

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



Significance Primary No. 33
County Jackson
Theme _____
Name The Arcade
(Common) "Kubli Building"
(Historic) Kubli Building
Address 115 West California Street
Jacksonville, Oregon 97530
Present Owner Hinson, Dennis J./George Ann
c/o Hinson Mrs. S.U. Agt.
P.O. Box 56
Address Jacksonville, Oregon 97530
Original Use Commercial
Date of Construction 1884-85

Physical description of property and statement of historical significance:

The Kubli Building is a two story, rectangular unpainted brick block constructed in 1884-85. George Holt, builder of the nearly identical facade of Redmen's Hall on the east, may have been responsible for constructing the Kubli Building as well. The architect is unknown. The structure is commercial Italianate style.

Both the first and second floors of the building are three bays wide on the front (north) facade. The ground floor has a narrow central, double leaf door, each consisting of a single glazed pane above a recessed panel. The door is flanked by broad two-over-two fixed sash display windows. The three bays are separated by piers spanned with semicircular arches that spring from the capitals of the piers. The two upper panes of each ground floor window are arched to fill the tympanum. The doorway has a glazed transom light above a wooden lintel that fills the arch of the tympanum. The two outside piers on the front elevation have quoining applied above the springing of the arches. A wooden cornice identifies the demarcation between the first and the second floors.

The second floor of the main (north) facade consists of segmentally arched window heads joined by a heavy molding that runs from the outside edge of the piers to the edge of the windows and then is

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 ^N _S 2 ^E _W Section 32, Block 7, part of lot 4
Account No. 10500. (32BA)
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stepped over each window head. All second floor windows are one-over-one, double hung sash resting on sandstone sills above narrow recessed panels.

The roof is flat, hidden behind a parapet. A brick molding supports a series of heavy shaped and molded brackets which extend across the West California Street facade. Above each pier and on either side of the central bay, the brackets are arranged in pairs. A bracketed gable rises above the cornice over the central bay and provides space for a rectangular stone tablet inscribed with the name "K. KUBLI" and the year "1884." Flanking this small pedimented gable is a flat parapet several courses high accented by four short piers rising above the main piers on the face of the facade.

The Kubli Building is situated on the south side of West California Street adjoining a two story brick building of nearly identical design on the east and a one story commercial brick building on the west. A cement sidewalk extends uninterrupted from the building foundation to the street curb. Behind the building on the south side is a small shaded cement courtyard and a gravel parking area.

Prior to 1900 a short balustrade was stretched between the two piers which rise above the pedimented gable. For most of its life the Kubli building appears to have been unpainted and without a canopy over the sidewalk.

The building is now known as The Arcade, and both first and second floors are used for retail shops and offices. The building is maintained in good condition.

The site of the present Kubli Building, according to A.G. Walling's 1884 history of southern Oregon, is on the site of the first court ever convened in Jacksonville. Walling refers to the forerunner of the Kubli block as "an unpretentious temple of justice."¹

The existing two story brick edifice was erected in 1884-85 by Kaspir Kubli, native born Swiss tinsmith and hardware merchant. After mining on Jackson Creek in 1853-54 and packing goods between Crescent City and southern Oregon, he moved from his home in the Applegate to Jacksonville in 1872. Before establishing himself in the tin and hardware business Kubli was engaged in the livery business. Many members of the Kubli family² subsequently became prominent in Oregon business, law, and politics.

John Sifers³ was the first recorded owner of the forerunner of the Kubli Building, and in partnership with a man named Sonhil, they operated an establishment appropriately named the Plaquemine Restaurant.⁴ By 1861 James T.⁵ Glenn, first duly appointed Treasurer of the city of Jacksonville, merchant, large land owner, and in 1868 the⁷ third wealthiest man in Jacksonville, had acquired the building. In 1861 Charles Lozier was manager of the structure that predated the Kubli Building. In that year the building was "occupied⁸ by Dr. A.B. Overbeck as a Drug Store and part as a Tailor Shop. . ." Dr. Overbeck was one of the first doctors in Jacksonville. As early as 1857 he had opened "Pleasant Grove Psycho-Medical Infirmary" two miles east of Jacksonville and by 1868 was operating¹⁰ "Overbeck's Hospital" on the northwest corner of Oregon and Pine.¹¹ At the end of the 1860's "Groceries" were being sold in the building.¹¹

In 1878 James and Minerva Glenn sold the building to J.S. Howard¹² who was responsible for drawing up the official town plat of Jacksonville in 1863-64.¹³ Howard soon afterwards embarked on a project to transform what was by then a butcher and baker shop into the "Crystal Bazar."¹⁴ Less than four years later, the building and all its contents (totaling \$13,000) were completely destroyed in the

fiery conflagration that originated in the New State Saloon adjoining the wood frame building on the east: ". . . in less time than it takes to tell it the whole structure New State Saloon⁷ was a mass of fire, which rapidly communicated with J.S. Howard's store. . ." ¹⁵

No doubt disheartened by his own personal loss and perhaps the future economic plight of Jacksonville since the Oregon and California Railroad had bypassed the town, Mr. Howard relocated his business to the infant town of Medford (five miles ¹⁶ to the east), and from there sold his "Crystal Bazar" lot to K. Kubli. At about the same time the Redmen were raising their building, Kubli was erecting his own building that had a nearly identical brick facade. It is uncertain, however, whether George Holt was the builder of both edifices. Kubli must have occupied his two story brick building by early 1885 since in that year he insured the "two story brick building" and its contents consisting of a "General Merchandise, store and tinsmith shop. . ." ¹⁷

By the late 1880's and 1890's the ground floor was occupied by Jerimiah Nunan's "Farmers and Miners Supplies" ¹⁸ with a "Tin Shop" in the rear and "Storage" on the second floor. ¹⁹ This arrangement continued until after the turn of the century. Sometime during the first two decades of the twentieth century a blacksmith shop was reportedly located on the ground floor.

FOOTNOTES

1. Walling, A. G., History of Southern Oregon Comprising Jackson, Josephine, Douglas, Curry and Coos Counties, Portland, Oregon, Publishing House of A. G. Walling, 1884, p. 366.
2. Southern Oregon Pioneer Association Records, "Resolutions on Deaths of Members," Vol. II, pp. 56-58. (Southern Oregon Historical Society)
3. Jackson County Deeds, June 6, 1859. (Christopher Owens)
4. The Jacksonville Herald, July 24, 1858. (Marshall Lango)
5. Town of Jacksonville, Board of Trustees Minutes, March 5, 1861; March 1, 1862; March 3, 1863. (Christopher Owens)
6. The Jacksonville Reveille Weekly, July 4, 1868. (Christopher Owens)
7. Jackson County Deeds, July 8, 1861. (Christopher Owens)
8. Ibid., July 8, 1861. (Christopher Owens)
9. Jacksonville Herald, October 10, 1857. (Christopher Owens)
10. The Jacksonville Reveille Weekly, January 4, 1868. (Christopher Owens)
11. "Silk Map," Jacksonville (approximately 1868).
12. Jackson County Deeds, September 4, 1878. (Christopher Owens)
13. Town of Jacksonville, Board of Trustees Minutes, January 26, 1864. (Christopher Owens)
14. The Oregon Sentinel, November 24, 1880.
15. The Democratic Times, January 4, 1884.
16. Ibid., July 25, 1884. (Marshall Lango)
17. Phoenix Insurance Company, April, 1885 - April, 1886.
- 18.
19. Jacksonville, Sanborn Map and Publishing Co., 1888 (corrected to 1890), 1892, 1898.