

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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This form is for use in nominating or requesting determinations for individual properties and districts. 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 Dimmick - Judson House

other names/site number Judson, Thomas P., House

2. Location

street & number 906 NE Eighth Street N/A not for publication

city or town Grants Pass N/A vicinity

state Oregon code OR county Josephine code 033 zip code 97526

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 April 25, 1998
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:)

Edson V. Beall Signature of the Keeper Date of Action 6-3-98

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1 buildings

_____ sites

_____ structures

_____ objects

1 0 Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Gothic/Vernacular

Materials

(Enter categories from instructions)

foundation brick, concrete

walls brick

plywood

roof metal

other wood trim

Narrative Description

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

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DIMMICK-JUDSON HOUSE (c. 1865)
906 NE Eighth Street
Grants Pass, Josephine County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The vernacular farmhouse on NE Eighth Street that was built about 1865 on a holding later engulfed by residential development in central Grants Pass, Oregon meets Criterion A as a rare representative of the early phase of settlement locally. It also meets Criterion C as an example of traditional residential architecture of the mid-19th century. It is a vernacular house of the block and wing, or Gothic T-shaped plan type that is presumed to be of frame construction and to which a veneer of single-wythe brick was later applied. The nominated Dimmick-Judson House, together with Croxton Cemetery and the Thomas Croxton House of c. 1866, earlier listed in the National Register, are the remnant of a small community ante-dating the platting of Grants Pass. The rural settlement of "Croxton's" was an aggregation of farmhouses and barns belonging to members of the interrelated Croxton and Dimmick families whose members emigrated overland to Oregon from Ohio. The place where they put down their roots was within reach of a Rogue River ferry crossing on the main route of travel from southern Oregon to northern settlements. Thomas Croxton operated a stage stop in the area. A school was also a part of the settlement.

It is believed that the nominated house was built in its initial configuration as a two-room farmhouse on the claim of Ebenezer and Sarah Jane Croxton Dimmick. At Thomas Croxton's death in 1868, the Dimmicks were willed the Croxton "home place" and the stage station which Dimmick had been managing for his father-in-law for several years. The Dimmicks' removal to the Croxton house signaled the availability of the Dimmick farmhouse for occupation by other members of the clan. Finally, in 1889, the former Dimmick house was sold to Thomas Judson, whose association with it began even earlier and is considered equally noteworthy.

Thomas Judson, a native of New Jersey, arrived in Grants Pass at the opening of a period of growth brought on by completion of the Oregon and California Railroad through southern Oregon in 1884. While it is thought Judson and his wife Virginia may have occupied the house before they became its legal owners, it is a matter of record that Judson formally acquired the house and one acre of property in Bourne's First Addition in 1889. The hardware merchant and developer is noted for having platted Judson's Addition, for the racehorses he owned, for his role

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as land agent for Josephine County beginning in 1886, and for his later role as deputy County Clerk. The Judsons were active in the Masonic movement and helped organize Grants Pass Lodge No. 84 and the Grants Pass Order of Eastern Star. After his death in 1909, Thomas Judson was buried in the Masonic Cemetery his lodge founded. His widow lived on in the house for the balance of her life, until 1934. The brick veneer which covers the main block of the house is believed to have been added, perhaps as a fire resistant measure, during the period of occupancy by the Judsons. Based on the Sanborn fire insurance rating map of 1930, the brick was in place before 1930 and is considered, therefore, a historic alteration. It is recorded that in the 1880s a brick yard was operating for a time at a nearby location, at Tenth and Savage Streets.

The historic period of significance for the nominated property extends from c. 1865, the estimated date of construction of a rare remnant feature of the proto-community, to 1889. The end date is selected to encompass the platting (1883) and incorporation (1885) of Grants Pass, the concurrent arrival of Thomas Judson (1884), and the Judsons' early use of the Dimmick house before formally taking title to the property in 1889.

The Dimmick-Judson House is a two-story (the Sanborn map interpretation is one-and-a-half-story) side-gabled volume measuring 18 x 25 feet in ground plan with a 17-foot ell centered on its north elevation. The ell and a subordinate 9 x 18 foot attachment to its north end presently are clad with non-historic T-111 plywood siding. Recent investigation revealed the original siding to be in place. Ten-inch wide vertical boards with battens removed are observable beneath the plywood. What is unusual about the exterior is the cladding of the main volume with brick in a plain running bond. This single-wythe facing of common, soft red-orange brick was at an unknown date painted as a consolidation measure, and certain stretchers were painted white to give the effect of patterned brickwork.

The house is located on NE Eighth Street on the northeasterly periphery of the downtown. The main entrances are in the south facade and the east-facing side porch of the ell. A polygonal window bay in the east end of the main volume is a distinguishing feature of the long east elevation. Typical windows are tall and narrow, with segmental relieving arches and two-over-two double hung wood sash. The roofs of the main volume and ell are covered with galvanized sheet metal, with seams perpendicular to the roof ridge. The boxed cornice is not supported by frieze, but simple bed molding.

The interior of the main volume is organized as parlor and sitting room divided by a fireplace chimney flanked on the south side by a built-in closet, with a dogleg stair wrapping around the chimney to upstairs bedchambers. On the opposite side of the central chimney from the closet

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and stairway is a passage between the two ground story rooms.

That the Dimmick-Judson House is understood to antedate the 1886 subdivision in which it stands [Bourne's First Addition] is based on its construction characteristics and its siting, which is unrelated to the street grid. Skunk Creek borders the larger holding originally associated with the house on the west. Mature oak trees and several conifers as well as early plantings in the immediate yard enhance the setting of under a quarter of an acre [0.17 acres] now surrounded by 20th century development. The house stands on a subdivided tax lot [T. L. 1501]. The rear lot line of Parcel I, on which the house stands, clears the back wall of a non-historic shed of about 1957 which was reduced to half its original size in 1990. The shed, with its current footprint of 12 x 12 feet, stands entirely within the nominated area. Parcel II, the larger, westerly portion of tax lot, lying behind the house, is a flag lot. It is occupied by commercial development and is excluded from the nominated area.

There is a redwood deck with corrugated plastic lean-to roof on the west, or rear face of the ell which dates from 1980 and was recently repaired. On the interior, the main sitting room in the west end of the downstairs has an Eastlake-style chimney piece having a molded mantel shelf and stylized console brackets with incised decoration, and a decorative frieze with raised panels. The four-panel closet doors adjacent to the fireplace also have raised panels. The nine-foot ceilings have been lowered for ductwork. Walls are finished with plaster and paper. Electrical service was introduced in the 1920s. All interior doors and finish hardware are intact. Two of five exterior doors are replacements. The kitchen was remodeled during the Second World War and again in 1996. A new heating and ventilating system was installed in existing ductwork in 1995. The brick chimney has been rebuilt without a corbeled cap. The main conservation issue facing the owner at this point is how to stabilize the soft exterior brick. Other projected remedial work includes roof replacement, reconstruction of the front porch, and foundation repair.

It is believed that Thomas Judson and his wife, Virginia, acquired their house in 1884 or 1885 although the deed of sale was not recorded until 1889. The Judsons' purchase of the property followed closely Jonathan Bourne's 1883 platting of Grants Pass adjoining right-of-way of the Oregon and California Railroad. The railroad, soon taken over by the Southern Pacific, linked Oregon settlements between Portland and Sacramento and gave local lumber manufacturers and agriculturalists access to larger markets via the transcontinental rail system. In 1885, as an indication of growth spurred by mining activity in the Siskiyou country, Josephine County was subdivided from Jackson County. Grants Pass became the county seat, and in 1886 Judson was appointed County land agent.

Thomas Judson (1842-1909), a native of New Jersey, had sold farm implements in the Mid West

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before his arrival in Grants Pass to manage a mill. In due course, he pursued an entrepreneurial path, acquiring a tract of land in the northwest section of town which he subdivided as Judson's Addition. He opened a hardware store with a partner. The Sherer-Judson Building of 1890 still stands at 224 SW Sixth Street [T. L. 1800]. In addition to his fulfilling roles as County land agent and, eventually, deputy County Clerk, Judson was active in the fraternal movement and was one of the organizers of the Masonic Lodge in Grants Pass, which was second only to the Lodge at Kerbyville in date of founding within the county.

Virginia Horkey Judson, a native of Illinois, occupied the house following her husband's death in 1909. She died in 1934. She, too, was active in the fraternal movement and is credited with having organized the first local Masonic auxiliary, the Grants Pass chapter of the Order of Eastern Star. Mrs. Judson was active also in the local library association.

Serious fires in 1899 and 1902 destroyed much of the Grants Pass business district and several houses as well. By 1906, three brick yards were operating locally to supply the demand for fire-resistant building material. The town's oldest documented houses of brick construction have been registered previously. These are the Clark-Norton House of 1903, the Dr. William Flanagan House of 1905, and the Herbert and Katherine Smith House of 1908.

In the context of local patterns of building construction, the Judson House is significant as an unusual example of what appears to be a historic alteration by Thomas Judson. Whether brick exterior cladding was added to the house in the interest of fire protection or fashion is uncertain. In any case, the survival of the distinctive brick cladding and the essentially intact main block interior offset the present non-historic roof cover and plywood cladding of the ell, a treatment that is to be reversed in due course.

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7. Narrative Description

INTRODUCTION

The Judson House is a single-family residential structure built in a vernacular style combining a simple, single story farm house with an unadorned Gothic style addition. The house is typical of a block and wing style found in other early rural residences in southern Oregon, particularly in the Jacksonville area. The house may have originally been a farmhouse on an early land claim. The residence is on its original site and retains its original conformance and much of its early architectural detail. The style of the house is typical of structures dating from between 1865 to about 1880.

SETTING

The house is located on its original site at 906 North East 8th Street near the urban core of the City of Grants Pass. It sits to the rear of the site and is located very close to the rear property line. Originally the house was located on the margins of a creek (now Skunk Creek) which flowed through the acreage behind the house.

The current site is gently sloping toward the rear of the property, with the house slightly below street level. The adjoining lots on 8th Street were developed decades ago, but the adjoining property to the rear was redeveloped in 1993. The recent construction of commercial property behind the house makes the house look cramped and off-center within its site.

During the homestead years the property was reportedly located within walking distance of residences of several members of the Croxton-Dimmick families, near the stage stop and post office, the Pioneer cemetery and the first school of a settlement known informally as "Croxton's". The farmstead may have included a barn and other farm structures. Construction of the house probably predates the founding of Grants Pass which was platted in 1885.

Two mature oak trees and several evergreens currently frame the house. The shrubbery adjacent to the structure includes a privet, a mature lilac, nandina (heavenly bamboo), escallonia

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and an Oregon grape. The yard also contains several rose bushes, a redbud tree, an apple tree, an iris bed and numerous other annuals and perennials planted by the current owner.

The soil is very poor and is full of water smoothed rocks and pebbles, characteristic of land adjacent to a stream bed. Until recently, there was a grove of mature oak trees behind the house. The owner of the commercial property behind the site removed them in 1995 to expand his parking lot.

The neighborhood immediately adjacent to the structure on 8th Street is residential, predominantly single-family detached homes. The street is currently zoned R-2 (residential duplex). The Grants Pass High School site is approximately a half block from the house. There are several other houses of historic note in the immediate area. The Fetzner House, which is on the National Register, is half a block from this house. The Thomas Croxton house, also on the National Register is approximately two blocks from this site.

Since the construction of the house predates the formal dedication and construction of Northeast 8th Street, we notice that the house appears to be located at a slight angle in relationship to the street. The angle is apparent on the site maps; it is not immediately noticeable when viewing the house from the street.

There was a small detached garage or shed of wood frame construction immediately south of the house. There is no apparent driveway to the site although it is possible that the building was used at one time to house a vehicle. The garage was estimated to be approximately forty years old. It had an asphalt shingle roof and a dirt floor. The double garage doors were intact. The garage was approximately 12' by 20' (240 SF). Two old tree stumps in front of the building precluded vehicle access.

Current vehicle parking is in a gravel driveway on the north side of the property. Vehicles park off the street on a gravel area adjacent to the sidewalk. There is a pathway of randomly placed pavers between the parking area and the porch.

EXTERIOR

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The Judson House is a simple, vernacular Gothic residence, two stories in height on the south end, a single story on the remainder. The structure is composed of three distinct architectural volumes or elements. On the southern end, a two-story brick veneer structure with a downstairs bay window forms the most prominent portion of the residence. It is joined at a right angle to a single-story frame structure with a double-pitched roof. This second volume is currently covered in plywood (T-111) 4x8 sheet siding. There is a front porch or verandah and main entryway that provides a focal point for this second volume of the house. A redwood deck with a corrugated plastic roof has been added to the rear of the middle volume by the current owner.

The third portion is an ell, a single story attached shed at the northern end of the house. The third component is also of wood frame construction but has no windows apparent from the street. This roof height is considerably lower than the adjoining volume. There is a window on the northern end of this ell and an exterior doorway opening on the rear of the building. This portion of the house is also sheathed in 4x8 plywood siding. There is a small porch on the rear of the ell which may be original to the building.

At the present time the brick portion of the house has been painted a dark red with a decorative overprinting of white to make the brick appear "antiqued" or "used". The plywood siding is also painted dark red, matching the color of the brick. The door and window trim as well as the porch railings are all painted white.

The remaining two volumes of the house have been covered with 4x8 sheet plywood siding known as T-111 siding. It is painted a dark red and matches the color of the brick. Since the plywood siding now sits nearly flush with the moldings of the doors and windows, it is presumed that the original siding remains under this overlayment. The only area where the original portion of the siding is accessible is near the foundation of the northern end. Looking under the edge of the siding with a flashlight reveals what seems to be board and batten style siding. The batts have been removed to install the T-111 material.

A bay with three windows forms the most prominent feature of the facade. It is located on the front of the house at the

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southern end, on the first floor of the brick portion. The three windows in the bay are of simple construction with two over two panes. The windows are held open with pins in the sides of the sash.

The roof over the two-story portion is pitched, its ridge running east to west. The roof over the single story portion is also pitched with its ridge running north to south. The entire structure, all three volumes, is roofed in sheet tin. The house appears to have been originally built in the vernacular or farmhouse style with little or no decorative detail. There is no evidence of decorative barge boards, cornices or moldings sometimes associated with Gothic revival houses of this period. There is evidence of a single shutter over the upstairs windows of the brick volume. The shutters covered the upstairs windows in both the front and back.

PORCH. The porch caps appear to be chamfered and there are very simple column caps on the porch supports. Although the house seems to be a Gothic style house in overall proportion, feeling and character, there is no apparent decorative detailing on the exterior typical of more elaborate American Gothic style house designs. The current porch railing on the porch was added circa 1980. The porch floor is composed of panels of exterior grade plywood.

EXTERIOR SURFACES. The exterior brick component of the house appears to be of veneer according to the 1930 Sanborn insurance maps. This is the first year this part of Grants Pass was included on the Sanborn insurance maps. The veneer was probably applied during the tenure of the Judson family. The brick is of simple running bond without headers or decorative banding. The window and door openings have a segmented double brick arch. The brick is a common soft brick of a red-orange color, crumbling badly in some places due to weathering. There has been an attempt to repair the deterioration and provide some decorative relief by painting some of the bricks white. The brick appears to be veneer rather than a structural element and is set on two courses of brick at the foundation.

There are five exterior doorways; two are in the brick portion of the house. There are two openings in the front, one doorway on the south end and two doors opening to the

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rear. The house includes approximately 939 square feet on two floors.

INTERIOR.

This small house has five exterior doors. Currently the main entrance to the house is on the front, leading from the porch. A second door also opens onto this small porch, leading from the room which was probably originally the front parlor. A third doorway, arched in brick with a small concrete stoop of two risers and a handrail is on the south side of the house. This door opens into the main living room or back parlor, the major downstairs sitting room with a fireplace. This door also may have served as a main entrance at one time.

FLOOR PLAN. The two-story volume contains four rooms, two bedrooms upstairs and two parlors downstairs. The upstairs rooms are accessed by a dogleg stair, a small winding staircase without balustrade, which wraps around the central chimney. The downstairs rooms of the two story portion are currently used as a bedroom and a living room.

The middle volume of the house is one story in height and contains two rooms, one currently used as the entrance hall/dining room and the other as a kitchen. There are no interior hallways or corridors.

The third volume, the ell or shed on the north end of the house contains two rooms; one that has been made into a laundry/utility area and the other is the bathroom. The laundry is used for the mechanical systems, (furnace, water heater) and for miscellaneous storage. There is a trap door in the laundry leading to a small, concrete lined cellar under the storage/laundry room. Including the laundry area, there are a total of seven rooms and one bathroom in the house. There is no attic and no basement.

The floor plan appears to have retained its original spatial configuration. There are no false walls or added interior partitions. The house does not have conventional closets. The upstairs bedrooms contain two chimney closets large enough to accommodate clothing storage. The two downstairs rooms also have small closets fitted within the angles of the central chimney.

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WALL SURFACES. The interior walls and woodwork appear to be of simple design with no decorative moldings or embellishment. The interior wall surfaces appear to be several layers of wallpaper that has now been painted over many times. The original construction of the walls where they have been repaired show a lath and plaster construction in the two story portion of the house.

The interior wall surface in the middle volume appears to be painted wallpaper over plaster in the dining area. The kitchen walls are covered with at least two layers of plywood paneling and two layers of "contact" paper.

Wall surfaces in the bathroom are plaster board. Wall surfaces in the laundry where accessible seems to be cardboard.

LIGHTING. The interior lighting fixtures are of recent vintage, all from undistinguished local retailers such as Sears. Building permits indicate that electrical service was added to the house in the 1930's. The two downstairs rooms in the southern (brick) portion of the house have 9 foot ceilings. The ceilings in all the downstairs rooms appear to have been lowered to accommodate ducts for a forced air heating system.

The house retains nearly all of its original interior doors, windows and finish hardware. Two of the exterior doors seem to be of contemporary origin, the remaining three appear to be original. Between the rooms, the interior doors are all paneled doors, two over two, with surface mounted hardware, china knobs and iron hinges.

The window panes are also two-over-two panes; many of them appear to be original "float" glass. The windows are held in place with pins that are spring-mounted into the sash. There are no counterweighted, double-hung windows. The upstairs windows appear to have been covered by a single shutter at some time.

FLOORS. The downstairs floors in all rooms except the kitchen are currently covered with wall-to-wall carpeting. A discreet inspection at the corners of the first room in the

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two story area reveals carpet over linoleum over a pine plank floor.

The upstairs bedrooms are currently carpeted with a single layer of carpeting over floors of 8 inch wide planks. The floor planks have an L-shaped flange and have been toe-nailed together with square spikes.

The single-story volume is currently carpeted over linoleum. The kitchen floor seems to have several layers of contemporary vinyl floor covering and tiles.

The floor of the shed or ell at the north end of the house is composed of the same flooring material as the second floor of the two-story portion. The floor is 8 inch pine planks which have been toe-nailed together with square spikes.

FIREPLACE. The fireplace and mantel are in the rear room downstairs and are of simple construction. The fireplace surround and mantel are built of wood with some decorative detailing that has been painted. The mantel has a decorative milled edge and decorative incising on the supports of the mantel shelf. The fireplace surround exhibits severe charring and some paint blistering due to excessive heat.

KITCHEN. The kitchen does not retain any of its original fixtures or cabinets. The interior walls and ceiling of the kitchen have been completely covered with decorative plywood sheeting. The brick chimney flue remains. The floor is currently covered with vinyl/plastic tiles. The kitchen was remodeled by the current owner in 1996.

The floor of the adjoining bathroom and a breakfast nook are slightly raised, about 5 inches higher than the floor in the remainder of the house. The bathroom opens directly into the kitchen and all of the bathroom fixtures have been installed within the last 20 years. The mechanical systems, the forced air furnace and the water heater are located within the laundry room at the north end of the house. The plumbing between the water heater and the kitchen as well as the heating ducts run overhead in the attic/crawl space.

BEDROOMS. The upstairs contains two rooms which are currently used as a sleeping area for guests. The front room contains one window looking east; the rear room contains

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paired windows looking west. While the center of the rooms are full ceiling height, the ceiling slopes and the sides of the rooms are under the eaves and the actual wall height is only about four feet.

SEQUENCE of ALTERATIONS

It is quite possible that the house was originally a two room home with both the ell on the north and the two story volume on the south added at a later date. The middle volume might have been originally built as a cabin with a "shotgun" plan, both doors in line and both pairs of windows, front and back, neatly symmetrical.

It is possible that the additions to the north and south were then made as the owners became more prosperous. The brick veneer covers only the southern end of the house which has two stories, a situation which leads to considerable discussion and speculation about their initial appearance. There are two possibilities about the appearance of the brick. Either it was added to provide a measure of protection in case of a fire, or it was added to display the relative prosperity of the owner.

It is known that the town of Grants Pass suffered many early fires. Notable fires which destroyed many structures in the town of Grants Pass occurred in the 1890s, 1902 and finally in 1907 when many buildings between Fourth and Fifth on G Street were completely destroyed.

But this house is located well outside the original city limits of Grants Pass. So perhaps the veneer was added by Thomas Judson as an expression of his status in the community. The Sherer-Judson building, a two story brick commercial building, was built in 1890. Originally located at 224 SW 6th Street, the current address is now given as 220 SW 6th, home of the Blue Moon Antiques Store in downtown Grants Pass. Perhaps Mr. Judson's house was covered with brick at approximately the same time his hardware establishment was built. City records show a brick kiln in Grants Pass dating from the 1880's at what is now 10th and Savage Streets, just two blocks from this house.

Recent articles in the Grants Pass Courier (11/27/97 and 12/1/97) by Mike Oaks, the Historic Sites Chairman for the Josephine County Historical Society lists a number of

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brickyards in Grants Pass. A brickyard was operated by John Niday near Gilbert Creek in 1885. D. W. Hardin and George Holt advertised their bricks in the paper in 1886. That brickyard business finally folded in 1890.

Benjamin Mench and a fellow named Carter both operated local brick businesses in the 1890's, and the Carter yard near the railroad tracks was eventually acquired by the Woolfolk family. The Oaks article then lists a few of the buildings built with Woolfolk brick. Among them are the Eastside school, and the Schmidt House, now the home of the Josephine County Historical Society.

According to A.J. Walling in the *Portrait and Biographical Record*, the first brick kiln in the county was established in Jacksonville in 1853 (p.364.) and two brick buildings appeared in 1854. The town of Jacksonville suffered several fires, in 1873, in again in 1874. They then enacted an ordinance that required commercial buildings in their town to be built of brick. An ordinance requiring brick construction in Grants Pass was somewhat later, after the fire in 1902.

A comparison of the bricks of the Judson House with other local brick buildings shows that the material of the early brick structures existing in Grants Pass seems to be of a different color and texture. It generally appears to be of a much higher quality than the brick veneer of the Judson House. The brick of the Sherer-Judson building, upon study, was inconclusive.

ALTERATIONS AND BUILDING PERMITS

The only building permits for this property date from about 1935. A small kitchen alcove or breakfast nook appears to have been added at that time. It is presumed that electricity was also added at that time and the house updated, probably just after the death of Mrs. Judson in 1934. The current owner has installed a deck on the rear of the house.

The 1930 Sanborn maps show a small, single story outbuilding behind the house on the north side of the property. This structure has since been removed and there are no current traces of the building.

The fabric of the house appears to be basically intact with minimal alteration. All original window and door openings

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appear unaltered. Most doors and sash appear to be original. There are no false walls or interior additions. Besides the addition of a breakfast nook in the 1930's, the only alteration seems to be the arrangement of an interior bathroom in the ell and the recent upgrade of the kitchen cabinets.

RESTORATION PLANS

The structure will soon need major renovation. Several rehabilitation and stabilization efforts have taken place in the last decade. Projects to date include a new electrical panel which was replaced and upgraded to accommodate a laundry and modern appliances, new plumbing in the kitchen and bathroom and other major repairs.

The upstairs was painted and new carpet installed in 1992. A new forced air heater and air-conditioning was installed in 1995, the chimneys were repaired and new gutters installed on the middle portion of the house in 1996. A covered deck was installed at the rear around 1980 and repaired in 1997.

In 1997 the owner replaced all of the World War II vintage kitchen cupboards and kitchen sink, a plumbing project that required some creativity since the water lines ran overhead in the ceiling rather than beneath the floor. Floor coverings in the living room and kitchen were replaced in 1997. There are plans to continue painting and replacing the carpeting in the remaining rooms.

The owner plans to continue to maintain the property but it is apparent that some special consideration must soon be given to stabilizing the exterior brick since some of it is in poor condition. The floor and foundation of the ell on the north end also need reinforcement or replacement. The floor on the front porch also needs attention. There are plans to replace the roof of the entire structure since one area on the second floor has been patched several times and still has leakage problems.

Since most of the rooms are on one floor this small house is ideal for a person with limited mobility. But some improvements will need to be made to insure safety and convenience for a senior citizen with limited eyesight and strength. The electrical system in the living rooms and the light fixtures all need improvement.

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Several contractors who have visited the house have insisted that the structure needs a new foundation, especially under the northern ell. The ell currently rests on hardpan. The cellar of the ell tends to flood in the winter, probably because there are no gutters on that end of the house. There has also been some discussion of removing the brick veneer, a project that causes grave concern since it currently offers some insulating qualities. The bonding of the brick on the southeastern corner of the house has been repaired several times in past years, due to settling.

It is apparent that renovation and restoration of this house needs to be done in a careful, systematic manner. It is important that any major renovations be done in a manner that is consistent with the historic nature and character of the 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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions)

EXPLORATION/SETTLEMENT

ARCHITECTURE

Period of Significance

c. 1865 - 1889

Significant Dates

c. 1865

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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):

- Criteria for previous documentation on file (NPS).

Primary location of additional data:

- Criteria for primary location of additional data.

Name of repository:

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8. Statement of Significance

Summary

The Dimmick-Judson House is a simple, vernacular Gothic farmhouse, perhaps built circa 1865, and is significant under Criterion (C) as a surviving example of early residential construction in the Grants Pass, Josephine County community. The building is probably part of the earlier pioneer settlement known informally as "Croxton's", a small community which predates the platting of the town of Grants Pass. The structure is especially important because it bridges the time of the pioneer settlement in southwestern Oregon with the subsequent urban development of the city of Grants Pass, now the largest city and county seat of Josephine County.

The house occupies a site in proximity to other known sites related to the early Croxton community. It is close to the Pioneer cemetery (Pioneer Way), the location of the first school (7th and School Street), the Thomas Croxton house (1002 NW Washington Blvd.) which is already on the National Register and the approximate location of the early stage stop.

The structure was probably built as a two-room farmhouse on an early land claim, perhaps for the Ebenezer Dimmick family. After the death of Hannah Croxton in 1864, Ebenezer and Sarah Croxton Dimmick appeared to have occupied her parents home. It is probable that other family members remained at this house. The two-story block and smaller ell may have been added at a later date. It is a vernacular style Gothic farm house in what is known as the block and wing style. It contains three separate volumes; a two story section covered with brick veneer, a one-story central section containing the kitchen and dining room and a smaller ell which includes the utility area. There is a cellar beneath the trap door of the ell.

The house is in fair condition and appears to be an intact original structure. The exterior has suffered somewhat in recent years from the addition of a "decorative" paint treatment on the brick veneer and the addition of rustic plywood siding (T-111) apparently placed over the existing siding.

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Local lore states the house was associated with the "stage stop" that was once known as "Croxtton's." The property itself is just outside the boundary of the three Donation Land Claims that comprise most of the Grants Pass area. The house sits on additional acreage that was acquired by the Croxtton family, then sold to Jonathan Bourne, Jr. in 1883 as part of Bourne's First Addition when the railroad arrived.

Bourne's First Addition was quickly subdivided and the one acre parcel containing the house and several adjoining lots was acquired by Thomas & Virginia Judson in 1889. A noted horseman, it is presumed that Mr. Judson may have occupied the property shortly after his arrival in 1884 since it could probably accommodate horses.

Mr. Judson also acquired a large additional tract nearby for future development, but records show that his permanent Grants Pass home was at the site on SE 8th Street. Sited well away from the railroad right-of-way, the site offered an ideal location for horses. It is possible that Mr. Judson may have made the additions to the house at this time.

The house is important because it is an early and unique example of a residential structure, probably dating from the pioneer days predating the establishment of the town of Grants Pass. It is important because it has does not seem to have been substantially altered since about 1890.

Early Settlement of Croxtton's in Grants Pass

The little settlement on the hill that preceded the establishment of the town of Grants Pass is nearly forgotten although a few important vestiges remain. The pioneer settlement of Croxtton's was located near the old wagon road surveyed by Jesse Applegate. This important road was a main thoroughfare between Myrtle Creek, through Jacksonville to the foot of the Siskiyou mountains. The settlement included stage stop with a community post office, school, cemetery and several homes and barns. Located well above the high water line, the little settlement was a very short distance from the nearby ferry which crossed the Rogue River. Today only the Pioneer cemetery, a few street names and perhaps two houses remain to identify the community that was once known as Croxtton's.

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The majority of today's Grants Pass was originally covered by three Donation Land Claims. The land of Orson Gilbert, John & Ruth Jones and Melissa & Joshua Scholes covered much of the area now within the Grants Pass city limits. These three families originally acquired their land grants in the 1850's. By the end of the decade, the lands of all three were deeded to members the Croxton family. Two of the three creeks that run through Grants Pass were named for these pioneers; Gilbert Creek and Jones Creek commemorate their early tenure.

Orson Gilbert acquired his Donation Land Claim of 160 acres in April of 1855; he deeded the claim to Thos. Croxton in 1859. John K. Jones married Ruth Ann Scholes in Ohio in 1847 and they emigrated to Oregon. They acquired 320 acres adjacent to the 160 acres of Joshua and Melissa Scholes. The Scholes had settled their claim in 1854. The Jones' cabin was located adjacent to what is now called Jones Creek. John and Ruth Jones were killed by Indians in 1855.

These pioneers were neighbors of James & Margaret Croxton Tuffs who had taken up their Donation Land Claim (#924) in 1854, just east of today's Grants Pass. After the Jones family was killed, the Tuffs' continued to farm the adjoining lands that had belonged to the Jones' as well as their own acreage. The Croxton family acquired the Scholes claim on 4/18/1959, records showing the transfer of the Scholes acreage to Hannah Box Croxton and her daughter, Margaret Croxton Tuffs. The deed also granted them the right to use the Jones claim. Eventually the Tuffs family would acquire complete title to the Jones land, buying all 320 acres in 1865 for \$3.25 an acre. The complete Tuffs estate then totaled about 612 acres adjacent to Grants Pass.

The Croxtons. Thomas and Hannah Box Croxton and their seven children had emigrated to Oregon in 1853 and first took up a 320 acre claim west of Roseburg. The trek of the Croxton-Dimmick Immigrant Party from Ohio to Oregon is included in diaries and other papers in the Gragg collection, now in the library of the University of Oregon. Thomas and Margaret Croxton then moved to Josephine County in 1858, presumably to be closer to their married children, the Tuffs and the Vannoy's as well as other family members in the area,. The Croxton-Dimmick Immigrant party originally totaled about 42 people, 18 adults and 24 children, most of them related by blood or marriage. Starting from Ohio, some members of the

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group died on the journey, others left the main party. But many of them would eventually settle in the Josephine County area.

Early settlement of this Josephine County township was extremely sparse before 1860. During 1855 and 1856 a General Land Office Surveyor named Sewell Truax surveyed the Josephine and Jackson County Townships, set the boundaries on the Donation Land Claims and made notes of the terrain and the local inhabitants. He noted that there were only about half a dozen people living in the entire township. Of the Jones claim he notes "soil first quality, mostly under cultivation. House and barn destroyed by fire." And of the adjoining Scholes claim he writes, "House destroyed by fire, Lumber - Pine, Oak, Laurel. 2nd rate soil.

Sources in the Gragg papers say that Thomas Croxton arrived in the Grants Pass area in 1858 with his wife Hannah and three of their children, Sarah Jane, Walter and Thomas Frederick. The oldest daughter named Margaret had married James Tuffs. Thomas' sister, also named Margaret, married James Vannoy who operated a ferry on the Rogue River.

Thomas Croxton acquired both the Gilbert and Scholes claims in 1859. During the winter months he worked a gold mine near Dry Diggin's. In the next few years he expanded the Gilbert claim, building a house and a stage stop. One source states the Croxton Stage Station was established in 1860 on what is now Seventh Street just a short distance from Savage Street. A newspaper article dated Oct. 31, 1974 says the stage stop was considerably north, near Interstate 5 at about Vine and Highland Avenues.

Sources also conflict on the date of the establishment of the post office. It is possible that the first stage stop and post office were initially a somewhat informal operation which became more substantial with the official arrival of the Oregon & California Stage line in 1864. An article in the DAR magazine from May of 1976 says that Croxton applied to be an official U. S. Government post office in 1864, filing under the name of "Grant". The initial application was denied because there was already a post office in Oregon with that name. He submitted another application the following year using "Grants Pass". It was approved and Thos. Croxton was named the first postmaster in 1865.

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It appears that after 1864, the actual day to day operation of the Croxton stage stop was performed by son-in-law Ebenezer Dimmick and his wife Sarah Jane Croxton Dimmick. Her mother, Hannah Croxton, passed away in 1864 and Thomas then devoted his full time and energy to work as a Methodist minister, riding a circuit and preaching in small communities in the area. He served as a minister in Coos Bay and for a year was pastor of a church in Marshfield. He passed away at the home of his sister in 1868. The stage stop and "home place of 221 acres " was willed to his daughter, Sarah Jane. The other Croxton children shared inheritance of the remaining acreage.

The community of Croxton's grew and prospered thanks to the hard work of the Croxton-Dimmick family and their many relatives. The family provided early community leadership serving variously as election officials, justice of the peace and school district directors. Thomas Croxton donated land for both the Pioneer cemetery and the first schools. The Croxton home, later known as the Dimmick home, was the voting place for the Grants Pass precinct until 1884.

The Establishment of Grants Pass

The town of Grants Pass was surveyed in 1883 in response to the appearance of the Oregon & California Railroad. The railroad right-of-way was sited below the community of Croxton's on level ground and a town site was platted on either side. With the proposed establishment of the railroad, the area became very active. A Portland, Oregon politician and developer named Jonathan Bourne, Jr. quickly acquired large tracts of land adjacent to the railroad right-of-way. Jonathan Bourne, Jr. bought much of the land belonging to members of the Croxton family.

The land immediately adjacent to the railroad station and depot developed as the commercial district of the town of Grants Pass. One report says there were nearly 200 structures in the little town by 1885. The little area known as Croxton's remained outside the new town created by the railroad. The official Grants Pass city limits ended at "A" Street until the 1920's.

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The Judson family

The house was acquired by Thomas P. Judson and his wife Virginia (Jennie) Judson. Thomas Judson came to Grants Pass as a mill superintendent, then also becoming a real estate developer and deputy county clerk. The Judson family occupied the house from about 1889 to 1934. This residential property enjoys the unique distinction of having a long close association with a resident who was a key figure in the development of the community of Grants Pass.

Thomas P. and Virginia Judson

The establishment of the town of Grants Pass is linked to the location and arrival of the Oregon-California Railroad which finally opened in 1884. Jonathan Bourne, jr., a Portland Oregon investor shrewdly identified the potential business opportunities associated with the railroad right-of-way and bought land to develop local commercial enterprises. Thomas Judson was one of the first managers who arrived to promote and expand one of these commercial enterprises. Judson bought his home from the local real estate business owned by Jonathan Borne, jr. It was probably the Judsons' only home in Grants Pass.

Born in New Jersey in 1842, Thomas Judson had training in the farm implement business in the midwest before he moved to Grants Pass in 1884. The Grants Pass Courier notes that Judson came to town to manage a large saw mill for an Oregon capitalist. (Grants Pass Courier 4/15/1885) But Judson quickly saw other opportunities for himself as well, acquiring a sizable tract of land for himself which he divided into lots for residential properties. It is probable that the Judsons occupied the house on 8th Street shortly after they arrived in Grants Pass. The title records show that the Judsons legally acquired the one acre property in 1889 (Book of Deeds, Vol. 7, p.477) along with the adjoining property to the north.

His residential tract, known as Judson's Addition was located in what was now the northwestern part of the town of Grants Pass. Judson also eventually opened his own hardware store with a partner. The Sherer-Judson Building (1890) is located at 224 SW 6th Street (Tax Lot 1800). According to an article in the Grants Pass Courier, Judson was appointed the state land agent for Josephine County in 1886. The article says he also "owned some of the best race horses in town."

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Thomas Judson took a leading role in civic affairs, spending time as a census enumerator and taking up other community responsibilities. The 1906 City Directory shows Mr. T. P. Judson listing his occupation as deputy county clerk. But it is Mr. Judson's work to organize the local chapter of the Masonic Lodge (Grants Pass Lodge No. 84) in Grants Pass that may have gained him the most lasting impact on the Grants Pass community.

Lodge Chapters had already been established in nearby Kerby (Kerbyville) and Jacksonville but the town of Grants Pass was growing large enough to require its own chapter. This new chapter was responsible for establishing a cemetery to be used for members of the fraternity. The cemetery in Grants Pass was reportedly established by Mr. Judson on behalf of his lodge and used by members of both the Masonic Lodge and members of the I.O.O.F. (Independent Order of Odd Fellows) Thomas Judson died in Grants Pass on March 21, 1909 and is interred at the Masonic cemetery. The obituary notes "One of the most useful men in earlier history of this city and county, in Lodge and General Business matters." His wife remained at the home on 8th Street until her death in 1934.

Virginia (Jennie) Horkey Judson was also an early organizer of Masonic Lodge activities, organizing the first local chapter of the auxiliary. She was a charter member and first matron of the Grants Pass Order of Eastern Star. Active in the community, she was secretary of the Grants Pass library association in 1906. Virginia (Jennie) Judson was born in Hillsboro, Illinois in 1846. She passed away in Grants Pass in 1934, aged 87 years. There were no children. A nephew, Royal Whitmore of San Francisco, appears to have been the closet relative. The census records of 1900 show that this nephew, Royal Whitmore, then age 10 years, was living with the Judsons.

SUBSEQUENT OWNERS

The house at 906 NE 8th Street has had a number of owners between the years of 1934 and 1980. The house was sometimes an owner occupied structure, sometimes a rental property. It was a rental when it was acquired by the present owner, Olga Halberstadt in 1980.

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OTHER SIGNIFICANCE

It is felt that this particular property may have other early local significance as the only remaining structure associated with the settlement of Croxton's, the pioneer settlement that predates the founding of the town of Grants Pass. Conversations with local historians Martha Murphy and the late Edna May Hill suggest that the house may have been built by a member of the Croxton-Dimmick-Tuffs family. Physical evidence suggests that the house is of the 1865 to 1880 time period, consistent with occupation of the area by that pioneer family.

A survey of the Bureau of Land Management homestead records and title search has failed to reveal the exact location of a structure on the early donation land claim. A search has not revealed a structure on the acreage when it was acquired by Jonathan Bourne in 1886. The site was just outside the official city limits of the town of Grants Pass and does not appear on early Sanborn maps.

A site survey by consultant George Kramer of Ashland, Oregon, in May 1997 verifies that the structure on the property probably predates the Judson family.

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Dimmick - Judson House, Josephine County OR

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

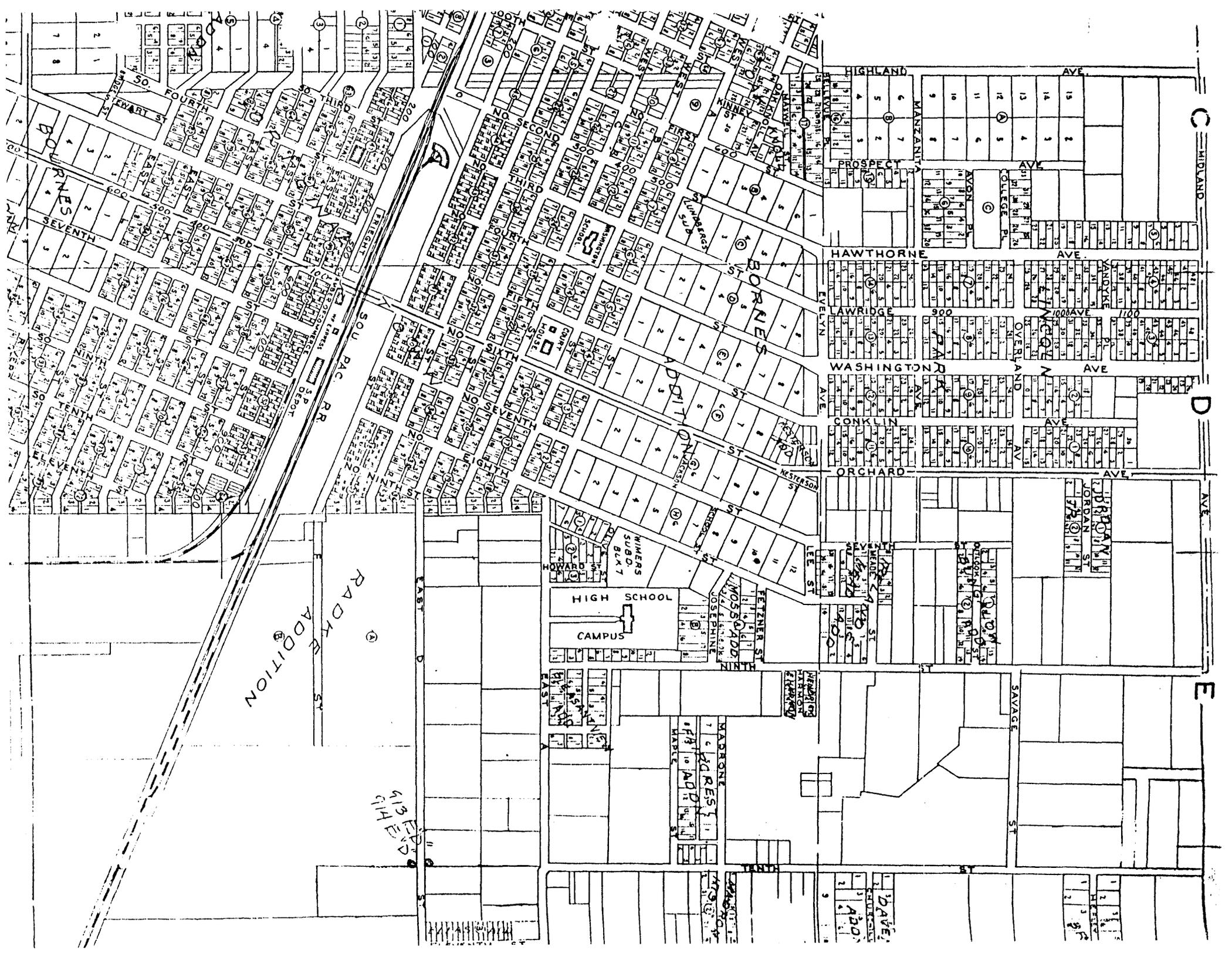
Section number 10 Page 1

Verbal Boundary Description

The nominated property is located in NE 1/4 NW 1/4 Section 17, Township 36 South, Range 5 West of the Willamette Meridian in Josephine County, Oregon. It is legally described as the easterly 95 feet of the northerly 78 feet of Lot 10 of Block H in Bourne's First Addition to the Town of Grants Pass. It is otherwise identified as partitioned parcel No. 1 of Tax Lot 1501 at said location.

Boundary Justification

The nominated area of 0.17 acres encompasses the entire tax parcel presently associated with the historic Dimmick - Judson House. The accompanying detail from an assessment map shows the westerly boundary line of the nominated area intersecting the site of a non-historic shed built about 1957. In 1990, the westerly half of the shed was removed to eliminate an encroachment onto the neighboring parcel. Whereas the footprint of the shed originally measured 12 x 20 feet, the present ground plan dimensions are 12 x 12 feet, and the outbuilding stands entirely within the bounds of the nominated property.



C MIDLAND AVE

D

AVE

E

HIGHLAND AVE
MANZANITA AVE
AVON PL
COLLEGE PL
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

HAWTHORNE AVE
LAWRENCE AVE
WASHINGTON AVE
OVERLAND AVE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

ORCHARD AVE
NORRIS AVE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

JORDAN ST
ROBSON AVE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

SAVAGE ST
1
2
3
4
5
6
7
8
9
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12
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14
15

DAVE!
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14
15

HIGH SCHOOL
CAMPUS

WIMERS SUBD. BLK 7

MASHONT AVE
7 C. ADRES
10 ADD
MABLE

513 E 200
514 E 200

RADKE ADDITION

SOU. PAC. R.R.

BORNIES SEVENTH
WART ST
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9

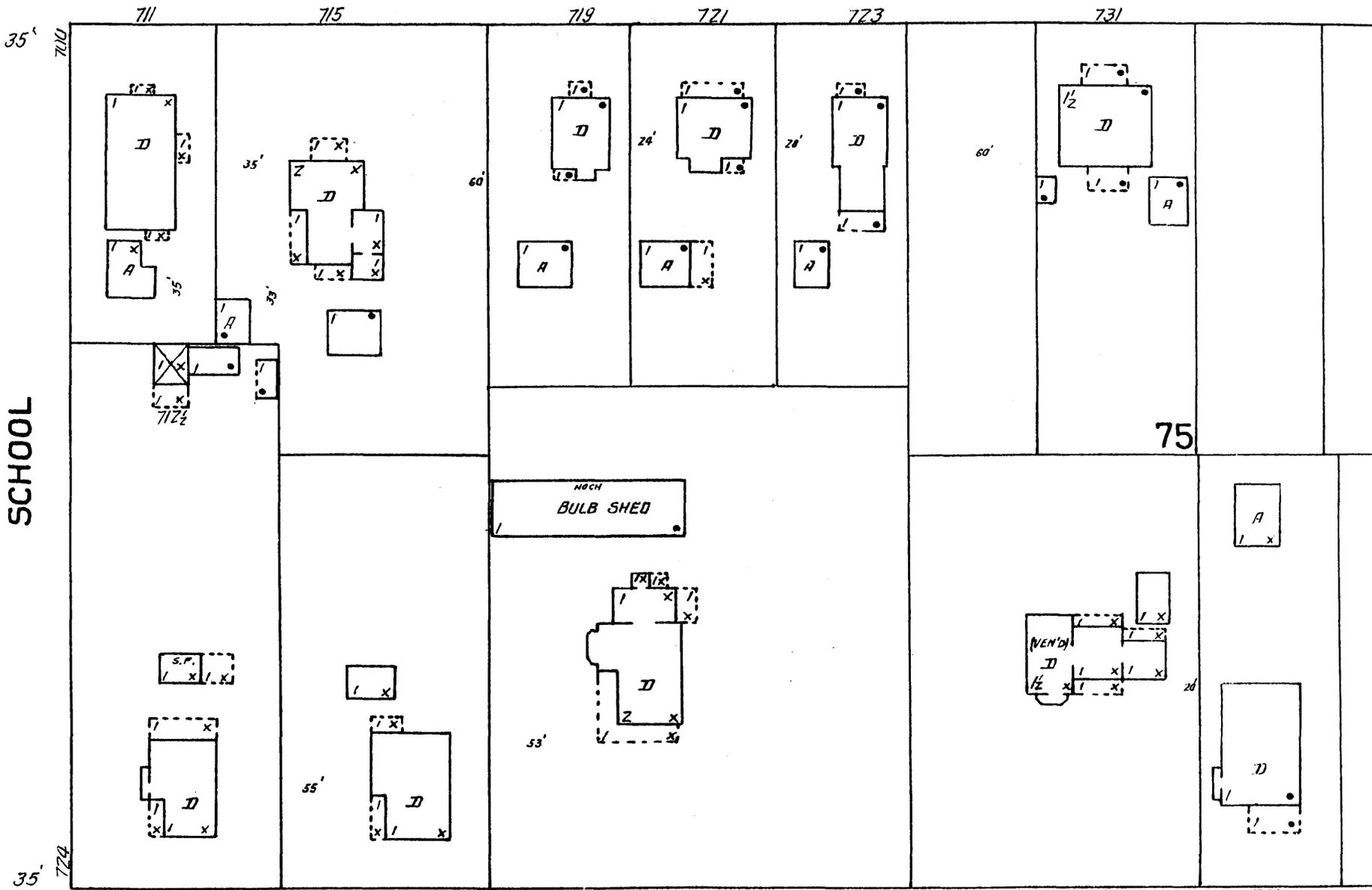
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N. 7TH

4" W.P.

60'

D.H.



10

SCHOOL

35'

724

D.H. (PROP)

712

716

726

738

740

4" W.P.

(888)

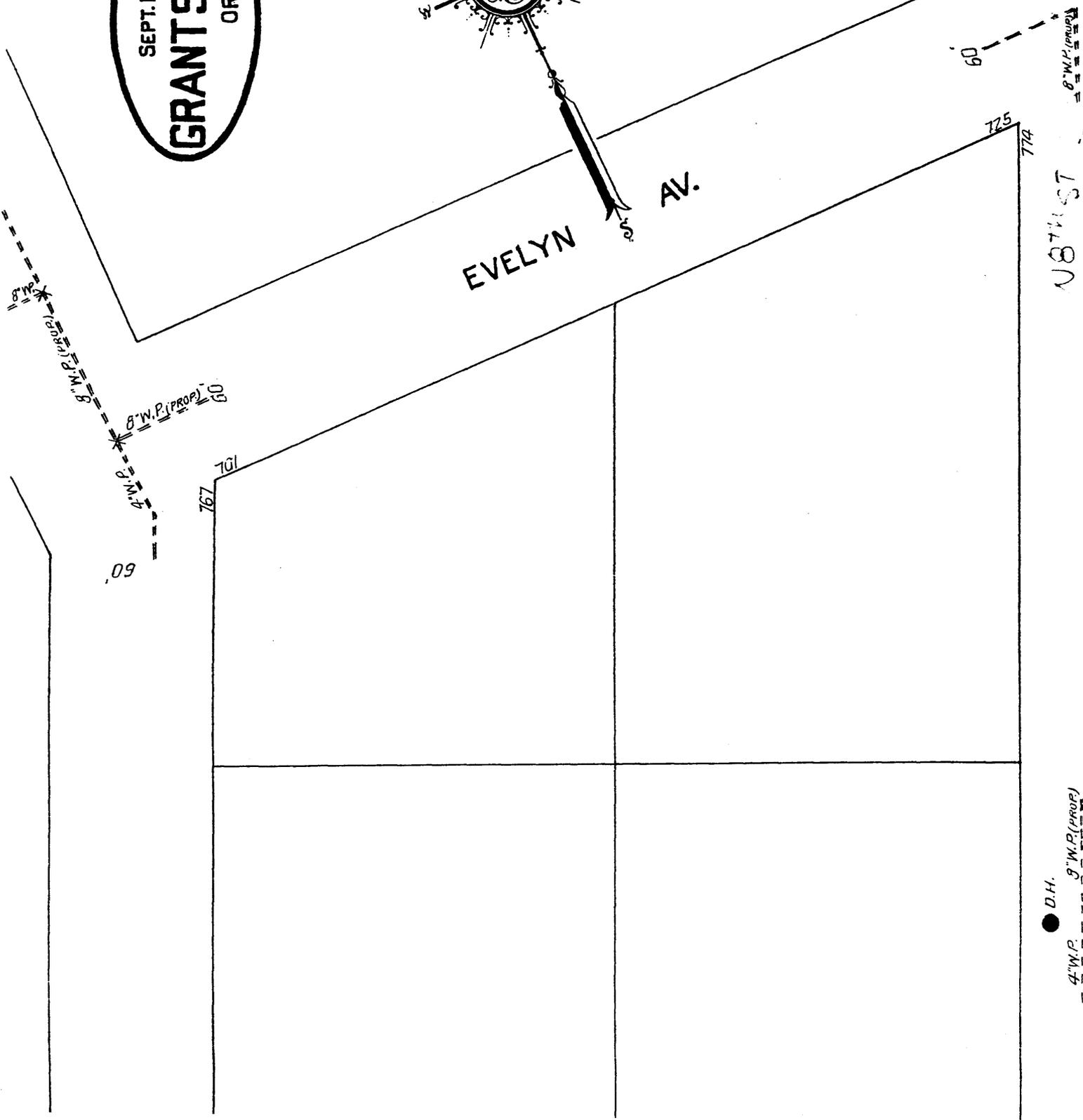
9

SEPT. 1930
GRANTS PASS
ORE.



EVELYN AV.

5



D.H.
● 4\"/>

U874 ST

.09

767
701

725
774

60
8\"/>

OWNER _____
MAILING ADDRESS _____

X

PARTIIC MAILING ADDRESS _____

COMPLIE

A. _____
B. _____
C. _____
D. _____
E. _____
F. _____
M. _____
N. _____

DIRECTO _____

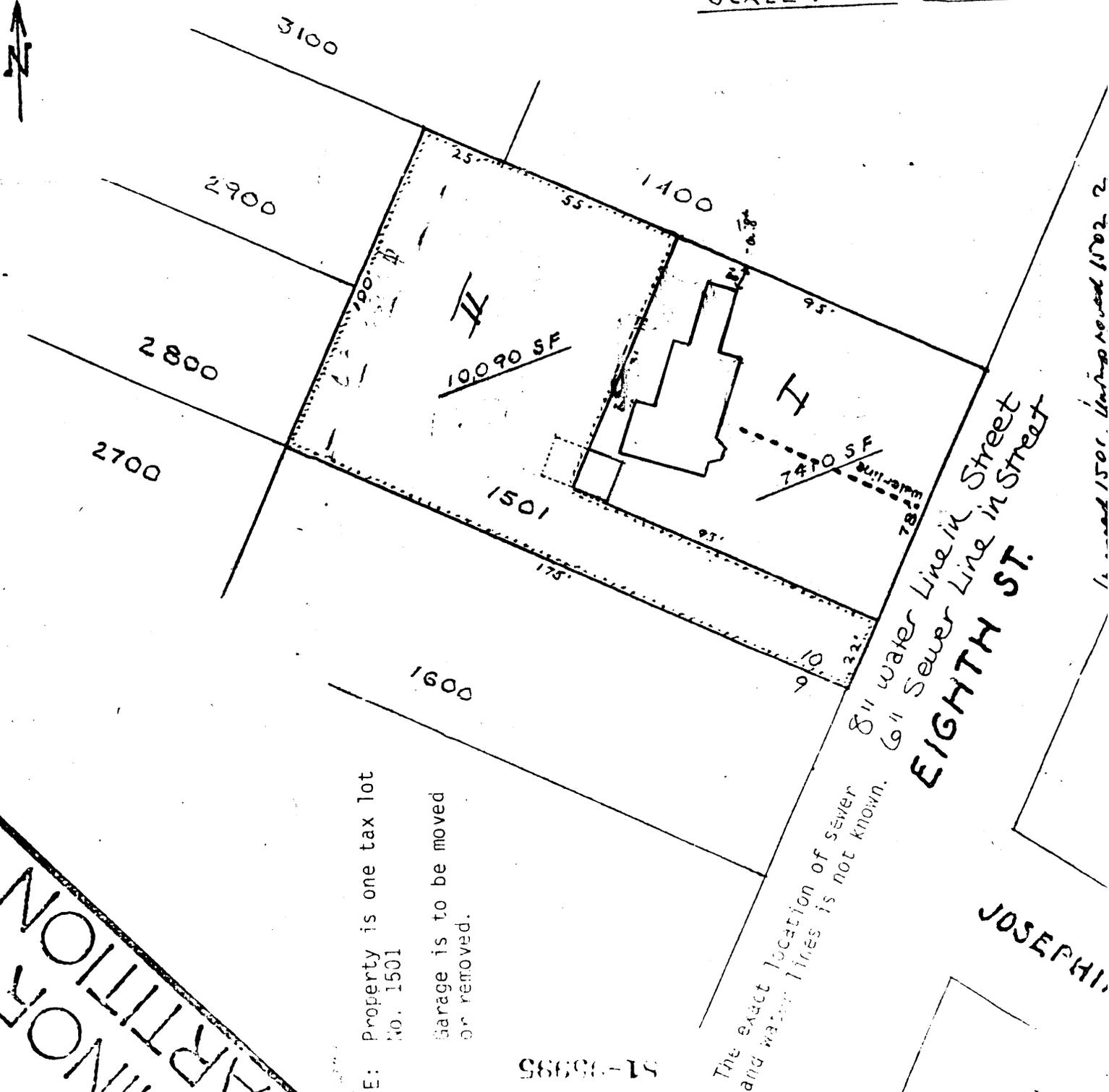
COMMENT _____

THIS SKETCH IS FOR LOCATION PURPOSES ONLY AND NO LIABILITY IS ASSUMED FOR ANY VARIATIONS DETERMINED BY SURVEY
JOSEPHINE COUNTY TITLE CO.

NE 1/4 NW 1/4 SEC 17 T36S R5W JOSEPHINE COUNTY BOURNE'S FIRST ADDITION

36-5-17-21

SCALE 1" = 40' Zone R-1-6



NOTE: Property is one tax lot No. 1501

Garage is to be moved or removed.

The exact location of sewer and water lines is not known.

8" Water Line in Street
6" Sewer Line in Street
EIGHTH ST.

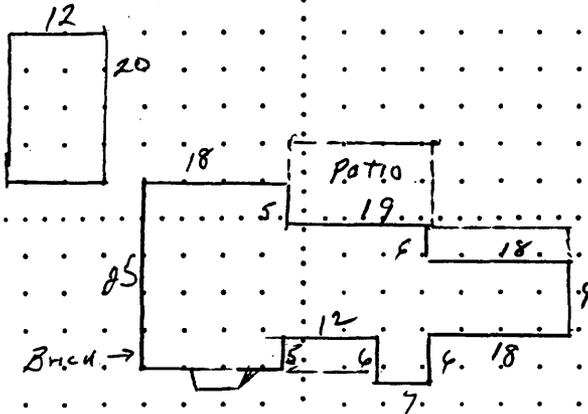
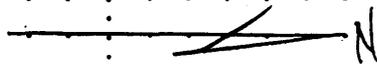
JOSEPHINE ST.

MINOR PARTITION

58666-15

1501. Under record 1902 2

BUILDING DIAGRAM



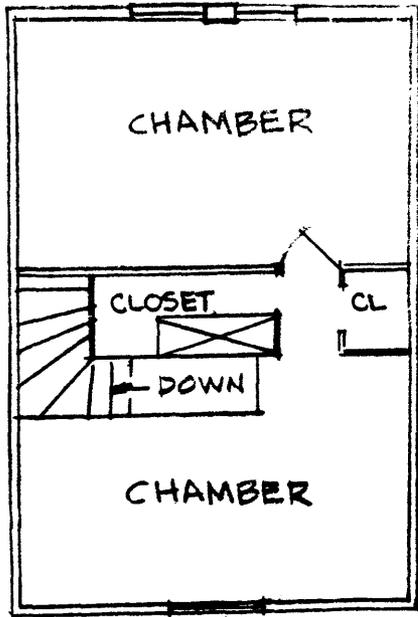
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 $15 \times 19 = 285$
 $9 \times 18 = 162$
 $6 \times 7 = 42$

 939

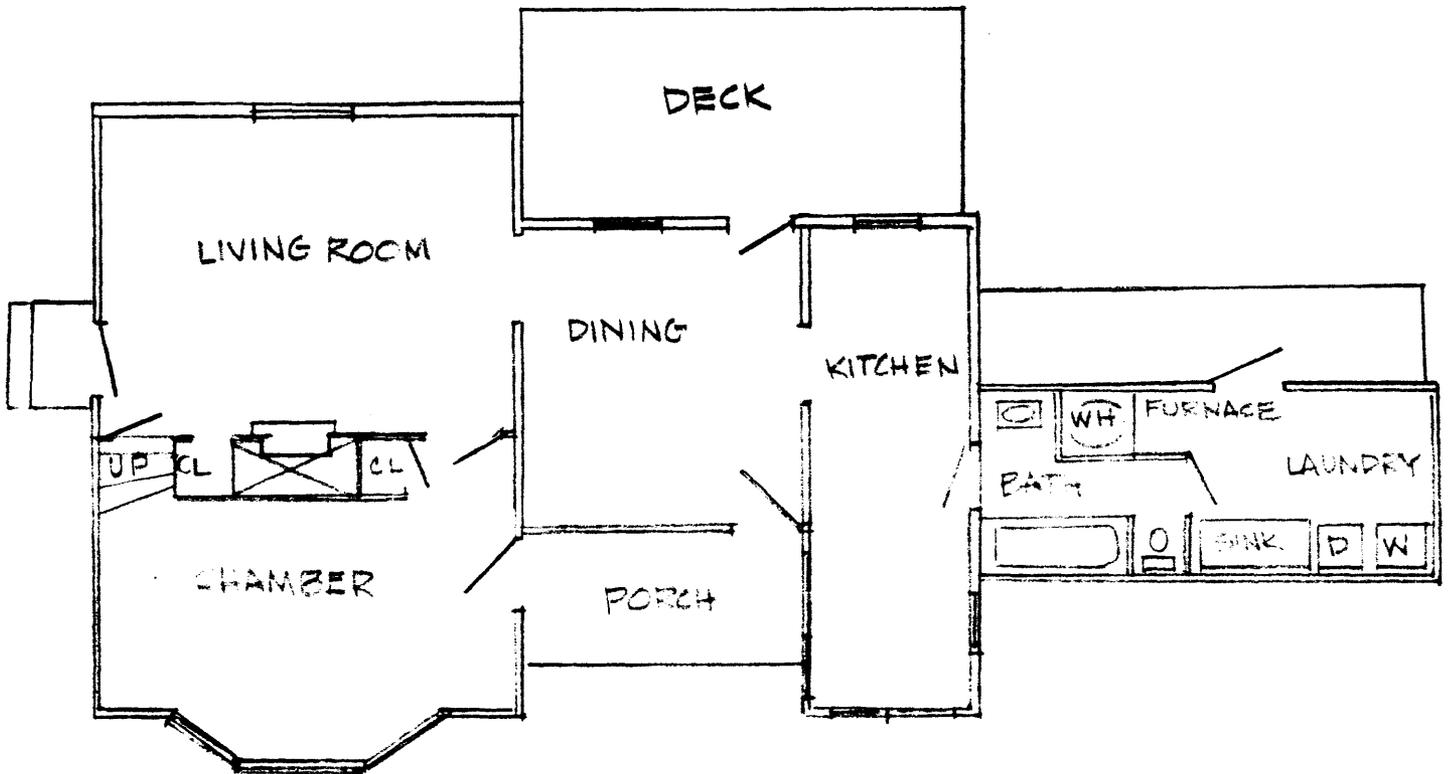
906 NE 8th

RECORD OF LAST APPRAISAL

APPR. Ray Hoodley DATE 7.20.89
 APPR. _____ DATE _____
 APPR. _____ DATE _____
 APPR. _____ DATE _____
 APPR. _____ DATE _____
 APPR. _____ DATE _____



SECOND FLOOR



FIRST FLOOR

900 NE 31ST
GRANTS PASS, OR