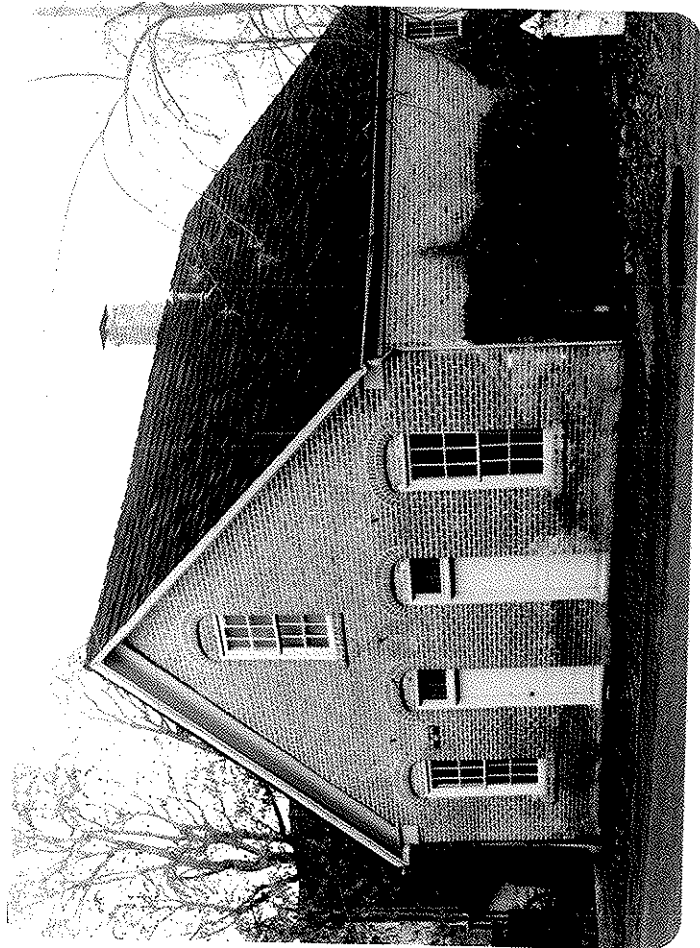


STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310

Significance Primary No. 48
County Jackson
Theme _____
Name
(Common) "B.F. Dowell's Law Office"
(Historic) P.J. Ryan's Dwelling House
Address 125 South Third
Jacksonville, Oregon 97530
Present Owner Collins, Robertson E.
Address P.O. Box 1309
Medford, Oregon 97501
Original Use Commercial
Date of Construction c. 1865



Physical description of property and statement of historical significance:

P.J. Ryan's Dwelling House is a one and a half story, rectangular, brick building, constructed around 1865. The building was painted brick red at one time, but little of the paint remains on the exterior walls. A more recent shed roof addition extends across the east end. The architect and builder are unknown.

The west (street) facade is four bays wide: the two central bays are doorways (painted light gray) consisting of four recessed panels. They are flanked by six-over-six, double hung sash windows. A similar window is centered above the two doorways in the gable end of the west facade. Above each door is a three light transom. All five bays in this facade are square-headed, spanned by segmental relieving arches that are flush with the plane of the wall. The tympanums are infilled with brick. The brick window sills are the only elements that project from the plane of the wall.

The north elevation is two, square-headed bays consisting of a central doorway and a six-over-six window on the east end. The south facade has a window bay on the east end.

The roof is gable, sloping to the north and south from the ridge. There are two brick chimneys. A frieze rakes along the side of the gable, and continues along the wall under the eaves, before returning

continue on back if necessary

Recorded by Gail E.H. Evans Date November 1979

Photographed by Gail E.H. Evans

Sources consulted (continue on back if necessary):

Please refer to footnotes

Please enclose map. Township 37 S 2 W Section 32, Block 8, part of lots 5 & 6.
Account No. 10201 (32 BA)

into the face of the main (west) facade.

The building is situated in the middle of the block on the east side of South Third Street. The street facade is adjacent to a herringbone pattern, brick sidewalk. A brick walkway on the north side leads to a side entrance. The lower portion of both north and south walls are screened by a single row of Oregon grape. A small rear yard is enclosed by a fence of narrow, vertical slats, which is approximately six feet high.

The external features of the existing building appear to have been altered little, if any, since the 1860's, although outbuildings and additions on the building's east end have changed several times since the brick structure was built. In the late 1860's a detached "kitchen" and an unidentified outbuildings were located east of Ryan's brick, which was then occupied as a "Hotel." Later, in the 1880's and 1890's, when Ryan's Dwelling House was used for a variety of commercial purposes and as a dwelling, a cluster of shed additions projected from the southeast corner of the building.

In recent years a shed roof addition on the east facade was reconstructed by the current owner to replace its forerunner. In all likelihood Ryan's Dwelling House has always had two doorways on the west facade, indicating the early existence of a partition dividing the internal space of the building. The building very early had a canopy extending across the sidewalk running the entire length of the west facade. In recent years the building was painted brick red with the mortared joints delineated in white. Flakes of the paint still cling to the walls in places.

P.J. Ryan's Dwelling House was among several brick commercial structures built for P.J. Ryan and rented to local Jacksonville proprietors and tradespeople.¹ A native of Ireland, Patrick J. Ryan arrived in Jacksonville no later than 1853 at the age of twenty-three.² In that year he purchased the Palmetto Bowling Saloon³ which marked the dawning of his career as one of the town's earliest and longest term commercial property investors.

Fire was a frequent and often an extremely destructive occurrence in Jacksonville's commercial district. (Ryan himself had early experience with fire when one of his own buildings was destroyed in 1855.)⁴ For this reason Ryan traditionally purchased or had built "fire proof brick"⁵ buildings long before it was required to do so by a city ordinance.⁶ Four of Ryan's commercial buildings still stand on or near Jacksonville's main business street including "Ryan's Dwelling House" on South Third Street. In addition to owning several commercial buildings P.J. Ryan, by the 1880's, had built several houses as rental property.

Little is known about Patrick J. Ryan's activities other than his speculative property investments. He is consistently listed as a "merchant" in various sources⁷ although in 1868 he had one of the smallest annual incomes of the primary Jacksonville businessmen.⁸ He seems to have remained relatively uninvolved in governmental activities. Ryan's name is included in an 1882 Jackson County jury list.¹⁰ In 1875 a series of articles in the Oregon Sentinel newspaper commended Ryan for his work in identifying the murderers of Daniel McMahan of Butte Creek,¹¹ for whose estate he subsequently became Administrator.¹² P.J. Ryan died in Jacksonville in 1908 of rheumatism.¹³

P.J. Ryan's Dwelling House has long been associated with the law office of B.F. Dowell. There is increasing evidence, however, which indicates that Dowell's law office was immediately south of this one and half story brick building on South Third. In January 1861, both B.F. Dowell and J.G. Sarter independently acquired the same 30' x 100' deep parcel of land which included "B.F. Dowell's Law Office."¹⁴

By May of that year Sarter had completed¹⁵ a wood frame "Paint Shop" in the same vicinity as the law office. Dowell continued to operate his law office on South Third Street in the first half of the 1860's¹⁶ although the only structures that appear on an 1864 map of Jacksonville are immediately south of the present brick building¹⁷ indicating that his office probably occupied one of these frame structures.

In 1865 James Cluggage, who had legal patent rights to this land, deeded to B.F. Dowell and P.J. Ryan two separate parcels on South Third: Dowell's lot included his "Law Office" and lay just north of John Miller's lot¹⁸ and Ryan's 37'x100' deep lot was adjacent but north of Dowell's lot.¹⁹ Thus by 1865 P.J. Ryan had been declared the legal owner of the lot where the present brick²⁰ is situated. A building with dimensions that correspond to the present brick structure appears on an 1868 map of Jacksonville. P.J. Ryan probably constructed the present brick edifice around 1865.

Although the building's earliest occupants have not positively been identified, the building was used as a "Hotel" in 1868.²¹ A newspaper article notes that in early 1871 "a new restaurant [was] opened in P.J. Ryan's brick dwelling house." The article boasted that the New England born proprietor and her "first rate cook of colored persuasion . . . [got] up things in somewhat new style for Jacksonville" and invited all to test the comfort of the "new house, beds . . . ," etc.²² Later that same year the building had apparently been converted to Dr. S.F. Chapin's "Office and residence."²³

By 1873 the building again reverted back to a hotel when Louis Horne's U.S. Hotel was totally destroyed in the destructive April 3rd fire: "Mr. Horne is keeping hotel in P.J. Ryan's brick dwelling house on Third Street next door to Dowell's & Kelly's law office . . ."²⁴ Madame Vining and Hadkins were short-term proprietors of the hotel in 1879²⁵ before George M. Coburn took charge. Coburn advertised his "first class house in every particular" and "reduced the price of meals to 25 cents each."²⁶ He renamed the brick dwelling house the "Jacksonville Hotel."²⁷

Madame Holt, owner of the U.S. Hotel, continued operation of the hotel for approximately three years between 1880 and 1883²⁸ before the building was rented to the Hanley brothers and converted to a butcher shop. In the spring of 1884 "the Room in Ryan's brick building on Third Street next door to the City Market" became the ice cream saloon of W.Y. Moore.³⁰ (Moore subsequently became the Jacksonville manager of the Western Union Telegraph Co.³¹) For a short period in the early 1890's the building was³² apparently vacant but soon afterwards was occupied as a dwelling.

FOOTNOTES

1. The Democratic Times, February 11, 1871. (Marshall Lango)
2. The Oregon Sentinel, April 12, 1873. (Although the first known reference to the brick building is "Hotel" on the "Silk Map" of Jacksonville, 1868, it seems to have been more commonly called "P. J. Ryan's dwelling house" as documented in the above cited newspaper articles.)
3. Jacksonville Cemetery Records, (Southern Oregon Historical Society).
4. Jackson County Deeds, November 20, 1853. (Christopher Owens)

5. The Democratic Times, April 25, 1879. (Ordinance No. 66 stated that it was unlawful to construct or enlarge wood frame buildings on the two blocks fronting on California Street between Oregon and Third Streets.)
6. The Wade, Morgan & Co. building (familiarily known as the Ben Drew Commission House, 120 East California Street).
7. The Democratic Times, December 14, 1883. (Christopher Owens)
8. Jackson County Census, 1860, 1870, 1880. Jackson County Commissioners' Journals, October 10, 1882. (Christopher Owens) Business Directory Pacific States & Territories, 1878; Oregon State Directory, 1881; McKenney's Pacific Coast Directory, 1886-87.
9. The Jackson Reveille Weekly, July 4, 1868. (Christopher Owens)
10. Jackson County Commissioners' Journals, October 10, 1882. (Christopher Owens)
11. The Oregon Sentinel, November 6, 1875.
- 12.
13. Jacksonville Cemetery Records. (Southern Oregon Historical Society)
14. Jackson County Deeds, January 30, 1861. (Christopher Owens)
15. Ibid., May 23, 1861. (Mechanic's Lien on the property of J. G. Sarter on a "New Building erected by you and now occupied as a paint shop situated on part of lots 5 and 6 in Block 8....") (Christopher Owens)
16. The Oregon Intelligencer, July 20, 1863. ("E. F. Russell, Notary Public with B. F. Dowell, Esq. on Third St.") (Christopher Owens)
17. J. M. Curley, "Map of Jacksonville," 1864.
18. Jackson County Deeds, November 30, 1865. (Christopher Owens)
19. Ibid., November 13, 1865. ("... begin 100' from northwest corner of Block 8; along Third St. for 37' to the northwest corner of B. F. Dowell's lot; east along Dowell's line for 100'; then north 37'; then west 100'.") (Christopher Owens)
20. "Silk Map," Jacksonville. (approximately 1868)
21. Ibid.
22. The Democratic Times, February 11, 1871. (Marshall Lango)
23. Ibid., September 30, 1871. (Marshall Lango)
24. The Oregon Sentinel, April 12, 1873.
25. The Democratic Times, October 17, 1879. (Christopher Owens)
26. Ibid., December 26, 1879.
27. Ibid., December 12, 1879. (Christopher Owens)
28. Ibid., March 26, 1880. (Christopher Owens)
29. Ibid., November 23, 1883. (Christopher Owens)
30. Ibid., April 13, 1884. (Christopher Owens) Jacksonville, Sanborn Map and Publishing Co., 1884. (The south half of the building is labeled "MEAT" and the north half, "S.")
31. Business Directory Pacific States and Territories, 1878; Oregon State Directory, 1881; McKenney's Pacific Coast Directory, 1886-87.
32. Jacksonville, Sanborn Map and Publishing Co., 1888 (corrected to 1890), 1892, 1898.