1. **Roll Call** – Chair Warren called the meeting to order at 5:17 pm.

2. **Introductions**: None.

3. **Public Comment**: None.

4. **Approval of Minutes**:
   a. February 10, 2022:

   **MOTION**

   Vice Chair McConnell moved, and Commissioner Ford seconded the motion to approve the February 10, 2022 minutes as amended. The vote resulted as follows: “AYES”: Chair Warren, Vice Chair McConnell, Commissioners Ford, Miller, Holzinger, and Charat. “NAYS”: None. Abstain: None. Absent: Crowder.

   The motion passed.

5. **Action Items**:
   a. **Draft Local Landmark Development Code Text Amendment**
      a. The idea of the Local Landmark Development Code Text Amendment is to look at the list of National Register of Historic Places properties and to fast track them into becoming designated as Local Historic Landmarks.
      b. Community Development Director, Bradley Clark, presented findings of a memo which was attached to the packet. The memo gave background into the impacts of a development code amendment.
      c. Staff suggested there may be an opportunity to update our historical sites inventory.
      d. 9 properties are listed on the National Register of Historic Places that are not designated as Local Historic Landmarks.
      e. Discussion by Commission members led to consensus and agreement that properties already listed on the National Register of Historic Places should have an expedited process for being designated as Local Historic Landmarks.
   b. **Riverside Park Signage**
      a. Staff Member Jason Maki presented a PowerPoint presentation of the current status of signage at Riverside Park.
b. There is a desire by the Commission to have a uniform theme to the signage at Riverside Park.
c. Staff gave an update on changes that have already been made at the park.
d. Staff clarified there is not currently a plan for the 7th street sign to be replaced.
e. Staff and the Commission discussed the possible opportunity to pursue grant funding to support a signage project.
f. Commissioner McConnell mentioned that a new sign should be placed at the SE Vista Drive entrance to the park.

c. Discussion and possible action: NW Conservation District
   a. Purpose of the NW Conservation District is to protect the historic integrity of northwest neighborhoods.
   b. Oregon State Statute requires that residential development standards imposed by a local municipality must be clear, objective, and measurable.
   c. Commissioner Miller called out the need for a Development Code amendment and asked if the draft language would be included by a consultant.
   d. The Commission was in support of moving forward in working with a consultant to develop the clear, objective, and measurable standards, as well as, creating draft Development Code amendment language.
   e. Commissioner Ford expressed delight in the reconstruction of a Tudor style home on Lawnridge and Midland. The home had previously been damaged by fire.

6. Matters from Commission Members and Staff:

   a. New Local Landmark Applications
      i. A recent article in the Grants Pass Daily Courier was included in the packet
      ii. Staff informed the Commission that the Caveman Bowl Local landmark application has not been signed by all owners, and that the application is currently on hold.

   b. Historic District Map
      i. Staff received an informal estimate for printing maps which is about one dollar a sheet.
      ii. The Commission gave staff direction to get a more formal estimate with different print quantities (1000, 2000, and 4000)

   c. Local Landmark Invite Letter
      i. The Commission agreed to delete the reference to navigating the website since the search functionality on the City website has been improved.

   d. Redwood Empire Sign
      i. Commissioner Ford inquired about the status of the bollards, which were previously proposed. Staff agreed to update the Commission when an update was available.

7. Future Agenda Building for Next Meeting:

   a. Discussion took place regarding the fact the mask mandate is ending and that the next meeting can be attended without masks.
   b. There was a technical issue with the recording and the last 10 mins of the meeting was not recorded.

8. Adjourn: 6:26 pm
Next Meeting: April 14, 2022

Summary minutes prepared by Jason Maki, Associate Planner, Grants Pass Community Development.
I. PROPOSAL:

The request is to designate the subject property as a Historic Local Landmark. The Cornell House located at 121 NE B Street is 90 feet east of Sixth Street on the south side of B Street, Lot four Block 16 of Jonathon Bourne's Original Town Site of Grants Pass, Oregon. The Cornell house is the only surviving reminder of the 1920's on the south side of B Street between Sixth and Seventh Street. The applicant’s submitted application is attached, see Exhibit 3.

II. AUTHORITY:

Sections 2.060, 7.064 and 13.442 authorize the Historical Building and Sites Committee to make a recommendation to the City Council and authorize the City Council to make a final decision on an application for historic designation or amendment to the historic district requiring a Type IV procedure, in accordance with procedures of Section 2.060.

III. CRITERIA:

The decision must be based upon the criteria contained in Section 13.441 of the Grants Pass Development Code.
IV. APPEAL PROCEDURE:

The City Council’s final decision may be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council's written decision.

V. DISCUSSION:

The historic Cornell House is a well-preserved and maintained Mission Revival Style of residence in the city of Grants Pass. The building is a tangible reminder of the 1920’s period of growth in Josephine County, and the Mission Revival Style of influence on architectural design. It relates to the influence of the Mission Revival philosophy in the West and is an outstanding example of the craftsmanship of a local builder/contractor, Gustave Adolph Lium.

The property is registered as an Oregon State Historic Site as well as listed on the National Register of Historic Places.

VI. CONFORMANCE WITH CRITERIA:

A. Designation Criteria for Historic Districts/Landmarks ~ Section 13.441

A Historic District, a Conservation District, and a Landmark may be recommended for designation by the Historical Buildings and Sites Commission and designated by the City Council, providing all the following criteria are addressed during consideration by the review body.

Criterion 1: The designation of a District or Landmark serves the purpose of this section.

Staff’s Response: Satisfied. The purpose of Section 13.400, Historic Districts, is to effect and accomplish the protection, enhancement and perpetuation of such improvements which are reflective of the City’s cultural, social economic, political and architectural history. The inclusion of the Cornell House will serve to meet the intent of the historic preservation ordinance for both the cultural impact and architectural style of the building.

Criterion 2: The boundaries of a District are adequate and suitable for designation.

Staff’s Response: Not Applicable. The request is for Local Landmark status of the Cornell House, rather than a new District.

Criterion 3: Consideration of the positive and negative effects of the designation upon residents, businesses or property owners of the area.

Staff’s Response: Satisfied. The subject property is located just outside of the Downtown Historic District and designation as a Local Landmark will have a positive impact on the character of the neighborhood as a whole. The addition of the Cornell House to the Landmark List will maintain the property value and enhance the overall neighborhood.
Criterion 4: Consideration of the historic character, value, context, and integrity of the proposed District or Landmark.

Staff’s Response: Satisfied. The Cornell House was listed in the National Register of Historic Places in October of 2002. As such, the integrity of the Landmark is verifiable.

VII. RECOMMENDATION:

Staff recommends the Historic Buildings and Sites Commission RECOMMEND APPROVAL of the Historic Local Landmark request to the City Council.

VIII. HISTORICAL BUILDINGS AND SITES COMMISSION ACTION:

A. Recommend approval of the request as submitted.
B. Recommend approval of the request as modified by the HBSC (list).
C. Recommend denial of the request for the following reasons (list).
D. Postponement: Continue item:
   1. indefinitely.
   2. to a certain time.

Note: Law requires that final action be taken within 120 days of the date the application was deemed complete, including resolution of all appeals.

IX. INDEX TO EXHIBITS:

1. Location Map
2. Aerial Photo
3. Applicant’s Narrative and Application
PLANNING APPLICATION FORM

Property Address: 121 NE 6 St

Assessor's Map & Tax Lot: 36 - OS - 17 - BL Tax Lot(s) 3700

Zoning: GC

City: ☑ UGB:

Project Type: (Please check all applicable)
☑ Site Plan
☑ Standard Architectural Review
☑ Discretionary Arch. Review
☑ Special Concept Plan
☑ Partition
☑ Property Line Adjustment
☑ Property Line Vacation
☑ Planned Unit Development
☑ Subdivision
☑ Final Subdivision or PUD Plat
☑ Variance
☑ Comp Plan/Zone Map Amendment
☑ Text Amendment
☑ Pre-Application
☑ Appeal / Sign Code Appeal
☑ Other:

Size of Project (# of units, lots, sq. ft., etc):

Attachments:
☑ (8) Folded Maps/Site Plan to scale
☑ (1) 8 1/2x 11" reduced copy of site plan
☑ Electronic copy
☑ Written Narrative/Response to Criteria
☑ Power of Attorney
☑ Service Agreement
☑ Architectural Features
☑ Other:

Description of Request
(include name of project and proposed uses):

Property Owner: Thomas Ford
Address: 121 NE 6 St

Phone: 541-479-8055 or 541-479-2200
Email:

Applicant: Thomas Ford
Address: 121 NE 6 St

Phone: 541-479-8055
Email:

Authorized Representative (if different from applicant):

Address:

Phone:

Email:

Surveyor or Engineer (if applicable):

Address:

Phone:

Email:

CERTIFICATION: I hereby certify that the information on this application is correct and that I own the property or the owner has executed a Power of Attorney authorizing me to pursue this application (attached).

Thomas Ford 02-01-2022

(Signature of owner or Attorney-in-Fact) Date

THomas Ford Date

(Signature of owner or Attorney-in-Fact) Date

(For Office Use)
Date Application Received: 3-7-22
Date Application Complete: 3-9-22
Pre-App required? Y N Pre-App #
Fees Paid: Y N Initials: CN
File Number(s): 303-00116-22

T:\CD\PLANNING\FORMS\Planning Application Forms\Planning Application Form updated 4-29-19.doc

Exhibit 3
“Effort was really made to not change anything outwardly. The reason it’s a mainstay is because things don’t change there,” O’Malley said.

It’s hard to miss the bar when meandering downtown, thanks mostly to the iconic 1960s-era neon sign, something that O’Malley intends to keep as authentic as possible.

“It’s hard to maintain these days because almost no one does neon,” he said. People have asked if he would switch to LED, but he declines because “the technology is not there where it would match. It’d be changing it too much.”

Albert B. and Mary Cornell House

Built in 1925, the Mission Revival style of architecture at 121 N.E. B St. is an example of largely unadorned stucco walls, a front entry porch and roof parapets.

Owned by Tom Ford since 1990, the building has been a laundry list of businesses and will be converted back to a residence in the near future.

Some of the mechanical elements have been redone, but Ford said nothing in the interior has changed. Wally Huntington, a well-known landscape architect, designed the gardens around the home.

“He specifically wanted people to slow down in the courtyard and look at the house,” Ford said.

The 1925 building has been on the National Register of Historic Places since 2002. According to the application for that honor, the residence even then was the only surviving building from the 1920s on the south side of B Street between Sixth and Seventh streets.

Builder and contractor Gustave Adolph Liun crafted the home for the Cornellis. Liun for nearly four decades built or oversaw construction of about 50 local buildings — including the former U.S. Forest Service compound on L Street and the Oregon Caves Chateau — before he retired in 1961.

Albert Cornell was a prolific insurance agent from 1906 to his death in 1943 who worked out of his home and was also a member of the Grants Pass City Council and the Josephine County Fair Board. The last Cornell to live in the house, Albert’s son’s wife, died in 1985.

Before the most recent tenant, Studio 121 massage, the building featured a wholesale Christian apparel company called Living Epistles. Before that it was a law office and an accounting office.

Ford, who owns multiple National Register buildings in Portland, said that the passion for taking care of what’s historic is catching wind everywhere.

“You have to keep that preservation going,” Ford said. “So much has been taken away, and people are realizing that’s not the best idea.”

Reach reporter Lauren Bishop at 541-474-3806 or lbishop@thedailycourier.com.
November 13, 2002

Thomas P. Ford
1983 NW Flanders Street
Portland OR 97209

Re: National Register of Historic Places

Dear Mr. Ford:

We are pleased to inform you that the following property was officially re-listed in the National Register of Historic Places on October 31, 2002.

CORNELL, ALBERT B. AND MARY, HOUSE
121 NE B Street
Grants Pass, Josephine County
NRIS #02001279

The National Register is the Federal government's official list of historic properties worthy of preservation. Listing property in the National Register not only provides recognition of the property's historic importance in the community. It assures protective review of Federal projects that might adversely affect the character of the property.

Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. The Federal government will not attach restrictive covenants to the property or seek to acquire the property. Under certain circumstances, such properties may be eligible for grant assistance and tax benefits under Federal and State programs. Public visitation rights are not required of owners excepting those nominal requirements stipulated in consideration of optional special assessment status for historic properties under Oregon Revised Statutes 358.475 et seq.

Properties listed in the National Register of Historic Places, including historic districts, are subject to protection under authority of Oregon Revised Statutes 197.772 and Oregon Administrative Rules 660-23-200 relating to historic resources and Statewide Land Use Planning Goal 5. National Register districts are designated by consensus in accordance with the public review process set forth in federal rule, 36 CFR 60. Property owner requests for removing protected status from National Register properties are not allowed under the state code for comprehensive land use planning.
If questions arise concerning the National Register program or process, please contact Nancy A. Niedernhofer, the National Register Coordinator for the State Historic Preservation Office at the following number: 503-378-4168, ext. 256.

Sincerely,

James Hamrick, Jr.
Assistant Director for Heritage Conservation
Deputy State Historic Preservation Officer

cc: Michael L. Oaks, Josephine County Historical Society
Cornell House accounts for latest historic home

By Barbara Bally
of the Daily Courier

The Albert B. and Mary Cornell House is the 11th building on the prestigious National Register of Historic Places.

Built in 1925, the gray stucco dwelling with a parapet-surrounded roof, front entry porch and full basement, located across the street from Newman United Methodist Church at 121 N.E. B St., was added to the register on Oct. 28. The building, which is currently leased for office space by accountant Cynthia Harelson, is a unique local example of the Mission Revival style of architecture. It’s also an outstanding example of builder Gustave A. Leith Laun’s fine craftsmanship.

Mike Oaks of the Josephine County Historical Society prepared the application that earned historic designation for the property.

He notes the site has the only surviving reminder of the 1950s on the south side of B Street between Sixth and Seventh streets.

The 30-by-40-foot house contains a kitchen, living room, den, bedroom, two bathrooms, and a laundry room. The full basement houses a second bathroom and fruit room, as well as storage and furnace areas.

“This house has a huge amount of character and is a memory of the people who live in the building,” said Laun.

The Mission style represented a post-Victorian era return to simple, authentic and harmonious design devoid of sculptural adornments. It was associated with the American Arts and Crafts movement, and became popular following the World’s Columbian Exposition of 1893 in Chicago. The original wooden floors, moldings and trim of the Cornell House are in fine shape.

The builder/developer was born in Christine, N.D., in 1884, and at the age of 27 he moved to Oregon, where he worked in the construction trade. Over the course of 23 years, Laun built more than 50 homes and businesses in and near Grants Pass, including the historic Amos Voehls House on B Street; before he retired in 1912.

Kimberly Boltz, left, and Cynthia Harelson, are framed in the home’s distinctive, rounded entryway, which is a signature of the Mission Revival style of architecture. The home was built in 1925.

An active member of Bethany Presbyterian Church, Laun also constructed many buildings for the U.S. Forest Service. On Sept. 9, 1940, while building the Mount Emily lookout near Brookings, Laun witnessed a direct attack on the U.S. mainland when a small Japanese plane dropped an incendiary bomb, which started a forest fire.

Albert B. Cornell was born in Maple Grove, Minn., in 1869. He moved to Oregon at the age of 20, worked as a telegrapher for the Southern Oregon Pacific Railroad, and married Mary Meyers, a native Oregonian, in 1889.

Once he became an agent for Oregon Mutual Life Insurance, Cornell grossed $80,000 in annual sales which, Oaks notes, is equivalent to $1 million in today’s economy. Cornell hired Laun to construct his B Street home in 1925, and the two became close friends over the years. Cornell’s wife raised more than 100 varieties of iris on their property.

Cornell was a member of the CPA Cynthia Harelson has her business in the Albert B. and Mary Northeast B Street in Grants Pass. The house was recently listed of Historic Places.

Grants Pass City Council and the Josephine County Fair Board in 1947, eight months after the Cornell’s celebrated their 50th wedding anniversary, he died of a sudden heart attack while stoking the furnace in their basement.

Laun died in the Josephine County Hospital 22 years later.

The last member of the Cornell family to inhabit the house died in 1967. The house was purchased in 1971 by its current owner, Thomas Ford, who was born in Grants Pass and operates a Portland real estate investment firm. A former resident of Grants Pass, Ford’s sister, Ruby, attended high school with Harelson. His father, Pat Ford, is a retired Lincoln Elementary School principal, and his mother, Virginia Ford, owns Kelly’s Irrigation and Supply Co.


Once Thomas Ford and his family retained Mike Oaks to complete the paperwork necessary for the Albert B. and Mary Cornell House to be considered for a listing on the National Register of Historic Places, Oaks invested hundreds of hours over the course of a year before the listing was approved.

This was the first time he’d tackled such a project. "It took a lot of work but it was worth it," said Oaks. "A lot of details about the building have to be explored before the application is approved and reviewed by the nine-member state board. Board members, who all live off the state, meet quarterly.

"The process involves tracking down assessment records and maps, trips to the courthouse and title company, and looking up old obituaries on microfilm, so it’s a lot of work for researching a family tree," said Oaks, the local historian and a past president of the Josephine County Historical Society.

Once the application was submitted and the board approval was made, before the board made its decision, a copy of the application was sent to each member. "A good place to start is always the local historical society," said Oaks. "I think they’re a great resource for anyone interested in the history of the county."

Exhibit 3

15
Kimberly Boltz, left, and Cynthia Hareison, are framed in the home's distinctive, rounded entrance, which is a signature of the Mission Revival style of architecture. The home was built in 1925.

An active member of Bethany Presbyterian Church, Linn also constructed many buildings for the U.S. Forest Service. On Sept. 9, 1943, while building on Mount Emily, a forest fire swept through the area. Linn witnessed a direct attack on the U.S. mainland when a small Japanese plane dropped an incendiary bomb, which started a forest fire.

Albert B. Cornell was born in Mapleton, Minn., in 1889. He moved to Oregon at the age of 20 before working as a telegrapher for the

Southern Oregon Pacific Railroad and married Mary Meyers, a native Oregonian, in 1910.

Once he became an agent for Oregon Mutual Life Insurance, Cornell grossed $60,000 in annual sales, which the company later changed to $1 million in today's economy. Cornell hired Linn to construct his N Street home in 1923, and the two became close friends over the years. Cornell's wife raised a flock of irises on their property.

Cornell was a member of the

CPA Cynthia Hareison has her business in the Albert B. and Mary Cornell House on Northeast B Street in Grants Pass. The house was recently listed on the National Register of Historic Places.

Grants Pass City Council and the Josephine County Fair Board, In 1997, eight years after the Cornell's celebrated their 90th wedding anniversary, he died of a sudden heart attack while sitting in the living room.

Linn died in the Josephine County Hospital 2 years later.

The last member of the Cornell family to inhabit the house died in 1995. The house was purchased in 1996 by its current owner, Thomas Ford, who was born in Grants Pass and operates a Portland real estate investment firm.

The other Grants Pass buildings listed on the historic register include: The John and Susanna Ahl House, 512 W. Sixth St.; George Calhoun House, 612 W. Fifth St.; Clark McDonald House, 901 S.W. Sixth St.; Clark Pond House, 127 W. D St.; Michael Cline House, 102 N.W. Third St.; Thomas Croxton House, 102 N.W. Washington Blvd.; Dimmick Jordan House, 901 N.E. Fifth St.; Joseph Peterson House, 314 S.E. Fechter St.; Dr. William H. Flanagan House, 306 N.W. Sixth St., and the Grants Pass City Hall and Fire Station, Fourth and 11 streets.

Earning a spot on Register a time-consuming process

Once Thomas Ford and his family retained Mike Oaks to complete the paperwork necessary for the Albert B. and Mary Cornell House to be considered for a listing on the National Register of Historic Places, Oaks invested hundreds of hours over the course of a year before the listing was secured.

Oaks said he was the first time he'd tackled such a project. "It's a tedious process and it usually took me hundreds of hours," Oaks said. "Lots of details about the building have to be provided before the application is reviewed by the nine-member state board. Board members, who come from all over the state, meet quarterly.

"The process involves tracking down assessment records and maps, trips to the courthouse and the company, and looking up old obituaries on microfilm, so it's sort of like researching a family tree," said Oaks, the lead historian and a past president of the Josephine County Historical Society.

Once the application was submitted and the board approved it, Oaks had to make minor corrections based on the board's recommendations before they forwarded it to the National Register of Historic Places.

"Along with a computer copy that included the final revisions, I also had to supply one copy completed on white cotton bond paper to both the state and national register in order to preserve them for posterity," he said.

Applicants who agree to open their home for a public tour once a year can also apply for a 15 percent property tax reduction, he said.

The Oregon Parks and Recreation Department will mail a free pocket of detailed guidelines and other information about the historic landmark registry process. Write to: The Oregon Parks and Recreation Department, c/o Nancy Niederhofer, National Register Coordinator for State Historical Preservation, 115 Commercial St. N.E., Suite 2, Salem, OR 97301-4002; call (503) 374-4100 Ext. 326, or fax (503) 374-6417.
I. PROPOSAL:

The request is to designate the subject property as an Historic Local Landmark. The structure is listed as eligible/contributing in the Historic Resources Survey and Inventory of the Central Business District for the City of Grants Pass, dated August 1992 (Survey 38, Exhibit 3). The applicant has submitted a narrative in support of the designation (Exhibit 4).

II. AUTHORITY:

Sections 2.060, 7.064 and 13.442 authorize the Historical Building and Sites Committee to make a recommendation to the City Council and authorize the City Council to make a final decision on an application for historic designation or amendment to the historic district requiring a Type IV procedure, in accordance with procedures of Section 2.060.

III. CRITERIA:

The decision must be based upon the criteria contained in Section 13.441 of the Grants Pass Development Code.
IV. APPEAL PROCEDURE:

The City Council’s final decision may be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council's written decision.

V. DISCUSSION:

The subject property is a registered Oregon Historic Site (Exhibit 5) and is located in the in the Grants Pass “G” Street National Register Historic District.

Built in 1900, this building was used as a grocery warehouse from construction through at least 1930. By 1947 the "Wonder Bur," a tavern/restaurant had opened at the site and continues to operate today. The historical significance, beyond the building itself, lies in the fact that the Wonder Bur Lounge & Café, in its current configuration, has occupied the same site since 1972 and retains the iconic 1960s era neon sign.

The current owner David O’Malley and his wife Caitlin have owned the Wonder Bur Lounge & Café, since May 2020, before that his aunt and uncle ran the business for almost 30 years. Before that, O’Malley’s grandfather purchased the business in 1956.

VI. CONFORMANCE WITH CRITERIA:

A. Designation Criteria for Historic Districts/Landmarks ~ Section 13.441

A Historic District, a Conservation District, and a Landmark may be recommended for designation by the Historical Buildings and Sites Commission and designated by the City Council, providing all the following criteria are addressed during consideration by the review body.

Criterion 1: The designation of a District or Landmark serves the purpose of this section.

Staff's Response: Satisfied. The purpose of Section 13.400, Historic Districts, is to effect and accomplish the protection, enhancement and perpetuation of such improvements which are reflective of the City’s cultural, social economic, political and architectural history. The inclusion of the Wonder Bur Lounge & Cafe and building will serve to meet the intent of the historic preservation ordinance for both the cultural impact of the business and architecture of the building.

Criterion 2: The boundaries of a District are adequate and suitable for designation.

Staff’s Response: Not Applicable. The request is for Local Landmark status of the Wonder Bur Lounge & Cafe, rather than a new District. It is located within the Downtown Historic District.

Criterion 3: Consideration of the positive and negative effects of the designation upon residents, businesses or property owners of the area.
**Staff’s Response: Satisfied.** The subject property is located in the Downtown Historic District, as well as the “G” Street National Register Historic District and designation as a Local Landmark will have a positive impact on the character of the both Districts as a whole. The addition of the Wonder Bur Lounge & Cafe to the Landmark List will maintain the property value and enhance the overall neighborhood.

**Criterion 4:** Consideration of the historic character, value, context, and integrity of the proposed District or Landmark.

**Staff’s Response: Satisfied.** The Wonder Bur Lounge & Cafe offers truly historic character and value to the Downtown Historic District through the continuity of the business and fixtures for nearly 90 years. The integrity of the Landmark is verifiable.

**VII. RECOMMENDATION:**

Staff recommends the Historic Buildings and Sites Commission **RECOMMEND APPROVAL** of the Historic Local Landmark request to the City Council.

**VIII. HISTORICAL BUILDINGS AND SITES COMMISSION ACTION:**

A. Recommend approval of the request as submitted.
B. Recommend approval of the request as modified by the HBSC (list).
C. Recommend denial of the request for the following reasons (list).
D. Postponement: Continue item:
   1. indefinitely.
   2. to a certain time.

**Note:** Law requires that final action be taken within 120 days of the date the application was deemed complete, including resolution of all appeals.

**IX. INDEX TO EXHIBITS:**

1. Location Map
2. Aerial Photo
3. Historic Survey
4. Applicant’s Narrative and Application
5. Oregon Historic Site Registration
6. Additional Comment
<table>
<thead>
<tr>
<th>GP SURVEY #</th>
<th>HISTORIC NAME</th>
<th>COMMON NAME</th>
<th>ADDRESS</th>
<th>BL</th>
<th>LOT</th>
<th>YR BUILT</th>
<th>TAXLOT(S)</th>
<th>RANKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>61</td>
<td>Caveeman Plaza</td>
<td>Ben Franklin Savings</td>
<td>198 SW 6TH ST</td>
<td>RR</td>
<td>RESERVE</td>
<td>1970a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>62</td>
<td>Caveeman Plaza</td>
<td>Caveeman Plaza</td>
<td>204 SW 6 ST</td>
<td>RR</td>
<td>RESERVE</td>
<td>1960</td>
<td>101</td>
<td></td>
</tr>
<tr>
<td>63</td>
<td>Corner of G &amp; 6th retail</td>
<td>Professional Bldg</td>
<td>208 SW 6 ST</td>
<td>49</td>
<td>1, 2</td>
<td>c.1900</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>64</td>
<td>GP Hodge Warehouse</td>
<td>The Royal Barge</td>
<td>122-126 SW H ST</td>
<td>49</td>
<td>18</td>
<td>c.1900</td>
<td>1600</td>
<td></td>
</tr>
<tr>
<td>65</td>
<td>GP Hodge Warehouse</td>
<td>The Wonder Sur</td>
<td>120 SW H ST</td>
<td>49</td>
<td>19</td>
<td>c.1900</td>
<td>1700</td>
<td></td>
</tr>
<tr>
<td>66</td>
<td>Grocery/Redmen's Hall</td>
<td>K-G Men's Store</td>
<td>116 SW H ST</td>
<td>49</td>
<td>Por. 20-21</td>
<td>c.1900</td>
<td>1900</td>
<td></td>
</tr>
<tr>
<td>67</td>
<td>Palace Hotel</td>
<td>Littke Italy</td>
<td>234 SW 6TH ST</td>
<td>49</td>
<td>Por. 22-24</td>
<td>c.1895</td>
<td>2000, 2100</td>
<td></td>
</tr>
<tr>
<td>68</td>
<td>One-Eleven Building</td>
<td>201-207 SW 6 ST</td>
<td>48</td>
<td>1, 2</td>
<td>c.1890</td>
<td>2200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>69</td>
<td>Knights Inn</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>70</td>
<td>Same's Restaurant</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>71</td>
<td>Captain Copy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>72</td>
<td>The Gem Trader</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>73</td>
<td>Mr. Harvey's</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>74</td>
<td>Animal Kingdom</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>75</td>
<td>Auto Storage Garage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>76</td>
<td>Alpha Baptist Church</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>77</td>
<td>Dental Office/Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>78</td>
<td>Pete's Discount Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>79</td>
<td>St. Vincent DePaul's</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>80</td>
<td>Valley Auto Glass</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>81</td>
<td>Huck's Garage</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>82</td>
<td>R. J.'s Pump &amp; Paint</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>83</td>
<td>GP Building Supply</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>84</td>
<td>Caveeman Heating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>85</td>
<td>Church Education Ctr</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>86</td>
<td>Christian Sci. Reading</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>87</td>
<td>Furniture Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>88</td>
<td>Drink/Lunch Counter</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>89</td>
<td>Drink/Lunch Counter</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>90</td>
<td>Grocery/Cigar Store</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>91</td>
<td>Salt &amp; Pepper/Oak Arch</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Property Address: 116 SW H ST.

Assessor’s Map & Tax Lot:
36 05 16 DA Tax Lot(s) 1400

Zoning: CBD - Historic District

Project Type: (Please check all applicable)
☐ Standard Architectural Review
☐ Discretionary Arch. Review
☐ Special Concept Plan
☐ Partition
☐ Property Line Adjustment
☐ Property Line Vacation
☐ Planned Unit Development
☐ Subdivision
☐ Final Subdivision or PUD Plat
☐ Variance
☐ Comp Plan/Zone Map Amendment
☐ Text Amendment
☐ Pre-Application
☐ Appeal / Sign Code Appeal
☐ Other: Local Landmark

Size of Project (# of units, lots, sq. ft., etc.):

Attachments:
☐ (8) Folded Maps/Site Plan to scale
☐ (1) 8 1/2 x 11" reduced copy of site plan
☐ Electronic copy
☐ Written Narrative/Response to Criteria
☐ Power of Attorney
☐ Service Agreement
☐ Architectural Features
☐ Other: Photos emailed to staff.

Description of Request
(include name of project and proposed uses):
Application to become a Local Landmark.

Submitted by Mark Warren (HBSC)

CERTIFICATION: I hereby certify that the information on this application is correct and that I own the property, or the owner has executed a Power of Attorney authorizing me to pursue this application (attached).

(Signature of owner or Attorney-in-Fact) Date

(Signature of owner or Attorney-in-Fact) Date

(For Office Use)
Date Application Received: 3-2-22
Date Application Complete: 3-7-22
Pre-App required? Y ☐ Pre-App #
Fees Paid: ☐ Initials: CW
File Number(s): 303-00117-22

Exhibit 4
"I have had four generations of family touch the same door knob that my great-grandparents touched when they'd come to visit," McConnell said.  
"I really wanted to keep it intact, because I loved it here and it meant a lot."

**Wonder Bur Lounge & Cafe**

David O'Malley and his wife Caitlin have owned the Wonder Bur Lounge & Cafe, 116 S.W. H St., since May 2020. Before that, his aunt and uncle ran the place for almost 30 years. Before that, O'Malley's grandfather purchased the business in 1956.

Diedre and Charlie Geisel owned the bar for nearly three decades prior to O'Malley taking over during the beginning of the pandemic, and while working there Diedre started looking into the history of the building through the Josephine County Historical Society.

There aren’t extensive records on the history of the buildings and its owners, and that's partly because some records were destroyed in a fire in 1957. The building itself was built in 1900, at least according to the historical plaque on the front that describes when it was a grocery warehouse.

The cafe opened in 1972, and before that O'Malley said the bar served tacos out of a small back closet. Before that, the cafe side was at some point a Merle Norman Cosmetics Studio, O'Malley said.

"If you peel back the paneling in there it's a horrible baby pink color," he laughed.

When O'Malley took over, he updated a lot of the internal workings of the building, but tried to keep the historic feel alive.

"Effort was really made to not change anything outwardly. The reason it's a mainstay is because things don't change there," O'Malley said.

It's hard to miss the bar when meandering downtown, thanks mostly to the iconic 1960s-era neon sign, something that O'Malley intends to keep as authentic as possible.

"It's hard to maintain these days because almost no one does neon," he said. People have asked if he would switch to LED, but he declines because "the technology is not there where it would match. It'd be changing it too much."

**Albert B. and Mary Cornell House**

Built in 1925, the Mission Revival style of architecture at 121 N.E. B St. is an example of largely undorned stucco walls, a front entry porch and roof parapets.

Owned by Tom Ford since 1990, the building has been a laundry list of businesses and will be converted back to a residence in the near future.

Some of the mechanical elements have been redone, but Ford said nothing in the interior has changed. Wally Huntington, a well-known landscape architect, designed the gardens around the home.

"He specifically wanted people to slow down in the courtyard and look at the house," Ford said.

The 1925 building has been on the National Register of His-
Oregon Historic Site Record

**LOCATION AND PROPERTY NAME**

<table>
<thead>
<tr>
<th>address:</th>
<th>historic name:</th>
<th>current/other names:</th>
<th>block/lottax lot:</th>
<th>twshp/rng/sec/qr sect:</th>
</tr>
</thead>
<tbody>
<tr>
<td>116 SW H St, Grants Pass, Josephine County</td>
<td>Grocery Warehouse</td>
<td>The Wonder Bur</td>
<td></td>
<td>36S 5W 18</td>
</tr>
</tbody>
</table>

**PROPERTY CHARACTERISTICS**

<table>
<thead>
<tr>
<th>resource type:</th>
<th>height (stories):</th>
<th>total elig resources:</th>
<th>totalinelig resources:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building</td>
<td>1.0</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| elig evaluation: | not eligible/non-contributing |                       |                        |

| prim constn date: | second date: | |
|------------------|--------------|
| c.1900           | c.1947       |

<table>
<thead>
<tr>
<th>NR Status:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listed in Historic District</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>date indiv listed:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>primary orig use:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>second orig use:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>primary style:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other/Undefinded</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>secondary style:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>primary siding:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete Block</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>secondary siding:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood/Undef词条</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>plan type:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>orig use comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alterred</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>prim style comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>sec style comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>siding comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>architect:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>builder:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>comments/notes:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
</tbody>
</table>

**GROUPINGS / ASSOCIATIONS**

<table>
<thead>
<tr>
<th>Survey/Grouping Included In:</th>
<th>Type of Grouping</th>
<th>Date Listed</th>
<th>Date Compiled</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants Pass G Street Historic District</td>
<td>Listed Historic District</td>
<td>10/07/1993</td>
<td>2001</td>
</tr>
<tr>
<td>Grants Pass G Street Historic District, RLS Resurvey 2014</td>
<td>Listed Historic District</td>
<td></td>
<td>2014</td>
</tr>
</tbody>
</table>

**SHPO INFORMATION FOR THIS PROPERTY**

<table>
<thead>
<tr>
<th>NR date listed:</th>
<th>106 Project(s):</th>
<th>None</th>
</tr>
</thead>
<tbody>
<tr>
<td>ILS survey date:</td>
<td>Special Assess</td>
<td>None</td>
</tr>
<tr>
<td>RLS survey date:</td>
<td>Project(s):</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Federal Tax</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Project(s):</td>
<td></td>
</tr>
</tbody>
</table>

| 04/29/2014       | |

**ARCHITECTURAL / PROPERTY DESCRIPTION**

(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations.)

Refer to scanned documents link.

**HISTORY**

(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present.)

Refer to scanned documents links.

**RESEARCH INFORMATION**

<table>
<thead>
<tr>
<th>Title Records</th>
<th>Census Records</th>
<th>Property Tax Records</th>
<th>Local Histories</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanborn Maps</td>
<td>Biographical Sources</td>
<td>SHPO Files</td>
<td>Interviews</td>
</tr>
<tr>
<td>Obituaries</td>
<td>Newspapers</td>
<td>State Archives</td>
<td>Historic Photographs</td>
</tr>
<tr>
<td>City Directories</td>
<td>Building Permits</td>
<td>State Library</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Regional Library:</th>
<th>University Library:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Other Repository:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bibliography:</th>
</tr>
</thead>
</table>
The Wonder Bur deserves landmark recognition for its decades-long history as a cultural and social gathering place, its continuous ownership and operation by the same family during that entire period of time, and its iconic neon sign that dates to the late '50s- early '60s. I'm not aware of any other similar establishment that compares in terms of longevity or continuous family ownership.

These are very similar reasons to the Grants Pass Pharmacy obtaining landmark status last year.

The lounge has been open in the heart of Downtown for over 65 years and the Café for 50 years.

Although the exterior was altered, it was altered over 50 years ago and hasn't been altered since.

The neon sign is one of the oldest surviving neon signs in the city and is the most distinctive surviving commercial neon, the style being representative of the '50s-'60s. We have very few surviving vintage neons Downtown or in the city, which adds to its significance.

For all of these reasons, it deserves local landmark status. It has been discussed and voted on by the HBSC twice previously as well as having been featured in two different Daily Courier articles.

Ward Warren
I. PROPOSAL:

The request is to designate the subject property as a Historic Local Landmark. The English Cottage built for insurance broker M. D. Clark in 1936 occupies a wooded site of just over a half-acre at the foot of SE 8th Street, on the north bank of the Rogue River. The applicant has submitted a narrative in support of the designation (Exhibit 3).

II. AUTHORITY:

Sections 2.060, 7.064 and 13.442 authorize the Historical Building and Sites Committee to make a recommendation to the City Council and authorize the City Council to make a final decision on an application for historic designation or amendment to the historic district requiring a Type IV procedure, in accordance with procedures of Section 2.060.

III. CRITERIA:

The decision must be based upon the criteria contained in Section 13.441 of the Grants Pass Development Code.
IV. APPEAL PROCEDURE:

The City Council’s final decision may be appealed to the State Land Use Board of Appeals (LUBA) as provided in state statutes. A notice of intent to appeal must be filed with LUBA within 21 days of the Council's written decision.

V. DISCUSSION:

Commission of the house was undertaken in the Great Depression after an initial period of arrested building activity. The house is shown to have been coincident with a local trend resulting from a mortgage workshop sponsored by the Federal Housing Authority. Because of the promotion, Grants Pass experienced a minor residential building boom in the southeast sector in 1936. The well-researched developmental history of the property shows that the original investor was M. D. Clark, a retired banker who, with his wife, had followed his son to the West Coast from Arkansas, first to California and eventually to Grants Pass. To recoup losses in the stock market crash of 1929, Clark reentered the business world, founding Clark Insurance Agency, which his son Marvin soon joined, as did, eventually, his grandsons. No architect or builder has been identified with the house to date, though it has been speculated that the local contractor LeMoss was responsible for carrying out plans brought by Clark from California. A photograph which appeared in the Grants Pass Courier for July 27, 1936 shows the house was substantially complete by that time. The Clarks left the property after only a few years residing there.

Since 1995, the house has been owned and rehabilitated by Arden McConnell, daughter of a subsequent owner, Helen McConnell, who owned and lived in the house in the 1940s and 1950s and rented it to others for a time after relocating to California.

The property is registered as an Oregon State Historic Site as well as listed on the National Register of Historic Places.

VI. CONFORMANCE WITH CRITERIA:

A. Designation Criteria for Historic Districts/Landmarks ~ Section 13.441

A Historic District, a Conservation District, and a Landmark may be recommended for designation by the Historical Buildings and Sites Commission and designated by the City Council, providing all the following criteria are addressed during consideration by the review body.

Criterion 1: The designation of a District or Landmark serves the purpose of this section.

Staff’s Response: Satisfied. The purpose of Section 13.400, Historic Districts, is to effect and accomplish the protection, enhancement and perpetuation of such improvements which are reflective of the City’s cultural, social economic, political and architectural history. The inclusion of the Clark-McConnell house will serve to meet the intent of the historic preservation ordinance for both the cultural impact and architectural style of the building.

Criterion 2: The boundaries of a District are adequate and suitable for designation.
Staff’s Response: Not Applicable. The request is for Local Landmark status of the Clark-McConnell house, rather than a new District.

Criterion 3: Consideration of the positive and negative effects of the designation upon residents, businesses or property owners of the area.

Staff’s Response: Satisfied. The subject property is located along the north bank of the Rogue River and within a residential neighborhood. Over 60 years after its construction, the Clark-McConnell House remains an unaltered and significant example of the English Cottage Style as utilized in Grants Pass during the mid-1930s. Designation as a Local Landmark will have a positive impact on the character of the City and serve to further the appreciation of the growth experienced by the City since its founding.

Criterion 4: Consideration of the historic character, value, context, and integrity of the proposed District or Landmark.

Staff’s Response: Satisfied. As the best identified example of the wood shingle English Cottage Style in the Grants Pass vicinity, the 1936 Clark-McConnell House is exemplary of that style. Accurately reflecting its original design and appearance and long associated with two prominent families in the Grants Pass area, the Clark-McConnell House retains very high integrity in its use of materials, its workmanship and setting on the banks of the Rogue River. The integrity of the Landmark is verifiable.

VII. RECOMMENDATION:

Staff recommends the Historic Buildings and Sites Commission RECOMMEND APPROVAL of the Historic Local Landmark request to the City Council.

VIII. HISTORICAL BUILDINGS AND SITES COMMISSION ACTION:

A. Recommend approval of the request as submitted.
B. Recommend approval of the request as modified by the HBSC (list).
C. Recommend denial of the request for the following reasons (list).
D. Postponement: Continue item:
   1. indefinitely.
   2. to a certain time.

Note: Law requires that final action be taken within 120 days of the date the application was deemed complete, including resolution of all appeals.

IX. INDEX TO EXHIBITS:

1. Location Map
2. Aerial Photo
3. Applicant’s Narrative and Application
**PLANNING APPLICATION FORM**

Property Address: 961 SE 8th St

Assessor's Map & Tax Lot:
- 36-05-19-2 AA
- 36-05-19-2 AA

Zoning: R-2

City: Yes UGB: No

Project Type: (Please check all applicable)
- Site Plan
- Standard Architectural Review
- Discretionary Arch. Review
- Special Concept Plan
- Partition
- Property Line Adjustment
- Property Line Vacation
- Planned Unit Development
- Subdivision
- Final Subdivision or PUD Plat
- Variance
- Comp Plan/Zone Map Amendment
- Text Amendment
- Pre-Application
- Appeal / Sign Code Appeal
- Other: [ ]

Size of Project (# of units, lots, sq. ft., etc):

Attachments:
- (8) Folded Maps/Site Plan to scale
- (1) 8 ½ x 11” reduced copy of site plan
- Electronic copy
- Written Narrative/Response to Criteria
- Power of Attorney
- Service Agreement
- Architectural Features
- Other: [ ]

Description of Request: Landmarks Clark-McConnell Historic Home is on the National Historic Register. Needs to be a local landmark

Property Owner: McConnell Family Trust
Address: 961 SE 8th St
Phone: 541-476-3333
Email: Arden.M@Chateri.Net
Applicant: Arden M McConnell
Address: 961 SE 8th St

Authorized Representative (if different from applicant):
Address: 
Phone: 
Email: 

Surveyor or Engineer (if applicable):
Address: 
Phone: 
Email: 

CERTIFICATION: I hereby certify that the information on this application is correct and that I own the property, or the owner has executed a Power of Attorney authorizing me to pursue this application (attached).

[Signature of owner or Attorney-in-Fact]

Date

(For Office Use)
Date Application Received: 3-8-22
Date Application Complete: 3-7-22
Pre-App required? Y No Pre-App #
Fees Paid: [ ] Initials: [ ]
File Number(s): 303-00118-22
they were in the 1950s.”

Croucher said he’s a history buff, so it’s been nostalgic going through the process of getting the alley on the official landmark map.

“I believe in the community, so I think it’s kind of cool, especially there on G Street with the old historic buildings. It’s neat to look back at where Grants Pass started and where it is now,” Croucher said.

**Clark-McConnell House**

The English cottage style home at 961 S.E. Eighth St., built in 1936 for insurance broker M.D. Clark, is purposefully asymmetrical, an allusion to English and Norman manor houses in the 16th and 17th centuries.

Arden McConnell has lived in the house since the 1940s and recalls the property owner even before the home was built. She also remembers Clark, whom she said built replicas of his wife’s dream house in many cities he stopped in while he was managing banks.

Helen and Sam McConnell and their daughter were living in a home on L Street at the time the home that faces the Rogue River was built, and the family walked past the place to go fishing until it was for sale a second time in 1945.

“It was the house [my mother] had always dreamed of. She loved it ever since, and I have too.”

When McConnell bought the home, now on the National Register of Historic Places, from her parents in 1995, she got to work restoring it to its former glory after years of rental tenants, from the long maple floor tiles to the hand-plastered walls and archways, to the original kitchen sink and cabinetry.

“I have had four generations of family touch the same door knob that my great-grandparents touched when they’d come to visit,” McConnell said.

“I really wanted to keep it intact, because I loved it here and it meant a lot.”

**Wonder Bur Lounge & Cafe**

David O’Malley and his wife Caitlin have owned the Wonder Bur Lounge & Cafe, 116 S.W. H St., since May 2020. Before that, his aunt and uncle ran the place for almost 30 years. Before that, O’Malley’s grandfather purchased the business in 1956.

Diedre and Charlie Geissel owned the bar for nearly three decades prior to O’Malley taking over during the beginning of the pandemic, and while working there Diedre started looking into the history of the building through the Josephine County Historical Society.

There aren’t extensive records on the history of the buildings and its owners, and that’s partly because some records were destroyed in a fire in 1937. The building itself was built in 1900, at least according to the historical plaque on the front that describes when it was a grocery warehouse.

The cafe opened in 1972, and before that O’Malley said the bar served tacos out of a small back closet. Before that, the cafe side was at some point a Merle Norman Cosmetics Studio, O’Malley said.

“If you peel back the paneling in there it’s a horrible baby pink color,” he laughed.

When O’Malley took over, he updated a lot of the internal workings of the building, but tried to keep the historic feel alive.
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 15A). Complete each item by marking "X" in the appropriate box or by stating the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architecture, 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  CLARK-MCCONNELL HOUSE

other names/site number  n/a

2. Location

street & number  961 S E 8th 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 of 1966, as amended, I hereby certify that this √ nomination □ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property √ meets □ does not meet the National Register Criteria. I recommend that this property be considered significant □ nationally □ statewide □ locally. ( □ See continuation sheet for additional comments.)

Signature of certifying official/Title  Deputy SHPO  Date  April 25, 1998

Oregon State Historic Preservation Office

State or Federal agency and bureau

In my opinion, the property □ meets □ does not meet the National Register criteria. ( □ See continuation sheet for additional comments.)

Signature of commenting or other official  Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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 Keeper  Date of Action  Edson W. Beall  6/3/98

Exhibit 3

39
CLARK - McCONNELL HOUSE (1936)
961 SE Eighth Street
Grants Pass, Josephine County, Oregon

COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE

The English Cottage built for insurance broker M. D. Clark in 1936 in Grants Pass, Oregon occupies a wooded site of just over a half acre at the foot of SE Eighth Street, on the north bank of the Rogue River. It is proposed for nomination under Criterion C as a notably intact, good, representative example of its architectural type locally.

Having the economical air of a well-crafted builder's version of a published plan, the one-and-a-half-story house of wood frame construction rises as a core volume with perpendicular wing enclosed by a dominating, steep double-pitched roof. The core volume is given the picturesque asymmetry which is a hallmark of the romantic period styles based on English and Norman manor houses of the 16th and 17th centuries. The west slope of the roof of the core volume is notched at the southwest corner, where, set back from the front wall plane, an enclosed portico with round-arched portal is sheltered by a continuation of the west roof slope. Overall ground plan dimensions are 36 x 36 feet. Offset from the rear, northeast corner is a flat-roofed, single-bay garage attachment with raked shingle siding which is integral to the original development, although the proponent points to evidence that its roof line has been altered.

The exterior of the house as a whole is clad with raked shingle siding, with stucco and decorative half timbering accenting the notched entrance porch corner. In keeping with the English Cottage style, the exterior was further enriched by the polychrome effect of gable peak shingles painted umber in contrast to the dark brown shingles of the general body. The gables have close verges and boxed cornices. All trimwork is painted white. There is an outside brick end chimney with stepped shoulders on the west wing. Typical windows, some of which are grouped in pairs, are double hung sash with six-over-one lights. A pedimented gable dormer lights bedroom space above the living room in the west wing. In the south facade, which directly overlooks the Rogue and Riverside Park beyond, fixed-light picture windows admit natural light and the view to the living and dining rooms.

The interior of the house is finished simply with plaster walls and ceilings, hardwood floors and little or none of the built in cabinetry which often is associated with high style modern Arts and
Crafts architecture. Detailing is restrained, consisting of plain baseboard, mahogany picture molding, window and door trim, a rounded entrance door, internal French doors, rounded archways, and a ceramic tile hearth and firebox in the livingroom which evidently had no mantelpiece.

This commission was undertaken in the Great Depression after an initial period or arrested building activity. The house is shown to have been coincident with a local trend resulting from a mortgage workshop sponsored by the Federal Housing Authority. Because of the promotion, Grants Pass experienced a minor residential building boom in the southeast sector in 1936. The well-researched developmental history of the property shows that the original investor was M. D. Clark, a retired banker who, with his wife, had followed his son to the West Coast from Arkansas, first to California and eventually to Grants Pass. To recoup losses in the stock market crash of 1929, Clark reentered the business world, founding Clark Insurance Agency, which his son Marvin soon joined, as did, eventually, his grandsons. The agency remains a local family owned concern. No architect or builder has been identified with the house to date, though it has been speculated that the local contractor LeMoss was responsible for carrying out plans brought by Clark from California. A photograph which appeared in the Grants Pass Courier for July 27, 1936 shows the house was substantially complete by that time. The Clarks left the property after only a few years residing there.

Since 1995, the house has been owned and rehabilitated by Arden McConnell, daughter of a subsequent owner, Helen McConnell, who owned and lived in the house in the 1940s and 1950s and rented it to others for a time after relocating to California.

The application provides a good discussion of the origins of the English Cottage style and compares the Clark-McConnell House with three other comparable properties identified in the city cultural resource inventory. Within the select comparative field, the Clark-McConnell House is considered the outstanding builder's version of a wood-shingle English Cottage.
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
- buildings
- sites
- structures
- objects
- Total

Noncontributing

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

none

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 19th/Early 20th Revival; Tudor Revival

Materials
(Enter categories from instructions)

foundation Concrete; Poured Perimeter
walls Wood; Shingle
- Stucco
roof Wood; Shingle
other Brick [chimney]

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

Please see attached continuation sheets

Exhibit 3
The one and one-half story wood-framed Clark-McConnell House was constructed in 1936. Long associated with two prominent families in the Grants Pass business community, the resource is exemplary as one of best English Cottage style dwellings in the City of Grants Pass and is proposed for nomination under Criterion “C” to the National Register of Historic Places.

LOCATION:

The Clark-McConnell House is located on the north bank of the Rogue River at the extreme end of Southeast Eighth Street in the city limits of Grants Pass, Josephine County, Oregon. The site, roughly a parallelogram in shape, contains two separate tax lots, and combined runs approximately 240’ along SE 8th Street, including a 17.6’ access easement [Rogue View Lane] that runs the north property line. The site has a depth of 120’ along the river bank. The southernmost 100’ [-/-] of the lot is steeply banked toward the river’s edge. Throughout, large trees and mature landscaping create a heavily shaded setting that adding substantially to the character of the setting. The subject parcel is legally described on Josephine County Assessors Plat 36-5-19-1-1 as lots 4600 and 4700 and occupies approximately 0.54 acres in total area.

With the exception of the steep slope to the north bank of the Rogue River, the site is flat. Well maintained lawn areas are located on all sides of the house but the north, which includes both a gravel parking and driveway areas with a dirt landscaped bed along Rogue View Lane. Fencing is mixed, with non-historic white picket (a 1995 replacement of an earlier fence of similar design) at the SW corner of house site and open rustic-style fencing lining the NW corner parking area and the easement access. (See attached Site Plan) The Clark-McConnell House is located just south of “M Street,” the southernmost boundary of the original Grants Pass Townsite plat, and is approximately 0.5 miles from the downtown core area.

Uses in the immediate area are predominately one and two-story multi-family residential to the west with a large vacant parcel to the north. A boat landing associated with a nearby hotel is located at the foot of the dirt continuation of the SE 8th Street roadbed, just west of the property line along the river. Small non-historic residential uses are to the east and the large, city-owned, Riverside Park occupies the opposite bank of the Rogue River. The former “Riverside School” rebuilt in 1937 after a fire, is located at the SW

---

1 See Section 8 of the this nomination for comments on the 30’ x 96’ railroad easement at the SW corner of the property.

Exhibit 3
corner of the intersection of M and S E 8th streets. No longer owned by the school district and now known as the Family Resource Center, the simple Art Deco-style building houses a variety of services for young children.

In general, the overall setting of the Clark-McConnell House, located at the extreme end of a non-through street that terminates at the Rogue River, may be characterized as a quiet tree-shaded enclave with comparatively little traffic or other interruption.

**EXTerior:**

The Clark-McConnell House rises from a poured concrete foundation, parged in a natural stucco-coat. Exterior siding is predominately original scored or ribbed wood shingles, laid in standard courses with 14" [*'-*'] to weather. All shingles are stained a deep brown, the original color of the structured.² Extreme gable ends are of decorative 8" wide horizontal siding, painted in the original umber brown. At the entrance porch, below the main roof volume, walls are of a heavy stucco coat over wood frame with mock "half-timbered" surface decorations, painted in the original rose tones.

The roof of the house is essentially two large gables of varying height and pitch with the resultant "hipped" intersection visible on the north elevation. Cap shingles project approximately 10" beyond the wall plain on all ridges, a typical feature of the English Cottage Style, although non-original to this structure. On the south-facing elevation the wall surface is extended approximately 10" beyond the arris of the SE corner, creating a small "wing" or buttress-like feature. A small gable dormer is located on the south-facing elevation. On the west elevation, a massive brick chimney with a 24" wide by 18" deep [*'-*'] throat rises beyond the uppermost ridge of the structure and visually balances the volume of the large, south-facing, gable end. The chimney is built of "rag" brick, with vertical scored textures fired into the exposed face, and has stepped shoulders as it reduces in section from its chamfer-edged parged concrete base. Each chimney shoulder is capped with a cast-concrete plate, matching the appearance of the base.

The windows and trim of the Clark-McConnell House are all original with the dominate design being 6/1 wood-sash double hung windows set both singly and in pairs. Two large fixed pane "picture" windows open onto the south and are also original to the structure. Exterior windows surrounds are a rather idiosyncratic three-part design with two "built-

² All exterior colors and other features deemed "original" date at least from February 1945 and the purchase of the property by the McConnell family, supported by oral information from Clark family members.
up" frames applied over a 4" wide base, creating a "u-section" profile. All window trim, as well the trim surround at the eaves, is painted white. Eaves on gable-end elevations are minimal and other roof edges terminate in a small boxed eave.

The main entry is via a recessed "entrant" porch below the extension of the main roof plane. Surfaced in stucco, this area offers two arched openings; the main entry arch leads to the covered porch, with its original stained and scored concrete floor colored a pale red, while the second opening, approximately 14" x 24," provides a small window looking out onto the River. The main entry door is of unpainted mahogany with a central cast-metal grill and door "peep-hole" to preview visitors. An original cast-metal electric wall sconce, of matching design to the door grille, is centered upon the interior west-facing wall of the entry porch. A non-historic aluminum screen door, in a deep brown enameled metal, is present at the main entrance.

A rear entry door is located on the east-facing elevation, opening off the kitchen/basement stairwell area. A small cantilevered canopy with open sides shields this door from the weather. The rear door is wood with multiple lights and the original wooden screen door remains.

Attached to the north corner of the main volume is a small single car garage of matching exterior construction with shingle siding and white painted trim. This structure, in part cantilevered from the main building, is original to the property despite its rather odd integration with the design. The flat roof, presumably rebuilt based upon the appearance of the open rafters and decking, is an undated replacement of the original.

Except as noted, there are no known alterations to the exterior of the Clark-McConnell House. During the late 1980s the stucco and half-timbering, as well as the clapboard gable ends, was painted in non-historic pattern, as depicted in attached photographs. Upon their resuming residence in the house in 1995, the McConnell family repainted the exterior based on historic design as a part of the renovation and upgrade described in more detail below.

INTERIOR:

Main Floor:

The main floor of the Clark-McConnell House is accessed via the arched-opening of the stucco front porch and mahogany door described above. One enters into the living room, a
rectangular space approximately 14' wide and 19' long. Wall finishes are of a heavy textured plaster over lath, all dating from the original construction. The flooring is of 3" tongue and groove maple, thoroughly refinished in 1995. Baseboards are of 4" high painted shoe with a simple edge detail. A natural finish mahogany picture molding runs the entire perimeter. Door and window trim is integral to the plaster walls, consisting of a rounded edge with interior mitered corners, in effect framing the opening with a round cornered surround. Sills are natural mahogany and, like all door and window trim, is assumed to be original. The design of the rounded door surround creates an interesting installation challenge for door hinges, a problem surmounted with the use of two elongated cabinet hinges, set in pairs (four per door) that project from the stop over the curved surface area to the mortise of the door itself. (Please see photograph #13)

A floor-level hearth, of deep umber glazed ceramic tile approximately 5" square, is centered on the western wall of the Living Room and is presumed to be original. A modern brass fireplace screen encloses the original firebox. Wood lattice vent covers for the heating system survive, inset into the maple flooring. All lighting fixtures, door and window hardware and similar features appear original.

An angled wall with an arched opening is at the SE corner of the Living Room and opens onto the Dining Room. Here all interior finishes are as described above, with maple flooring, heavy plaster coated walls, mahogany sills and picture mold and rounded door and window surrounds. A small recessed telephone niche with arched top, is set into the wall cavity of the northern dining room wall, just west of the kitchen entry. A natural single-recessed-panel mahogany door with original floor-mounted “butler” swing hardware opens onto the kitchen.

On the north wall of the Living Room, an original single-recessed panel mahogany door opens onto the hallway. A built-in linen closet is located at the west, next to the opening to Bedroom #2. A second open niche is located next to the bathroom with two lower doors that open onto a galvanized laundry chute to the basement, all original. The bathroom, while modernized, retains the massive porcelain tub from the original construction. Bedroom #1 is accessed via an angled doorway entrance at the east end of the hall. All these spaces retain a high degree of integrity in design, with original door and window trim, hardware and wall finishes generally surviving. In these private spaces,

---

3 Much of the trim was painted sometime prior to 1995 and has been stripped as a part of the restoration undertaken by the McConnells.

4 The original plaster walls of the bathroom are wallpapered but the curved door surrounds survive.
doors and trim are painted rather than the natural finish found in the living areas. To the south of Bedroom #1 a pair of multi-light glass and wood bi-fold doors provide access to the upper floor. Originally a solid wood door was at this location but following the completion of the upper floor as detailed below, these compatible doors were installed to permit better access and traffic flow through this complex interior intersection. The 36" wide stairway to the Upper Floor is of simple painted riser with a small bull-nose on the painted Fir treads. Walls in the stairwell are original lath and plaster and a simple, non-historic, handrail is present.

The kitchen area retains the original single-panel kitchen cabinets and natural wood drain boards throughout. Walls and ceilings are lath and plaster with non-original vinyl flooring in a black and white pattern. A small sun-room, currently used as an office, is located to the south of the kitchen, at the SE corner of the building. Wall finishes here are substantially covered by full-wall mirrors but otherwise appear to be consistent with the remainder of the structure.

Twin angled steps off the NE corner of the kitchen lead both to the rear entry door and the flight of stairs that descends toward the basement. A small built-in broom closet is nested into the odd angled space created between the stairs and the rear door.

**Basement:**

Accessed from the kitchen and rear entry, the basement of the Clark-McConnell House is approximately 18' x 21' in area, all with a concrete slab floor. The poured perimeter foundation walls (with exposed formboard marks) form the walls and there are wood-sash transom windows along the northern wall providing daylight. Exposed floor joists form the ceiling and there are no finishes, trim, or other decorative features. The functional basement houses the mechanical systems; a modern gas-fired heater and electric water heater, as well as a clothes washer and dryer and utility sink. Crawl spaces, with dirt floors, are open surrounding the usable basement area.

**Upper Floor:**

As was common in many southern Oregon houses built during the 1920s and 1930s, the upper floor of the Clark-McConnell House was framed during the original construction but left unfinished, presumably as a cost savings measure. Throughout the entire historic period this space apparently provided unheated storage and little else. Open stud walls
formed the rooms as they exist now and some minimal wiring provided limited light and power, consistent with the unfinished use.

In 1995 with the return of the McConnell family to the house, this area was at long last finished and converted to occupied space, adding a third bedroom and the open central area to the house's usable footage. Interior finish remains simple, with the rough diagonal sub-floor still exposed and covered with area rugs. Walls were insulated and clad with wall board, finished in a heavy stucco coat that is compatible with the lath and plaster walls of the main floor. At the top of the stairs, the simple balustrade installed in 1995 is built of standard 2" x 4" posts with 1" x 3" railings, all left unpainted. Lighting and other features, while all modern, are generally compatible.

GROUND AND LANDSCAPE FEATURES:

Overlooking the Rogue River and Riverside Park, the Clark-McConnell House by design is oriented toward the south, away from SE 8th Street. A early-appearing concrete walkway leads from the gravel parking area and garage on the north, follows the perimeter of the west elevation of the house and then connects with a slightly larger concrete walk of matching design that runs from SE 8th directly to the front entry porch. Another small concrete walk runs from the entry along the south elevation to the rear. All walkways appear to original to the site.

The original picket fence, extant to the late-1980s according to available photographs, had deteriorated by 1990 and removed. (Please see Photograph #4) In 1995 the arbor at the head of the main walkway was built and the present fence, designed to replicate the original, was installed along the SE 8th frontage. Remaining fencing, along the north property line and along the gravel parking area, is of a modern wooden rail type.

Large deciduous and evergreen trees are scattered throughout the grounds, providing shade and substantial privacy to the site. Perimeter plantings, lawn areas, and beds are all present on the maturely landscaped site.

SUMMARY:

The Clark-McConnell House retains a very high degree of integrity in virtually all aspects of its interior and exterior design, use of materials, setting, and general character. Historic or early-appearing lighting, interior trim, surfaces, hardware, and other materials all remain essentially as originally constructed. Identified alterations from the historic period, while
substantially limited, are without exception in keeping with the original character of the English Cottage style.

Over 60 years after its construction, the Clark-McConnell House remains an unaltered and significant example of the English Cottage Style as utilized in Grants Pass during the mid-1930s. The house effectively and accurately relates the associations which make it significant for listing under Criterion “C” of the evaluation criteria of the National Register of Historic Places.
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 a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemoratory property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

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 87) 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 # __________

Areas of Significance
(Enter categories from instructions)

Culture; 20th Century Architecture

Period of Significance
1936

Significant Dates
n/a

Significant Person
(Complete if Criterion B is marked above)
n/a

Cultural Affiliation
n/a

Architect/Builder
Unknown

Primary Location of Additional Data
☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other

Name of repository:
Josephine County Courthouse

Exhibit 3
Completed by July 1936, the Clark-McConnell House is significant under Criterion “C” as an excellent example of a wood-shingled “English Cottage” Style residence in Grants Pass, Oregon. The wood-framed one and one-half story steeply pitched gable volume retains high integrity in its setting along the Rogue River, its use of materials, and workmanship. The Clark-McConnell House effectively and admirably relates both its original design and the associations which make it significant.

**GRANTS PASS CONTEXT & DEVELOPMENT:**

The City of Grants Pass was founded in 1883 as the result of the extension of the Oregon and California Railroad line south from Roseburg. This event, which created the first direct rail link between southern Oregon and the more populous Willamette Valley, was a stimulus for massive growth throughout Jackson and Josephine counties. The city of Grants Pass, platted on speculation by Portland businessman and investor Jonathan Bourne, was designated a depot site and served as the line’s terminus from December 1883 until the extension of the line to Ashland in April 1884. Grants Pass, initially located at the extreme edge of Jackson County, became the Josephine County seat following an 1885 act of the Oregon legislature that realigned boundaries to permit Josephine County its own railhead and in 1887 became its first and only incorporated city.1

In the late 19th century, the primary focus of Grants Pass was centered upon the railroad tracks and depot area that formed the center of the Original Town Plat near the intersection of G and Sixth streets.2 Residential development was largely limited to those areas surrounding the commercial core, in close proximity to jobs and places of business. The original farmland of the southern part of the town gradually filled with simple working class housing while the merchant and professional classes built larger homes at the north of the townsite, particularly along A, Lawnridge and Washington streets, in the NW quadrant of the community.

After 1910, as the city’s roads were first paved and automobile transportation became more affordable and reliable, merchants and professionals became to build homes further outside the downtown core, extending the residential district further south and providing an opportunity for residential development along Rogue River and beyond.

---

1 Grants Pass remained the only incorporated city in Josephine County until 1948 when Cave Junction incorporated.
2 Much of the original commercial district of Grants Pass’ railroad-era is included in the G Street Historic District, listed on the National Register of Historic Places in October 1993.

---

Exhibit 3
This trend of expanding residential areas outside the downtown grew during the 1920s, aided by the maturing of the Pacific and Redwood highways as major avenues for tourism and trade. These two highways entering Oregon from California meet just southwest of the Clark-McConnell site and with the completion of the Caveman Bridge in 1931, replacing an earlier and smaller span, access from SE Grants Pass was vastly improved and residential development in the area logically took on newfound desirability.

CONSTRUCTION & SPECIFIC HISTORY

Following a general lull in building permits during the early 1930s that resulted from the economic uncertainty of the Great Depression, construction in the City of Grants Pass slowly rose after 1934 and by the Spring of 1936 the local Grants Pass Courier regularly reported the value of permits issued by the city. Much of this construction was focused in the SE portion of the city, according to available local reports of building activity. While the specific construction date of the Clark-McConnell House is undetermined, it is almost assuredly among the dwellings constructed during a small “building boom” that occurred during Spring 1936. In March of that month the Federal Housing Administration held a “Mortgage Clinic” in Grants Pass to assist potential home builders and the first quarter of 1936 saw building permits rise dramatically.

Building permits issued during the uncompleted first quarter of 1936 in the city of Grants Pass are 409 percent greater than the total of the first three months of last year. Local builders see this as a definite revival in construction during 1936 and 1937. (Grants Pass Bulletin, 27-March-1936, 1:4)

In anticipation of the growing interest in SE Grants Pass, E. L. Larm, a single farmer who owned a large parcel between M Street and the Rogue River, sold a portion of the property to Lloyd Morrison and several others in January 1936. (JoCty Deed 80:270) Morrison quickly divided the parcel, which lined the River, into smaller residential lots and established a 16 foot wide easement [now Rogue View Lane] along the north property line.

---

3 The Rogue River or “Caveman” Bridge was actually the fourth bridge at this general location. See Smith et al, Historic Highway Bridges of Oregon, 1989:105.

4 Period accounts from March and April 1936 document civic work upgrading facilities at Riverside Park along with new homes on M Street as well as various additions and repair work in the SE portion of the city.
for access. A well-known developer and builder, Lloyd Morrison remained a long-time Josephine County resident and was the original operator of Morrison’s Lodge on the Lower Rogue, still a popular recreation and dining establishment.

CLARK: 1936-1941

Morrison soon sold the subject property to M[arvin] D. and Anna M. Clark, husband and wife, who purchased the property on the 25th of March, 1936 and recorded the deed on 13-April. (JoCty Deed 80:592-3) The Clark’s purchased the choice westernmost portion Morrison’s project, with frontages on both the River and SE 8th Street. This parcel was subject to the Rogue View Lane easement as well as a reserved area of land “30 feet in width by 96 feet in length” at the southwest corner of the tract that had been sold to the “Oregon and California Railroad Company” in February 1918 for unspecified purposes.

Marvin D. Clark (known as “M. D”) had retired as the President of the Waldo Bank, in Waldo, Arkansas about 1928. M. D. and his wife, Anna, moved to southern California where their son, Marvin W. Clark (known as Marvin), was completing his education at Whittier College. First moving to McMinnville, the younger Clark soon settled in Grants Pass and was joined by his parents sometime prior to 1930. At that time M. D. Clark, having lost most of his retirement funds in the drop in the stock market, established the Clark Insurance Agency. Unfortunately, just a short time after building the subject structure “M. D. suffered a serious heart condition in 1936 and his son, Marvin W. Clark, entered the business.” (Murphy, 1988:277) Still later, Marvin’s two sons assumed management of the company and today, 68 years after its founding, Clark Insurance is under the direction of the family’s fourth generation.

3 The period deeds all refer to a 16′-0″ easement while current Assessors Plats show Rogue View Lane as having a width of 17′-5″. The date of this expansion was not documented or researched.

6 See JoCtyDeed 48:349. The O & C RR Co. was the original developer of Oregon’s main north-south line, and was absorbed into the Southern Pacific Railroad by the late 1880s. Given the 1918 transaction date, this parcel was more likely connected with the ill-fated “California and Oregon Coast Railroad,” an early 20th century Grants Pass-funded attempt to develop a spur line to the mining and agricultural lands west of the city. Beginning just before WWI from the SP Depot on G Street, the C & O RR laid just 15-miles of track, west to Waters Creek, but remained in business into the 1950s. (See Sutton, 1967:96 Thompson, 13-May-1991.) No Quit Claim deed on this portion of the Clark-McConnell lot was located however the railroad company is assumed to be defunct. The Josephine County Assessors office shows no separate tax payments on 30x96 parcel and its exact ownership, or whether it has in fact reverted to inclusion in Tax Lot 4700, remains unclear.
It is unclear where the M. D. Clark resided upon first relocating to Grants Pass but having purchased the subject property from Morrison in March 1936, construction of the new family home facing the Rogue River apparently began almost immediately. Clark had previously overseen the construction of a number of homes and its is considered likely that the plans for his new Grants Pass residence came from California. There is at least some indication that that contractor was a Mr. LeMoss, who lived nearby but this can not be documented conclusively. “It [the house] was rather unusual for Grants Pass at the time, since not many homes had any stucco on them.”\(^7\) As documented in attached Photograph 2, originally published on the front page of the Grants Pass Courier on 27-July-1936, the Clark-McConnell House was substantially completed by the Summer.

As a result of his heart condition, M. D. and Anna Clark decided to move to the Fruitdale District, just SE of Grants Pass, so as to be closer to their son Marvin and his family just a few years after completing the house. The Clarks sold the subject dwelling to D. L. and Ferne Gillette, husband and wife, in June 1941. (JoCtyDeed 107:517) No information regarding the Gillette’s was discovered as a part of this research and in February 1945, only four years after purchase, they in turn sold the house and property to Sam A. and Helen L. McConnell. (JoCtyDeed 119:371)

**McConnell: 1945**

Both Sam and Helen McConnell were of families with long roots in the southern Oregon area. Helen McConnell was descended from early settlers in the Wilderville area of Josephine county and had first moved to Grants Pass in 1916 via covered wagon with her parents Roy and Lena Higgins. Sam McConnell was raised in Roseburg, where his father, who had been born in Jacksonville in 1885, worked as a conductor for the Southern Pacific Railroad. In 1940, married and living in Grants Pass, the McConnells purchased the “Palace Café,” a small diner located at 605 SE Sixth Street, right on the Pacific Highway and opposite the imposing Del Rogue Hotel.\(^8\)

\(^7\) Op cit. Jim Clark reports that he recalls LeMoss owned property to the west of the Clark-McConnell House and was responsible for its construction but this has not been confirmed. There is no indication of any local architect or designer involvement and Jim Clark also reports that his grandfather had built a number of homes in the Arkansas and California areas, often using planbook sources.

\(^8\) The Clark Insurance agency was located on the first floor of the Del Rogue. First constructed in 1911 as the “Stewart Hotel” and later renamed “The Oxford,” in 1927 the building was renamed the Del Rogue and underwent a 175K renovation. The building was torn down in 1965. (Booth, 1984:73-5)
As one of the few local establishments to be open 24-hours a day, the Palace Café became a local institution under the McConnell’s control. “The food was top-notch and tasty... and the atmosphere was casual. It was an excellent place to eat, meet friends, and was an easy stop for tourists... Giant billboards advertised the Café as the only air conditioned restaurant in town.” In these days before easy two-way radios and as a popular stop for the local constabulary, a wire was stretched across Sixth Street between the Palace Café and the Del Rogue Hotel “...with a bare red light bulb hanging down the center... when the light was on, it was the signal for the City Police to call in to headquarters.” (McConnell, 2-June-1997) As owners of a popular business, the McConnells were well known in Grants Pass and Sam would serve a term on the Grants Pass City Council.

By the late 1940s the Palace Café had been closed and the Clark-McConnell House was owned and occupied by Helen McConnell following her divorce. Helen remained in the house through the early 1950s but eventually moved elsewhere and rented the larger home. Eventually remarrying and relocating to California, Helen continued her ownership of the subject property. From the late 1950s through the mid-1990s, the house was rented or leased to a number of individuals, as documented by available city directories. During this period the house received little attention and gradually deteriorated.9

In 1995, Sam and Helen McConnell’s daughter Arden returned to the Grants Pass home where she was raised and began a thorough renovation of the home, upgrading the electrical and other systems. As documented in the previous Part 7, both the interior and exterior of the Clark-McConnell House have been substantially returned to their original appearance.

**DESIGN AND ARCHITECTURAL SIGNIFICANCE:**

**THE “ENGLISH COTTAGE” STYLE**

The Clark-McConnell House is a simple local expression of the "English Cottage" style, a popular form for residential construction during most of the early 20th century. Occasionally referred to as Tudor, “...this picturesque [style] featured asymmetrical massing of steeply pitched roofs, stucco walls with clean edges, unusual window patterns, tall chimneys, and English detailing — all calculated to produce a charming, moderately

---

9 Jim Clark (M. D. Clark’s grandson) served as the insurance agent for the McConnell family during this period. He reports that by 1995 the house was in “pretty bad shape.”
rustic design.” (Gottfreid & Jennings, 1988:193) Architectural historians remain somewhat divided on the derivation of the English Cottage style, with many seeing it as a nostalgia-based revival the deserves little serious notice. Yet others, most notably Alan Gowans, see the form as being well within the move toward the “modern” that swept high-style architecture in the 1920s and 1930s.

Superficially, American architecture during the 1920s generally seems considerably more “modern” than its predecessors.... To be sure, period houses are usually recognizable as “Tudor” or “Spanish” or (most often) “colonial,” and they preserve a general “picturesqueness of irregular outline. But they have much less detail and ornament: they suggest historic style in massing, by a few obviously borrowed details, in general proportion rather than by exact imitation. (Gowans, 1964:422)

Even more forcibly, Clifford Edward Clark, in The American Family Home, writes “...English Tudor homes had a basic simplicity of form...that made them appear ‘American’ even though they paralleled European designs...Tudor styles, with their cleanness of line and simplicity of shape, were as a dramatic rejection of the ornate Victorian forms as were the Prairie School homes or the suburban bungalows.” (Clark, 1986:149)

In larger urban areas and their suburban surroundings, the English Cottage style was often employed for more elaborately constructed brick residences and it is often these impressive, architect-designed, structures that are used as published examples of the style. Still, by the early 1930s simple rural versions of the English Cottage and its relative, the Norman Farmhouse, had become popular alternatives to the ubiquitous Bungalow and its various offshoots in less populous regions such as Grants Pass and southern Oregon. Plan companies, shifting focus from traditional bungalow-inspired designs, soon made plans for the various “Revival Styles,” including the English Cottage, available in large quantities. Advertisements for such plans were commonplace in period publications such as House Beautiful and Sunset, while pre-fabricated English Cottage style dwellings were available in “kit” form from firms such as Sears, Roebuck and Company. ¹⁰

¹⁰See Stevenson and Jandl, "Houses By Mail (Washington, D.C., The Preservation Press, 1986). In the 1920s as planbook publishers moved away from the traditional "Bungalow" style and its woodsy Arts and Crafts heritage towards brick and stucco Colonial and English Cottage stylistic terms became unfortunately and meaninglessly blended into descriptions such as "Spanish Mission" or English Cottage Bungalow." See, for example, Design No. 11327 of the Blue Ribbon Home Company, described as "an unusual and distinctive bungalow that has delightfully combined the quaint English and Spanish mission styles of architecture." (Blue Ribbon Homes, c1920, pg. 13). By the 1930s national planbook
As with the other “Revival” styles, the English Cottage was seen as a fashionable and “modern” choice for prosperous business-owners and professionals. Within the framework of the comparatively limited building of the Great Depression years, many such dwellings were constructed throughout the West.

A striking structure, [an English Cottage house] invited attention and implied that the occupants enjoyed a cultivated but pastoral life. (Gottfried & Jennings, 1988:193)

Typical elements associated with the English Cottage style found on the Clark-McConnell House include the exterior shingle cladding with the change in materials (accented by the present, restored, paint scheme) at the gable ends, the multi-light wood framed windows and the curved opening at the stucco entry porch. Mock “half-timbering” and the large, brick chimney that visually balances the roof surfaces, are also typical of the style. Gottfried and Jennings claim that the single major feature of the English Cottage is its “…huge roof with contrasting roof lines of short and long steeply pitched gables, often arranged to intersect at varied ridges…” that visually dominates the exterior. (Gottfried & Jennings, 1984:193)

IDENTIFIED GRANTS PASS EXAMPLES:

Achieving widespread popularity during a period of limited building activity in the Grants Pass region and generally associated with masonry and stucco exterior treatments in an area with a plentiful and inexpensive supply of wooden siding, the English Cottage style was not a major influence in Josephine County during the historic period. The existing intensive survey of historic and cultural resources in Grants Pass is limited to the core downtown commercial core area and contains few 20th century residential resources, none of which exhibit the characteristics of the English Cottage Style. Nor does the exhaustive survey of the unincorporated areas of Josephine County identify any English Cottage residences.11

Only three examples of the English Cottage Style in Grants Pass have been identified. These include a modest asbestos shingle-clad structure at 617 SE M Street and a small

---

stucco-clad residence located at 244 NW C Street, both identified via windshield survey only. The most elaborate example of the style in stucco is the “Chriswood Inn,” located at 220 NW A Street, on the NE corner of the intersection of 5th and A, included in the City’s “Goal 5 Inventory” as a locally designated resource on its historic merit. No specific historical information regarding this structure was included in that document nor has any been identified in the course of this nomination. The “Chriswood Inn” is a fairly high-style example of the English Cottage in the stucco medium and, located as it is on A Street, nearer to the city core, may pre-date the construction of the Clark-McConnell House.

**SUMMARY:**

As the best identified example of the wood shingle English Cottage Style in the Grants Pass vicinity, the 1936 Clark-McConnell House is exemplary of that style. Accurately reflecting its original design and appearance and long associated with two prominent families in the Grants Pass area, the Clark-McConnell House retains very high integrity in its use of materials, its workmanship and setting on the banks of the Rogue River. The Clark-McConnell House effectively convey the associations which make it significant under Criterion “C” for inclusion in the National Register of Historic Places.
BIBLIOGRAPHY

Atwood, Kay. *Josephine County Cultural and Historical Resource Inventory.* Grants Pass: Josephine County Planning Department, 1984.


Grants Pass Courier, misc. issues 1900-.


10. Geographical Data

Acreage of Property  less than acre [0.66 acres]  Grants Pass, Oregon  1:24000

UTM References
(Place additional UTM references on a continuation sheet)

1 [1 1 0] [4 7 3 0 6 1 0] [4 1 6 9 7 4 8 1 0]
Zone Easting Nothing
2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Zone Easting Nothing
4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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 George Kramer, M.S.
organization Historic Preservation Consultant date 1-December-1997
street & number 386 North Laurel telephone (541)-482-9504
city or town Ashland state Oregon zip code 97520-1154

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 the SHPO or FPO.)

name Arden McConnell
street & number 961 S E 8th Street telephone (541)-476-3333
city or town Grants Pass state Oregon zip code 97526

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 16.1 hours per response including the 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 20043-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.
VERBAL BOUNDARY DESCRIPTION:

The nominated property includes all of that land encompassing a roughly parallelogram-shaped parcel that runs for a total of approximately 240’ along the eastern side of S E 8th Street in the City of Grants Pass, Oregon, approximately 120’ feet in width and designated as tax lots 4600 and 4700 on Josephine County Assessors Plat 36-5-19-1-1, encompassing a total of approximately .66 acres. This nominated property includes both the 17.6’ wide easement that forms the western entrance of “Rogue View Lane” along the northern boundary of Tax Lot 4600 and the 30’ x 96’ area at the SW corner of Tax Lot 4700, accounting for the variation in the acreage size with the totals shown on the attached assessor’s plat.¹

BOUNDARY JUSTIFICATION:

The nominated property includes all of the lands historically associated with the Clark-McConnell House as purchased by the Clarks from Lloyd Morrison in March 1936, prior to the construction of the residence. The inclusion of the Rogue View Lane easement and the SW corner reserve reflect the taxable area of tax lots 4600 and 4700 as defined by the Josephine County Assessors office for the more than 50 years.

¹ Please refer to Footnote 6 in Section 8 of this nomination for discussion on the history of the SW corner portion of the property. According to Les Scott, cartographer in the Josephine County Assessors Office, while both the easement and the SE corner parcel are included in the legal description of the property for county purposes and have been legally associated with the Clark-McConnell House for more than 50 years, neither is used in the area calculation for taxation purposes and thus is not reflected in the acreage shown on plat 36-5-19-1-1. (Les Scott, personal communication with the Author, 9-March-1998)
Clark-McConnell House
961 S E 8th Street, Grants Pass

VICINITY MAP

(annotated Oregon Department of Transportation Map)
This map was prepared for assessment purpose only.

Clark-McConnell House
961 S E 8th Street, Grants Pass

ASSESSORS PLAT

(Josephine Cy Assessor's Plat 26-5-19-11, Tr 4600 & 4700)

Exhibit 3

63
Clark-McConnell House
961 S E 8th Street, Grants Pass, OR
SITE PLAN
All Sizes & Dimensions are Approximate Only

Exhibit 3
Clark-McConnell House
961 S E 8th Street, Grants Pass, OR

Upper Floor Plan

All Sizes & Dimensions are Approximate Only

Exhibit 3
1. Historic View: Clark-McConnell House, during construction
Looking: NE, from SE 8th Street
Photographer: A. E. Voorhies (Publisher/Owner, Grants Pass Courier)
Date of Photograph: circa June 1936
Copy Negative: Collection of G. Kramer (Original from A. McConnell)

2. Historic View: Clark-McConnell House, south-facing elevation
Looking: North, from Riverside Park
Photographer: Grants Pass Courier photo
Date of Photograph: 28-July-1936
Negative: Courtesy of the Grants Pass Courier

3. Historic View: Clark-McConnell House, west elevation w/original fence
Looking: East, from SE 8th Street
Photographer: Josephine County Assessors Office
Date of Photograph: late 1980s
Copy Negative: Coll. of G. Kramer, (Orig. from Josephine County Assessor)

4. Historic View: Clark-McConnell House, west and south-facing elevations
Looking: NE, from SE 8th Street
Photographer: Josephine County Assessors Office
Date of Photograph: 1990
Copy Negative: Coll. of G. Kramer, (Orig. from Josephine County Assessor)

5. Current View: Clark-McConnell House, west and south-facing elevations
Looking: NE, from west property line
Photographer: G. Kramer
Date of Photograph: August 1997
Negative: Collection of the Photographer

6. Current View: Clark-McConnell House, north and west-facing elevations
Looking: SE, from SE 8th Street
Photographer: G. Kramer
Date of Photograph: August 1997
Negative: Collection of the Photographer
7. Current View: Clark-McConnell House, east-facing elevation  
   Looking: North, from south lawn  
   Photographer: G. Kramer  
   Date of Photograph: August 1997  
   Negative: Collection of the Photographer

8. Current View: Clark-McConnell House, north-facing elevation, parking area  
   Looking: South, from Rogue View Lane  
   Photographer: G. Kramer  
   Date of Photograph: September 1997  
   Negative: Collection of the Photographer

9. Current Detail: Clark-McConnell House, Entry  
   Looking: North, from south lawn area  
   Photographer: G. Kramer  
   Date of Photograph: August 1997  
   Negative: Collection of the Photographer

10. Current View: Clark-McConnell House, south-elevation, setting  
   Looking: North, across Rogue River from Riverside Park  
   Photographer: G. Kramer  
   Date of Photograph: August 1997  
   Negative: Collection of the Photographer

11. Current Interior: Clark-McConnell House, Living Room  
   Looking: NW, from entry way  
   Photographer: G. Kramer  
   Date of Photograph: September 1997  
   Negative: Collection of the Photographer

12. Current Interior: Clark-McConnell House, Dining Room  
   Looking: SE, from entry way  
   Photographer: G. Kramer  
   Date of Photograph: September 1997  
   Negative: Collection of the Photographer
13. Current Interior: Clark-McConnell House, Hallway
   Looking: East, from BR #2 toward BR #1 & Stairway to Upper Level
   Photographer: G. Kramer
   Date of Photograph: September 1997
   Negative: Collection of the Photographer

   Looking: SE
   Photographer: G. Kramer
   Date of Photograph: September 1997
   Negative: Collection of the Photographer
The Certified Local Government (CLG) grant program is funded by a Federal apportionment to Oregon through the National Park Service, Department of the Interior (CFDA 15-904). Communities must be a Certified Local Government, currently meeting all requirements, to apply for this non-competitive grant program. The funds may be use for projects promoting historic preservation including documentation, designation, and rehabilitation of historic properties, planning, review and compliance, and public education.

The grant cycle is 17 months if the grant agreement is signed promptly.

FINANCIAL INFORMATION: You may request up to $10,500.

MATCH: We encourage you to seek local funding and donations in addition to your grant request. Local support allows the program to assist more CLGs and shows community value of the project. Match can be in the form of cash, in-kind donations and volunteer time.
- A 1:1 match for funds requested is required for cities with population of 5000 or more and counties with population of 10,000 or more.
- No specific match amount is required for cities with population 4,999 or under and counties with population 9,999 or under.
- Tracking match is required for all grant awardees.

BUDGET INFORMATION: Bids and estimates strengthen the grant request when applicable.

PROFESSIONAL REQUIREMENTS: The application must convey that all work will be completed following the Secretary of the Interior’s Standards for Rehabilitation and by professionals who meet the requirements described in the Historic Preservation Fund Grant Manual.

GRANT REPORTING AND PAYMENT: Awarded projects will be the subjects of binding agreements between the State and the applicants that also follow the Historic Preservation Fund Grant requirements. Grant funds are dispersed on a reimbursable basis when progress reports are submitted documenting completed work.
GRANT TIMELINE:
Deadline – February 25, 2022 (11:59pm)
Notification & Agreements sent – April 1, 2022
Required interim reporting & reimbursement request deadlines – July 10, 2022 and July 10, 2023
Survey (RLS & ILS) 1st draft deadline – May 1, 2023
Survey (RLS & ILS) final draft deadline – July 31, 2023
Project completion deadline – August 31, 2023
Final report deadline – September 15, 2023
NO EXTENSIONS ARE AVAILABLE

ELIGIBILITY:
CERTIFIED LOCAL GOVERNMENTS: Local governments that have established a historic commission and implemented a preservation program approved by the State Historic Preservation Office and certified by the National Park Service may apply. CLGs must currently meet all certification requirements to apply. CLGs may apply up to once every two years.

PROJECTS: These grants support projects that support the preservation of historic properties and archaeological sites.
- Survey – the documentation of historic properties and archaeological sites
- Designation – Designating a historic property or archaeological site to the local landmarks list or National Register of Historic Places.
- Pre-Development – Building preservation plans, structural reports, designs, etc. for historic properties.
- Development – Rehabilitation of properties listed on the National Register of Historic Places.
- Planning – Community preservation plans, archaeology studies, etc.
- Review and compliance – Management of the CLG’s preservation program, processing design review applications, design guidelines, etc. This should generally be matching source, this grant is not intended to fund the operation of the preservation program.
- Public Education – Preservation month activities, speakers and trainings, historic property walking tours, mobile device tours, scanning of historic property photos, maps, etc.
- Other activities – Trainings and conferences for staff and commissioners, membership in preservation organizations to access resources, training materials, etc.

STANDARDS:
- All projects must meet the Secretary of the Interior’s Standards for Rehabilitation, meet the requirements of the Historic Preservation Fund Grant Manual, follow the State Historic Preservation Office Guidelines for Historic Resources Surveys, and State Historic Preservation Office Guidelines for Conducting Field Archaeology in Oregon.
HISTORIC DISTRICT BUILDINGS
A partial listing of the most significant buildings

1. Newman United Methodist Church 1890 - NE Sixth and B Streets
   The sanctuary building, built from a kit, is still in use. The first gym in Grants Pass was built behind the sanctuary in 1920. It was demolished during the church restoration in 1980.

2. Josephine County Courthouse 1916 - 500 NW 6th Street
   The building has been added to many times. The extensions on both ends of the sixth street frontage were added in the late 60’s/early 70’s.

3. The Redwoods Hotel 1926 - 306 NW 6th Street
   A six-story structure built at a cost of $120,000. It celebrated the 1926 opening of the Redwood Hwy through Grants Pass. The hotel had a smaller building, where the parking lot is now, that burned and was razed.

4. Hotel Josephine Annex 1905 - 118 NW E Street
   It contained sample rooms for traveling salesmen to show their wares. It was acquired by the Redwoods Hotel in 1925 and now houses Mio Mio’s Restaurant.

5. The Albert Building 1909 - 220 NW Sixth Street
   The building has housed retail and office space since it’s beginning.

6. White House Grocery 1895 - 214 NW Sixth Street
   The building was inhabited by Retail Drug stores from 1910 through the 1950’s. There have been many building owners and renters in recent years. Currently occupied by Off The Map Tattoo.

7. First National Bank Building 1890 - 208 NW Sixth Street
   Victorian ecclectic architecture. In the early days, the building was a bank, then a pharmacy and for the last 25 years, The Old Town Marketplace.

8. Grants Pass Post Office 1935 - 122 NW Sixth Street
   The Post Office was built as a WPA project, which put out-of-work people to work. Louis Bence, a well-known artist painted the murals inside the building. The cost of the building was $50,993.

9. Sauer & Fenner Building 1894 - 111 SW G Street
   Single story brick building. Originally a department store, then a tavern for many years and now houses Fiona Bean.

10. George Hansen Building 1894 - 117 SW G Street
    Originally a dry goods store. Home of Blind George’s since 1968.

11. Schmidt Cigar Store 1894 - 121 SW G Street
    Historically, the Pastime Tavern. Currently a popular restaurant; the Laughing Clam. A focal point is the antique bar. It is often a venue for live music.

12. Dixon’s Dry Goods 1894 - 125 SW G Street
    The building became Smith’s Variety Store from 1913 until 1970. It was considered a prime business on G Street. It has housed, Never a Bum Street, since 1984.

13. Joseph Scott Building 1894 - 129-133 SW G Street
    The structure was built to accommodate three separate businesses which are currently Terra Del Sol, Eco Tots, and Norris Shoes.

14. Booth-Cornell Grocery 1894 - 137-139 SW G Street
    The existence of a grocery store on the city’s earliest commercial street illustrates a typical business that catered to railroad traffic, as well as local people. Currently, The Frame Shop and G Street Marketplace.

15. Kienlen-Harbeck Building 1900 - 147 SW G Street
    A prominent downtown building, listed on the National Registry in 1982, originally a meat market and restaurant, now the Oregon Outpost.

16. Palace Hotel 1900 - 201 SW G Street
    Operated as a downtown hotel for many years, later became Little Italy Restaurant, now Don’s Bike Shop.

17. Kessler-Harper Building 1900 - 209-211 SW G Street
    Joseph Harper and family were in the carpentry, building, and electric businesses at this location and also on Sixth Street. They were on G Street through the 50’s. Currently, The Menagerie and Black Horse Boutique.

18. Kesterson Building 1905 - 229 SW G Street

19. The Wade Building 1894 - 233 SW G Street
    E.A. Wade built this 2 story brick building on G Street, which was then referred to as Main Street. Now home to The Bohemian.

20. Chiles/City Market Building 1902 - 241 SW G Street
    Circle J is situated where a historic saloon of the 1890’s once stood. In keeping with “no alcohol” during prohibition, a grocery store and meat market opened. It has been through several conversions.

    Business at the brewery was at its peak when prohibition ceased their operation in 1910. It became a busy restaurant from 1976 to about 2010. It is currently Climate City, a brewery/restaurant.

22. Grants Pass City Hall (Old) 1912 - 214 SW 4th Street
    Historic style brick building. Originally Grants Pass City Hall, then a fire station, now the building houses the Small Business Development Center and Firehouse Gallery.

23. Grants Pass Steam Laundry 1903 - 234 SW 5th Street
    Originally a steam laundry, later became Rogue Gold Cheese Factory and retail shop, now a restaurant, The Horny Goat.

24. Rogue River Hardware Tin Shop 1904 - 128 SW H Street
    The building is currently Sunshine Natural Foods. The west exterior wall of the building boasts a historic Owl Cigar/Bull Durham Sign painted sometime between 1911 and 1930.

25. Shorer Judson Building 1889 - 220-224 SW Sixth Street
    The oldest building in the historic district. It is divided by an interior stairwell. The south half was occupied by various businesses. The north half was a hardware store, and then Blue Moon Antiques.

26. Owl Billiard Parlor 1905 - 125 SE G Street
    The Owl Club was one of the longest-running businesses in downtown Grants Pass, formerly owned by a major league baseball player. Currently home to G Street Bar and Grill.

27. Tailor Shop 1900 - 221-227 SE Sixth Street
    Formerly occupied by longtime businesses Art Craft Camera and Excel Dress Shop. Occupied now for many years by King Jewellers and Rosso’s Trattoria. Major facade rehabilitation in the early 2000’s.

28. IOOF Hall 1897 - 301 SE Sixth Street
    The IOOF Hall is on the upper level. McLain’s Drug Store occupied the ground floor for many years where The Kitchen Company is now located. Large mural added to the H Street side around 2010.

29. Rogue Theatre 1938 - 143 SE H Street
    Classic Art Deco architecture with original neon marquee still intact. Added to the National Historic Register in 2005. Built in 1938 as the most ultra modern motion picture theater in town.

30. Rogue River Hardware 1900 - 324 SW 6th Street
    Rogue River Hardware was the main hardware store downtown for decades, through the 1980’s. Now home to the Old Town Antique Mall.

31. Rowell Building 1923 - 328 SW Sixth Street
    Originally a hardware store, it became McGimsey’s Variety Store from the 1940’s-1980’s. Currently houses American Vintage and Rusty Nugget.

32. Calvert & Paddock Building 1908 - 321-331 SE Sixth Street
    Built as hardware and general merchandise store. It was Pioneer Hardware in late 40’s. Mick’s Ford in the 50’s. Woolworth’s purchased the building in 1959 for their business.

33. Smith Canadian House 1908 - 139 SW 1st Street
    Originally a variety store. It is a large brick building, originally landscaped in the English style as per the Smith’s homeland. They owned a prime business on G Street.

34. Grants Pass Pharmacy 1900 - 414 SW 4th Street
    Continuously occupied by Grants Pass Pharmacy from 1904 through today, it is the only locally owned pharmacy in Grants Pass. It is popular and notable for its antique soda fountain, which is still in operation.

35. Traveler’s Hotel 1890 - 421-425 SE 6th Street
    Located in the original town site, it housed a hotel for many years. Currently home to the Cowboy Coral.

36. Schmidt House 1901 - 508 SW 5th Street
    Originally home by Josephine County Historical Society. It was a family home until the 1980’s. Daughters Anna and Flora lived out their lives there. It is open at special times for viewing items of the period.