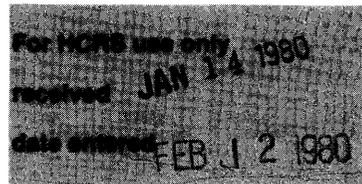


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Coolidge, (Orlando), House

and/or common

2. Location

street & number 137 North Main Street _____ not for publication

city, town Ashland _____ vicinity of 4th congressional district

state Oregon code 41 county Jackson code 029

3. Classification

| Category | Ownership | Status | Present Use | |
|---|---|---|--|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name Mr. and Mrs. Fred Tayler

street & number 137 North Main Street

city, town Ashland _____ vicinity of _____ state Oregon 97520

5. 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 Building Survey has this property been determined eligible? yes no

date 1974 _____ federal _____ state _____ county local

depository for survey records Ashland Public Library

city, town Ashland _____ state Oregon 97520

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date c. 1905

Describe the present and original (if known) physical appearance

The Orlando Coolidge House, constructed about 1875, was originally used as a private residence by its owner, the first commercial nurseryman in Jackson County. It is in excellent condition and currently is a single-family residence owned and occupied by an individual who has lived in the home for fifty years.

Located in Township 39 South, Range 1 East, Section 9, the Coolidge house is situated on Tax Lot 3502, Block 26, Plat 9b in the town of Ashland, Oregon. Three primary gables are in the main body of the house. The architectural details reflect a strong Italic character; particularly noticeable is a bracketed cornice at the eaves. Paired roof brackets are on the east, north and south elevations, and create a columnar effect on each corner board of the house by resembling a capital at the top. Large, ornate brackets support a cornice head over the second story door on the facade. Two bay windows project, one on the south and north elevations.

The house stands on the west side of North Main Street above the town and across from the hills to the east of Ashland. Immediately surrounding the Coolidge house are residences which also represent the economic status of successful early citizens. Especially important buildings stand just to the south. These are the Atkinson and Woolen Houses, and together the three structures form a striking visual combination of fine nineteenth century homes.

The Coolidge House is a one-and-a-half story structure. It is L shaped and its dimensions are approximately 32 feet across the front and 28 feet along the side of the main rectangular block of the house. The L wing is 20 feet deep and measures 20 feet across the rear and west elevation. The frame house is finished with lap siding joined at the sides by wide corner boards. The pitched roof has eaves with boxed cornices and pairs of roof brackets which join the eaves to a wide frieze board. Gable ends have partial returns which match the depth of the eaves. The roof is composition. The stucco-covered rock foundation is about 5 feet high on the north and 3 feet high on the south side.

A bungalow-style porch was added by the present owner in 1929. Wide porch pillars taper from bottom to top. A curved top panel extends between pillars. The porch has a hipped roof with a deck at the top. A plain railing with square posts surrounds the deck. The porch floor is wood. Window bays on the south and north elevations have boxed cornices, and small pilastered columns at the corners and in between the windows. Inset panels are below the windows in the bays. At the rear of the house, a porch overhang has been added which is supported by five slender posts. On the south elevation of the L wing is a dormer with hipped roof and window with six-over-one lights. A sleeping porch with hipped roof was added by the owner on the north elevation of the house. It has been skillfully added to the existing structure with matching wide eaves, and trim was added to extend the corner board down the side of the house. The Coolidge House has one interior brick chimney with corbelling and small inset panels and one exterior brick chimney near the rear of the house where the L wing joins main body of the house.

On the east elevation of the Coolidge House is one central door with transom and side lights. There are fifteen lights in the front door. There are two windows on the facade, one on each side of the entry. The owner replaced the original two-over-two light windows with the current ones in 1929. Each has twelve small lights over one large light, and is double hung. There is one door to the second level which also provides access to a deck above the porch.

The south elevation of the house contains four windows which have a six-over-one light pattern. Each window has plain trim and a cornice detail above. At the rear of the house on the south elevation are three small windows in the kitchen with six lights

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INVENTORY -- NOMINATION FORM**

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each, and two small windows. The current owner replaced all the original two-over-two light windows in 1929. The rear and west elevation has one door with two panels and one large pane of glass. There are four windows above with six lights each. Window and door trim at the rear of the house is plain. On the north elevation in the L wing is the sleeping porch with eight windows of six lights each. On the second level is a small, horizontally sliding window with six lights. The main rectangular block of the Coolidge House has three individual windows on the north elevation. Each has six-over-one lights. There is one on the lower level and two are on the upper level. The bay windows on the north and south elevations are alike. Each has four windows; two on the front of the bay and one on each side. There are fifteen small lights in each window.

The interior plan of the house originally was a central hall plan with double parlors on each side. The spatial arrangement on the first story has been changed. There is one large living room on the left of the central hall. On the right a parlor remains with a bedroom behind it. The central hall used to contain an open stairwell to the second floor, but it has been closed in. Ceilings have been lowered from 10 feet to 8 feet, but molding has been retained around the top. In 1929 the present owner changed pine floors to oak. The kitchen was remodeled in 1929 and remains in excellent condition.

A single-flight, straight stairway rises to the second floor. The original rail has been replaced. The wood railing around the stairwell is a simple structure with turned balusters. There are four main bedrooms on the upper story. Originally used by the Coolidge family, the second story has been used as an apartment since 1920. While the plan of the rooms upstairs has not been drastically altered, the function of the rooms has. Former bedrooms are used as a kitchen, dining, living room and bathroom space. The ceilings remain their original nine foot height, and slope at the sides, conforming with the shape of the gables. Eight-inch plain baseboard with molding set in at the top surround all walls. Windows and doors upstairs have plain interior trim. Bedroom doors have two long slender panels each with decorative molding at each corner.

The space used as the kitchen has a built in hutch and five foot high wainscoting around the walls. A sun porch behind the kitchen looks out over the back yard. Stairs go down to the first level from the kitchen. The railing on the stairs is plain.

Shortly after the Oggs moved into the house after the turn of the century, the property in the Coolidge tract continued to be sold off in smaller lots; a practice begun by Orlando Coolidge before his death in 1896. About 1910 the Oggs moved the house to allow for the construction of some houses on Bush Street to the north. The central walk to the house is still in the yard and indicates that the house was moved about 50 feet to the south. At the same time, the house was set forward to come into line with the Woolen and Atkinson Houses which had been built later than the Coolidge House on the hill. The move did not alter the integrity or attractiveness of the house, but it did signal the beginning of changes on the tract. One of Ashland's older service stations stands on the northeast corner of the original Coolidge lot. It has been constructed and painted to blend with the Coolidge House.

The present owner constructed a garage/shop at the rear of the property when he arrived in 1929. It has a hipped roof, channel siding, and a five panelled door with

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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one light. There are two other small two-light windows in the garage. It is in excellent condition and is in no way an intrusive element on the property.

There are large attractive trees on the property. The front landscaping of the property resembles that of the Woolen and Atkinson Houses. All are joined by a high stone wall which serves as a retaining wall for the high bank on which the houses sit. The rear yard has trees, a grape arbor, flowers and vegetables, hedges and shrubs by the original Coolidge walk. The condition of the yard, like that of the house, is in excellent condition; the result of much hard work by the present owner over the past half-century.

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 checked="" 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/ |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800–1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input checked="" type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates c. 1875 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Orlando Coolidge House, situated on a high bank overlooking Main Street in Ashland, Oregon, is architecturally one of the community's finest examples of early private residences. Constructed for Orlando Coolidge, the first commercial nurseryman in the county, the home reflects both his taste and economic success. The Coolidge House, with its neighbors the Woolen and Atkinson Houses, form a collection of graceful structures which line the northern entrance to Ashland. The Coolidge House was constructed about 1875 and was the first of the homes built on the high west bank. The buider's name is unknown.

Orlando Coolidge arrived in Jackson County to stay in 1862 and bought a farm four miles south of Ashland. On this site he planted the first fruit nursery in Jackson County. A native of Maine, Mr. Coolidge worked during his early career as a cooper. He married Mary Jane Foss, great granddaughter of Ethan Allen, in 1857 in Illinois.¹ After seven years on his farm, Orlando Coolidge moved into the community of Ashland to property the couple purchased in December, 1966.² He began the nursery business in earnest. An early county historian wrote:

The extensive nursery of Orland Coolidge will bear special mention. It was established in 1869 and is one of the most extensive of its kind in Southern Oregon. It contains almost all varieties of fruits, nuts, shrubs, flowers, and ornamental trees to be found on the coast...³

Considered a pioneer in the nursery business, he carefully invested his earnings and acquired more property:

...many broad acres owned by him are now dotted with residences. At one time, he owned a tract of land extending from North Main Street back up to the top of the hill between Bush and Church Streets. Upon this land he erected another nursery, which gave him about 35 acres of the most extensive variety of fruit and nut trees grown in this locality, as well as a complete assortment of small fruits, ornamental trees and flowers... Mr. Coolidge built several fine residences on his land and laid out additions to the city of Ashland...⁴

¹Atkinson, Eugenia. Scrapbook. Ashland Public Library, p. 79.

²Jackson County Deed Records, Volume 4, p. 753.

³Walling, A.G. A History of Southern Oregon, Comprising Jackson, Josephine, Douglas, Curry and Coos Counties. Portland; 1884.

⁴Portrait and Biographical Record of Western Oregon. Chicago, Chapman Publishing Company, 1904. 848.

9. Major Bibliographical References

Atkinson, Eugenia, Scrapbook, (Ashland Public Library).
 Jackson County Deed Records, Jackson County Courthouse.
 Portrait and Biographical Record of Western Oregon, Chicago: Chapman Publishing Co., 1904.
 Walling, A. G., A History of Southern Oregon, Comprising Jackson, Josephine, Douglas, Curry and Coos Counties, Portland, 1884.

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property less than one
 Quadrangle name Ashland, Oregon-California

ACREAGE NOT VERIFIED

Quadrangle scale 1:62500

UMT References

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| Zone | | | Easting | | | | Northing | | | | | | | |

Verbal boundary description and justification The Orlando Coolidge House occupies Tax Lot 3502, Block 26, original Plat of Ashland, Jackson County, Oregon. It is located in NW 1/2, NW 1/4, Sec. 9, T.39S., R.1E., W.M.

List all states and counties for properties overlapping state or county boundaries

state _____ code _____ county _____ code _____

state _____ code _____ county _____ code _____

11. Form Prepared By

name/title Kay Atwood

organization _____ date August 20, 1979

street & number 102 South Pioneer Street. telephone _____

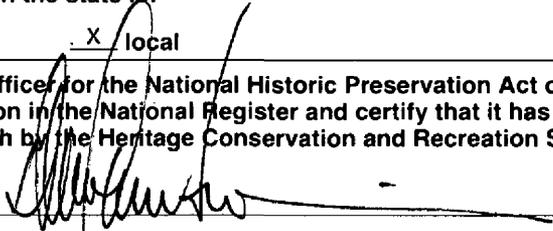
city or town Ashland state Oregon 97520

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

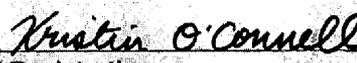
title State Historic Preservation Officer's Designee date December 28, 1979

For HCRS use only

I hereby certify that this property is included in the National Register

acting 
 Keeper of the National Register

date 2/12/80

Attest: 
 Chief of Registration

date 2/1/80

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There are several instances during the next twenty years that the Ashland Daily Tidings reported improvements on the Coolidge land. In October, 1877 the paper mentioned, "O.Coolidge is building a very handsome residence on this lot west of his home place in Ashland. The new building is for rent when completed." In January, 1885, "O.Coolidge, addition to residence on Main Street, 150.00 Other improvements, 100.00." On August 10, 1888, the paper recorded: "Mr. O. Coolidge is preparing to build another dwelling house to rent on his land cornering on High Street..." Orlando Coolidge died at home on May 26, 1896. After Mrs. Coolidge's death in 1905, the house was occupied by their only child, Minnie, and her husband George Ogg. The Oggs moved the house about fifty feet to the south and east to make room for additional houses on Bush Street and to put the house in line with others facing North Main Street. The Coolidge family's association with the house was long and consistent. The current owner bought the house from the Oggs, giving the building a total of only three owners in over one hundred years.

The Coolidge house's architecture, which reflects both the time and the economic status of its owner, retains most of its significant design characteristics and is entirely recognizable. Mr. Taylor removed the original porch in 1929 when he purchased the house. He added the current Bungalow-style porch, which has been carefully integrated into the body of the building. Mr. Taylor also altered two windows at the front by widening them to include twelve-over-one lights instead of the original two-over-two. The windows in the bays were also replaced. It is possible that the windows and the porch could be returned to the original. The replacement work done by Mr. Taylor fifty years ago, however, was carefully and skillfully done and does not detract from the significance of the property.

The Coolidge House is significant historically as the residence of an early nurseryman whose love of nature was widely recognized. His obituary dwelt upon this love: No place in Southern Oregon attracts so much attention as that of Orlando Coolidge. In wealth of fruit, flowers and nuts, and in the variety of all it is the rival of any in the state...there has not been an occasion in twenty years in Ashland when floral decorations were required that the Coolidge home did not furnish some of the most attractive features...⁵

All of the beautiful trees that Mr. Coolidge planted along the sidewalk fell victim to municipal and commercial demand when the hill was cut out to level out the North Main Street entrance to Ashland. There are, however, many old roses, evergreen bushes and shrubs and trees on the property which have survived under the care of the Taylers. Homes built by Orlando Coolidge on Bush Street are still standing and in good condition. They form, with the houses on Main Street, an important historic area in Ashland. As a single entity and as part of the neighborhood, the house maintains an identifiable relationship with its early history. It is particularly important as part of a group of homes on the west side of North Main Street which are in excellent historic and physical condition and are highly visible; both to the community and to visitors.