

LANDMARKS AND HISTORIC
PRESERVATION COMMISSION
AGENDA
SEPTEMBER 7, 2021



MEDFORD
OREGON

Commission Members

Daniel Smith, Chair

Larry Beskow

Greg Applen

Jeff Applen

Karl Geidans

Regular Commission meetings are held on
the first Tuesday of every month

Beginning at 5:30 p.m.

City of Medford

Virtual Zoom Meetings

LANDMARKS & HISTORIC PRESERVATION COMMISSION AGENDA



September 7, 2021

Virtual Meeting

Virtual Meeting Information

The City of Medford is continuing to closely monitor the COVID-19 situation. The health and safety of our citizens, volunteers, and staff is our highest priority. Public Hearings before the Landmarks and Historic Preservation Commission will be held virtually. Please click the link below to join the webinar:

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82483447354>

Telephone:

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799

Webinar ID: **824 8344 7354**

10. Roll Call

20. Consent Calendar None.

30. Approval or Correction of the Minutes

30.1 Consideration for approval of minutes from the July 6, 2021, meeting.

40. Oral Requests and Communications from the Audience

50. Public Hearings

Continuance Request

50.1 **HC-21-258** Landmarks and Historic Preservation Commission review of proposal to install exterior pathways, playground features and outdoor educational components within the fenced grounds at 413 West Main Street in the C-S/P/CB/H (Service Commercial and Professional Office/Central Business District/Historic Preservation Overlay) zoning district. Applicant: Rogue Valley Children's Museum, Inc.; Agent: Daniel O'Connor, O'Connor Law, LLC; Planner: Steffen Roennfeldt. **The applicant has requested this item be continued to the October 5, 2021, meeting.**

60. Written Communications None.

Meeting locations are generally accessible to persons with disabilities. To request interpreters for hearing impaired or other accommodations for persons with disabilities, please contact the ADA Coordinator at (541) 774-2074 or ada@cityofmedford.org at least three business days prior to the meeting to ensure availability. For TTY, dial 711 or (800) 735-1232.

70. Old Business

70.1 Medford Downtown Resurvey Presentation by Rebecca Ziegler

80. New Business

80.1 Council Goals

90. Comments from Commissioners

100. Report from the Planning Department

110. Adjournment

LANDMARKS AND HISTORIC PRESERVATION MINUTES



July 6, 2021
Virtual Meeting

The regular meeting of the Landmarks and Historic Preservation Commission was called to order at 5:30 PM on the above date with the following members and staff in attendance:

Commissioners Present

Daniel Smith, Chair
Karl Geidans, Vice Chair
Greg Applen
Jeff Applen
Larry Beskow

Staff Present

Kelly Evans, Assistant Planning Director
Tricia Hahn, Senior Assistant City Attorney
Steffen Roennfeldt, Planner III
Debbie Strigle, Recording Secretary

10. Roll Call

20. Consent Calendar None.

30. Approval or Correction of the Minutes

30.1 The minutes from the May 4, 2021, meeting were approved as submitted.

40. Oral Requests and Communications from the Public None.

50. Public Hearings None.

60. Written Communications None.

70. Old Business

70.1 Medford Downtown Resurvey Presentation by Rebecca Ziegler

Ms. Ziegler gave a PowerPoint presentation update on the Medford Downtown Resurvey. She suggested the Commission consider a boundary line amendment and recommended a multiple property document form for the city's mid-century modern commercial buildings. When she was in Medford she said she noticed people reading the historic district plaques on the buildings and encouraged the city to do scavenger hunts and activities like that to get people of all ages interested in our historic districts. She also suggested updating downtown walking brochures, making special considerations for the urban renewal area and at a minimum doing another snapshot inventory or reconnaissance level survey. Other suggestions included saving architectural elements from demolished buildings and using interpretive signage to help keep the history alive. She appreciated the finials from the Littrel building that were saved and placed in Pear Blossom Park.

Ms. Ziegler stated she would have her final update in August.

Mr. Roennfeldt asked if property owner consent was needed for the multiple property document form. Ms. Ziegler answered no, it can be created and you can then reach out to the properties that are eligible. People can choose to opt in or opt out.

Commissioner Beskow wanted to know if property owner consent was needed to remove a property from the Historic Register. Ms. Ziegler replied that SHPO was very clear in that the property owners have to be informed but there was not a vote on that. She said she would have to get back to the commission on that.

Ms. Evans explained that these properties are in a zoning overlay so even if there was not a responsibility from the National Register perspective, there would be some land use action required to remove that overlay and that would require noticing if not consent.

Commissioner Geidans asked if the percentages change if the boundary line is adjusted. Ms. Ziegler answered if the boundary line is amended the percentage of eligible contributing properties would go from 67% to 88%.

Commissioner Geidans pointed out that one of the streets listed was Oakland and it should be Oakdale. Ms. Ziegler stated she would correct that.

Commissioner Beskow wanted to know how much the gross area would be reduced by if the boundary line amendment is done. Ms. Ziegler replied there would be almost 61 properties that would be taken off leaving about 119 properties. This would leave approximately 87% eligible contributing. She went into more detailed explanation.

Chair Smith expressed his concern that people may have bought into that area with the understanding that they are already in the historic district, may be added to the historic district or added to the National Historic Register. He felt it would be unfair to those property owners to have the rug pulled out from underneath them.

Ms. Ziegler stated she would never take a property off just to take it off, it would have to be for a really good reason. She added that if they ever did go off they would just switch to a different district.

Commissioner Greg Applen wanted to know if the underlying reason to reducing the district was to bring the percentage of qualified buildings up. Ms. Ziegler answered it is a large part of the reason and gave more detailed explanation.

80. Propositions and Remarks from the Commission

80.1 Commissioner Beskow wanted to know if there would be a study session once the survey is completed. Ms. Evans answered yes there would be further discussion before any action is taken.

80.2 Chair Smith commented he is looking forward to meeting in person again in August.

90. Report from the Planning Department

90.1 Ms. Evans stated there would be a meeting August 3rd to hear the final update from Ms. Ziegler. The August meeting through December's meeting will be held in Room 151 in the Lausmann Annex Building.

90.2 Ms. Evans reported that City Council had adopted some goals. This will be talked about at the August 3rd meeting.

Commissioner Greg Applen wanted to know if Planning had any input on what the Marriott Hotel and apartment building would look like since they are so close to the historic district.

Ms. Evans said the apartment building on Holly and 8th Streets is very similar to The Concord apartment building on Grape and 6th Streets. The design standards for multi-family would not conflict with the downtown historic feel. In regards to the Marriott the Planning Department can talk to them about how it would be but as far as how the structure sits on the site up to the back of the walk, parking behind and that kind of feel, then yes it would have that historic feel.

100. Adjournment

100.1 The meeting was adjourned at approximately 6:20 p.m. The proceedings of this meeting were digitally recorded.

Submitted by:

Debbie Strigle,
Recording Secretary

Daniel Smith, Chair, Landmarks
and Historic Preservation Commission



STAFF REPORT – CONTINUANCE REQUEST

for a Type-III quasi-judicial decision: **Historic Review**

Project Rogue Valley Children's Discovery Museum Landscaping Alterations
 Applicant: Rogue Valley Children's Discovery Museum, Inc.
 Agent: O'Connor Law, LLC

File no. HC-21-258

To Landmarks & Historic Preservation Commission *for 09/07/2021 hearing*

From Steffen Roennfeldt, Planner III

Reviewer Kelly Evans, Assistant Planning Director

Date August 31, 2021

BACKGROUND

Proposal

Landmarks and Historic Preservation Commission review of proposal to install exterior pathways, playground features and outdoor educational components within the fenced grounds at 413 West Main Street in the C-S/P/CB/H (Service Commercial and Professional Office/Central Business District/Historic Preservation Overlay) zoning district.

Request

Staff is requesting that the item be continued to the October 5, 2021 meeting. Additional time is necessary to gather information regarding the proposed alterations in order to give the Commission an educated staff report and recommendation.

LHPC AGENDA:

SEPTEMBER 7, 2021



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2021 DOWNTOWN HISTORIC DISTRICT RESURVEY CITY OF MEDFORD

SUBMITTED BY: ADAPTIVE PRESERVATION, LLC

Prepared for:
Steffen Roennfeldt
Planning Department, City of Medford

Issued:
8-24-2021

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The activity that is the subject of this Resurvey Report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

INTRODUCTION & PROJECT OBJECTIVES

INTRODUCTION

In 2020, the City of Medford hired Rebecca Ziegler with Adaptive Preservation, LLC to conduct a resurvey of all parcels located within the Medford Downtown National Historic District. The resurvey area included 180 properties generally bounded by 4th Street to the North, Bear Creek to the East, 9th Street to the South, and Oakdale Avenue to the West (Figure 1, pg 6). This area was surveyed in 1993/1994 and the information gathered from that report was used in 1998 to successfully list the district in the National Register of Historic Places.

Adaptive Preservation worked with Medford's Landmarks and Historic Preservation Committee (LHPC) and City of Medford staff throughout the project. The Certified Local Government (CLG) program which is administered by the Oregon State Historic Preservation Office (SHPO), and the City of Medford (City) funded this project.

PROJECT OBJECTIVES

The Medford Downtown Historic District Resurvey is the primary vehicle for the City to understand the current condition of historic resources in the District and how best to preserve them. The project objective was to re-document all properties included in the Medford Downtown Historic District and re-evaluate their National Register eligibility status. This project followed guidelines established by the National Park Service's Secretary of the Interior for preservation planning. The district resurvey resulted in re-photographing all the district properties, revising addresses and other information, and an updating National Register evaluation. Structures that were missed in the original survey, or were built after 1994, were added as a new data entry. Demolitions, new developments, as well as alterations to commercial structures and residential homes, have occurred within the last 27 years and this survey will reflect those updates.

In summary, this project had the following objectives:

- Resurvey each parcel within the Downtown Historic District and update (if needed) the location, construction date, use, architectural style, and building materials, noting any changes in comparison to the previous survey;
- Update and amplify the existing body of documentation of Medford's historic resources maintained by SHPO;
- Provide recommendations for future preservation work in the downtown area and evaluate the need for an amendment to the National Register listing;
- Meet CLG requirements for ongoing survey and preservation planning.

RESEARCH, BOUNDARY EXPLANATION & SETTING

RESEARCH

Preliminary research included gathering all existing documentation on file at the SHPO, as well as compiling data from the Jackson County Tax Assessor's website, the City of Medford's historic files, and resources from Southern Oregon Historical Society.

BOUNDARY EXPLANATION & SETTING

This resurvey was a "lite" reconnaissance-level documentation of all properties within the Medford Downtown Historic District, totaling 180 parcels (Figure 1, pg 6). The District is bounded generally by 4th Street to the North, Bear Creek to the East, 9th Street to the South, and Oakdale Avenue to the West, encompassing approximately 80 acres in total. The District is west of Bear Creek, a year-round tributary to the Rogue River than runs through the valley's center. The railroad right-of-way, first developed by the Oregon and California Railroad and the motive for the founding of Medford in 1884, bisects the entire downtown from east to west.¹

Although predominantly a commercial core, with high-density brick and concrete commercial architecture, early twentieth-century residential developments remain at the district's NW quadrant and provide visible evidence of the original mixed commercial and residential uses in the city's core area.



Downtown Medford c.1937

Courtesy of Southern Oregon Historical Society

¹ George Kramer, "Medford Downtown Historic District," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1998), Section 7, pg. 1.

SURVEY AREA

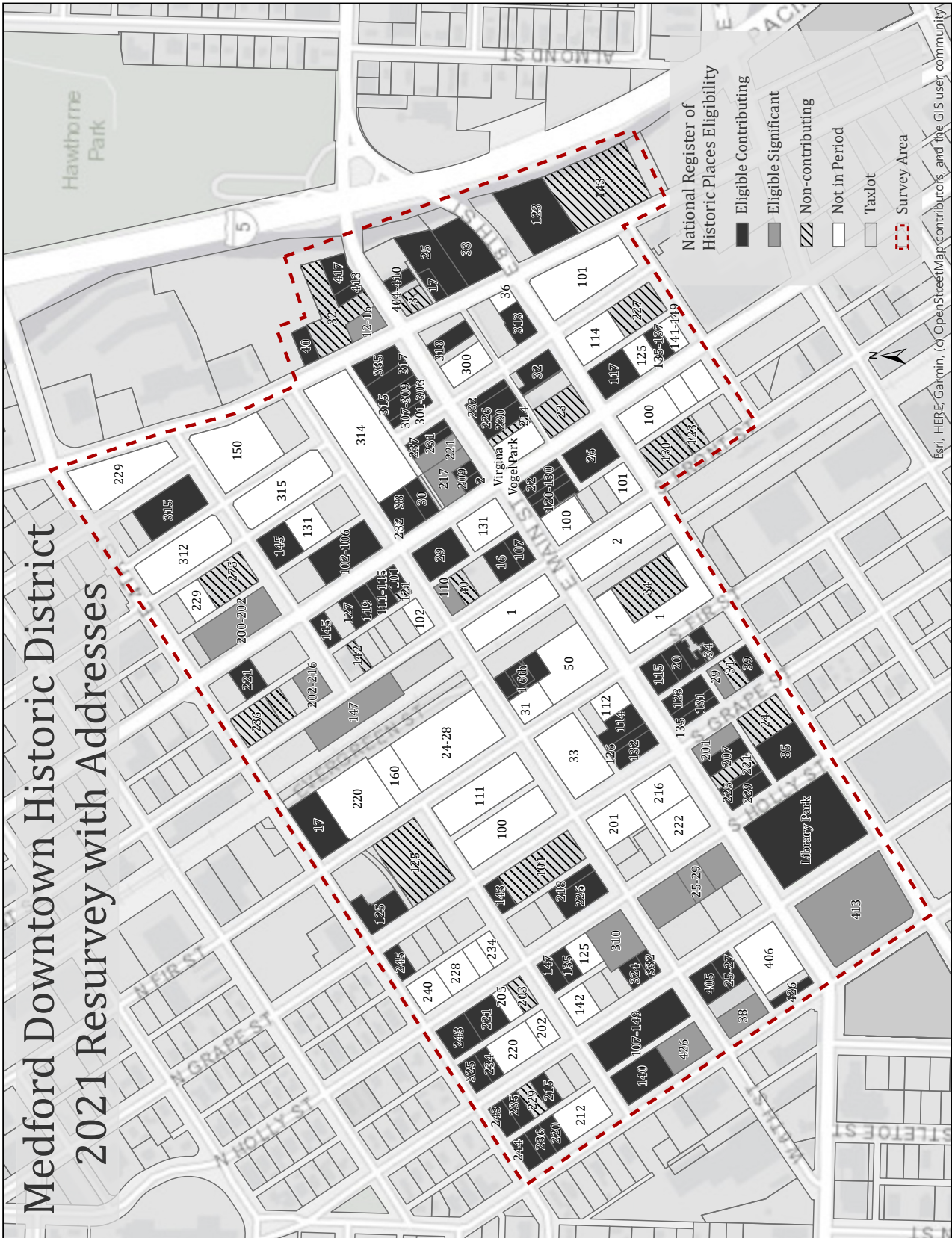


Figure 1: Medford Historic District Resurvey Area

METHODOLOGY

This project called for the documentation of all parcels within the Medford Downtown Historic District. The survey area primarily contains resources typical of a late nineteenth/early twentieth-century commercial core as well as an early twentieth-century residential area located in the NW quadrant of the survey area. Per the 1998 National Register Nomination, the primary period of significance was identified as being from 1884 -1949.

The National Park Service considers fifty years to be the length of time needed to develop historical perspective and to evaluate significance. The National Register criteria does allow the designation of properties that are less than fifty years of age if they can document exceptional significance. For this survey, the fifty-year cut-off date is 1976. Buildings in this category that received integrity ratings of excellent or good may be eligible for the National Register once they reach fifty years of age. All work was completed in compliance with the Secretary of Interior's Standards for Identification, the latest "Guides for Conducting Historic Resource Surveys in Oregon" (2011) provided by the SHPO.

Adaptive Preservation approached this project in three phases: Information Gathering & Research, Field Surveying, and lastly Data Analysis & Determining Eligibility. The next sections will dive deeper into those phases, providing additional insight to the process and explaining any unforeseen setbacks.

PHASE ONE: INFORMATION GATHERING & RESEARCH

Steffen Roennfeldt, Planner III with the City of Medford Planning Department, provided Adaptive Preservation with parcel maps of the Downtown Historic District as well as the 1993/94 Medford Historic District Survey Report. Jason Allen, SHPO Survey Coordinator, provided a link to the online database system that SHPO uses to track historic inventories. This system contained existing survey records for the District properties. Prior to the start of this project, the majority of resources in the District were entered in the Oregon Historic Sites Survey online database maintained by the SHPO. Adaptive Preservation compared the previously obtained data from the City to SHPO's existing survey records and identified discrepancies between these extant at the time of listing (1994 and 1998) and the present.

Numerous tax lots had inconsistent addresses and directional information. For example, since 1994, some tax lots have merged or divided creating new addresses for properties. Some addresses in the online database had the incorrect directional label (e.g. Central North vs. Central South). Adaptive Preservation made notes of these additional addresses in the online database, corrected any mislabeled addresses, and ensured that 2020 tax lot map matched the district's surveys.

PHASE TWO: FIELD SURVEY

Adaptive Preservation conducted a block-by-block walking survey on October 3-5th, 2020 to document each parcel in the survey area. Each parcel was surveyed regardless of age or its existing National Register designation. High-resolution digital photographs were taken and information about the exterior physical appearance of each resource, like building materials, architectural style, and condition, were recorded into an Excel spreadsheet. This process helped identify address and tax lot discrepancies previously noted. The integrity and approximate age of each resource was documented to identify alterations, new construction of additions or infill, and demolition.

Adaptive Preservation also made a preliminary evaluation of eligibility status of listed resources to determine whether or not that status remained applicable. Special attention was given to resources previously identified as not-in-period (NP) due to their age at the time of survey. Resources that have since reached fifty years of age, or were built after 1976, and retained historic integrity were identified as potentially eligible for historic integrity listing under a Mid-Century Modern Commercial Multiple Property Documentation Form (MPDF).

PHASE THREE: DATA ANALYSIS & DETERMINING ELIGIBILITY

Between January and February, 2021, Adaptive Preservation integrated field research and archival data through the collection of basic property data and historic information from the Jackson County Tax Assessor, the 1993/94 survey report, and the 1998 Medford Downtown Historic District National Register of Historic Places Nomination Form. This data was analyzed to reveal patterns of construction or alterations and to determine if the property retained enough historical significance and integrity to continue to be contributing to the district. Evaluation standards have changed since 1994 and the previous survey demarcation of "Primary Significant Contributing," "Secondary Significant Contributing," "Historic Non-Contributing," and "Non-Compatible, Non-Contributing," were revised to reflect current evaluation standards. This means all parcels were updated and labelled as "Eligible Significant," "Eligible Contributing," "Non-Contributing," "Not Eligible," or "Not-in-Period."

All this data was then compiled into an Excel spreadsheet listing the address, construction year, architectural style, GIS coordinates, and National Register eligibility. Using SHPO's Access database, a new survey area was created; Medford Downtown Historic District Resurvey 2021. Each property located in the district was individually copied from the previous survey, and its information updated to reflect current conditions. All data and updated photographs were entered into the Oregon Historic Sites Database, from which the attached property list and statistical reports were generated. As a result of new commercial developments, numerous properties had been demolished and the Property List in Appendix A reflects such instances.

Properties eligible for listing in the National Register, whether for individual significance or as contributing elements to a historic district, must retain integrity in a majority of these areas to be eligible for the register.¹

- **Location:** The place where the historic property was constructed or the place where the historic event occurred.
- **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- **Setting:** The physical environment of a historic property.
- **Materials:** The physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.
- **Association:** The direct link between an important historic event or person and a historic property.²

1 A contributing property to a historic district does not have to meet the same threshold for integrity as an individual landmark, but must retain enough fabric to contribute to the significance of the district. Properties contributing to a district that is significant in the area of architecture must retain a higher degree of integrity than properties in a district that is significant for associations with an important individual or with historical events or patterns of history.

2 U.S. Department of Interior, National Park Service, National Register of Historic Places, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington, DC: National Register Publications, 1998), 45.

Evaluating the integrity of a property can somewhat be subjective. Adaptive Preservation took into account the following as recommended guidelines and used best judgement when determining final National Register eligibility. Properties that met the threshold of "Excellent" would be categorized as Eligible Significant, properties that met the threshold of "Good" or "Fair" would be considered Eligible Contributing. Properties rated "Poor" were categorized as Non-Contributing. Structures that fall under the "Fair" category can be rated Eligible Contributing or Non-Contributing depending on its how much of the criteria it meets.

Excellent

- The original form and massing of the building are intact;
- The exterior cladding material have not been altered;
- The majority of the building's openings are unaltered or were altered in a sensitive and appropriate manner using similar materials, profiles, and sizes as the original building elements;
- Significant decorative elements, including porches, are intact;
- Design elements intrinsic to the building's style are intact;
- The overall feeling or character of the building for the time period in which it was erected is intact. Changes over a period of time are sympathetic and compatible to the original design in color, size, scale, massing, and materials;
- Character-defining elements from the time period in which the building had significant associations with events or important individuals remain intact; and
- If more than fifty years in age, the building appears to be individually eligible for listing in the National Register of Historic Places or would be a contributing element to a historic district.

Good

- The original form and massing of the building are intact;
- Significant portions of original exterior cladding materials remain;
- Some alteration of original building openings or spaces has occurred using new materials and profiles, but not causing irreversible damage to the original configuration of openings and spaces;
- Significant decorative elements, including porches, remain intact;
- Additions to a secondary elevation are in an appropriate manner, respecting the materials, scale, and character of the original building design;

Fair

- The original form and massing of the building are intact;
- Exterior cladding material has been altered or added; however, there is some indication upon visual inspection that if removed, enough of the original cladding material might remain that the property could be restored to its original appearance;
- The majority of the building's openings were altered in an inappropriate manner using new materials, profiles, and sizes;
- Some alterations to significant decorative elements, including porches;

Poor

- The form and massing of the building were altered;
- Exterior materials were altered;
- The majority of the building's openings, such as windows and doors, were altered in an inappropriate manner using new materials, profiles, and sizes;
- Multiple decorative elements, including porches, have been altered;
- Alterations are irreversible or would be extremely difficult, costly, and possibly physically damaging to the building to reverse;
- Later additions do not respect the materials, scale, or character of the original building design;

In addition to retaining integrity, properties listed in the National Register must meet certain criteria of historic significance. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, a state, or the nation. Information such as date, function, associations, and physical characteristics affect significance. Here are the following categories of significance:

Individually Eligible: (Eligible Significant)

- Applies to properties that retain excellent architectural integrity and clearly represent associations with the established historic context(s). A property that independently meets the National Register Criteria for evaluation can also be contributing to a historic district if it falls within the district boundaries and has associations with the district’s areas of significance. (Example: 310 6th Street West, US Post Office Courthouse Building)



310 6th Street West: Eligible Significant

Contributing to a District: (Eligible Contributing)

- Applies to properties that do not retain sufficient integrity or associations to merit individual listing but would enhance the historic associations and the architectural qualities of a historic district.
- Contributing properties do not have to be individually distinctive, but must contribute to a grouping that achieves significance as a whole. The majority of the components that define a district’s historic character must possess integrity, as must the district as a whole.
- Contributing buildings typically have “Excellent” or “Good” integrity, although there may be occasions where resources with “Fair” integrity are contributing.



29 Central Ave N: Eligible Contributing

Non-Contributing to a District: (Non-Contributing)

- Applies to individual properties located within a historic district that have lost their historical integrity, were not present during the period of significance or do not relate to the documented significance of the district.
- Properties with non-historic siding were considered to be non-contributing, despite associations with proposed areas of significance. Properties with non-historic siding should be re-evaluated for register eligibility if and when the non-historic siding is removed.



121 6th Street E: Non-Contributing

Not Eligible or Not-in Period

- Applies to individual properties located outside an area of resources that could potentially form a historic district. These resources either no longer possess historical integrity due to alterations or do not represent significant associations with historical events or provide excellent examples of an architectural styles. This also applies to properties that are less than 45 years old and do not have substantial integrity.

Finally, Adaptive Preservation summarized the results and developed a report and provided future recommendations. All draft materials — database, report, photographs, and maps— were submitted and revised in June 2021. Data Summary and Findings and Recommendations were shared at the July 6th, 2021 LHPC meeting.

HISTORIC CONTEXT STATEMENT

Historic context statement referenced directly from the 1998 Medford Historic District National Register Nomination Form

1840s-1890s

The City of Medford, located in Jackson County, Oregon, was originally settled in the late 1840s. It continuously boomed with population and economic developments making this area one of the largest and most influential regions during Oregon's territorial period. In the early 1880s, railroad line was established and, in return for deeding land for the line, the railroad company agreed to build a depot and establish a town site. The town was named Medford in honor of the hometown of railroad construction chief David Loring, a native of Medford, Massachusetts. In Spring of 1884, the town had nearly 400 inhabitants and reportedly some forty buildings standing in the downtown, almost all them in the area surrounding the new depot at Front and Main streets.

By 1890, rows of one, two, and three-story brick structures dominated the established commercial area east of the railroad tracks and that trend jumped to the western side of downtown shortly after the turn of the century. These late nineteenth century brick buildings, almost all in the vernacular "Chicago School" style, often had elaborate surface detail in keeping with the style of the time but were quickly were quickly remodeled with stucco-covering.

In the decade between 1890 and 1900, Medford passed Jacksonville in population and became the second largest in Jackson County, behind Ashland. Downtown commercial and residential developments continued apace with the surging population. In 1908 the north-south street names were changed to trees and plants (i.e. Apple, Bartlett) in recognition of the booming orchard industry. At the same time the main commercial corridor was formally renamed "Main Street" while the old county road was designated "Riverside Avenue". The street east of the Depot became "Front."³



Main Street at corner of Central Avenue
Courtesy of Souther Oregon Historical Society

3 Medford Mail Tribune, 20-Apr-1908, 1:3

1900s-1940s

During the period of 1900-1910, Medford grew 392%, making it the third fastest growing community in the United States. The 1910 Census which found the city's population had surpassed 8,800, bypassing Ashland and making it the largest city in Jackson County.

Medford focused on railway transportation but was quick to recognize the potential of the automobile. The city's streets were substantially paved by 1912 and in 1913 Riverside Avenue was designated a portion of the Pacific Highway, linking the entire western United States. With more than 230 cars registered in 1911, or one for every 38 residents, Medford boasted one of the highest automobile ratios per capita in the county.⁴ Orchard production continued to be a huge boost to the economy until 1912 when over-planting and poor rain slowed orchard growth and Medford entered the first major economic slump. Population declined dramatically, as did construction, and in the years between 1914 and the end of World War I few buildings were constructed in the downtown District.

During the 1920s, downtown construction activity resumed as a result of a new private power provider and a new irrigation system for the town. With the availability of both water and electricity, Medford once again achieved a stable economic base that encouraged and allowed downtown merchants to expand, build new stores, and modernize their older establishments as well as consistently irrigate their crops, resulting in another boom in agriculture. At the eastern edge of the downtown, Riverside Avenue became the focal point of the growing "Auto Row," as numerous showrooms and repair facilities, were constructed on either side of the Main and Riverside intersection. With the development of Riverside Avenue as a major north-south route for tourist and business use, the lands to the east, between Bear Creek and the Original Town plat, were all developed in the 1920s decade.

1940s to Present

During World War II, Medford experienced an unprecedented period of growth and economic activity. Supported by the massive investment of the federal government for the construction of Camp White, Medford's downtown became the focal point for the recreation activities of the almost 40,000 military personnel stationed at the base. During construction, an estimated 10,000 workers flooded the area, working round-the-clock as the new military camp was rushed to completion in just eight months. Later more than 9,000 civilians found work at Camp White as support staff all created increased pressures on the local residential market, with garages, barns, chicken coops and other structures all being rapidly converted to housing uses. Within the downtown district, single family residences were converted to apartment or multi-room usage. Typical is the conversion of many of the homes along North Ivy and Holly streets (For example, 235 Ivy Street and 221 Holly Street), A special case of war-inspired construction is the Evelyn Apartments (101-151 Ivy Street) which were built under special authority during the war as housing.



101-151 Ivy Street: Evelyn Apartments

In 1967, Interstate 5 was completed immediately adjacent to downtown Medford to replace the Oregon Pacific Highway. This route is important for commuters and travelers but has been blamed for the decline of small businesses in downtown Medford since its completion. Since the 1990s, Medford has dedicated an appreciable amount of resources to tax increment financing, thus creating an urban

4 Medford Mail Tribune, 12-Dec-1911,1:5

renewal district in an attempt to revitalize the downtown area. As a result, several buildings have been restored, streets have been realigned, new sidewalks, traffic signals, and bicycle lanes installed, and two new parking garages have been built. Downtown Medford also received a new library building and now boasts satellite campuses for both Rogue Community College and Southern Oregon University.⁵ In April of 1998, in an effort to recognize the importance of the downtown core and its historic structures, the City was able to successfully create a downtown historic district and have it placed in the National Register of Historic Places.

Downtown Medford has seen a great deal of change and alteration during 137 years since the city's founding. Buildings have been continually renovated, added to, remodeled, and redesigned as merchants and property owners tried to meet current architectural fashions and the needs of a growing, bustling, community. As a result, many of the buildings within the Medford Downtown Historic District, although dating from the late nineteenth and early twentieth century, present an exterior character that post-dates their original appearance. Despite these alterations, the essential character of the historic period remains. In the residential areas, the setbacks and tree-lined character that defined the original development pattern is still clearly visible, with the increased densities of the latter, infill, generally augmenting that pattern. The commercial blocks, lining Main, Central, Riverside and elsewhere, to a large extent retain the original narrow vertical building placement that was dictated by the underlying land divisions of the Original Town Plat. Brick and concrete building materials, either exposed or covered with a variety of later claddings, demonstrate the pattern of renovation and alteration that is so characteristic of the downtown core. Facades and rear elevations present varying exterior surface, pieces of earlier renovation efforts blend with both original and later changes, creating a form of readable architectural history, on a building by building basis.⁶



Downtown Medford c.1908
Courtesy of Souther Oregon Historical Society

5 Davis, Jim (December 13, 1998). "Lighting Up Medford". Mail Tribune. Archived from the original, January 24, 2016.

6 George Kramer, "Medford Downtown Historic District," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1998), Section 7, pg. 1.

DATA SUMMARY & FINDINGS

The Medford Historic District Resurvey included a “lite” Reconnaissance Level Survey of all parcels within the district, totaling 180 properties. Thirteen (13) of these properties have been demolished since 1998, leaving the base number of standing primary structures at 167. Each parcel was evaluated based on its date of construction, architectural style, and eligibility, all of which will be discussed further in the sections below.

DATES OF CONSTRUCTION

Using information provided by the 1993/94 survey, the Medford Historic District National Register Nomination form, and county tax assessor records, Adaptive Preservation confirmed estimated dates of construction for the resources surveyed. As a result 141 of the 167 resources (or 85%) were close to, or more than, fifty years of age. ¹

Construction Date Decade Counts - Medford Downtown Historic District Resurvey 2021

Decade	Quantity	% of Total
1880s	6	3%
1890s	11	6%
1900s	30	17%
1910s	22	12%
1920s	40	22%
1930s	7	4%
1940s	16	9%
1950s	9	5%
1960s	9	5%
1970s	7	4%
1980s	5	3%
1990s	4	2%
2000s	3	2%
2010s	10	6%
2020s	1	1%
Total:	180	

¹ The statistical report on this page includes dates for properties that have been demolished. It should be noted that only properties still standing were included in the results.

ARCHITECTURAL STYLES

Because this district has been surveyed previously and listed in the National Register of Historic Places, architectural styles were not edited for any properties previously surveyed. Only new construction, and properties that are now within the 50 year eligibility mark (constructed in 1976 or prior) were updated (if needed) based on their architectural style. Building forms identified in the survey area are classified using the terminology generally recommended and recognized by the National Register of Historic Places program, as well as those supplemental stylistic classifications utilized by Oregon SHPO. The residential nomenclature is drawn heavily from McAlesters' *A Field Guide to American Houses*, which provided standard classifications of residential buildings in forms and arrangement of features.

Of the 180 parcels surveyed, there are 167 standing primary structures. Approximately 20 discernible architectural styles were identified with the most common style represented being the Late nineteenth/ twentieth Century American Movements: Commercial and Chicago School.

Style Category Counts - Medford Downtown Historic District Resurvey 2021

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Italianate	3	
Queen Anne	5	
Category Total:	8	4%
OTHER		
Not Applicable	9	
Other / Undefined	5	
Utilitarian	5	
Vernacular	12	
Category Total:	31	17%
MODERN PERIOD		
Art Deco	15	
Contemporary	1	
International	2	
Minimal Traditional	4	
Modern Commercial (Type)	18	
Modern Period: Other	3	
Category Total:	43	24%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Beaux Arts	3	
Colonial Revival	2	
English Cottage	2	
Neo-Classical	1	
Spanish Revival	9	
Category Total:	17	9%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	3	
Chicago School	28	
Commercial (Type)	47	
Craftsman	1	
Foursquare (Type)	1	
Late 19th/20th Amer. Mvmts: Other	1	
Category Total:	81	45%
Total:	180	

ELIGIBILITY

All properties, regardless of previous National Register eligibility, were re-evaluated. Of the 167 (still standing) properties surveyed, 61% (102 resources) were deemed eligible for continued listing in the National Register. Properties built prior to 1976 and were deemed out of period in the 1994 survey are now eligible for potential listing in the National Register if they show historic integrity. 21 properties were found to be built within the 45 year cut-off date, nine of which have potential historic integrity (see list on page 18). More detailed information of these properties can be found in the Property List in Appendix A.

The determination of contributing and non-contributing status was explained in detail in the 1998 nomination, but many changes have taken place during the past few decades. In general, most properties were found to have retained, or even improved, their contributing status, and several previously non-contributing (NC) can now be listed as eligible contributing (EC). For example, 125 Central Ave South was constructed in 1953 and is now more than 50 years old. Although outside the time frame for applicable Medford historic contexts, it should be reevaluated to determine if it is individually eligible for the NRHP under a Multiple Property Designation (MPD) for Mid-Twentieth Century Modern architecture in Oregon. (See Figure 5 in Recommendations Section).

Evaluation Counts - Medford Downtown Historic District Resurvey 2021

Evaluation	Quantity	% of Total
demolished	13	7%
eligible/contributing	88	49%
eligible/significant	14	8%
not eligible/non-contributing	19	11%
not eligible/out of period	46	26%
Total:	180	

It is important to note the resources that have been lost due to redevelopment over the years. Below is a list of EC properties demolished since previous 1993/94 survey. More information about these properties can be found in the Property List in Appendix A.

Address	Year Constructed
1. 234 5th W	1960
2. 313-319 6th E	1936
3. 127 Bartlett S	1927
4. 128 Bartlett N	1947
5. 130 Bartlett N	1942
6. 220 Bartlett N	1948
7. 224 Bartlett N	1970
8. 130 Central S	1922
9. 232 Central N	1945
10. 220 Fir N	1929
11. 240 Holly N	1928
12. 203 Ivy N	1926
13. 211 Ivy N	1900

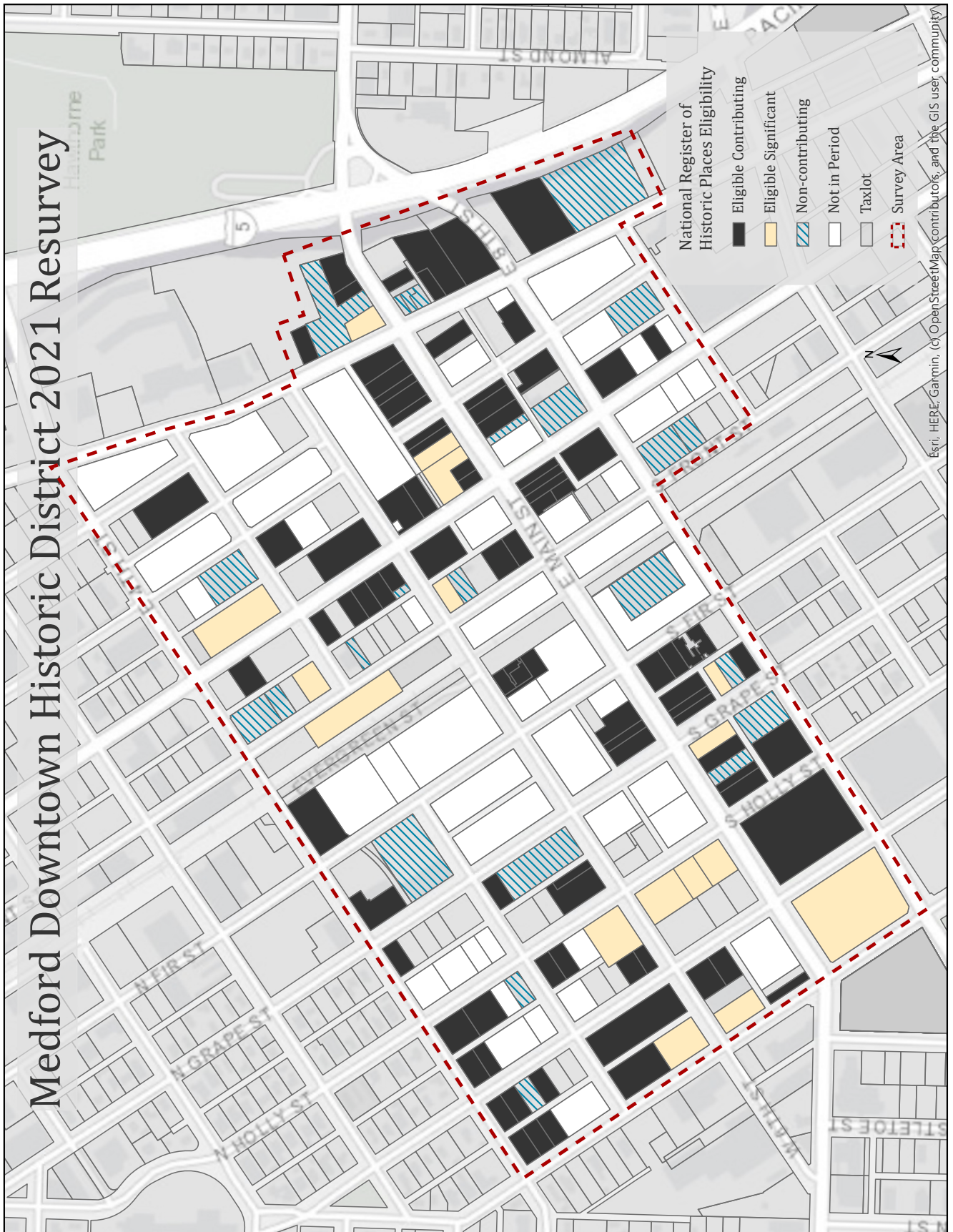


Figure 2: Medford Historic District NR Eligibility

RECOMMENDATIONS

Based on the findings, Adaptive Preservation is providing the following preservation related recommendations for the City of Medford:

DEVELOP DESIGN GUIDELINES FOR COMMERCIAL STRUCTURES

The downtown core is located within the Medford Historic Preservation Overlay Zone, a zoning designation that may be applied to properties, public or private, within the City. The purpose this Overlay is to protect, enhance, perpetuate, and improve those buildings, structures, objects, sites, and districts that are of local, regional, statewide, or national historic significance. In order to qualify for historic preservation funding, projects must meet historic preservation standards. One way to translate these standards is by creating a practical guidance for property owners is through a design guidelines booklet. It is unclear, via the City's website, if there are design guidelines for properties that reside within this Overlay. If guidelines do exist, it is recommended they be easily accessible to the public via the City's website. It is Adaptive Preservation's recommendation that any design guidelines for downtown Medford be recommendations only - meaning they would not be mandatory unless tied to local incentives (e.g. facade improvement grants or loans).

DEVELOP DESIGN GUIDELINES FOR RESIDENTIAL STRUCTURES

Numerous incompatible additions and alterations have negatively impacted the residential properties in the NW quadrant of the downtown historic district. It is recommended to create a Residential Design Guidelines Brochure that articulates expectations and best practices for alterations and maintenance practices of these structures. This is intended to promote design that will protect neighborhood character and enhance the attractiveness and quality of life in the district. The guidelines would address basic principles of urban design that maintains cohesive neighborhood identity, preserves historic resources, and enhances the unique setting and character of the district. The guidelines would cover five topics: Neighborhood Character, Site Design, Building Scale and Form, Architectural Features and Building Details.

HOST A PROPERTY OWNER WORKSHOP

As part of creating the design guidelines, the City would benefit from hosting a public workshop for property owners to educate them about the benefits of their property being listed as part of a historic district as well as the funding sources for historic preservation, including grants and historic tax credits.

EDUCATION AND MARKETING

Working with Travel Medford, Southern Oregon Historical Society, Downtown Medford Association, business groups, and/or the local Chamber of Commerce to promote downtown's historic resources is one way to raise awareness of local assets. While conducting the field work for the survey, one immediately notices the architectural details found on buildings throughout downtown. Projects such as virtual or real walking tours, treasure hunts for obscure architectural details, or posters of the same could be used to get residents and visitors to recognize and appreciate the downtown's historic resources. Pursuing some new marketing activities based on architectural character of the historic buildings is a good way to promote recognition and appreciation.

SPECIAL CONSIDERATIONS FOR MEDFORD URBAN RENEWAL AREA (MURA) PROJECTS

MURA has identified redevelopment opportunities and is focusing on two sites in the Downtown. The first site proposed for redevelopment is a surface parking lot located at 8th and Holly Street which a 60+ unit apartment building is proposed to offer much needed “workforce” housing (Figure 3). The second potential site is the redevelopment of a full city block on the north end of Pear Blossom Park for a new Residence Inn by Marriott hotel (Figure 4). Both of these locations are just outside of the Medford Downtown Historic District but these blocks do include commercial structures that had been previously surveyed as eligible contributing. It is recommended that special consideration for these structures be taken into account when redeveloping these areas. If there is the potential to alter or demolish any of these structures, at a minimum, a resurvey of this area should be completed and updated in the Oregon Sites Database prior to any redevelopment. This will provide an updated snapshot inventory and documentation of these historic resources.

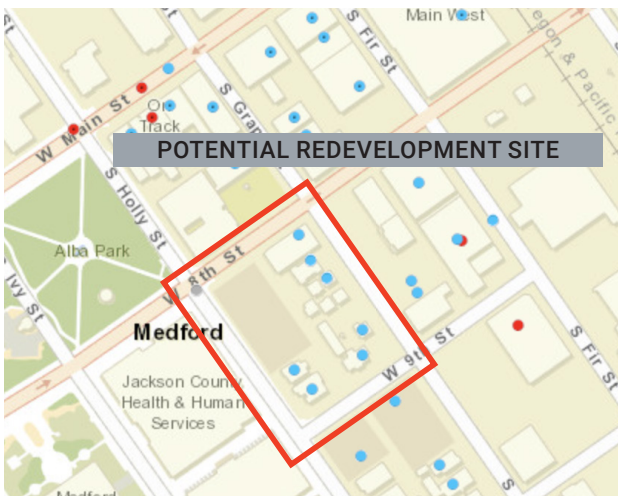


Figure 3: Potential MURA Redevelopment Site

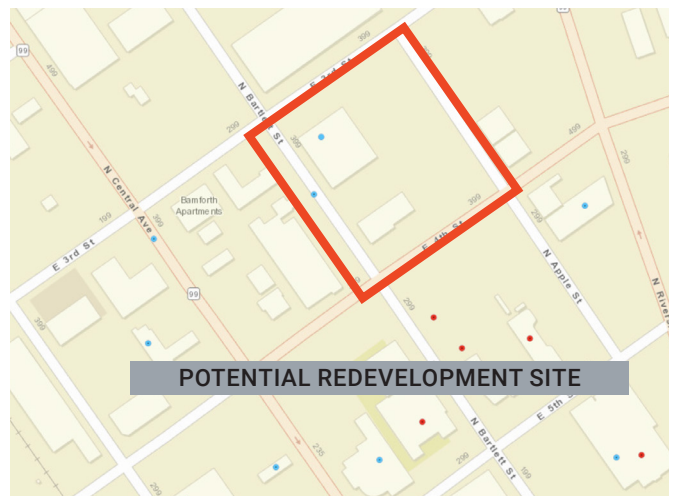


Figure 4: Potential MURA Redevelopment Site

When the Littrell Building at 313-319 6th Street was demolished for adjacent redevelopment and park blocks, special care was taken to keep the buildings finials and incorporate them into the landscape in the new Pear Blossom Park. This is an excellent example of way to utilize historic architectural details in a unique manner that is both interpretive and publicly accessible. When future redevelopment occurs and if historic structures are compromised or demolished, Adaptive Preservation recommends the City encourage public and private developers to gift these historic architectural elements to the City for continued public use and historic storytelling.



Littrell Building Prior to Demolition
Photo Courtesy: The Preserve Oregon Blog



Finials from Littrell Building Placed in Pear Blossom Park

INITIATE PREPARATION OF A MULTIPLE PROPERTY DOCUMENTATION FORM (MPDF) FOR MID-TWENTIETH CENTURY MODERN HISTORIC RESOURCES OF MEDFORD

The presence of scattered individual and potentially eligible mid-twentieth century modern commercial and residential buildings with shared contexts exists within the downtown. These properties are constructed between c.1955-1976 and are old enough now to be considered eligible contributing if they have historic integrity. The Multiple Property Document Form (MPD) is a document used to nominate individual properties and historic districts that share a similar time period, geographic distribution, historic theme, and importance. A MPD also identifies the qualities properties must possess to be eligible for listing in the National Register. While a MPD is not a National Register nomination itself, preparers may use a MPD to more easily list properties that meet the requirements specified in the document.

A MPDF for the “Mid-Twentieth Century Modern Historic Resources of Medford” will treat the entire city as the subject with a variety of associated property types serving as the organization. The MPDF format provides an economy of scale by allowing similar resources to be nominated under one cover document, thus avoiding the redundancy of developing a historic context and integrity required in a typical individual nomination for each resource. With a MPDF cover document in place, property owners or the City can initiate National Register nominations that require significantly less time and effort to prepare.

Below is a list of properties Adaptive Preservation recommends be researched further for a potential Mid-Twentieth Century Modern Historic Resources of Medford MPD. Refer to Figure 5 on the next page for location reference.

1. 201 6th Street W
2. 101 8th Street E
3. 229 Bartlett Avenue N
4. 125 Central Avenue S
5. 1 Main Street E
6. 2 Main Street E
7. 131 Main Street E
8. 216 Main Street W
9. 222 Main Street W

HISTORIC DISTRICT BOUNDARY LINE AMENDMENT

After conversations with City staff regarding the pros and cons of amending the historic district boundary, Adaptive Preservation is recommending to not amend the boundary lines but instead focus attention on design guidelines and other requirements that are tied to the Historic District Overlay Zone. If the City would still like to move forward with a boundary line amendment and decrease the size of the historic district, then it is suggested to reference Figure 6 on page 22 as the new geographic area to consider. The proposed map would remove thirteen (13) Not-in-period parcels and one (1) Non-contributing parcel.

RECORD RESURVEY RESULTS WITH THE NATIONAL PARK SERVICE

Work with SHPO staff to formally record the results of this resurvey with the National Park Service. This ensures the data collected here is updated and reflected on a federal level.

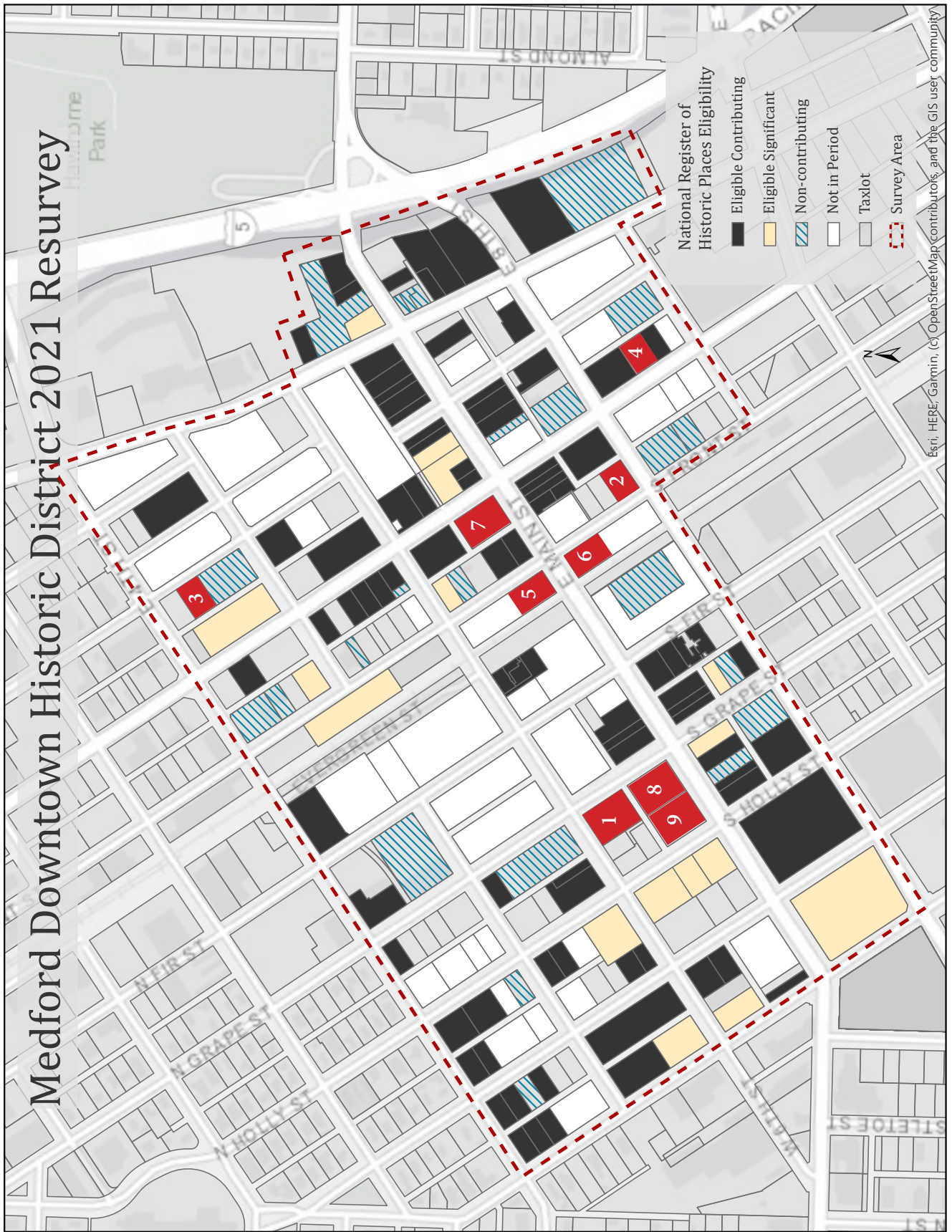


Figure 5: Medford Historic District Properties for Potential MPDF

Medford Downtown Historic District 2021 Resurvey

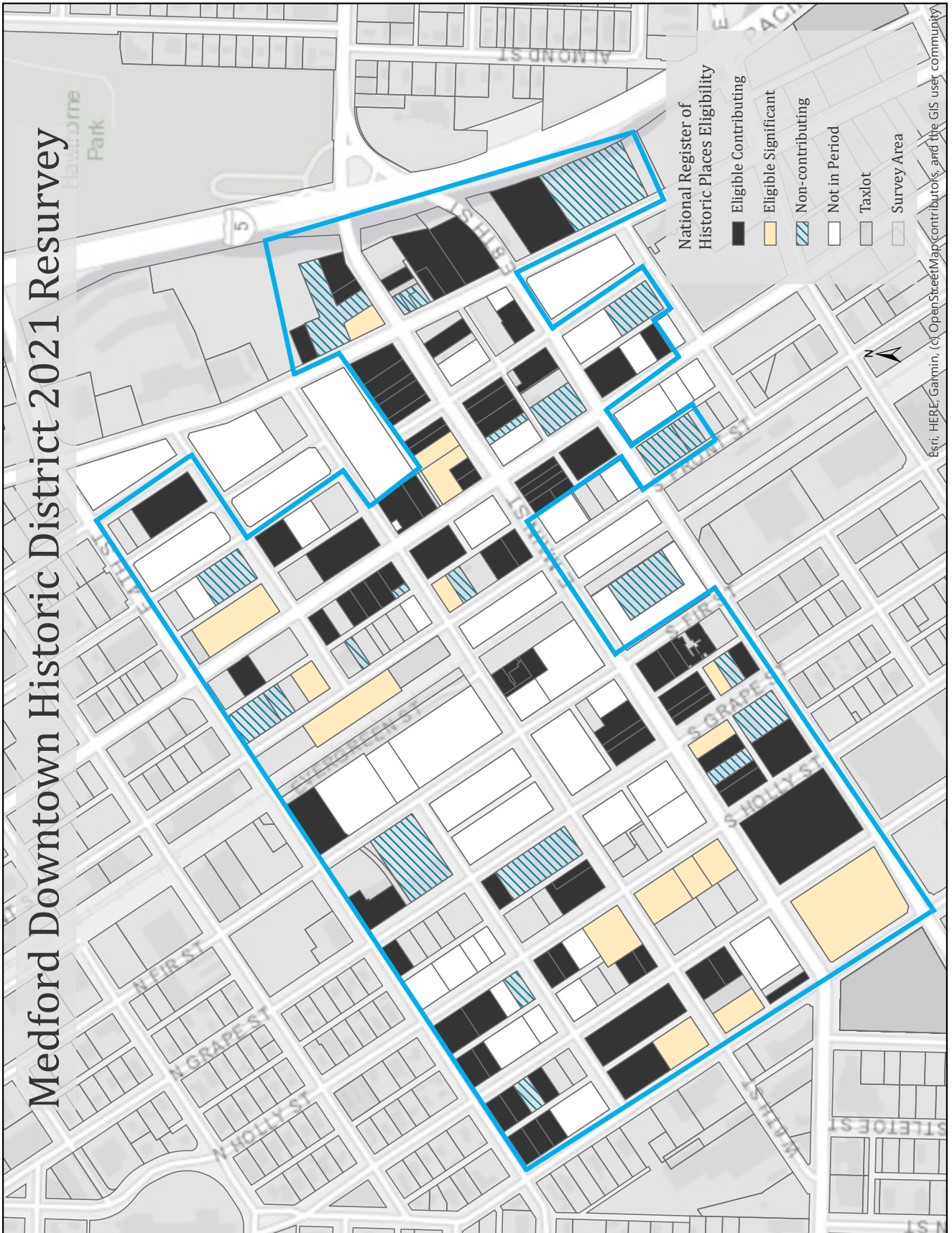


Figure 6: Proposed Medford Decreased Historic District Boundary Line in Blue

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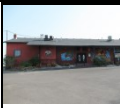







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Architectural Survey Data for Medford Downtown Historic District Resurvey 2021

Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
17 W 4th St Pacific Seed & Feed <i>Shiki Sushi Bar and Thai Restaurant</i>	1	EC NHD	c.1927	Stucco	Other / Undefined	Warehouse	10/3/2020		
<i>Comments: Asphalt, 3-Tab gable roof. Concrete foundation. Rectangular plan. No basement. Substantial alterations completed in the mid-1980s when it was remodeled for use as a restaurant.</i>									
125 W 4th St Fluhrer Pastry Plant <i>Budge-Mc Hugh Supply Co Inc</i>	2	EC NHD	1947 c.1977	Concrete Panels	Utilitarian	Agric. Processing	10/4/2020		
<i>Comments: Poured concrete foundation. Arch truss roof form. Daylight basement. Metal slider windows with translucent glass blocks. Concrete exterior walls. West elevation window blocks filled in (date unknown). Recessed entryway with protruding canopy, stepped base and pilasters cast into concrete walls. NC 11,250 square foot storage facility located on southern end of property. Built in 1977.</i>									
312 E 4th St <i>Pear Blossom Park</i>		NP	c.2018	Not Applicable	Not Applicable	Park/Plaza	10/4/2020		
<i>Comments: NP Amphitheater and NP restroom located on the parcel.</i>									
325 4th St W <i>[House]</i>	1.5	EC NHD	1904 c.1949	Cement Fiber Siding	Late 19th/20th Amer. Mvmts: Oth Vernacular	Single Dwelling	10/3/2020		
<i>Comments: Concrete poured foundation. Gable roof. 1/1 Wood sash double hung windows on original structure. Vertical board frieze. Various wing additions to the rear of the house (c.1949). Attached garage. No basement.</i>									
234 5th St W		NP	c.2010	Not Applicable	Not Applicable	Parking Lot	10/3/2020		
234 5th St W Insurance Office	1	XD NHD	c.1960	Stucco	Modern Commercial (Type)	Business	10/3/2020		<i>No image available.</i>
<i>Comments: Demolished in 2020. Now it is a surface parking lot.</i>									
275 5th St E Claus Motors <i>Lithia Auto Bldg: NAPA Auto Parts; Life</i>	1	NC NHD	1945	Horizontal Board Concrete Panels	Vernacular	Specialty Store	10/3/2020		
<i>Comments: Undergoing substantial exterior renovations at the time of survey. New windows and exterior materials deem property ineligible.</i>									
315 5th St E Leever Motor Company <i>Common Block Brewing Company</i>	1	EC NHD	1947	Stucco	Minimal Traditional	Specialty Store	10/3/2020		
<i>Comments: Streamlined moderne architecture. Concrete stucco exteior. Asphalt/hot mop roof, flat with single slope. Curved wall surfaces, round windows with glass blocks. Metal mansard canopy removed (date unknown). Sliding aluminum windows put back in on the south façade sometime after 1997. West facing patio with metal awning added in 2016.</i>									
1 6th St W Acme Hardware Co Building <i>Phagan's Beauty School</i>	2	EC NHD	1947	Concrete Panels	Utilitarian	Specialty Store Rectangular Block	10/3/2020		
<i>Comments: Concrete foundation, Arch truss, rectangular plan. Previous survey notes basement. Structure is framed in masonry:concrete. Roof is asphalt/3-tab. Primary front windows are fixed metal sash, 3-part metal sash with awings.Exterior stariwells.</i>									

Architectural Survey Data for Medford Downtown Historic District Resurvey 2021

Oregon State Historic Preservation Office








Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
24-28 6th St W Office Building <i>Big Pines Site</i>	1	NP NHD	c.1980	Concrete Block	Commercial (Type)	Business	10/3/2020		
<i>Comments: 24-28 W 6th Street. Three non-contributing/NP buildings on one parcel. Metal mansard roof line with splitfaced concrete block façade. No basement, aluminum windows. Tax assessor states building date of 1960 but that conflicts with the 1975 parcel map. Buildings most likely constructed in early 1980s.</i>									
31 6th St W Crater Lake Ford/American Cancer Society	2	NP NHD	c.1960	Vertical Board Wood Sheet	Commercial (Type)	COMMERCIAL: General	10/3/2020		
<i>Comments: Flat roof, wood panel siding. Large Aluminum single pane windows. Attached arched metal awning car park on front façade.</i>									
110 6th St E Medford Central Firehall <i>Old Medford City Hall/Annex</i>	2	ES NRB	1908 1921	Brick:Other/Undefined Granite	Commercial (Type)	Fire Station	10/3/2020	2/23/1996	
<i>Comments: Built in two phases, the northern portion of the building was completed in 1908 and the matching southern volume, the annex, was constructed in 1921. Common bond brick pattern. Flat, single slope asphalt roof, brick walls, No basement. Granite pilasters, corner entry, battlement corner, original storefront at S. Front street. Brick dentil band. Corner entry was modified in the 1930s.</i>									
121 6th St E Jackson City Abstract Co Building <i>Dancing Beads</i>	1	NC NHD	1924	Concrete: Other/Undefined Terra Cotta: Other/Undefined	Commercial (Type)	Business	10/3/2020		
<i>Comments: Projecting canopy at main mezzanine. Primary façade substantially altered, clad with tile. Windows have been replaced. Incorporated into SW corner of Cooley-Neff Building. No basement. Flat, single sloped asphalt roof. Concrete foundation. Fixed, metal sash window.</i>									
201 6th St W	2	NP	c.1962	Horizontal Board Concrete Panels	Modern Commercial (Type)	Professional	10/3/2020		
<i>Comments: Fixed metal sash windows.</i>									
218 6th St W Home Telephone & Telegraph <i>University Club</i>	2	EC NHD	1910	Standard Brick Stucco	Commercial (Type)	Business	10/3/2020		
<i>Comments: Concrete foundation, brick wall, flat, single slope asphalt roof. Arched top parapet, stepped window surrounds, transom band. Front stairs were altered in 1994. Porch awning removed, Period appropriate porch with columns was constructed ca. 2009. Transom windows above porch were reconstructed at the same time. 1/1 wood sash, double hung, fixed metal windows flank both sides of the front door.</i>									
226 6th St W Holly Theater <i>Holly Theatre</i>	4	EC NHD	1930	Standard Brick Stucco	Spanish Revival	Theater	10/3/2020		
<i>Comments: Arch truss roof form, projecting cornice with dentils, decorative brickwork, stringcourse, fan-like transom windows. Resoration of the façade was completed in 2012. Marquee sign was installed and front marquee was rebuilt in period appropriate design. Concrete foundation, no basement.</i>									
310 6th St W US Post Office & Courthouse <i>Federal Building; US Courthouse; Redden</i>	3.5	ES NRB	1915 1939	Standard Brick Terra Cotta: Other/Undefined	Beaux Arts	Courthouse	10/3/2020	4/30/1979	
<i>Comments: Brick masonry exterior. Concrete foundation. Flat, asphalt roof. Windows are multi-light wood casement. Arched windows, stringcourse, pilasters. Major addition was built to the north of the original volume in 1939, It matches the main volume in detail.</i>									

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
 NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI









(printout date: 8/25/2021)

Architectural Survey Data for Medford Downtown Historic District Resurvey 2021
Oregon State Historic Preservation Office

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
313-319 6th St E Littrell Auto Parts Building	1	XD	1936	Stucco	Art Deco	COMMERCIAL: General	10/3/2020		No image available.
		NHD	1945						
		Safeway	Comments: Demolished in 2017. Architectural details from the Littrell Building were saved and can be seen in Pear Blossom City Park.						
314 6th St E Diamond Parking Services	2	NP	c.1998	Stucco Concrete Panels	Commercial (Type)	COMMERCIAL: General	10/3/2020		
			Comments: Parking Structure with ground floor business/retail.						
315 6th St W Pear Blossom City Park		NP	2017	Not Applicable	Not Applicable	Park/Plaza	10/3/2020		
			Comments: City Park. Decorative finials from historic Littrell Auto Building have been saved and placed in this park.						
324 6th St W Pacific-Record Herald Building	1	EC NHD	1925	Stucco	Chicago School	Communications Facility	10/3/2020		
			Comments: Ajoins the Fehl Building to the west. Concrete foundation, no basement, flat, asphalt roof, fixed metal sash windows. Stepped parapet. Stucco exterior coating. Fabric awnings replaced metal overhang sometime in early 2000s.						
332 6th St W Fehl Building	1	EC NHD	1928	Standard Brick Stucco	Chicago School	COMMERCIAL: General	10/3/2020		
			Comments: Brick common bond..Recessed corner entry, Stucco-type exterior coating. Windows have been replaced. Paved parking lot to the rear of the building. Flat, asphalt roof with concrete foundation. No basement. Party wall with Pacific-Record Herald Building, to east. Decorative brick corbeling.						
405 6th St W Colonial Garage Building	1	EC NHD	c.1925	Stucco	Chicago School	Specialty Store	10/3/2020		
			Comments: Consists of multiple storefront areas. Ivy street windows replaced. Metal awning with parapet over entrance added c. 2000s. No basement. Masonry concrete frame, fixed metal sash windows. Concrete foundation. Irregular plan.						
426 6th St W Hafer, Edgar F, House	2.5	ES NRB	1905 1921	Horizontal Board Wood:Other/Undefined	Colonial Revival Neo-Classical	Single Dwelling	10/3/2020	9/1/1983	
			Comments: The original single-car garage, located to the rear (north) survives although it has been completely surrounded by newer construction. Post and pier foundation, 24/1 wood sash double hung windows. Eave flare, decorative soffits, arched windows, hipped dormers. Porch has been altered sometime c. 2000s. Awning over porch was removed and large pedimented porch now extends to the concrete driveway.						
7th St W Library Park		EC NHD	1888	Not Applicable	Not Applicable	Park/Plaza	10/3/2020		
			Comments: Non contributing/NP gazebo built in 1984. Facing west main, along the northern boundary, is a small monument to George Prescott. C.W. Palm Memorial statue and fountain were built in 1935. WW2 era cannon located to the north of the park. Small sandstone surveyors monument at the SE corner entry. This stone, set in 1893 serves as the basis for the Medford Town Plat.						

Architectural Survey Data for Medford Downtown Historic District Resurvey 2021
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
34 8th St W <i>Evergreen Parking Structure</i>	4	NP	c.1981	Standard Brick	Commercial (Type)	Parking Lot	10/4/2020		
<i>Comments: Conflicting construction date on tax accessors site. Building is wrapped on the north, west, and south elevations by 1 Main Street building.</i>									
101 8th St E Crater National Bank Building <i>Medford/Jackson County Chamber of</i>	1	NP NHD	1969	Concrete Block	Commercial (Type)	Financial Institute	10/4/2020		
130 8th St E Lewis, W L, Super Service <i>Rogue Community College</i>	1	NC NHD	1927	Standard Brick Stucco	Commercial (Type)	Specialty Store	10/4/2020		
<i>Comments: Concrete foundation. Flat roof. Fixed metal sash windows. Arched window bays, cornice band. Front pump area was enclosed with conversion to retail in the 1960s and completely remodeled to present appearance in the late 1980s. Brick veneer and concrete walls.</i>									
313 8th St E Taylor, L C, Building <i>Medford Online Academy</i>	1	EC NHD	c.1947	Stucco	Art Deco	COMMERCIAL: General	10/3/2020		
<i>Comments: Concrete foundation. Flat, asphalt roof. Masonry/concrete framed. Metal windows Awning removed in 2009 and steal framed awning installed in 2018 under recessed entries. Perimeter columns with art deco elements and corner projecting marquee sign were reconstructed in 2018.</i>									
227 9th St E Abbey, Walter W, Building	1	NC NHD	1937	Stucco	Art Deco	Specialty Store	10/3/2020		
<i>Comments: Concrete foundation. Flat, asphalt roof. Masonry stucco exterior. Window alteraations, and original rollup doors have been removed. Fixed metal sash windows.</i>									
32 Bartlett St S Huggins & Robinson Auto <i>Rogue Gallery and Art Center</i>		EC	1925	Stucco	Chicago School	COMMERCIAL: General	10/3/2020		
<i>Comments: Concrete foundation. Flat roof. Concrete walls with stucco exterior surface. Fixed metal sash windows. Some recessed entryways. Engaged columns with caps and recessed panels. Surface decoration divides walls into sections.</i>									
101 Bartlett St S <i>RCC/SOU Higher Education Center</i>	3	NP	c.2007	Standard Brick	Commercial (Type)	EDUCATION: General	10/4/2020		
114 Bartlett St S <i>RCC Riverside Campus Building</i>	1	NP NHD	c.1950	Concrete Block	Utilitarian	Unknown	10/4/2020		
127 Bartlett St S Davis-Cornwall Building (N)	1	XD NHD	1927	Stucco	Chicago School	Specialty Store	10/3/2020		No image available.

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

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Oregon State Historic Preservation Office





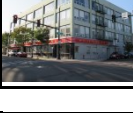




Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
128 Bartlett St N Bickler Building	1	XD NHD	1947	Concrete: Other/Undefined Brick:Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General	10/4/2020		No image available.
130 Bartlett St N Safeway Store	1	XD NHD	1942	Stucco	Other / Undefined	Department Store	10/3/2020		No image available.
131 Bartlett St N Pacific Telephone	1	NP NHD	1985	Concrete Block Stucco	Modern Commercial (Type)	Business	10/4/2020		
145 Bartlett St N Pacific Home Telephone Building	1	EC NHD	1926 1941	Brick:Other/Undefined Terra Cotta: Other/Undefined	Art Deco	COMMERCIAL: General	10/4/2020		 <i>Comments: No baement. Brick construction. Six-light metal sash windows. Terra-cotta cornice detailing, recessed entry with terra cotta highlights. Addition constructed in 1941.</i>
150 Bartlett St N <i>The Commons</i>	5	NP	c.2012	Scored Stucco Concrete Panels	Commercial (Type)	COMMERCIAL: General	10/4/2020		
220 Bartlett St N Shults Body & Fender Works	2	XD NHD	1948 1970	Stucco	Art Deco	Specialty Store	10/4/2020		No image available.
224 Bartlett St N Lithia Service		XD NHD	c.1970	Concrete Block	Modern Commercial (Type)	COMMERCIAL: General	10/4/2020		No image available.
229 Bartlett St N Girl's Community Club	2	NP NHD	1957	Roman Brick	Modern Commercial (Type)	Business	10/4/2020		 <i>Comments: Recessed entry. Metal windows. Decorative brick planter landscaping on primary (East façade).</i>
Central Ave S Vogel, Virginia, Park <i>Adkins-Flurher Building Site</i>		NP NHD	1997	Not Applicable	Not Applicable	Park/Plaza	10/3/2020		
2 Central Ave N Jackson County Bank Building <i>Holliday Jewlery; Pro. Brophy Bldg.</i>	2	EC NHD	1907 1944	Stucco Terra Cotta: Other/Undefined	Art Deco	Financial Institute	10/3/2020		 <i>Comments: Rectangular plan. Flat, asphalt roof. Masonry; brick frame. Brick foundation. Stucco panel exterior with terra cotta on ground floor. Substantial remodeling was done in 1944 and the metal awning was installed in the 1990s. Terra cotta surface with aluminum panels on north central elevation, corner entry with terra cotta column.</i>

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14 Central Ave N Big Bend Milling-Lindley Block	2	NC NHD	1910 1988	Standard Brick Marble	Commercial (Type)	COMMERCIAL: General	10/4/2020		
<i>Comments: Brick foundation. Partial basement. Bick veneer exterior. Marble panels. Metal cyclical awning. Fixed metal sash windows. L-shaped plan. Alternate entrance located on Main Street. Substantial exterior alterations to materials and windows deem property ineligible.</i>									
22 Central Ave S Palmer-Meydinski Building	1	EC NHD	1885 c.1930	Stucco	Chicago School	Financial Institute	10/4/2020		
<i>Tuxedo Junction</i>									
<i>Comments: Brick foundation. Fixed metal sash windows. Corner entryway, recessed entries on S. Central elevation. No basement. Flat roof. Concrete addition constructed in the 1930s.</i>									
23 Central Ave S Cooley Building	2	NC NHD	1924 1996	Stucco	Spanish Revival	Theater	10/3/2020		
<i>Craterian Theater, Ginger Rogers</i>									
<i>Comments: Addition to east portion of building and substantial window alterations to north facade deem property ineligible. Parapet detailing. Concrete foundation.</i>									
26 Central Ave S Halley Block	2	EC NHD	1900 1916	Stucco Standard Brick	Commercial (Type)	COMMERCIAL: General	10/4/2020		
<i>Bricktown Brewing</i>									
<i>Comments: No basement. Brick structure. 1/1 wood frame double hung, arch-top windows. Recessed corner entry.</i>									
29 Central Ave N Medford Furniture & Hardware Building	4	EC NHD	1911 1949	Terra Cotta: Other/Undefined	Chicago School	Specialty Store	10/4/2020		
<i>Woolworth Building</i>									
<i>Comments: Basement. Fixed metal sash windows with lower slider band. Substantial alterations completed in 1949 to represent a new "moderne" appearance. Awnings have been removed since 1993 survey. Flat roof with monitors.</i>									
30 Central Ave N Birch's Shoes/Mollie Reed	2	EC	1906	Standard Brick Ceramic Tile	Chicago School	Post Office	10/3/2020		
<i>Rogue City Comics</i>									
<i>Comments: Brick, stucco, tile, coursed sandstone. Recessed entry. Large, fixed metal storefront windows on ground floor. 1/1 wood sash double-hung windows on the second floor.</i>									
38 Central Ave N Cuthbert Building	2	EC NHD	1910	Stucco	Chicago School	Specialty Store	10/3/2020		
<i>Comments: Partial basement. Flat roof. Fixed metal storefront display. Projecting canopy at entry. Tiles on lower elevation. Substantial alterations completed ca. 2010 to bring building back to period appropriate appearance.</i>									
100 Central Ave S		NP	c.2004	Not Applicable	Not Applicable	Parking Lot	10/3/2020		
101 Central Ave N Cooley-Neff Building	1	EC NHD	1925	Stucco	Commercial (Type)	COMMERCIAL: General	10/4/2020		
<i>Neff, Porter, Building; Central Art Supply</i>									
<i>Comments: Stucco exterior. Metal overhang. Diagonal recessed corner entry on southwest portion of building facade. Stepped recessed entry on northwest portion of building facade. Fixed metal windows.</i>									

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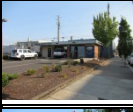



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102-106 Central Ave N JC Penneys <i>SOHS History Center</i>	2	EC NHD	1948	Stucco	Art Deco	Department Store	10/3/2020		
111-115 Central N Fridiger, C, Building <i>Davis-Johnson Building</i>	1	EC NHD	1912	Standard Brick Ceramic Tile	Chicago School	COMMERCIAL: General	10/3/2020		
117 Central Ave S Leverette Block <i>Rogue Community College</i>	2	EC NHD	1928	Stucco	Art Deco	COMMERCIAL: General	10/4/2020		
119 Central Ave N Barkdull, Clara, Building	2	EC NHD	1928	Stucco Aluminum	Commercial (Type)	Business	10/3/2020		
125 Central Ave S Franklin Building	2	NP NHD	1953	Concrete Panels Terra Cotta: Other/Undefined	Modern Commercial (Type)	COMMERCIAL: General	10/3/2020		
127 Central Ave N Medford Central Market	1	EC NHD	1927	Stucco	Chicago School	Department Store	10/3/2020		
130 Central Ave S American Laundry Building	1	XD NHD	c.1922	Stucco	Vernacular	Specialty Store	10/3/2020		No image available.
135-137 Central Ave S Elwood, E D & Lucy, House <i>CABA Empanadas</i>	1	EC NHD	1905 1928	Horizontal Board Wood:Other/Undefined	Other / Undefined	Single Dwelling	10/3/2020		
141 Central Ave S <i>Immortal Spirits & Distilling Company</i>	1	EC	c.1928	Stucco Standard Brick	Commercial (Type)	COMMERCIAL: General	10/3/2020		

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145 Central Ave N Richfield Station <i>Medford Oil Change</i>	1	EC NHD	1936	Stucco Concrete Block	Vernacular	Specialty Store	10/3/2020		
<i>Comments: Fixed wood sash windows. Flat roof. No basement.</i>									
149 Central Ave S Wing, Charles A, Building <i>Noonie's Boba Tea</i>	1	NP NHD	1951	Stucco Roman Brick	Modern Commercial (Type)	Energy Facility	10/3/2020		
<i>Comments: Roman Brick on lower portion of elevations. Stucco exterior. Large chimney-like pylon at the northwest corner. Large awning.</i>									
200-202 Central Ave N BPOE Lodge #1168 <i>Medford Elks Building</i>	2	ES NRB	1915 1921	Brick:Other/Undefined Stucco	Beaux Arts	Meeting Hall	10/3/2020	11/28/1980	
<i>Comments: Daylight basement. Irregular floorplan, brick masonry wall construction. White face brick and stucco. Corner entry and 2-story balcony, 2-story columns, projecting cornice line. Clock at corner parapet, granite dedication stone located on the property.. Asphalt parking lot to the north.</i>									
221 Central Ave N Hight Realty <i>Medford Mailbox</i>	1	EC NHD	c.1947	Stucco Roman Brick	Modern Commercial (Type)	Business	10/3/2020		
<i>Comments: Fixed wood sash windows. Roman brick below window sills. Stucco exterior.</i>									
232 Central Ave N Medford Auto Clinic	1	XD NHD	c.1945	Stucco	Vernacular	Specialty Store	10/4/2020		No image available.
232 Central N <i>Outsider Coffee</i>	1	NP	2018	Wood Sheet Metal Sheet	Commercial (Type)	COMMERCIAL: General	10/3/2020		
<i>Comments: Drive-thru coffee kiosk</i>									
20 Fir St S Palm Rental Building	1	EC NHD	1913	Standard Brick Terra Cotta: Other/Undefined	Commercial (Type)	COMMERCIAL: General	10/3/2020		
<i>Comments: Transom windows have been added back since the 1993 survey. Awning removed over entryway. Fixed metal sash windows. Terra cotta lion heads on front facade. Pilasters and stepped parapet. Flat roof. No basement.</i>									
33 Fir St N Mail Tribune Print Shop	2	NP NHD	1996	Stucco	Modern Commercial (Type)	Business	10/3/2020		
34 Fir St S Kay Building <i>Southern Oregon PBS</i>	2	EC NHD	c.1911 1940	Stucco Metal: Other/Undefined	International	Unknown	10/3/2020		
<i>Comments: Flat roof. No basement. Multi-pane metal sash windows.</i>									
50 Fir St N Crater Lake Ford/Scan Design <i>Collier Creative Center</i>		NP NHD	c.1950 c.1980	Stucco	Commercial (Type)	COMMERCIAL: General	10/3/2020		
<i>Comments: Large fixed metal sash windows.</i>									

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160 Fir St N Bates Candy Warehouse <i>Flip City Gymnastics</i>	1	NP NHD	c.1950	Concrete Block Standard Brick	Vernacular	Warehouse	10/3/2020		
<i>Comments: Glass block window on front façade has been removed. Large three-pane transom window above front door has been exposed since last survey. Building contains large roll-up garage doors with engaged columns. Exterior surface is concrete block. Roof is flat with arched parapet and asphalt shingles. No basement.</i>									
220 Fir St N		NP	2015	Not Applicable	Not Applicable	Vacant/Not in use	10/3/2020		
<i>Comments: Became a vacant lot c. 2015</i>									
220 Fir St N Kimball Fruit Company <i>Pinnacle Packing Plant #3</i>	2	XD NHD	1929	Horizontal Board	Utilitarian	Agric. Processing	10/3/2020		No image available.
<i>Comments: Demolished c. 2015</i>									
16 Front St N	2	EC	c.1906 1948	Standard Brick	Commercial (Type)	COMMERCIAL: General	10/3/2020		
<i>Comments: Flat roof. 12-pane transom lights above ground floor storefront. Canopy on West elevation. Dentil moding band.</i>									
40 Front St N Nash Livery & Feed Stable <i>VFW Lodge</i>	2	NC NHD	1895	Stucco	Commercial (Type)	Animal Facility	10/3/2020		
<i>Comments: Fixed metal sash windows. Original brick on alley elevation. Parapet has been removed. Upper floor windows altered. Ground floor awning added sometime after 1999. Alterations deem property ineligible. Drive thru banking located on south elevation.</i>									
102 Front St N <i>Rogue Credit Union</i>	1	NP	1976	Standard Brick	Vernacular	Financial Institute	10/3/2020		
<i>Comments: Drive-thru banking institue with two car lanes.</i>									
123 Front St S Crater Lake Garage <i>Oh's Osaka Japanes Restaurant</i>	1	NC NHD	1911	Standard Brick	Chicago School	TRANSPORTATION: General	10/3/2020		
<i>Comments: Brick common bond structure. Brick detailing at parapet, stringcourse, arched windows have been filled in. Dentil band. Recessed entry. Diagonal wooden panels have been removed on front façade and windows have been filled in with concrete making property ineligible.</i>									
142 Front St N Burk, FF, Tent & Awning Building <i>El Pariaiso</i>	1	NC NHD	1928 c.1980	Stucco	Commercial (Type)	Specialty Store	10/3/2020		
<i>Comments: Cornice band on main elevation. Shed roof addition to the north. 1985 stucco exteiro covers original brick. Main entrance has been altered.</i>									
147 Front St N Medford Southern Pacific RR Passenger De <i>Porters- Dining at the Depot</i>	1	ES NRB	1910	Stucco Standard Brick	Craftsman	Rail Related	10/3/2020	6/3/1996	
<i>Comments: 8/1, wood sash, double hung windows. Large overhanging eaves, stucco panels, wooden brackets rise from cut granite bases. Hipped roof, no basement.</i>									




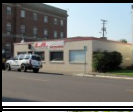





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216 Front St N Barnum (Grand) Hotel <i>Hotel Grand</i>	4	ES NRB	1915	Glazed Terra-Cotta Standard Brick	Commercial (Type)	Hotel	10/3/2020	3/22/1984	
<i>Comments: Restore Oregon Easment on Property. Fabric awnings cover transom windows on first floor elevations. Flat, asphalt roof. Masonry; brick structure. Concrete foundation. U-shaped plan 1/1 wood sash windows on 2nd, 3rd, and 4th floors. Currently occupied as apartments.</i>									
236 Front St N Luman Grocery Store <i>New Far East</i>	1	NC NHD	1948	Concrete Block Stucco	Commercial (Type)	Department Store	10/3/2020		
24 Grape St S Beck Apartments <i>Urban Center First Presbyterian Church</i>	2	NC NHD	c.1927	Concrete Block Stucco	Spanish Revival	Multiple Dwelling	10/3/2020		
<i>Comments: Extensive alterations to the façade and roofline. Parpet on northern portion of building removed. Arched inlay above second floor windows removed sometime after 1999. Vertical projecting sign removed.</i>									
29 Grape St S West Side Feed & Sale Stable <i>The Livery Stable; Reichenshammer</i>	2	ES NRB	1906	Standard Brick Stucco	Vernacular	Specialty Store	10/3/2020	12/21/1981	
<i>Comments: Flat, asphalt roof. Brick foundation. Brick, common bond on north wall and rear of building. Front façade has been stuccoed and painted sometime after 1995. Awnings added to ground floor windows sometime after 1997. Arched 2nd story windows. Recessed entry.</i>									
31 Grape St S Davis Storage Warehouse <i>Grape Street Bar & Grill</i>	1	NC NHD	c.1927	Stucco	Utilitarian	TRANSPORTATION: General	10/3/2020		
<i>Comments: Rollup doors have been removed and recessed entry constructed. Awning over storefront entry added after 2000. Poured concrete foundation. Flat, rolled asphalt roof. Masonry concrete structure. Concrete walls. Metal sash, multi-pane windows on both sides of the new storefront.</i>									
39 Grape St S Thomas Rental Store <i>Rouge Valley Coin & Jewlery Inc.</i>	1	EC NHD	c.1927	Stucco Metal Sheet	Commercial (Type)	Specialty Store	10/3/2020		
<i>Comments: Storefront modified, metal awning surrounds added in the 1960s. Concrete, rough form-finish exterior. Concrete foundation. Flat, asphalt roof. Fixed metal sash windows are not original. Awning added to the northside storefront sometime after 1999,</i>									
100 Grape N <i>The Concord Apartments</i>	4	NP	2017	Concrete Block Shingle	Contemporary	Multiple Dwelling	10/3/2020		
<i>Comments: 50 unit apartment complex with ground floor commerical space.</i>									
101 Grape St N Johnsons Market Groceteria <i>Southern Oregon Superintendent</i>	1	NC NHD	1927 c.1986	Stucco	Vernacular	Department Store	10/3/2020		
<i>Comments: Large two story addition added to the north in 1986. Parapet band. Storefront windows on 6th street have been enclosed. Alterations deem property ineligible. Fixed metal sash windows. Flat roof.</i>									
143 Grape St N Woodmen of World Building <i>Victory Christian Fellowship</i>	2	EC NHD	1924	Stucco	Spanish Revival	Meeting Hall	10/4/2020		
<i>Comments: 2/1 Wood sash windows, central arch in parapet. 1-story shed addition to the south. No basement. Concrete foundation.</i>									

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245 Grape St N Toft, Joseph E, House	2	EC NHD	1904	Horizontal Board Wood:Other/Undefined	Foursquare (Type)	Single Dwelling	10/3/2020		
<i>Comments: Over-sized eaves with exposed rafter tails. Doric columns on front entrance. Windows have been altered.</i>									
25-29 Holly St N Fluhrer Bakery Building <i>Ebert's Art Center</i>	1	ES NRB	1933 1941	Concrete Panels	Art Deco	Specialty Store	10/3/2020	5/16/1983	
<i>Comments: Fixed metal sash windows. Pilasters with decorative capitals, zig-zag spandrel panels and cornice band. Glass blocks. Built in phases, 1933/1941. Major renovation to office use in 1983. Occupies one-half city block between 6th and Main along Holly Street.</i>									
85 Holly St N Presbyterian Church <i>First Presbyterian Church</i>	2	EC NHD	1926 1952	Stucco	Spanish Revival	Religious Facility	10/3/2020		
<i>Comments: U-shaped plan. Gable;intersect asphalt roof. Concrete foundation. Concrete wall with stucco. Arch-top wood sash, multi-light (12 and 15) wood casement set in band windows. School wing was built c.1952. Small interior courtyard. Elaborate entry detailing, stained glass windows.. Central bell tower constructed in 1983.</i>									
125 Holly St N Post Office Annex <i>LA Automotive</i>	1	NP NHD	c.1950	Concrete Block	Vernacular	Post Office	10/3/2020		
<i>Comments: Fixed metal sash windows. Cornice band, window sills. Hipped roof.</i>									
135 Holly St N Holly Apartments	2	EC NHD	c.1927	Stucco	Spanish Revival	Multiple Dwelling	10/3/2020		
<i>Comments: Stepped parapet. Porch canopy with doric columns. Fixed, wood sash windows. Flat roof. No basement.</i>									
147 Holly St N Bellinger, Merritt, House <i>Arcadia Salon and Day Spa</i>	1	EC NHD	c.1910	Stucco	Vernacular	Single Dwelling	10/3/2020		
<i>Comments: Hipped roof. Wood frame. Broad eaves, roof vents. No basement.</i>									
203 Holly St N Root-Slover House	1	NC NHD	1900	Vinyl Siding Shingle	Queen Anne	Single Dwelling	10/4/2020		
<i>Comments: Hipped roof, Vinyl windows and vinyl siding added c. 2016 deem property ineligible. East facing porch entry enclosed. Rear dwelling unit.</i>									
205 Holly St N <i>Lions Cottage</i>	2	NP	2002	Horizontal Board Shingle	Neo-Classical	Multiple Dwelling	10/4/2020		
<i>Comments: Fourplex.</i>									
221 Holly St N Thorndike, J H, House	2	EC NHD	1904	Horizontal Board Shingle	Queen Anne	Single Dwelling	10/3/2020		
<i>Comments: Storm windows.Spindle work on porch, gable roof. Double hung windows. No basement. Four simple bungalow-type wood frame. Rental units moved/built on lot post 1949.</i>									

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228 Holly St N Lion's Eye Center <i>NALC Labor Union</i>	1	NP NHD	1969	Metal Sheet Scored Stucco	Modern Commercial (Type)	Business	10/3/2020		
240 Holly St N Holly Court Apartments	1	XD NHD	1928	Horizontal Board	Bungalow (Type)	Single Dwelling	10/4/2020		<i>No image available.</i>
<i>Comments: MOA initiated in 1997 btwn ACHP, OHCS & SHPO which directs documentation prior to demolition to make way for new housing 8/4/97 signature date</i>									
240 Holly St N		NP	1998	Vinyl Siding	Modern Period: Other	Multiple Dwelling	10/4/2020		
<i>Comments: 8-unit apartment building.</i>									
243 Holly St N Toft, Raymond H, House	1.5	EC NHD	1904	Cement Fiber Siding	Vernacular	Single Dwelling	10/4/2020		
<i>Comments: Storm windows. Diamond window on the south façade. Arched porch opening. Gable roof. Twin shed dormers. Non contributing rear unit moved to site or built (n.d.)</i>									
107-149 Ivy St N Evelyn Apartments	2	EC NHD	1943	Concrete: Other/Undefined	Minimal Traditional	Multiple Dwelling	10/3/2020		
<i>Comments: 26 units. Gable, intersect roof. Well maintained courtyards.</i>									
142 Ivy St N <i>Office Building</i>	2	NP NHD	c.1970	Concrete Block	Commercial (Type)	COMMERCIAL: General	10/4/2020		
202-204 Ivy St N	2	NP	2015	Vinyl Siding	Modern Period: Other	Multiple Dwelling	10/4/2020		
<i>Comments: Fourplex</i>									
203-211 Ivy St N		NP	2011	Not Applicable	Not Applicable	Garden	10/4/2020		
<i>Comments: Community garden that occupies 203-211 Ivy Street. Prior structure demolished in 2009.</i>									
203 Ivy St N Bass, J W, Rental House #2	1.5	XD NHD	c.1926	Horizontal Board	Bungalow (Type)	Single Dwelling	10/3/2020		<i>No image available.</i>
<i>Comments: Demolished in 2010.</i>									
211 Ivy St N Clemons-Brandon House	1.5	XD NHD	c.1900	Horizontal Board	Vernacular	Single Dwelling	10/4/2020		<i>No image available.</i>


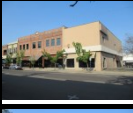






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215 Ivy St N House, Leroy & Mattie, Apartments	2	EC NHD	c.1925 c.1930	Stucco	Spanish Revival	Multiple Dwelling	10/4/2020		
<i>Comments: Arched entryway. Gable roof. multiple roof forms. Partial basement.. 2-light metal sash with awning panel, metal sash casement.</i>									
220 Ivy St N Ivy Street North Apartments	2	NP NHD	c.1960	Horizontal Board Stamped Sheet Metal	Modern Period: Other	Multiple Dwelling	10/3/2020		
229 Ivy St N Bass, James W, House	2	NC NHD	c.1905	Horizontal Board Shingle	Colonial Revival	Single Dwelling	10/4/2020		
<i>Comments: Vinyl windows and removal of sidelights on porch, along with other alterations deem property NC. Gambrel roof. Gable-end shingles on porch.</i>									
234 Ivy St N	1	EC	c.1910	Horizontal Board	Bungalow (Type)	Multiple Dwelling	10/3/2020		
235 Ivy St N Bass, J W, Rental House #1	1.5	EC NHD	c.1909	Cement Fiber Siding	Queen Anne	Single Dwelling	10/4/2020		
<i>Comments: Gable, Intersect roof. 1/1 wood sahs double hung windows.</i>									
243 Ivy St N McNary, Daniel L, House	1	EC NHD	c.1904	Horizontal Board	Queen Anne	Single Dwelling	10/4/2020		
<i>Comments: Hipped roof. Multi-light wood frame double hung windows. Full-width front porch. Boxed soffit, intersecting gables.</i>									
1 Main W <i>Rogue Disposal & Recycling</i>	4	NP	2014	Standard Brick Metal Sheet	Modern Commercial (Type)	Professional	10/4/2020		
1 Main St E First National Bank <i>MTN Church</i>	2	NP NHD	1954	Roman Brick Granite	Modern Commercial (Type)	Financial Institute	10/4/2020		
2 Main St E Jackson County Federal Key Bank <i>Key Bank</i>	2	NP NHD	c.1960	Other	Modern Commercial (Type)	Financial Institute	10/4/2020		
<i>Comments: Small outbuilding located to the south of the main building. Fixed metal windows encompass nearly all of east elevation.</i>									
100 Main St E Robinson's Department Store <i>Ledbetter Denise, Doctor</i>	2	NP NHD	1978	Standard Brick Stone:Other/Undefined	Commercial (Type)	COMMERCIAL: General	10/4/2020		
<i>Comments: Decorative motif stone band. Vertical metal panels surround entry.</i>									

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
107 Main St E Palm Building <i>Palm-Goldy Building</i>	2	EC NHD	1902 1911	Stucco Ceramic Tile	Chicago School	COMMERCIAL: General	10/3/2020		
<i>Comments: Ceramic tile and stucco façade. Ribbed panels above Main street windows, stringcourse and copper metal band, small projecting elements at cornice-level facing Front Street. North portion of building (c. 1907) augments original volume. Substantial remodeling took place in 1916. Metal sash awning removed sometime after 1995. Copper metal window surrounds.</i>									
112 Main St W Weeks and Orr (Winans Addition)	2	NP NHD	c.1970	Stucco	Commercial (Type)	Business	10/3/2020		
<i>Comments: Stucco façade, fabric awning on front façade main window and over side entrance.</i>									
114 Main St W Weeks & Orr Furniture <i>Essentials Home Décor</i>	2	EC NHD	1909	Standard Brick Vertical Board	Commercial (Type)	Specialty Store	10/3/2020		
<i>Comments: Stucco façade that was added in 1953 was removed ca. 2000. Storefront entrance covered with fabric and metal framed awning. Ground floor large metal sash windows.</i>									
115 Main St W Getchell Building <i>Winan's Furniture Gallery; Scrub Hub</i>	1	EC NHD	1915	Brick:Other/Undefined	Commercial (Type)	COMMERCIAL: General	10/3/2020		
<i>Comments: In 1989/1990 the building was substantially renovated for use as a furniture showroom. The storefronts, with transom band and other early glazing features, were replaced with modern display windows. Brick foundation. Flat, asphalt roof. Fixed metal sash windows. Brick common bond exterior with white glaze. Stepped parapet, pilasters, recessed entryway, cast details on pilasters, cornice, concrete sills, cornice line. Fabric awning over storefront.</i>									
120 Main St E First National Bank Building <i>Fashionette Building</i>	2	EC NHD	1886 1950	Metal: Other/Undefined	Modern Commercial (Type)	Financial Institute	10/3/2020		
<i>Comments: One of the oldest commercial structures in downtown Medford. 1950s era façade could be removed to return the building to a more historic appearance and reflecting the 1912 remodel. However, the present façade is more than 60 years old, is intact and locally appreciated as a modern style. Flat, asphalt roof. Fixed metal windows. 14" in diameter. "suction cup" pattern metal grill dominates the entire façade. Recessed storefront.</i>									
123 Main St W Moore Annex-Pottenger Building <i>Carpenter's Hall</i>	2	EC NHD	1905 c.1930	Stucco	Commercial (Type)	Hotel	10/3/2020		
<i>Comments: Brick foundation. Brick wall construction. Stuccoed façade that was modernized in the 1930s. Brick veneer storefront was added in the 1960s but removed by 2005. Windows have been replaced. Second story east façade windows have been filled in. Pilasters frame central entry.</i>									
126 Main St W Bates Barber Shop <i>Four Daughters Irish Pub</i>	2	EC NHD	c.1910	Stucco Standard Brick	Chicago School	Specialty Store	10/3/2020		
<i>Comments: Concrete foundation, flat asphalt roof. Brick masonry walls that have been stuccoed over. Upper floor exterior has been altered. Dentils have been removed along with other decorative features. Metal windows on ground floor.</i>									
126 Main St E Hamlin Building (West)	2	EC NHD	1886 1939	Stucco	Commercial (Type)	COMMERCIAL: General	10/3/2020		










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128 Main St E Hamlin Building (East) <i>The Beauty Co. Salon</i>	2	EC NHD	1886 1939	Stucco	Art Deco	COMMERCIAL: General	10/4/2020		
				<i>Comments: Brick foundation, flat roof. No basement. Tooth-like band above second floor window level. Fluted pilasters, medallions. Current façade was constructed c. 1939. Second floor window replaced in 1992. Neon sign currently under repair.</i>					
130 Main E <i>Auntie Carol's Hawaiian Café and Catering</i>		EC	1886 c.1940	Stucco	Commercial (Type)	Business	10/4/2020		
				<i>Comments: Stuccoed masonry brick. No basement. Flat roof. Fluted pilasters, sandstone entry stoop to central stairwell. Present façade is c. 1940. Rear concrete block addition completed sometime in the 1960s. Fixed pane, double hung windows on the second floor.</i>					
131 Main St E Thomas, I W, Building (East) <i>US Bank</i>	2	NP NHD	1960	Stucco	Modern Commercial (Type)	COMMERCIAL: General	10/3/2020		
131 Main St W <i>Western Oregon Window Fashions</i>		EC	c.1902	Stucco	Chicago School	COMMERCIAL: General	10/4/2020		
				<i>Comments: Pilasters frame volume, Awning over recessed entryway. Large shed addition on the rear of bulding.</i>					
132 Main St W Palm-Niedermeyer Building	2	EC NHD	c.1907 1974	Standard Brick	Commercial (Type)	COMMERCIAL: General	10/3/2020		
				<i>Comments: Brick common bond exterior,. Flat, asphalt roof. Rectangular plan. Fixed metal sash windows. Major alterations in 1974 removed 2nd floor glazing and created exterior gallery. Dentil band at cornice, decorative arches above 2nd floor windows. Stringcourse.</i>					
135 Main St W Thomas, I W, Building (West) <i>BioSkin Medford Retail</i>	2	EC NHD	1902	Stucco	Chicago School	COMMERCIAL: General	10/4/2020		
				<i>Comments: Fixed metal sash windows on upper and lower levels. Corner projecting sign.</i>					
201 Main St W Liberty/Leverette Building <i>Park Place Building</i>	4	ES NRB	1909 1911	Standard Brick Granite	Chicago School	Business	10/3/2020	3/14/1978	
				<i>Comments: Restore Oregon Easment on Property. Brick common bond, granite stringcourse bands, headers ands sills, recessed entry, large metal cornice with dentils-type detailing in soffit. Modernized in 1976-7 adding mezzanine level for fifth floor. Flat, asphalt roof. Concrete foundation. Fixted metal sash windows.</i>					
207 Main St W White, John F, Building <i>OnTrack Rogue Valley</i>	2	EC NHD	1906	Stucco	Commercial (Type)	Business	10/4/2020		
209 Main St E Vawter-Brophy Building <i>Lotus</i>	2	EC NHD	1907 c.1940	Stucco Terra Cotta: Other/Undefined	Art Deco	Specialty Store	10/4/2020		
				<i>Comments: Flat roof. Metal sash, multi-pane window. Stepped entry wall. Metal and cloth caonpy over entryways.</i>					

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214 Main St E Haskins Drug Store <i>Edward Jones investments</i>	2	NC NHD	1894	Stucco Standard Brick	Commercial (Type)	Specialty Store	10/4/2020		
<i>Comments: Flat roof. Fixed metal sash windows. Metal awning type on second floor façade. Alterations to exterior deem property NC.</i>									
216 Main St W Pacific Power and Light Building <i>Copco Site; Britt Music & Arts Festival</i>	1	NP NHD	c.1970	Standard Brick	Commercial (Type)	Energy Facility	10/3/2020		
<i>Comments: Metal awning over entire front of building. Fixed metal sash windows.</i>									
217 Main St E Wilkenson, E H, Building <i>Wilkinson-Swem Building; Cultivate Coffee</i>	2	ES NRB	1895 1896	Stucco	Queen Anne	COMMERCIAL: General	10/3/2020	8/26/1982	
<i>Comments: Highly decorative projecting bay. Curved roof treatments. Brackets. Colored glass. Recessed entrance. Fixed metal sash storefront windows.</i>									
220 Main St E Webb-Adkins Block <i>Tiffany's At Home</i>	2	EC NHD	1890 1930	Stucco Rock-Faced Brick	Chicago School	Specialty Store	10/3/2020		
<i>Comments: Stone panels. Recessed entries. Flat roof. Fixed metal sash windows.</i>									
221 Main St W Palm-Slewing Building <i>Eagles Lodge</i>	2.5	NC NHD	1911 1972	Standard Brick Metal Sheet	Other / Undefined	COMMERCIAL: General	10/3/2020		
<i>Comments: Significant interior and exterior alterations were completed in 1972. Brick, common bond veneer, metal panels. Flat, asphalt roof. Iron gate installed at entryway.</i>									
221-225 Main St E Tayler-Phipps Building <i>Phipps Building; Norris Shoes</i>	2	ES NRB	1909 1925	Standard Brick Stucco	Chicago School	Business	10/3/2020	2/23/1990	
<i>Comments: Carrara glass entrance with neon sign awning. Recessed entrance. Small stucco addition to the NE.</i>									
222 Main St W Bank of America <i>First Interstate Bank, St. Marks Building</i>	1	NP NHD	c.1970	Standard Brick	Commercial (Type)	Business	10/4/2020		
225 Main St W Thomas Building #2 <i>Oregon Rooms</i>	2	EC NHD	1907	Stucco Standard Brick	Commercial (Type)	Department Store	10/3/2020		
<i>Comments: Fabric awning over storefront on primary façade. Major renovation to the storefront in 1970. Keystone-like detailing above second floor windows. Stringcourse, transom band. Brick foundation. Flat, asphalt roof. Fixed metal sash storefront windows. 1/1 wood double-hung windows on second floor.</i>									
226 Main St E Adkins-Childers Building <i>Rogue Organic Café</i>	2	EC NHD	1895 1940	Stucco Standard Brick	Chicago School	COMMERCIAL: General	10/4/2020		
<i>Comments: Flat, single slope roof, brick wall construction. No basement. Complete façade renovation completed in the 1980s. Awnings installed on all five upper floor windows. Arched entryway.</i>									










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229 Main St W SO Gas Co Building <i>Mellelo Coffee Roasters</i>	1	EC NHD	1936	Stucco	Art Deco	Business	10/3/2020		
<i>Comments: 1974 alterations to the building were removed c. 2007, restoring the original integrity of the building.</i>									
231 Main St E Meeker-Stang Building <i>Bumble and Wren Gift Shop</i>	2	EC NHD	1898	Standard Brick Sandstone	Chicago School	Department Store	10/3/2020		
<i>Comments: Cut sandstone quoins. Recessed entry. Fixed metal sash storefront.</i>									
232 Main St E Hoover-Cooper Building	2	EC NHD	1890 1929	Stucco	Chicago School	COMMERCIAL: General	10/4/2020		
<i>Comments: Façade remodel c. 2010 brought building back to its original integrity. Arched second floor windows.</i>									
237 Main St E Stewart Building	2	EC NHD	1898 1935	Concrete Block	Chicago School	Financial Institute	10/3/2020		
<i>Comments: Scored concrete. Flat roof. Metal storefront windows.</i>									
300 Main St E Western Bank <i>Julianne Rawlins Real Estate Broker</i>	1	NP NHD	1988	Standard Brick	Modern Commercial (Type)	Financial Institute	10/3/2020		
<i>Comments: Fixed metal sash windows.</i>									
301-303 Main St E Warner-Gore Building <i>Drip Squad Clothing</i>	2	EC NHD	c.1915 c.1983	Stucco	Commercial (Type)	COMMERCIAL: General	10/3/2020		
<i>Comments: Stepped parapet. Fixed metal sash windows.</i>									
307-309 Main St E Warner, Wortman & Gore Building <i>Terra Firma Home</i>	1	EC NHD	c.1900 c.1927	Stucco	Art Deco	Department Store	10/3/2020		
315 Main St E McAndrews-Barnum Block (W) <i>Jackson County Republican Party</i>	2	EC NHD	1895 1929	Stucco Ceramic Tile	Italianate	COMMERCIAL: General	10/3/2020		
317 Main St E McAndrews-Barnum Block (E) <i>Jackson Creek Pizza Co</i>	2	EC NHD	1895 1929	Stucco Pigmented Structural Glass	Italianate	COMMERCIAL: General	10/3/2020		
<i>Comments: Heavy cornice band with corbelling.</i>									
318 Main St E Johnson-Childers Building <i>Common Rooming House</i>	2	EC NHD	1898	Standard Brick Stucco	Italianate	COMMERCIAL: General	10/3/2020		
<i>Comments: Trees obstructed view of building. Making photography difficult. Metal awning replaced fabric awning sometime in early 2000s. Flat, single slope asphalt roof. Masonry brick structure that has been stuccoed over. Four projecting 2nd floor bay windows on north elevation. Recessed entries were added c.1950s. Rear concrete block addition at southeast corner, windows on west elevation have been filled along with numerous storefront window alterations.</i>									

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335 Main St E Hubbard Brothers Hardware <i>Woods Block; Rocky Tonk Saloon</i>	2	EC NHD	1906 1934	Stucco Concrete Panels	Art Deco	Specialty Store	10/3/2020		
<i>Comments: Ribbed concrete pilasters with cut granite base. Fixed metal sash windows. Flat roof.</i>									
404-410 Main St E Jerome-Vawter Building <i>Childers Building; Main Street Market</i>	1	EC NHD	1925	Stucco	Commercial (Type)	Specialty Store	10/3/2020		
<i>Comments: Originally three buildings. Recessed entry, canvas awnings. Fixed, wood sash, multi-light windows. Flat roof. Daylight basement.</i>									
406 Main St W Medford Hotel <i>New Medford Apartments</i>	5	NP NHD	1989	Standard Brick Stucco	Chicago School Commercial (Type)	Hotel	10/4/2020	6/6/1985	
<i>Comments: Historic Preservation League of Oregon Easement on Property, XD; delisted individually, but still listed as part of historic district as non-contributing. 3-21-2016 - Property burned on August 8, 1988 and was rebuilt. DJP</i>									
413 Main St E Huber Confectionary	1	EC NHD	1925	Stucco	Commercial (Type)	COMMERCIAL: General	10/3/2020		
413 Main St W Medford Carnegie Library <i>Jackson County Public Library; Kid Time</i>	1.5	ES NRB	1912 1951	Stucco Cast Iron	Beaux Arts	Library	10/4/2020	7/30/1981	
<i>Comments: Recessed porch with Ionic columns. Gable end decorations, parapet walls. Major additon to the west rear, c. 1951. Daylight basement. Contributing outbuilding located on parcel.</i>									
417 Main St E Childers-Dreamland Building	2.5	EC NHD	1928	Stucco	Spanish Revival	Auditorium	10/3/2020		
426 Main St W Devoe's Confectionary <i>Jerry Haynes Law</i>	1	EC NHD	1917 1921	Stucco	Other / Undefined	COMMERCIAL: General	10/4/2020		
<i>Comments: Concrete rear additions to the original brick volume. Cornice band with medallions. Façade remodel on the south elevation bring bulding back to original integrity.</i>									
38 Oakdale Ave N Schuler Apartment Building <i>Gebauer Apartments</i>	3	ES NRB	1926	Concrete: Other/Undefined Stucco	Spanish Revival	Multiple Dwelling	10/3/2020	6/19/1991	
<i>Comments: Protruding 3-story bays with tiled roofs, arched detail at cornice is repeated at recessed entry with oversized door. Front entry was rebuilt/restored in 1990.</i>									
140 Oakdale Ave N St Marks Episcopal Church	2	EC NHD	1916 1943	Standard Brick Stone:Other/Undefined	English Cottage	Religious Facility	10/4/2020		
<i>Comments: Round rose window in west-facing gable end. Cut-stone band at foundation level. Large addition to the south.</i>									








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212 Oakdale Ave N St Marks Parish Hall/School <i>Family Nurturing Center</i>	2	NP NHD	c.1950	Concrete Block	International	RELIGION: General	10/3/2020		
<i>Comments: Fixed metal windows. Flat roof. Concrete foundation. One of the only examples of the International Style in this Historic District.</i>									
220 Oakdale Ave N Graves, Florence, House <i>Catherine's Cottage</i>	1	EC NHD	c.1927	Horizontal Board	English Cottage	Single Dwelling	10/3/2020		
236 Oakdale Ave N Bingham-Lawson House	2	EC NHD	1945	Horizontal Board	Minimal Traditional	Single Dwelling	10/4/2020		
<i>Comments: 1/1 wood sash, double hung windows. Gable porch with canopy. Hipped roof.</i>									
244 Oakdale Ave N Howell Rentals	1	EC NHD	c.1942	Cement Fiber Siding	Minimal Traditional	Single Dwelling	10/3/2020		
<i>Comments: 2 buildings. Consists of two units connected at gable volume. 1/1 wood sash double hung windows.</i>									
3-7 Riverside Ave S Jerome Building <i>Eastside Pharmacy; The Office</i>	1	NC NHD	1925	Stucco Standard Brick	Chicago School	COMMERCIAL: General	10/3/2020		
<i>Comments: Two buildings but joined from the interior. Stepped parapet. Corner entry. Flat roof. Fixed metal sash windows. Windows on North elevation have been covered with vertical board.</i>									
12-16 Riverside Ave N Sparta Building	2	ES NRB	1911 1966	Glazed Terra-Cotta Standard Brick	Commercial (Type)	Communications Facility	10/3/2020	10/8/1992	
<i>Comments: American Renaissance Commerical Architectural Style. 1/1 double sash upper floor windows. Curved corner, pilasters at second floor. Metal cornice with dentils. Alteration to the first floor was done in the 1970s but was removed c. 2010. Entryway colums were reconstructed and ground floor storefront windows were replaced.</i>									
17 Riverside Ave S Derrick's Cafeteria <i>La Mota</i>	1.5	EC NHD	1924	Stucco	Chicago School	Restaurant	10/3/2020		
<i>Comments: arched windows on north elevation. Neon sign removed sometime after 2000.</i>									
25 Riverside Ave S Hubbard-Wray Implement Co	2	EC NHD	1948	Stucco	Modern Commercial (Type)	Specialty Store	10/4/2020		
<i>Comments: Nomination says building is only one story. Fixed metal storefront display, glass block façade. Multi-light industrial light along north elevation. Curved recessed entryway.</i>									
32 Riverside Ave N Tucker Garage <i>Medford Antiques</i>	1	EC NHD	1926	Stucco	Commercial (Type)	Specialty Store	10/3/2020		
<i>Comments: Angled parapet with small steps. Fixed metal storefront windows. Flat roof. Opened at southern rear interior to connection with adjacent non-historic building. Large awning covers length of building facade.</i>									

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33 Riverside Ave S Humphrey Motors Building <i>Firestone Building; P. T. Young building;</i>	1	EC NHD	1936	Stucco	Art Deco	COMMERCIAL: General	10/4/2020		
				<i>Comments: Fixed metal sash windows. Front pilasters with projecting capitals, zig-zag band on fascia. Rear concrete addition (c. 1960)</i>					
36 Riverside Ave N <i>Main Antiques Mall</i>		NP	c.1963	Stucco	Commercial (Type)	COMMERCIAL: General	10/4/2020		
				<i>Comments: Fixed metal sash windows.</i>					
36 Riverside Ave S Witham Service Station <i>Mother Earth Medicines</i>	1	EC NHD	1928	Stucco	Chicago School	Specialty Store	10/3/2020		
				<i>Comments: Flat roof. Thick wood window frame surrounds.</i>					
40 Riverside Ave N Medford Auto Co Building <i>Rack Em' Billiards</i>	1	EC NHD	1926	Stucco Ceramic Tile	Chicago School	Specialty Store	10/3/2020		
				<i>Comments: Fixed metal sash windows., Stucco exterior with ceramic tile on primary elevation storefront. Recessed entry. Projecting canopy along entire primary façade. Flat, asphalt roof. Concrete foundation.</i>					
123 Riverside Ave S Crater Lake Automotive <i>Goodyear Building; Valley Pawn & Trading</i>	1	EC NHD	c.1925	Standard Brick Stucco	Commercial (Type)	Specialty Store	10/3/2020		
				<i>Comments: Brick façade with stucco. Fixed metal sash storefront windows. Awning covers entirety of north and west elevations. Concrete foundation. Flat, asphalt roof.</i>					
143 Riverside Ave S Skinners Garage	1	NC NHD	1925	Stucco	Commercial (Type)	Specialty Store	10/3/2020		
				<i>Comments: Substantial renovations to the façade and interior in 1980s. Stucco concrete exterior. Arch Truss, asphalt roof. Daylight basement. Fixed metal sash storefront windows. Concrete walls with stucco.</i>					
229 Riverside Ave N		NP	2020	Not Applicable	Not Applicable	Parking Lot	10/3/2020		

Total Resources Identified: 180

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APPENDICES APPENDIX B: STATISTICAL REPORTS

8/25/2021

Historic Building Report/Counts (All Properties Inventoried)

Page 1 of 2

Evaluation Counts - Medford Downtown Historic District Resurvey 2021

Evaluation	Quantity	% of Total
demolished	13	7%
eligible/contributing	88	49%
eligible/significant	14	8%
not eligible/non-contributing	19	11%
not eligible/out of period	46	26%
Total:	180	

Construction Date Decade Counts - Medford Downtown Historic District Resurvey 2021

Decade	Quantity	% of Total
1880s	6	3%
1890s	11	6%
1900s	30	17%
1910s	22	12%
1920s	40	22%
1930s	7	4%
1940s	16	9%
1950s	9	5%
1960s	9	5%
1970s	7	4%
1980s	5	3%
1990s	4	2%
2000s	3	2%
2010s	10	6%
2020s	1	1%
Total:	180	

Original Use Counts - Medford Downtown Historic District Resurvey 2021

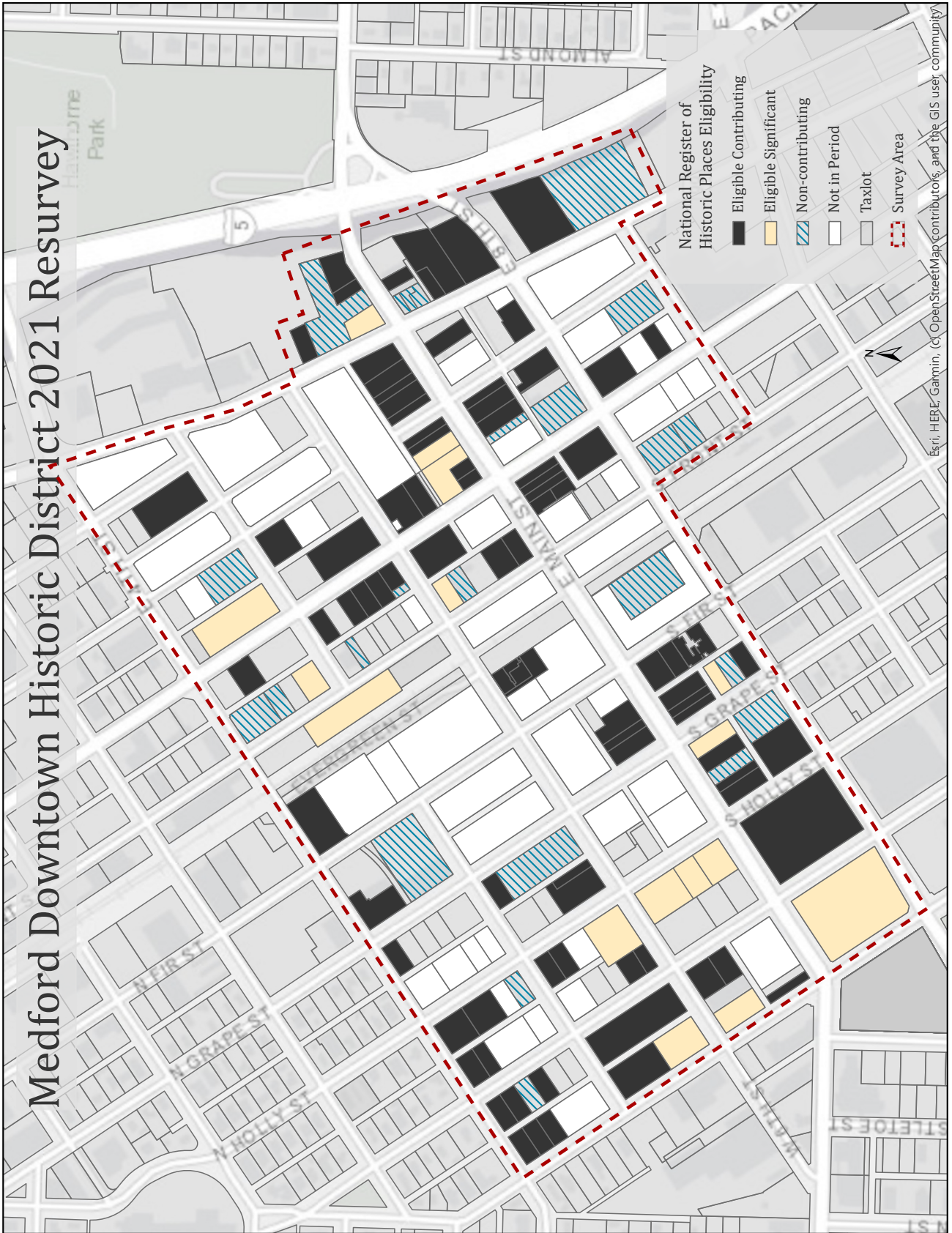
Original Use	Quantity	% of Total
AGRICULTURE / SUBSISTENCE	3	2%
COMMERCE / TRADE	113	63%
DOMESTIC	31	17%
EDUCATION	2	1%
GOVERNMENT	4	2%
INDUSTRY/PROCESSING/EXTRACTION	4	2%
LANDSCAPE	9	5%
RECREATION & CULTURE	3	2%
RELIGION	3	2%
SOCIAL	2	1%
TRANSPORTATION	3	2%
UNKNOWN	2	1%
VACANT	1	1%
Total:	180	

Material Counts - Medford Downtown Historic District Resurvey 2021

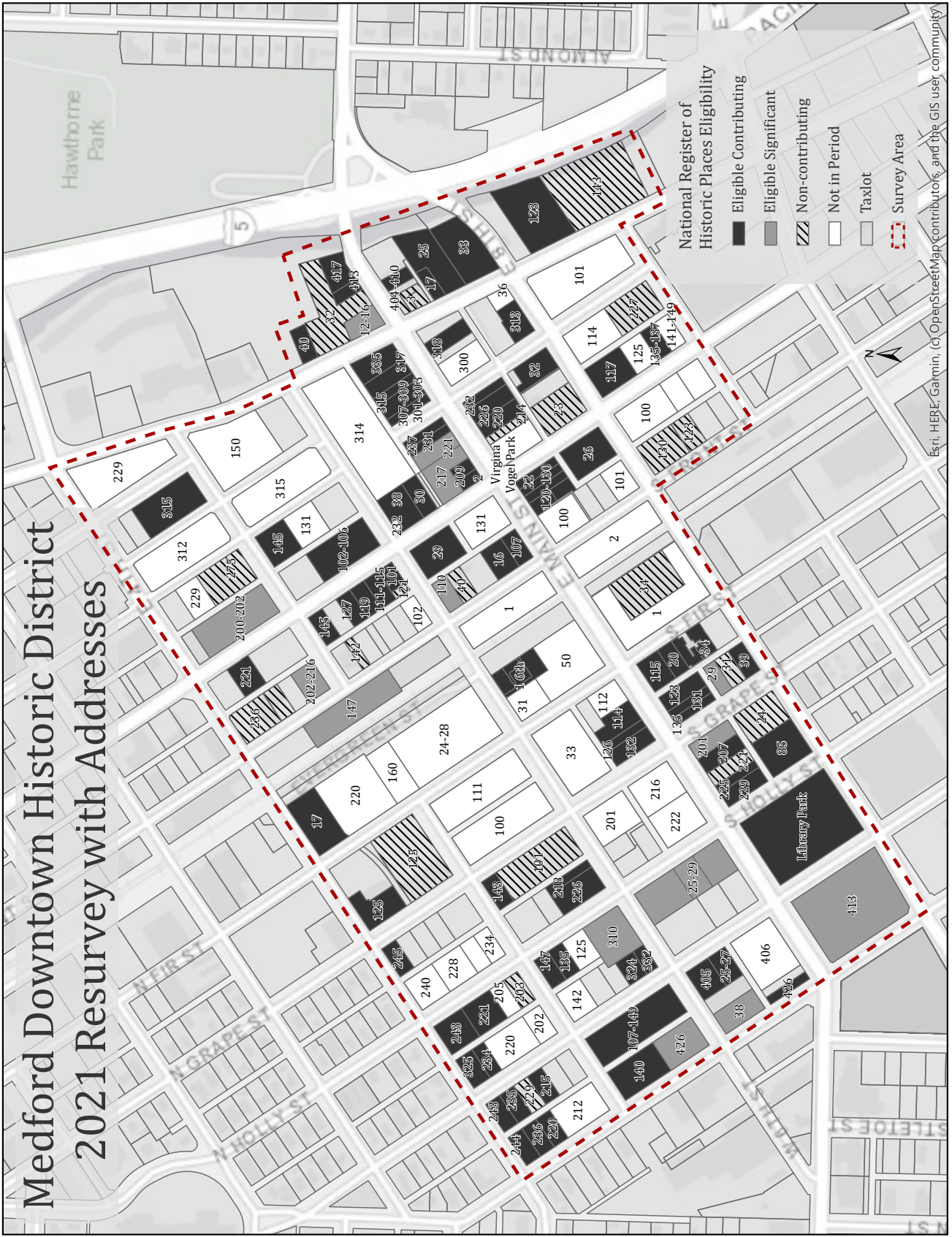
Materials	Quantity	% of Total
BRICK	36	20%
CONCRETE	21	12%
METAL	2	1%
NOT APPLICABLE	9	5%
OTHER	1	1%
STUCCO	82	46%
SYNTHETIC SIDING	7	4%
TERRA-COTTA	3	2%
WOOD	19	11%
Total:	180	

Style Category Counts - Medford Downtown Historic District Resurvey 2021

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Italianate	3	
Queen Anne	5	
Category Total:	8	4%
OTHER		
Not Applicable	9	
Other / Undefined	5	
Utilitarian	5	
Vernacular	12	
Category Total:	31	17%
MODERN PERIOD		
Art Deco	15	
Contemporary	1	
International	2	
Minimal Traditional	4	
Modern Commercial (Type)	18	
Modern Period: Other	3	
Category Total:	43	24%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Beaux Arts	3	
Colonial Revival	2	
English Cottage	2	
Neo-Classical	1	
Spanish Revival	9	
Category Total:	17	9%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	3	
Chicago School	28	
Commercial (Type)	47	
Craftsman	1	
Foursquare (Type)	1	
Late 19th/20th Amer. Mvmts: Other	1	
Category Total:	81	45%
Total:	180	

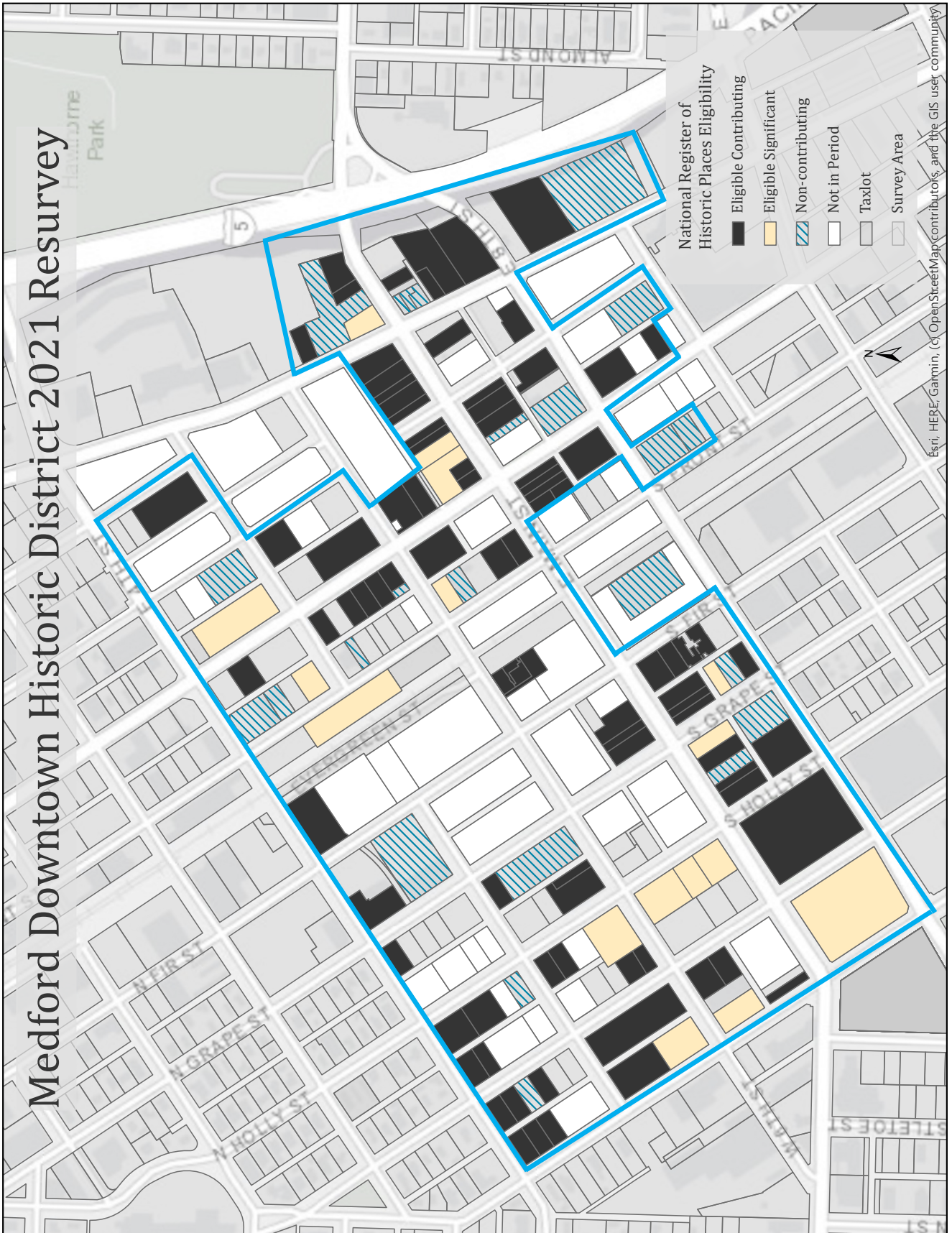


Medford Downtown Historic District 2021 Resurvey with Addresses



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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