

PH0660205

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

JAN 11 1978

DATE ENTERED

MAR 8 1978

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC McManus (Patrick F.) House (preferred)

AND/OR COMMON  
Hiram Colver House (HABS)

**LOCATION**

STREET & NUMBER  
117 W. First Street

CITY, TOWN  
Phoenix

\_\_\_ NOT FOR PUBLICATION  
CONGRESSIONAL DISTRICT  
4th

STATE  
Oregon

\_\_\_ VICINITY OF  
CODE  
41

COUNTY  
Jackson

CODE  
029

**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**OWNER OF PROPERTY**

NAME  
Orrie A. and Barbara J. Bateman

STREET & NUMBER  
117 W. First Street

CITY, TOWN  
Phoenix

\_\_\_ VICINITY OF

STATE  
Oregon 97535

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Jackson County Courthouse

STREET & NUMBER

CITY, TOWN  
Medford

STATE  
Oregon 97501

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE  
Historic American Buildings Survey (Hiram Colver House)

DATE  
1934

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS  
Library of Congress

CITY, TOWN  
Washington, DC

STATE

## 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Patrick F. McManus House is a <sup>clapboarded</sup> one-and-a-half-story wood frame dwelling on <sup>coursed</sup> stone foundation. It was completed in the Classical Revival tradition sometime between 1853 and 1855. It is situated on the Donation Land Claim of Samuel Colver, at the Southern Oregon location which eventually became known as Phoenix. The house is oriented to the north-west, and is placed laterally on its site. The rear slope of the gable roof which shelters the main block and its attic was at an early date extended at a lower pitch to cover a single story rear addition. The resulting plan of the house is square. Distinctive features of the facade are an especially well-articulated frieze and cornice with returns at the gable ends and a full-length porch which has six square columns with molded caps supporting a shallow hipped roof with frieze. <sup>original</sup> The brick chimney straddled the roof ridge inside the south gable end. Window openings in the side walls are fitted with double-hung sash with six lights over six. The facade is more or less formally organized into four bays, with the entry being offset from the center. The doorway is surrounded by transom and side lights and base paneling. The three elongated casement windows on either side of the entry are trimmed with classical architraves. The house is constructed of hand-finished lumber and square nails. Its first coat of paint is understood to have been grey.

It is most important to note that the structure which is the subject of this nomination was included in the 1934 Historic American Buildings Survey but was listed at that time as the "Hiram Colver House". Recent scholarship has established that the house was actually built by Patrick McManus and only passed into the ownership of the Hiram Colver family seven years subsequent to the death of Hiram Colver. On this basis, the preferred reference to the house is the McManus House rather than the Hiram Colver House. In addition, it should be pointed out that the town of Phoenix is also the site of the Samuel Colver House (brother of Hiram). The Colver brothers had adjoining claims. The two-story Samuel Colver House is included in Oregon's Statewide Inventory of Historic Properties and is being considered for future nomination to the National Register.

The record indicates that the majority of structural alterations to the McManus House occurred in the 1920s during the occupancy of a family named Watkins. The back porch was enclosed to create a utility room and insulated pantry, and a second roof was constructed over the original when the original was sufficiently deteriorated to begin leaking. The existing wood front porch was resurfaced by pouring cement over it. Inside the house, the original hallway connecting the front and the rear doors was altered by adding a square archway at its midpoint.

Recent alterations pursued by the present owners include the removal of the original roof and the creation of three bedrooms and a bathroom in the former attic space; the addition of a stairway to the second floor in the kitchen, the wallpapering of four rooms on the first floor, the painting of all rooms, the addition of two beams in the living room ceiling for structural support of the second story, installation of carpeting in three downstairs rooms and the replacement of the electrical and plumbing systems. Currently, heating is accomplished by electric hot water baseboard elements. Additional work anticipated by the present owners includes restoration of the front porch to original appearance, application of new roofing shingles, stripping and repainting of the exterior surfaces to recreate original color treatment. The original parlor chimney-piece is intact; the chimney stack, however, has been rebuilt directly over the fireplace, on the front slope of the roof. Externally, the important change has occurred in the roof-line. While the latter is in essentially the same configuration as the original, additional loft was needed at the rear in order to gain space for new rooms in the former attic story. The resulting profile is now that of a saltbox, and the raking cornices are no longer extant. Small windows now light the second story at gable ends.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES      c. 1855      BUILDER/ARCHITECT      Patrick McManus, builder

## STATEMENT OF SIGNIFICANCE

The Classic Revival house of Patrick F. McManus is important to Southern Oregon as one of the oldest structures in the town of Phoenix and one of the very earliest buildings in the Rogue River Valley. Aside from its architectural merit (this structure was included in the 1934 Historic American Buildings Survey), the age of the McManus House provides the homogenous Southern Oregon region a tangible link with its colorful past.

The Rogue River Valley has been the site of white exploration and exploitation from the early 1820s. Hudson's Bay Company fur trapping brigades sent from the company's district headquarters at Fort Vancouver comprised the earliest significant white penetration of the region. The American fur trapper, Jedediah Smith, passed through the region in 1829 on his way north from the Spanish possessions in California (Smith's party was attacked by the local Indians, with only Smith and two companions escaping). During the 1830s and 1840s, the area was frequently traversed by entrepreneurs and emigrants passing between California and the Willamette Valley settlements.

Major permanent white settlement of the Southern Oregon region coincided with the discovery of placer gold deposits in the early 1850s and the consequent influx of miners. The presence of such a sizable population generated clusters of commercial enterprises to serve the miners, some of which--like Phoenix--stabilized into towns with economic bases diverse enough to sustain them long after the ephemeral mining frontier had vanished to other regions.

As was the case in the majority of settled regions on the Pacific Slope, the early history of Southern Oregon was characterized by an amorphous, highly fluid society. In such situations, the development of a community must be traced through the aggregate contributions of many individuals, rather than through the lives of a few prominent figures. In this context, the McManus house is especially significant, for its history illustrates many of the basic patterns in the settlement of the American West.

Patrick McManus was an Irish immigrant who arrived in Southern Oregon in the early 1850s and established the first mercantile enterprise in Gasburg (later re-named Phoenix). As was not uncommon, McManus settled on a Donation Land Claim registered to an acquaintance of his (Samuel Colver), and finally received title to the claim in October of 1864. Prior to receipt of title, however, McManus had departed for Yreka, California where he remained for the rest of his life.

The second owner of the property was Maria (Mrs. Hiram) Colver, widowed sister-in-law of Samuel Colver. The property was deeded over to her by McManus in October of 1864, two days after he had received title.

Upon the death of Maria Colver, the property was acquired at public auction by her daughter, Sarah Abi Colver Foudrey. Her husband, E.D. Foudrey, was a Kentuckian who arrived in Oregon in 1852 and became a figure of significance in Southern Oregon. He is credited with establishing the Democratic political party in Southern Oregon, he was associated with efforts to route the Oregon and California Railroad through Phoenix, he owned the Phoenix

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Campbell, Mary Ann. "New Owners Busy Restoring the Oldest House in Phoenix", Medford Mail-Tribune (June 26, 1977), B5.

Portrait and Biographical Record of Western Oregon (Chicago: Chapman Publishing Co., 1904)

Southern Oregon Pioneer Society Resolutions on Deceased Members (unpublished ms.), Jacksonville Museum, Jacksonville, Oregon.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 87x187 feet approx. .4 acres JFC 1/17/78

UTM REFERENCES

A	1 0	5 1 5 2 6 5	4 6 7 9 8 7 5	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Tax Lot 7700 in Phoenix, Jackson County, Oregon, which is a parcel measuring 87 by 187 feet, more or less, Beginning at a point at the intersection of the southerly margin of West 1st Street and the easterly margin of Church Street; thence northeasterly along the southerly margin of West 1st Street approximately 87 feet; thence southeasterly along a lot line parallel to Church Street approximately 187 feet; thence southwesterly approximately 87 feet to the easterly margin of Church Street; thence northwesterly along said easterly margin of Church Street to the point of beginning.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Mrs. Orrie A. Bateman (with assistance of Brent Lambert, Special Assistant,

ORGANIZATION

DATE SHPO)

August 3, 1977

STREET & NUMBER

117 W. First Street

TELEPHONE

503/535-3446 503-376-500

CITY OR TOWN

Phoenix

STATE

Oregon 97535

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*David H. Talbot*

TITLE

State Historic Preservation Officer

DATE

December 30, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*[Signature]*

DATE

3-8-78

DIRECTOR, OFFICE OF ARCHITECTURE AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

*[Signature]*

DATE

2-6-78

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

flour mill, and he served in/ <sup>the</sup> capacities of deputy sheriff, bookkeeper and Clerk of the Court for Jackson County, as well as Justice of the Peace in Phoenix. During the Modoc Indian War (1872-1873) Foudrey was appointed as aide to one of the participating general officers (General Ross) and was in supervision of the pack train responsible for the capture of the Modoc leader, Captain Jack. Foudrey died in, and was funeralized from, the McManus House in 1903.

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ITEM NUMBER 9 PAGE 1

Atwood, Kay. "Conversations," 1975. Publication of the Jackson County  
Intermediate Education District.

Wells, Harry L., History of Siskiyou County, California (Oakland, CA: D.J. Stewart  
and Co., 1881).



McManus (Patrick F.) House  
Phoenix, Jackson County, Oregon

Northwest and northeast elevations,  
1934 (HABS photo)

MAR 8 1978

State Historic Preservation Office  
525 Trade St. SE  
Salem, OR 97310

JAN 11 1978



McManus (Patrick F.) House

Phoenix, Jackson County, Oregon

Southwest elevation, 1934 (HABS photo)

MAR 8 1978

State Historic Preservation Office

525 Trade St. SE

Salem, OR 97310

JAN 11 1978



McManus (Patrick F.) House  
Phoenix, Jackson County, Oregon

Northwest and southwest elevations

Bateman photo, 1977

MAR 8 1978

State Historic Preservation Office  
525 Trade St. SE  
Salem, OR 97310

JAN 11 1978



McManus (Patrick F.) House  
Phoenix, Jackson County, Oregon

Northwest elevation

Bateman photo, 1977

MAR 8 1978

State Historic Preservation Office

525 Trade St. SE

Salem, OR 97310

JAN 11 1978



McManus (Patrick F.) House

117 W. First Street

Phoenix, Jackson County, Oregon

SW elevation

MAR 8 1978

Bateman photo 1978

State Historic Preservation Office

525 Trade Street SE

Salem, OR 97310

FEB 15 1978



McManus (Patrick F.) House  
117 W. First Street  
Phoenix, Jackson County, Oregon

SE (rear) elevation

MAR 8 1978

Bateman photo 1978

State Historic Preservation Office  
525 Trade Street SE  
Salem, OR 97310

FEB 15 1978



McManus (Patrick F.) House  
117 W. First Street  
Phoenix, Jackson County, Oregon

NW elevation

MAR 8 1978

Bateman photo 1978

State Historic Preservation Office  
525 Trade Street SE  
Salem, OR 97310

FEB 15 1978



McManus (Patrick F.) House  
117 W. First Street  
Phoenix, Jackson County, Oregon

NE elevation

MAR 8 1978

Bateman photo 1978

State Historic Preservation Office

525 Trade Street SE

Salem, OR 97310

FEB 15 1978