

# National Historic Preservation Week

## **“Lives Rooted in Places”**



### **DISTINGUISHED ARCHITECTURAL PRESERVATION AWARDS**

#### **2018 WINNERS**

**As presented by:**  
**City of Ashland  
Historic Commission**

**Tuesday May 15, 2018  
12:30pm at Ashland's Community Center  
59 Winburn Way  
Ashland, OR 97520**



### Historically Compatible Commercial Project

**Location:** 44 North 2<sup>nd</sup> Street

**Owner:** Trinity Episcopal Church

**Contractor:** Smith's Bell & Clock Company, Mooresville, Indiana

**Contractor:** Cook Crane Company

**Engineer:** DEI Engineering

Trinity Episcopal Church was constructed circa 1894, remains one of Ashland's earliest religious structures, and is the oldest still used by the denomination that had it built. It was listed on the National Register of Historic Places in 1983. In 1899 a twice-widowed church elder, Elizabeth Smith, honored the church with the gift of its bell. The bell, which served the parish well for over 100 years, has two different tones: one used to call people to worship services and celebrations, such as weddings, and a second tone to be rung at funerals.

Two years ago, it was discovered that the wooden structure that supports the 700-pound bell was failing and there was danger that the bell might fall into the sanctuary. Kim Blackwolf, Trinity's Junior Warden, took charge of getting the problem corrected. It was determined that a metal structure should be built to support the bell, but the bell would have to be removed before this could be done. A parishioner complained that the tone of the funeral bell wasn't right, and she didn't want it rung at her funeral! It was decided that the bell should be restored while the steeple and support for the bell work was done. Research found that there are only five places in the US today that do this work, so the bell was sent to the closest one (in Indiana) for restoration. When the bell came back and the support for it completed, it was lifted into place by Cook Crane. Everything is now in place for the bell to ring for another 100+ years!

This isn't the first award the Historic Commission has given Trinity Episcopal Church; in 2005 it received an award for an addition that was added to allow more space in the parish hall, meeting space, and library.

Congratulations on a job well done!  
Written by Sam Whitford of Ashland Historic Commission



### Historically Compatible Infill Development

**Location:** 262, 276 and 292 B Street

**Owner:** Kim Locklin & Vadim Agakhanov

**Designer/Contractor:** Vadim Agakhanov

The three new residences located on B Street in the Historic Railroad District are an excellent example of a compatible infill project. The project consists of three new homes, each with an accessory residential unit and garage. The development fronts on B Street with an existing alley at the rear of the properties.

In general, the development patterns of the Railroad District has homes fronting on the streets with accessory structures accessed from alleys in the rear. The new project is consistent with this traditional pattern. In addition, the streetscape of the new project reflects the railroad district with the use of secondary architectural elements such as paving, fencing, landscaping and lighting.

Most of the existing structures in the neighborhood were built between the late 1800's and today. Also, most of these buildings have a historic traditional style. The new buildings are in harmony with this concept. This harmony of style can be seen by the building's form which include steeper roof pitches, the location of front porches and the homes orientation to B Street. Further, although the new homes utilize contemporary building materials, energy efficiency, current floor plan design, and new construction methods, the overall presentation fits into the historic vernacular of the neighborhood. This compatibility is due to the use of traditional architectural trim/detailing, the window/door proportions/placement and the building's paint colors which mimic the older structures. It is also important to note that most of the mature trees were saved which helped to give "age" to the development and retain the historic quality of the area.

The overall composition of the above attributes supports the award for a historically compatible infill development by preserving the fabric of this historic district.

Written by, Tom Giordano of Ashland Historic Commission.



### Historically Compatible Residential Addition

**Location:** 872 Iowa

**Owners:** Robert & Cheryl Therkelsen

**Contractor:** Eric Laursen

On June 11, 1900, the Ashland Tidings reported that "J.B. Poor, who owns lots in the Carter plat on the Boulevard, plans construction of a residence on them in early spring." Joseph Poor, who worked for the Southern Pacific Railroad as an engineer, completed construction in 1901 and moved into their beautiful new home with his wife Emily.

The large and visually impressive 2½ story home instantly became an Ashland residential landmark, pleasantly situated on a large corner lot with beautiful architectural detailing of the period. The home's many attributes included decorative shingles on the front facing gable, corbelled brick chimneys, a full width hipped-front porch, and window and door openings incorporated in a rhythm that is most pleasing to the eye when observed from the Boulevard.

Jump forward 100 years or so, and we find Cheryl and Bob Therkelsen looking to purchase a home in Ashland for themselves. After looking at many properties, with no success, they happened to drive down Siskiyou Blvd. and Cheryl spotted a "For Sale" sign in front of 872 Iowa. It was exactly the type of house they were looking for.

They knocked on the door and explained their interest in looking at the house to the occupant, Dave Mason. Dave, the youngest son of George and Ruby Mason who bought the house in 1943, had inherited and was co-owner of the house with his brother Dean and sister Marilee. Dave responded he was not ready to sell yet and meant to take the sale sign down. Since the Therkelsens weren't in a rush to buy, they made their intentions known and developed a working relationship with Dave to keep their interest alive.

Almost a year later, the Therkelsen's realtor overheard a conversation that a local developer was making an offer on the historical house with the intent of tearing the house down, splitting the lot, and building a couple of spec homes. The realtor told Cheryl and Bob they had 24 hours to get an offer in if they were serious about buying the Mason's house.

They were serious and managed to get an offer in for the maximum they could afford. Even though the offer was lower than the developer's, the Mason family accepted the Therkelsens' offer upon learning that they planned to keep and restore the home rather than demolish it.

So... Cheryl and Bob took possession of the property in 2003, only the 5<sup>th</sup> owners in over 100 years. The inside of the house was in substantially original condition with beautiful vertical grain fir mouldings, stairs, bannister, and floors; original cedar doors with Eastlake hardware; original plumbing and plumbing fixtures; and knob-and-tube wiring. After 102 years, however, the building had fallen victim to problems that come with heavy use, time, and deferred maintenance.

Over the next 12 years, the Therkelsens made repairs and significant improvements to stabilize the property and make it livable. By 2015, they had replaced the cottage located on the back of the property and were finally able to begin planning an extensive renovation and restoration of the main house. Working in collaboration with Eric Laursen who provided design and construction expertise and Jennifer Stever who prepared the drawings and provided interior design advice, they completed plans for the project and began construction. The plans kept the feel and character of the house inside and out, retained the front half of the house in essentially its original configuration, expanded kitchen on the first floor, added a master bedroom suite above the kitchen, and wrapped the front porch around the west side of the house.

The final result, completed in 2017, sets a very high standard for renovation and building additions on historic homes in Ashland. A great deal of effort went into creating historically accurate moldings for both interior and exteriors, which match the original moldings utilized throughout the home. Base boards, casings, stair details, balusters, newel posts and railings, and other interior materials were replicated to match the originals. Under Eric's guidance and the skill of lead carpenter Doug Workman and other craftsmen, the interior and exterior architectural details transition seamlessly from original construction to new. The attention to detail is truly breathtaking.

As our significant historic homes and buildings advance in age, it is important that our community recognizes the work that retains and preserves their historic architectural features, their sense of design, proportion and detail, while modernizing them for the needs of today's community.

For these reasons, it is with great pleasure that we want to recognize Cheryl and Bob Therkelsen, Eric Laursen, and their entire team for an outstanding project and further award this project with the "Historically Compatible Addition" Award.

Written by, Keith Swink of Ashland Historic Commission.



### **Historically Compatible Commercial Building**

#### **Red Tail Inn**

**Location:** 550 E. Main

**Owners:** Geoff & Mary Ann Geness

**Contractor:** Asher Homes, Steve Asher

**Architect:** Ray Kisler of Kistler, Small, & White

The farmhouse at 550 E. Main Street was built prior to October 1890 by Jesse Applegate McCall. In July 1902, the Ashland Tidings announced that "Jesse McCall is building an attractive dwelling on East Main Street at the cost of \$1500. This announcing referred to the carriage house at the back of the property which was later torn down. Other additions to the home's rear were completed by Jesse McCall prior to 1911, based upon available Sanborn Fire Insurance Maps.

Jesse McCall is the son of Martin L McCall, the original developer of this part of Ashland. His mother was Aliena Applegate, daughter of the famous pioneer Jesse Applegate. Jesse was known as "Red" by his friends due to the color of his hair. He was an astute surveyor, worked for the railroad as well as being the city's official surveyor. He married Orliena Rogers in 1898 and built the home at 550 E. Main to raise a family. They had two children before divorcing in 1910. Following Mr. McCall's divorce, he sold the house to Charles Rose, who kept it as a rental until 1923. Subsequent owners maintained the building as a multiple family rental and various businesses.

Geoff and MaryAnn Geness purchased the home in 2016 with the intent of restoring the home and turning the building into a vacation rental. After gaining possession in November of 2016, they submitted for construction permits; they received the permits in February of 2017 and the general contractor, Steve Asher, started construction. Their doors were open for business in July of 2017.

The construction process was short at 4 months, however, there were plenty of hurdles during the process. There was a large tree growing through the basement and exterior wall. The structure was leveled and a

new foundation was added. The existing asbestos siding was stripped and the original siding was restored. Once the asbestos siding was stripped, the original layout of the doors and windows were revealed. New windows and doors were installed that matched the historical design and layout. The front mahogany deck was restored along with the exterior paneling and wood trim.

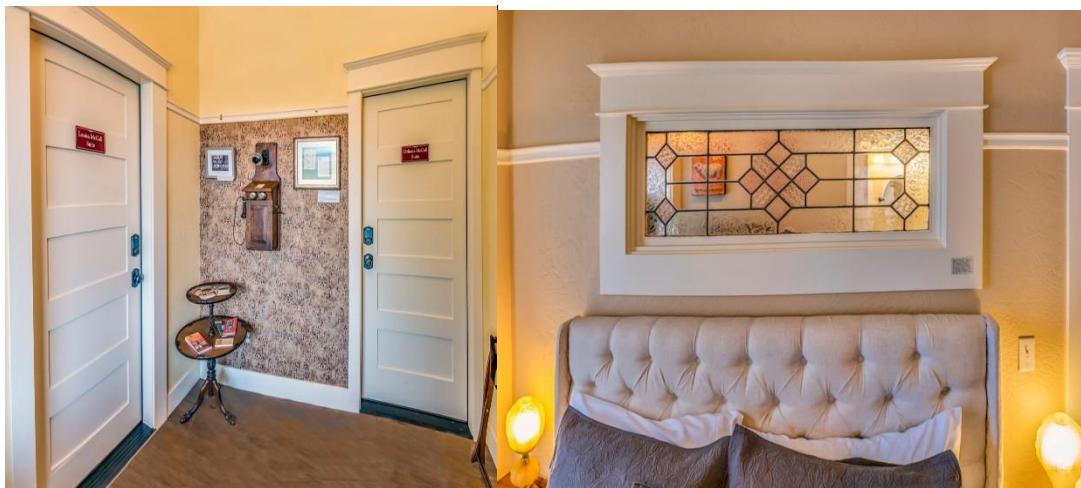
Through the course of construction, contractor, Steve Asher and his crew made several interesting discoveries. A postcard for the McCall family was found in the walls in addition to several antique bottles, all of which are displayed in the downstairs lobby. Several layers of wallpaper were removed and some were saved and framed as artwork for the three vacation rental units. Coved ceilings were discovered and restored after the false ceilings were dismantled.

Many items were carefully reused during the restoration project i.e. old wood turned into furniture for the units. Period light fixtures were installed and the units are furnished with primarily period and/or locally sourced furniture, all which MaryAnn Geness hand selected. In addition to the historical aspect of the structure and amenities, high efficiency fixtures and appliances were installed. The owner and contractor team created a historical "eco-boutique".

The Historic Commission applauds the owners, contractor and design team for re-establishing design details that harken back to important buildings past, such as paneled exterior walls, historical window and door configuration, restored siding, and a restored front deck - all of which enhances the fancy farmhouse originally built in the 19<sup>th</sup> century.

Congratulations for the results of this excellent project, and for giving another life to this important building. The team successfully created a commercially feasible and historically compatible project for many to enjoy.

Written by, Piper Von Chamier of Ashland Historic Commission.





### Historically Compatible Single Family Residence

#### **The Chapman-Mickelson House**

**Location:** 209 Oak Street

**Owners:** Don Jones, Spartan Ashland

**Contractor:** Ed Bemis, Bemis Development

**Architect:** Ray Kistler of Kistler, Small & White Architects LLC

**Engineer:** Jim Higday of Marquess & Associates Inc.

This two-story wood frame dwelling exhibits many elements of the Queen Anne style, including the decorative fans at the gable ends. The house was built by Henry Chapman, a longtime area rancher, who arrived in southern Oregon in 1853. He built the house in 1902 and Chapman died there in 1903, just a short time after the house was completed. His sister Victoria Mickelson, widow of Michael Mickelson, a blacksmith, moved in to the home to care for Henry and remained there after his death. After her death, the proceeds from the sale of the house were used build the Chapman-Mickelson Memorial Fountain in honor of her husband, in front of the Carnegie Library.

By 1948 the Chapman-Mickelson House had been converted into five apartments with various add-ons. Jack Edwards bought the dilapidated income property in the early 1960's. At the rear of the property were a few rentals that were converted from the shanty cabins built by soldiers, from salvaged materials, while stationed at Camp White during World War II. Jack said that the soldiers built these 'splinter villages' all over town and were made of cardboard, wood and metal with dirt floors. While on leave, the soldiers used these shacks to get away, blow off steam, and participate in the wild times in the taverns of Ashland in the 1940's.

Don Jones purchased the property from Edwards and with the help of architect, Ray Kistler and contractor, Ed Bemis they started the restoration process. They first removed the shanty's rentals to make way for a future residential project. Then they decided to remove the poorly constructed additions and exterior stairs

to bring the building back to its original form. Jim Higday engineered the structural entry slab and footings to rebuild the stone foundation.

From the beginning, Kistler and Bemis' priorities were always historic compatibility and quality materials, to restore the exterior and remodel the interior into office rental space. The prominent roof dormers were raised, repositioned, and repaired to accommodate codes for new doors and windows. Siding and wood details were manufactured to match the originals where replacement was needed. The completely new 'period' interior is beautiful highlighted by the refinished wood flooring.

The Historic Commission commends Don Jones, Ray Kistler and Ed Bemis for their priority in seeking historic input and advice from the Commission as the project evolved and new details were required.

Written by, Dale Shostrom of Ashland Historic Commission



**Historically Compatible Single Family Residence**

**Smith-Elliott House**

**Location:** 221 Oak Street

**Owners:** Don Jones, Spartan Ashland

**Contractor:** Ed Bemis, Bemis Development

**Architect:** Ray Kistler of Kistler, Small & White Architects LLC

**Engineer:** Jim Higday of Marquess & Associates Inc.

This house is described in the National Register of Historic Places as a simple two-story wood frame dwelling. The Smith house was constructed in 1907 for Elliott and Harriet Smith. Smith, a liveryman, ran the E. F. Smith and Sons Stable on Water St. with his sons Elmer and Bert. The family retained ownership at least through the 1920s. In 1948 the house was occupied by Chester A. Smith although it is not clear what connection if any to the Elliott Smith family remained. While the large gable front porch, probably an undocumented alteration of an earlier feature, is somewhat incompatible, the Smith-Elliott house retains sufficient integrity to relate its historic period of development.

Ordinarily members of the Historic Commission are not thrilled when a developer calls for the demolition of a historic house, but in this case, we have been very pleased with the outcome at 221 Oak St, the Elliot Smith house. A destructive fire, and several bad remodels had left this historic home looking unlike the home that was originally built. The repairs left the house with a 5 in 12 pitch, with a matching pitch on the porch. The original pitch had been 14 in 12.

The developer, architect and builder did careful research to obtain early photographs of the house and based the reconstruction of the house on this information. Although the original house was not salvageable, The Quarried stones for the foundation were reused, and the house was rebuilt in the original location with the same footprint and form factor as the original house. The trim and details harken back to the house as it had looked at the time it was built.

Written by, Bill Emery of Ashland Historic Commission.

## **ASHLAND HISTORIC COMMISSION MEMBERS**

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