, Oregon. Constructed by Ashland builder W.J. Schmidt, the two-story dwelling exhibits elements of the Stick style including wood frame construction, steeply pitched gabled roofs, a projecting bay, stickwork paneling, cut outs, sunbursts and lattice trim. A one and one-half story rental house, also built in 1894, is situated south of the primary dwelling facing First Street. The ensemble retains its integrity of design, setting, significant materials, workmanship and feeling and effectively conveys its historic associations despite suffering fire damage in August, 1991.

Located in Section 9, Township 39 South, Range 1 East, the detached residence stands on property consisting of lots nine through twelve in Block N of the Railroad Addition (1884) to Ashland. (Assessor's Plat 9BA, Tax Lot 5600). The Pelton House is centrally sited on the four-lot parcel and is oriented in a northeasterly direction toward B Street. One of the oldest streets in the Railroad Addition, B Street (formerly Spring Street) is comprised on both sides by houses constructed between approximately 1880 and 1930. Mature trees and plantings characterize primary landscaping elements on the generously proportioned property.

Irregular in plan, with a projecting front wing, the balloon frame wood structure measures approximately 50 feet by 40 feet at its longest and widest points. The dwelling retains its original configuration, although the side and rear screened porches were enclosed between 1911 and 1928. The house rests on a sandstone exterior foundation wall and is supported on the interior by wooden joists and occasional concrete pier posts. A concrete foundation was installed under a side porch on the easterly elevation before 1928. (1)

The dwelling's main volume consists of steeply pitched intersecting gables with clipped ends. A shed roof covers the front entry porch and the rear portion of the dwelling also has a shed roofed covering. Composition shingles sheath the entire

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roof structure. Two interior brick chimneys are located in the residence. A more recent concrete chimney is attached to the porch on the easterly elevation.

The facade and northerly elevation of the Pelton House is distinguished by a one-story projecting bay situated in the front wing extension and by a front entry porch on the northwesterly corner of the dwelling. The porch has a wood floor and wood steps. Porch posts are chamfered. The residence is sheathed in horizontal six-inch channel siding. Typical windows are comprised of one-over-one lights with double-hung sashes. The facade is comprised of three typical windows in the projecting bay and one centrally located window on the second story above the bay.

The south elevation contains three typical double-hung windows and one small window. Two are situated in the side of the extending front wing, and one window faces B Street. The rear elevation is comprised of small windows near the roofline and one typical window. A porch on the south elevation has two one-over-one double-hung windows. The rear elevation contains two four-paneled wooden doors.

Hexagonally shaped wood shingles sheath the wall above the front entry porch. Eaves have boxed cornices and frieze boards. The dwelling has corner boards and plain window trim with simple cornices. The wooden paneled front door has carved detail, a single glass light and cornice trim. An ornate screen door with cut outs remains intact.

The Pelton House facade is embellished with stickwork, particularly evident at gable ends, on the projecting bay and in the porch details. Stickwork trim extends below the windows on the projecting bay and cut-out trim extends across the bottom of the windows. Lattice panels top windows on the bay and brackets support the bay eaves. The eaves in the facade gable ends on the east and south elevations contain decorative, diamond-shaped latticework and decorative brackets join eave overhangs on the primary gables. Sunbursts are situated above upper windows on the facade, east and west elevations. Lattice trim surrounds the entry porch below the eaves. Pairs of decorative brackets support the porch roof eaves.

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On August 2, 1991 the Pelton House suffered a fire which damaged the roof and small portions of the upper walls. After a nine-month period during which Ashland government officials and local citizens joined to encourage preservation of the dwelling, the home was purchased and repairs begun. Although the rear roof was destroyed, sufficient evidence remained in the extant roof structure to accurately reconstruct the damaged portions and repair gable ends. The owners, who are executing rehabilitation efforts, have consulted both the Secretary of the Interior's Standards for Historic Preservation Projects and preservation officials to ensure that the integrity of the Pelton House will not be compromised. Original materials are being repaired and re-installed at each possible opportunity. Ornamental details removed during roof repair have been replaced. Siding needed for repair of the upper wall portions damaged by fire is being matched to blend with existing materials. Original windows remain intact throughout most of the structure. Despite the fire, the Pelton House retains most of the physical features that constitute its style and construction technique. The building retains the majority of the features that illustrate its style in terms of massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation. (2)

The floor plan of the Pelton House is a side hall plan with a rear wing and side porch. The interior room arrangements retain their original configuration. Ceilings are ten feet high on the ground floor and nine feet in height on the second floor. The enclosed single-flight stair has wooden treads and winders. A rail and simple chamfered newel post stand at the top of the stairs. The fireplace, with carved wood surround and wood mantel shelf, remains intact. A paneled interior pocket door between the front and side parlors remains in place and is in good condition. The kitchen interior retains beaded wainscoting and molded trim and bullseye corner blocks. Floors throughout the house are softwood fir.

At the time of preparation of this nomination document repairs and restoration to the interior were underway. Lath and plaster interior walls surfaces, which suffered extensive damage from fire suppression when burning debris fell inside them, are being replaced with sheet rock. Original doors, symmetrically molded

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trim with bullseye corner blocks, baseboards and fixtures await re-installation throughout the house. Proposed changes on the interior will convert a former porch to bedroom use on the ground floor. A former closet area will be converted to use as a bath.

The Pelton Rental House, also in the Stick style, is rectangular in shape and measures approximately eighteen feet by twenty-four feet in size. Of wood frame construction, the dwelling has a pitched roof sheathed in composition shingles. Walls are comprised of six inch channel siding trimmed with corner boards. A wood front porch with shed roof is attached on the westerly elevation.

The typical windows, like those of the primary residence, have one-over-one lights with double hung sashes. One window of the typical type, (one-over-one light with double hung sash) is located on the south elevation of the Rental House. One two-over-two double-hung window is situated on the easterly elevation. A typical window was replaced by a four-light modern window on the lower story of the facade when the building was in use as a small store between 1958 and 1968. The northerly elevation has one wood door with a glass light and the westerly elevation and facade contains a similar door. An exterior single flight of wood stairs was added to the rear elevation of the Rental House. Eaves have exposed rafters, a frieze board and brackets. The facade gable end on the westerly elevation is sheathed with vertical boards and contains decorative gable trim.

The interior of the Pelton Rental House retains its original configuration which is comprised of two rooms on the ground floor and one room on the second floor. With the exception of wood floors, no historic materials remain on the interior of the small Rental House.

Landscaping on the property consists primarily of lawn and mature trees, including catalpas, black walnut and willow. Lilacs, quince and roses comprise other plantings. A concrete walkway leads from the front porch along the westerly elevation to the rear of the dwelling.

The owners plan to extend the length of the Rental Cottage approximately twenty feet with a one story addition. At a future date they contemplate construction of a wood frame building at

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the rear of the property adjacent to the alley between the U.S. Post Office and the Pelton property. The new structure, to be used as a dwelling, would approximate the size of the Rental House and employ the same roof pitch and and typical window pattern.

The John and Charlotte Pelton House is significant as a distinctive late 19th century representative of its style in Ashland's Railroad Addition. In its location, design, setting, essential physical features, workmanship and feeling, the residence retains the identity for which it is significant and successfully conveys its historic associations.

- (1) Sanborn Fire Insurance Maps, Ashland, Oregon, 1898; 1907; 1911; 1928.
- (2) National Register Bulletin No. 15, "How to Apply the National Register Criteria For Evaluation," Chapter VII, "How to Evaluate the Integrity of a 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

1894

Significant Dates

1894

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Schmidt, W. J., builder

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:

John and Charlotte Pelton House
Name of Property

Jackson, Oregon
County and State

10. Geographical Data

Acreage of Property 0.30 acres Ashland, Oregon-California 1:62500

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	0
---	---

 Zone

5	2	3	9	2	5
---	---	---	---	---	---

 Easting

4	6	7	1	5	2	5
---	---	---	---	---	---	---

 Northing

3

--	--

 Zone

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

 Easting

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

 Northing

4

--	--

 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 Kay Aewood

organization 102 South Pioneer Street date February 6, 1993

street & number 102 South Pioneer Street telephone (503) 482-8714

city or town Ashland state Oregon zip code 97520

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 John and Linda Ferguson

street & number 228 B Street telephone (503) 488-2293

city or town Ashland state Oregon zip code 97520

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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SHPO SUMMARY

The two-story Stick Style house of John and Charlotte Pelton in Ashland, Oregon was built at the intersection of First and B Streets in the Railroad Addition in 1894 during Ashland's heyday as a division point on the Southern Pacific Railroad's Shasta route through the Siskiyou Mountains. The main line railroad passed through town less than two blocks to the north of the nominated property. Pelton was sheriff of Ashland at the time his house was constructed.

The Pelton House meets National Register Criterion C as one of the outstanding examples of High Victorian residential architecture in Ashland. Along with the H. B. Carter House (1888) and the G. M. Grainger House (1890), earlier-registered properties, the Pelton House is among the best representatives of the Stick-Eastlake style locally. The Pelton House is of interest as one of the works attributed to the accomplished local builder William J. Schmidt, who, four years before constructing the Pelton House, employed Eastlake trim of kindred character on the Grainger House. In the same year that he built the Pelton House, he commenced work on the Gothic Revival Trinity Episcopal Church, which also is located in the Railroad Addition. Schmidt moved to the state of Washington in 1899, thus tying off his body of work in southern Oregon.

As completed in 1894, the Pelton House was T-shaped in its main, two-story volume. The parlor wing that extends north toward B Street makes up the stem of the T and the main entry is sheltered by a lean-to porch in the street corner angle. Various side porches and attachments filled in around an ell at the back of the house over time with the result that the overall footprint today is 40 x 50 feet. The house of balloon frame construction was clad almost entirely with shiplap siding and was enclosed by a clipped, or jerkin-headed cross-gable roof, which is its single most distinguishing feature. Originally, the ridges were decorated with a sawtooth crest--a different pattern from the one Schmidt used on the Grainger House, but evoking the same spirit. Two tall brick interior chimneys with corbelled caps vented the parlor fireplace and the kitchen stove.

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Exterior trim is restrained by comparison with Schmidt's earlier house for the Graingers. Walls are not embellished with stick work but they are trimmed with plain frieze and rake boards, corner boards with console brackets meeting the eaves, and a simple waterskirt above a low foundation of rock faced ashlar having rusticated joints. Window trim consists of standard surrounds with cornice molding and bracketed sills. Openings are tall and narrow, fitted with double-hung sash having one over one lights. The facade wing is fronted by a single story polygonal bay exhibiting a typical range of Eastlake decoration, including tongue and groove spandrel paneling, scroll-sawn sill aprons, slender engaged colonettes, novel ribbed brackets, and a frieze of lattice work. Open lattice work also is employed on the porch and at gable verges. The verge boards are delicately scalloped at the butt. A sunburst motif is displayed in the frame of a semi-circular arch over the front window of the upper story.

Sanborn and Perris fire insurance rating maps show that, from the outset, the Pelton property was improved at its southwest corner by a one and a half story gable-roofed accessory building which historically has functioned as a rental unit. It is a rectangular, 18 x 24-foot volume with gable end front facing west onto First Street and it is finished in a manner comparable to the main house. Its gables are clad with vertical tongue and groove siding having sawtooth butts, and the gable overhangs are carried by gallows brackets and are decorated with bracing at the verges. Because it is an integral part of the property's historic development, the secondary dwelling is counted a separately contributing feature of the nominated area.

By its size and distinction as an example of Eastlake architecture, the house is regarded as a pivotal building in the Railroad Addition. For that reason, the community rallied following a fire that damaged parts of the roof, attic and second story on August 2, 1991. Services in kind and code applications favorable to the building's subsequent rehabilitation by new owners were provided. Restoration work proceeded on the basis of remaining fabric and historic views. The lath and plaster walls, water-damaged in the course of fire-fighting, are being replaced, but the spatial configuration is being scrupulously preserved. Among noteworthy features that remain to be incorporated into the rehabilitation scheme are the staircase, paneled pocket doors, and a fine wood chimneypiece with the kind of stylized and variegated patterning that is the hallmark of Eastlake decoration.

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Because the house is being rehabilitated under carefully controlled circumstances by the new owner, an experienced restorer, the concerns about integrity are essentially overcome, and the building continues to hold its place near the edge of the central business district as a gateway feature signalling the transition to the historic Railroad Addition residential neighborhood.

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The prominent Stick style residence with Eastlake details, built in 1894 for John and Charlotte Pelton, is locally significant under Criterion C as a distinctive example of its type within the Railroad District of Ashland, Oregon. The residence embodies typical characteristics of its style, including a steeply pitched multiple gable roof, projecting bay, stick work below one-over-one double hung windows, and decorative elements such as sunbursts, latticework, cutouts and curved brackets. Designed and constructed by prominent Ashland builder W.J. Schmidt, The Pelton House is the sole example of its type and style in Ashland's Railroad Addition. The structure is one of eight dwellings to receive a primary ranking of 215 secondary or primary resources in a local survey of the Railroad Addition.

John and Charlotte Pelton initiated construction of their new home at the culmination of a ten-year period that followed the railroad's arrival in Ashland in 1884. The town, approximately forty years old in 1894, was officially established in 1855. In 1867 the Ashland Woolen Mill was constructed on the banks of Ashland Creek and with a nursery and Methodist college, formed the heart of the town's economy. Ashland was incorporated on October 13, 1874. The commercial district gradually expanded and residential neighborhoods developed adjacent to the community center. By 1880 Ashland's population numbered 842 residents. (1). Although it would be 1887 before north and southbound tracks joined at Ashland, the impact of the railroad's arrival on April 16, 1884 was immediate. Eighty-nine new houses and thirty-three other buildings were constructed that year. (2) Ten new additions to Ashland were platted in 1888, and thirty-four new houses were built during 1889. By 1890 the population jumped to 1784 -- doubling in 10 years. (3)

John and Charlotte Pelton were married in Ashland on December 3, 1884. (4) Both natives of Sams Valley, Oregon, John Pelton was born in December, 1861 and Charlotte, known as Lottie, was born March 24, 1860. (5) Charlotte Pelton's parents, Oscar and Lucinda Ganiard, were prominent members of Ashland's business and real estate community. John and Charlotte Pelton had two children, Oscar born in March, 1886 (d. Jan., 1887); and a daughter, Mabel, born December 9, 1888. John Pelton operated a meat-cutting business in Ashland with L.A. Neil under the firm name of Pelton and Neil. In 1892 John Pelton was elected Ashland's sheriff. (6)

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On February 7, 1892 the Peltons purchased lots eleven and twelve in Block N of the Railroad Addition from Denis Moore and two years later began construction of their new residence. (7) The local newspaper noted:

The contract for building Sheriff J.E. Pelton's new residence on Spring street has been let to W.J. Schmidt, the architect and builder, for \$1750. Stone for the foundation is on the ground and subcontract for that work has been let to S.M. Ferguson. Lumber for the superstructure is also delivered and work will be pushed on the building. The plans call for a very attractive two-story structure finished in modern style." (8)

An adjacent rental house was constructed at the same time as the primary residence. (9)

W.J. Schmidt, the Pelton House builder, came to Ashland in 1880, and was responsible for the design and construction of many distinctive houses and public buildings, including Ashland City Hall, (1891) the G.M. Grainger House (1890) and Trinity Episcopal Church. (1895). * In 1899, following the death of his wife, W.J. Schmidt left Ashland and moved to Pomeroy, Washington where he supervised construction of the Garfield County Courthouse. (10)

In 1900 John Pelton and L.A. Neil sold their meat business to the Ashland Meat Company. (11) In May, 1901 John and Charlotte Pelton were divorced and Pelton moved to Roseburg, Oregon. Charlotte Pelton, who inherited several properties from her parents, continued to live in the house until her death January 30, 1926. (12)

* The latter two structures are listed in the National Register of Historic Places.

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The John and Charlotte Pelton House is significant in Ashland as a distinctive Railroad Addition residence. Its construction occurred at the end of ten years of intense residential building within the Addition, following the arrival of the rails in 1884. (13) When the north-south lines were joined in December, 1887 Ashland's position as the the division point for all passenger and freight trains was firmly established. (14)

Property in the Railroad Addition sold steadily and residential construction boomed until early 1893. As late as October, 1893, with a depression looming, rental houses were difficult to find. By early 1894, when the Peltons began construction of their new home, signs of economic disaster loomed. By the end of the year the nation would be plunged into the deepest Depression to date and four years would pass before the economy recovered and building construction in Ashland resumed. (15) Erected at the culmination of Ashland's first building boom period, the Pelton House is associated with the significant early patterns of the Addition's development. The Addition developed as a relatively self-contained neighborhood in a town which was itself, isolated. The common economic and social interests of Railroad addition residents bound them together north of Main Street.

Roughly rectangular in shape, the Railroad Addition includes land between first and Eighth Streets on the east and west, and between East Main Street and A Streets on the north and south. The blocks and lots are oriented on a true north grid. The former railroad yards lie north of A street and extend roughly the length of the addition. The longest street in the Addition, B Street, on which the Pelton House stands, is lined on both sides by residences. (16)

A local survey identified eight primary residences out of 215 primary and secondary dwellings located within the Railroad Addition. (17) Of high architectural quality and significant associations, the residences, (of which the John and Charlotte Pelton House is one), are comprised of a variety of types and styles. Six of the eight are currently listed in the National Register of Historic Places.

On August 2, 1991 the John and Charlotte Pelton House was seriously damaged by fire. The official investigative report suggested unknown causes, including possible arson, for the late night fire. The report also noted that substantial damage to

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the roof, attic and second floor ceiling areas had occurred as a result of fire suppression efforts. Burning debris inside hollow walls necessitated opening walls on both the first and second floors. Water damage was listed as moderate. The house, which had served as a rental property for approximately twenty years, was vacant at the time of the fire. (18) The Pelton Rental House remained untouched by fire.

The fire brought the Pelton House into a fight for life. Situated in a critical, buffering position between the Railroad Addition residential area and Ashland's commercial district, the house constitutes a character-defining cornerstone for the Addition. Realizing the potential disaster to come with the loss of the structure, neighbors and other local citizens organized to save the structure. (19)

The fire and the resulting delay on the part of the property owners to protect the structure from fall rains, inspired activity by a neighborhood preservation advocacy group, by the Ashland Historic Commission and by the general community. Donations of supplies and offers volunteer labor were forthcoming. In September, 1991 the Oregon Shakespeare Festival donated plywood to cover the roof. The B Street Historic Neighborhood Association collected 105 signatures to petition the city to encourage protection of the house. (20)

In November, 1991 the Ashland Historic Commission wrote the owners regarding the "grave concern felt by Historic Commission members, many members of city government and a large segment of the community, about the potential loss of the Pelton House." The letter read, in part:

This house has long been recognized as one of Ashland's premiere historic houses, yet the house may soon no longer exist. [The Commission] "seriously implores you to cover the house to reduce water damage or to sell it to someone interested in restoration." (21)

On January 4, 1992, with the roof yet uncovered, a public meeting was held in front of the Pelton House in a community show of support for the house. The meeting was attended by City Council and Planning Commission members and other interested citizens. Additional offers of supplies and labor were offered at the meeting. (22) No protective steps were taken.

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On April 16, 1892 the Ashland Daily Tidings noted that the "Historic Pelton House is sold to new owners and will be restored." "

Work on the residence is currently underway, Good evidence remained in the buildings as well as in photographs for accurate repair and reconstruction. Because only part of the roof was burned, adequate information for repair could be found in extant roof portions. The owner of the building, who is also the restorer, is sensitive to the standards and requirements necessary for an excellent result. Interior room arrangements of the Pelton House remain intact. Significant architectural features -- the stairs, pocket door, door and window moldings and fireplace -- remain intact. Original lath and plaster walls, damaged by fire and water, are being replaced. (Additional specific information regarding work procedures is given in Section 7 of this document.)

The John and Charlotte Pelton House is locally significant in the area of architecture and is a distinctive example of its style in the Ashland's Railroad Addition. It remains a critical and highly visible component of the architectural and historic heritage of Ashland and the Railroad Addition.

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- (1) "Population of Oregon Cities and Counties and Metropolitan Areas, 1850-1957." Oregon State University: Bureau of Municipal Research and Service, Information Bulletin No. 106, p. 4.
- (2) Kay Atwood, "Ashland Cultural Resources Inventory," (Railroad Addition), City of Ashland, 1988.
- (3) "Population of Oregon Cities and Counties and Metropolitan Areas, 1850-1957."
- (4) Ashland Tidings, December 3, 1884.
- (5) U.S. Federal Census (Jackson County) 1900; Ashland Daily Tidings, February 1, 1926, page 1.
- (6) Ashland Tidings, March 16, 1861; December 14, 1888; January 15, 1900; December 29, 1902.
- (7) Jackson County Deed Records, Volume 26, page 618. (February 7, 1894). In 1926 the house was sold by Mabel Jacobs, Mrs. Pelton's daughter, to Clara Taylor. (Volume 161, p. 250). Heirs of Mrs. Taylor sold the property to Victor Flint in January 1965. (Volume 616, page 216). Robert Miller acquired the property on May 30, 1972. (Jackson County Deeds 72-16726)
- (8) Ashland Tidings, April 12, 1894, 3:2.
- (9) Sanborn Fire Insurance Maps 1894; 1898.
- (10) Ashland Tidings, July 17, 1891, 3:3; April 1, 1901 3:3; July 25, 1895; September 23, 1895.
- (11) Ibid. January 15, 1900.
- (12) Ibid., February 1, 1926, p. 1; Jackson County Divorce Records, Box P2, File 6.
- (13) Ashland Tidings, April 18, 1884, 3: 7-8.
- (14) Atwood, "Ashland Cultural Resources Inventory."
- (15) Ibid.

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- (16) Ibid. There are 33 primary or secondary residences out of 41 tax lots on the north side of B Street. On the south side of the street there are 24 primary or secondary residences out of 33 tax lots.
- (17) Other properties ranking primary within the area include the Anna and Ida Hargrove House, the E.C. Kane House, the John McCall House and the William H. Silsby, Lucas-Parker, Mary Rose and Nils Ahlstrom Houses.
- (18) Ashland Fire Department, Fire Investigation Report, August 3, 1992.
- (19) Ashland Sneak Preview, September 19, 1991, p. 1
- (20) Ashland Daily Tidings, November 8, 1991
- (21) Ibid., November 26, 1991.
- (22) Ibid. January 6, 1992; January 16, 1992.

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Ashland Tidings. December 3, 1884; April 12, 1894; July 25, 1895;
April 1, 1901; February 1, 1926; November 26, 1991; January 6,
1992.

Jackson County Deed Records. Vol. 26, p. 618; Vol 161, p. 250;
Vol. 616, p. 216; Deed No. 72-16726.

Sanborn Fire Insurance Maps. 1888, 1898, 1907, 1911, 1928.

U.S. Federal Census Records, Jackson County. 1900, 1910.

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Verbal boundary description

The nominated property is located in Section 9, T. 39S., R. 1E., Willamette Meridian, in Ashland, Jackson County, Oregon. The area is legally described as Lots 9 through 12, Block N, Railroad Addition to Ashland. It is otherwise identified as Tax Lot 5600 at said location.

Boundary justification

The nominated area of slightly under a third of an acre encompasses the entire urban tax lot associated with the house built for John and Charlotte Pelton in 1894.

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Section number _____ Photographs _____ Page 1

Photograph No. 1

1. John and Charlotte Pelton House, 228 B Street
2. Ashland, Jackson County, Oregon
3. Kay Atwood
4. January, 1993
5. Kay Atwood, 102 South Pioneer Street, Ashland, Oregon 97520
6. View of the facade (northerly elevation) facing B Street
7. 1 of 14

Note: The information contained in items 1 through 5 remains the same for additional photographs unless otherwise noted.

Photograph No. 2

6. View of westerly elevation
7. 2 of 14

Photograph No. 3

6. View of easterly elevation
7. 3 of 14

Photograph No. 4

6. View of southerly (and rear) elevation
7. 4 of 14

Photograph No. 5

6. View of property from intersection of B and First Streets
7. 5 of 14

Photograph No. 6

6. Bay window on facade and northerly elevation
7. 6 of 14

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Section number _____ Photographs 2
Page _____

Photograph No. 7

6. Bay detail (facade)
7. 7 of 14

Photograph No. 8

6. Porch detail
7. 8 of 14

Photograph No. 9

6. Fireplace (parlor)
7. 9 of 14

Photograph No. 10

6. Pocket door (between parlors)
7. 10 of 14

Photograph No. 11

6. Molding detail
7. 11 of 14

Photograph No. 12

6. Facade (westerly elevation) Pelton Rental House
7. 12 of 14

Photograph No. 13

6. Gable detail, Pelton Rental House
7. 13 of 14

Photograph No. 14 (Pelton House c. 1900)
5. Terry Skibby Collection, Ashland, Oregon
7. 14 of 14

PARTITION PLAT
NO. P-14-1990



FIRST STREET

SECOND STREET

SECOND STREET

FIRST STREET

F B

5-1

PARTITION PLAT
NO. P-98-1990

39 IE 9BAC
(P.2832)

LITHIA WAY

SECOND STREET

39 IE 9BA

10400

FIRST STREET

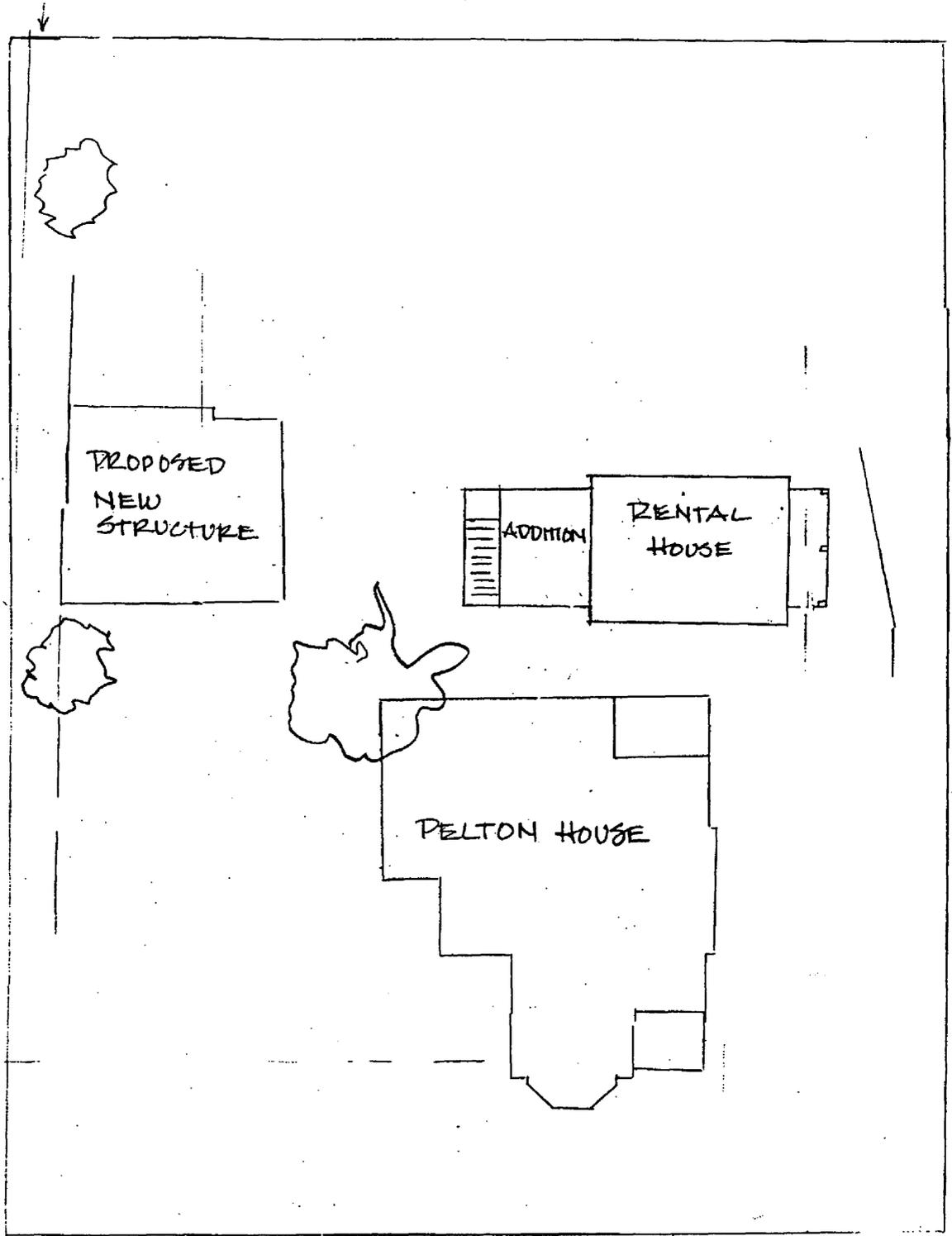
O.H.E. STAT.
26° 77' 96"

10500
2-5874

L.C. 40
L.C. 42

C

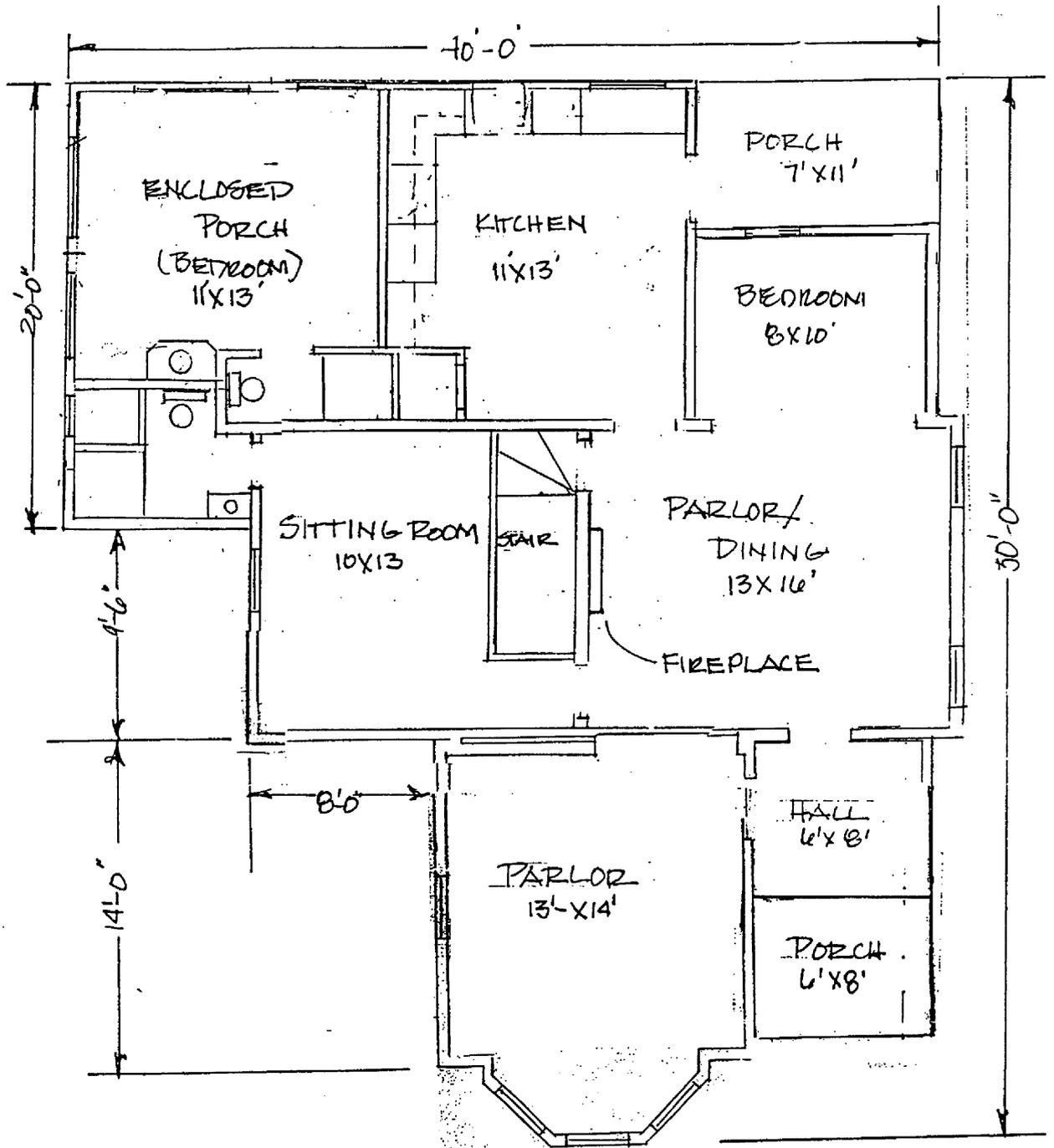
ALLEY



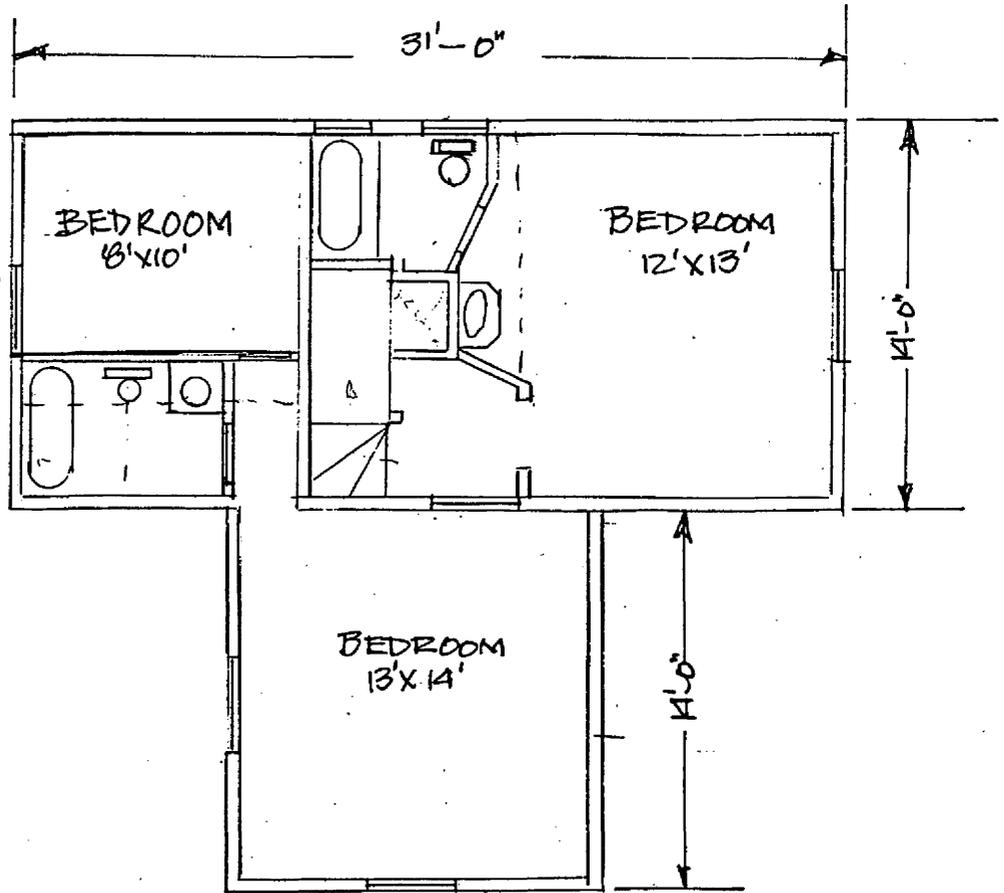
FIRST STREET

B STREET

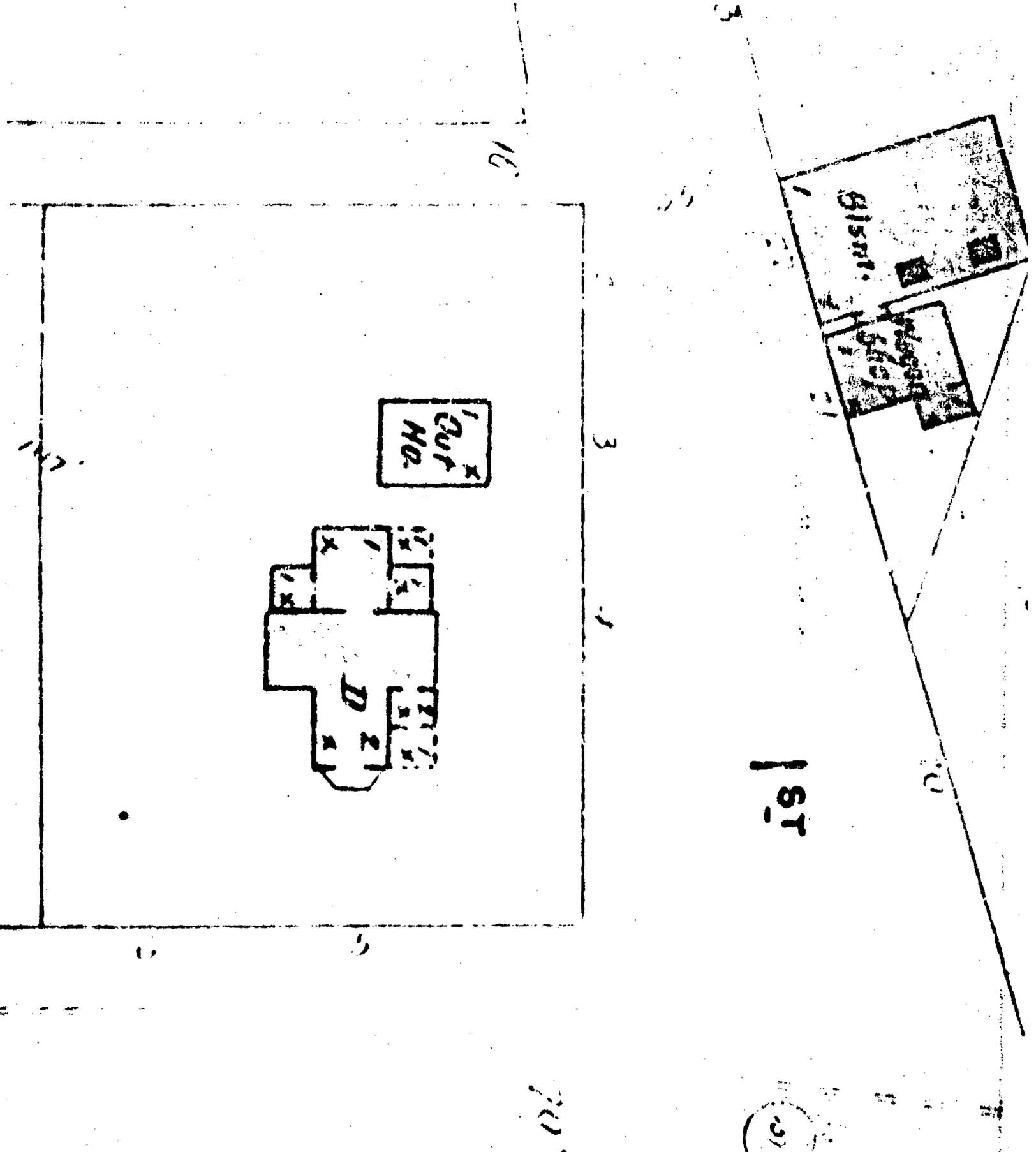
John and Charlotte Pelton House
228 B Street
Ashland, Oregon
Site Plan
Not to scale
North: ↖



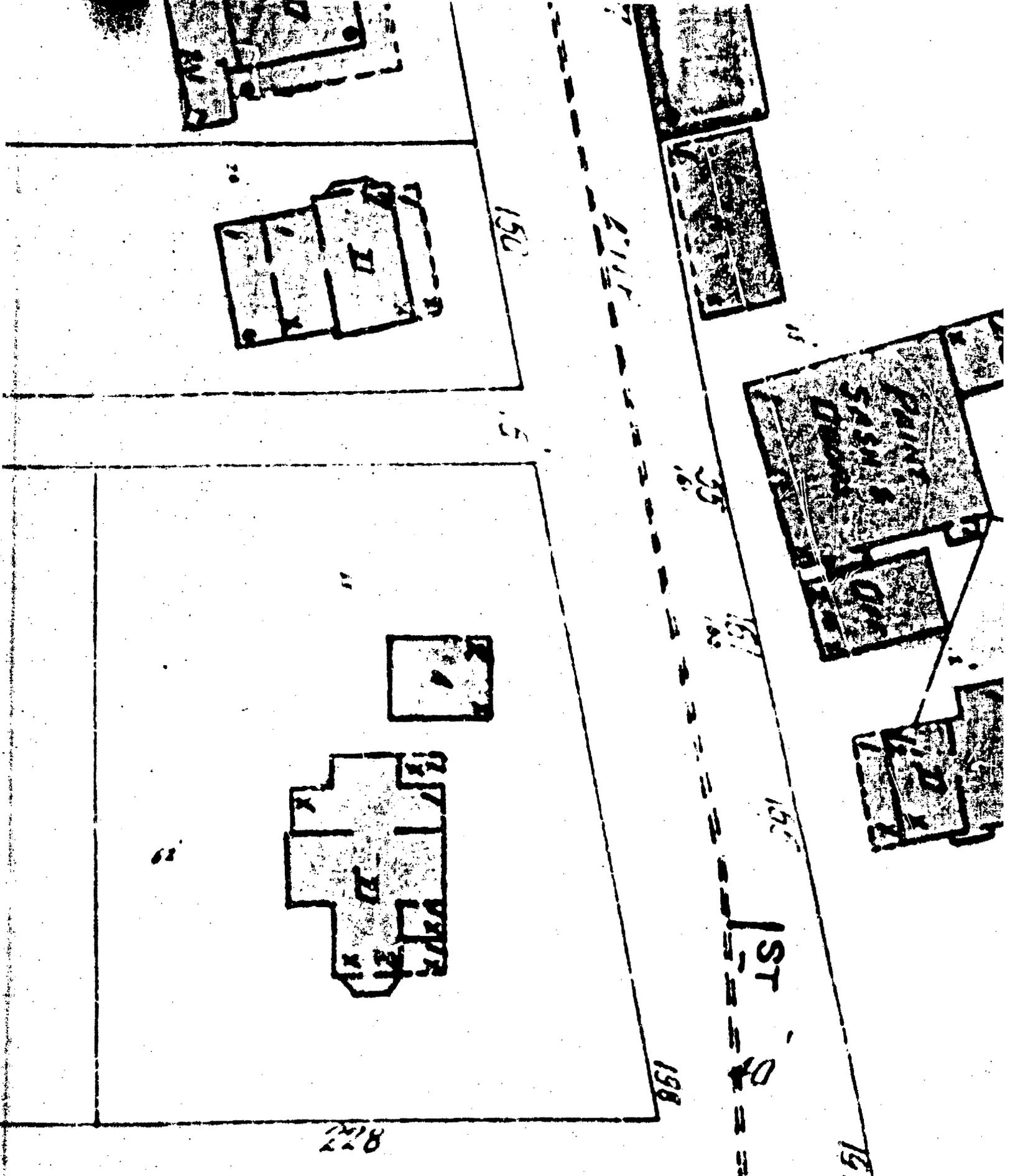
John and Charlotte Pelton House
 228 B Street, Ashland Oregon
 Plan, First floor
 Not to scale
 North: ↘



John and Charlotte Pelton House
228 B Street Ashland, Oregon
Plan, Second floor
Not to scale
North: ↘



Sanborn Fire Insurance Map, 1898
John and Charlotte Pelton House
228 B Street
Ashland, Oregon



Sanborn Fire Insurance Map 1928
John and Charlotte Pelton House
228 B Street Ashland Oregon

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