NPS Form 10-900
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received OCT 31 1985
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

DEC 2 1985

1. Name

historic Roper, Fordyce, House/Southern Oregon Hospital

and/or common Winchester Inn

Number of contributing resources: 1
Number of non-contributing resources: 0

2. Location

street & number 35 South Second Street ~~N/A~~ not for publication

city, town Ashland ~~N/A~~ vicinity of Second Congressional District

state Oregon **code** 41 **county** Jackson **code** 029

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	_X_ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	~~N/A~~ in process	_X_ yes: restricted	___ government	___ scientific
	~~N/A~~ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name M.P.M. Investment Company, composed of: Michael and Laurie Gibbs
Patrick and Colleen Gibbs
Marcia Russell

street & number 35 South Second Street

city, town Ashland ~~N/A~~ vicinity of **state** Oregon 97520

5. Location of Legal Description

courthouse, registry of deeds, etc. Jackson County Courthouse

street & number Eight and Oakdale Street

city, town Medford **state** Oregon 97501

6. Representation in Existing Surveys

title Ashland Historic Inventory **has this property been determined eligible?** ___ yes _X_ no

date 1984 ___ federal ___ state ___ county _X_ local

depository for survey records City of Ashland

city, town Ashland **state** Oregon 97520

7. Description

Condition		Check one	Check one	
X excellent	___ deteriorated	___ unaltered	___ original site	
___ good	___ ruins	X altered	X moved	date 1910
___ fair	___ unexposed			

Describe the present and original (if known) physical appearance

The Forbyce and Julia Roper House was completed in 1886. It is a two-story balloon-framed residence in the Eastlake style located about one block above the business area and main travel route in Ashland. It is the oldest of only three houses in Ashland of comparable style and scale. The Roper House was moved to its current location in 1910 from a site on the north side of the block on which it is situated.

The house is T-shaped in plan and two stories in height on a basement. The daylight basement was constructed when the house was relocated in 1910. The house is oriented to the east on the hillside above the business area. The south (side) elevation overlooks a terraced garden, and the north elevation is bordered by another 19th century structure, the H. G. Enders house. East Main Street, lined with 19th and early 20th century business structures, lies downslope, approximately one-half block to the north.

The east-facing principal facade fronting Second Streets is distinguished by a vernandah in the corner angle and a two-story rectangular window bay on the gable end. The roof, accurately reconstructed on the basis of historic photographs, is a steeply gabled and clad with cedar-shingles with two courses of diamond-patterned shingles. The house is sheathed with drop siding and trimmed with corner boards and a belt cornice. The front porch, originally crowned with an upper deck railing, has square, chamfered posts and shadow pilasters. Original sunburst brackets are missing. A flight of wooden steps leads to the porch. Window openings throughout are enlongated, have segmental arch heads, and are fitted with one-over-one, double hung sashes. Windows in the basement level are flat-arched. The front door has a bevelled glass panel and is surrounded by an offset sidelight and transom light.

Gable ends of the restored roof are finished with vergeboards having pierced decoration with quatrefoil motif which also figures in the porch railing. The vergeboards are further distinguished by king posts and collar braces terminated by pendant ornaments. The frieze boards are detailed with appliqued, vertical wood strips, or battens, a motif which is continued in the spandrel panels of the bay windows where they are laid diagonally. Second story window architraves are novel, reminiscent of strapwork secured by bosses.

The north elevation has a central projecting section, two bays wide, with bevelled corners below the uppermost story.

The corner angle of the rear (west) elevation is filled by major and minor hip-roofed, single-story additions having smaller, rectangular window openings. On the upper level of the gable end are two doors giving acess to a non-historic, wooden firestair, required by local code. Its railing was designed to match that of the front porch.

The south elevation is distinguished by a two-story window bay window identical to the one on the facade. A one-story hip-roofed solarium bay is attached to one of the lean-to additions in the corner angle.

The interior of the Fordyce Roper House is laid out on a central hall plan with two rooms on either side. The entry stairhall contains an open-string,two-flight stair with a railing composed of turned balusters which are clustered in circular fashion at the foot. Ceilings on the ground story retain their original height of ten feet, ten inches. Interior wall finish is 5/8 " sheet rock covering plasterwork damaged in two fires. Baseboards are plain with a crown molding. Chair rails and picture molding are used throughout. Windows and door trim is conventional for the period, and is finished with corner blocks with circular rosettes.

Directly behind the front parlor in the northeast corner is a smaller chamber. Across the central hall is the inn's adaptive-use dining room. Floors in the dining room, parlor and hall are renewed with oak. The rest of the house has fir floor. The kitchen and public restrooms are at the back of the house, in the one-story portions of the structure. Interior doors are four-panel doors with chamfering and original hardware.

Four guest rooms on the second story have ten foot ceilings and each has its own small bath. The bathtubs, two of which are original, have brass plumbing fixtures. The basement level is composed of two guest rooms and an office.

When the current owners acquired the Roper House in 1983, signs of the 1923 fire were still apparent on the inside, and the superstructure had been rebuilt with a shallow hipped roof. The basement contained three apartments and the first and second stories had nine. The arrangement of rooms had evolved over a sixty year period of use as a rooming house and apartment building. Some interior walls had been rearranged. The gable roof was reconstructed by the current owners. Nineyt-five percent of the original exterior siding was retained. New beams and joist work provided support under the structure. New windows were finished to match the original where needed. Some non-historic openings were filled. Decorative trim was restored as necessary.

On the interior, oak floors replaced badly damaged fir floors in the public areas, and fir was retained in the rest of the house. New flooring was installed in the basement. Old, water-damaged plaster walls, were covered with sheet rock, and with a few exceptions, their location was the same. The most altered area of the house is the dining area in which partitions were removed to make one large space. New interior wall construction forms a small alcove in the west bay in the dining room. A rear parlour or sitting room, behind the main parlour, has been divided into a small foyer and an alcove dining area. Ceiling heights, which had been lowered to eight feet throughout the house after the historic period were returned to ten feet, ten inches on the first floor and ten feet on the second story. The stair railing was reconstructed.

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	X architecture	___ education	___ military	___ social/ humanitarian
___ 1700–1799	___ art	___ engineering	___ music	___ theater
X 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation
X 1900–	___ communications	___ industry	___ politics/government	X other (specify) medicine
		___ invention		

Specific dates 1886-1923 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The commodious Eastlake style house at 35 South Second Street in Ashland, Oregon, was built for the prosperous miller Fordyce Roper in 1886 and was originally located on the north side of the block on which it is presently situated. Originally, it faced Main Street. In 1910 it was turned East 90° and moved uphill onto Second Street along with the house of H. G. Enders, its present neighbor. Before the historic relocation, however, the house had been sold by Roper in 1899. It was acquired in 1907 by H. G. Enders, proprietor of the Enders Addition to the Plat of Ashland, and leased as the city's first hospital. The hospital was damaged by fire in 1909, which prompted fund raising for a new Southern Oregon Hospital to be erected near the Normal School. It was at this time that Enders cleared his Main Street properties for construction of the business block which bears his name. The old hospital was occupied in its new location fronting Second Street by the Ashland Sanitarium until 1923, at which time it was damaged by a second fire. After the 1923 fire the house, which originally was enclosed with a cross axial gable roof, was renovated with a low hipped roof. For the next 60 years the old hospital served as a boarding and apartment house and its interior was altered accordingly. In 1983 the building was acquired by the current owners and restored to its 1886 appearance with gable roof and array of ornament in the Eastlake tradition documented by historic photographs. Now operated as a bed and breakfast inn known as the Winchester Inn, the building has been partially adapted for use as a restaurant. The central hall plan is essentially preserved, but in the restaurant contained in the south side of the ground story new oak flooring was laid and historic spatial divisions were modified. Water-damaged plaster walls were covered with sheet rock. The Roper House is nonetheless significant to Ashland under criterion "c" as the oldest of only three examples of Eastlake style architecture in the community. It is primarily significant under criteria "b" and "a" for its association with pioneer miller Fordyce Roper and as the original location of the historic healthcare institutions, Southern Oregon Hospital and Ashland Sanitarium. The property's historic period of significance extends to 1923, when these historic uses ended.

The Fordyce Roper House represents the period of development in Ashland which followed arrival of the railroad in 1884. It was the fashionable house of Fordyce Roper, wealthy Ashland businessman, and his wife, Julia. It is the only extant historic property associated with the Roper family.

In 1883 the Oregon and California Railroad near Ashland, and the town's population swelled as people realized the potential for jobs and prosperity. In ten years the number of residents would rise from 842 in 1880 to 1754 in 1890.[1] The Roper family arrived in Ashland in 1884, a year in which 89 new residences were constructed.[2] The first bank opened when the Carter family settled, new businesses were established, and individuals who could afford it purchased large tracts of land and planted fruit trees.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Ashland **Quadrangle scale** 1:62500

UTM References

	Zone	Easting	Northing
A	10	523900	4671250
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification The nominated area is located in Section 9, T. 39S., R. 1E., W.M., in Ashland, Jackson County, Oregon. It is legally described as Lots 18, 19 and 20 of Enders' Addition to the Plat of Ashland and is otherwise described as Jackson County Assessor's Tax Lots 5500, 5600 and 5700 of said location.

List all states and counties for properties overlapping state or county boundaries

state	N/A	**code**	**county**	**code**
state	N/A	**code**	**county**	**code**

11. Form Prepared By

name/title Kay Atwood

organization N/A **date** March, 1985

street & number 102 South Pioneer **telephone** (503) 482-8714

city or town Ashland **state** Oregon 97520

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X 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

title Deputy State Historic Preservation Officer **date** October 25, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register **date** 12/2/85

Keeper of the National Register

Attest: **date**

Chief of Registration

GPO 911-399

Fordyce and Julia Roper constructed their home in the years 1885-1886 on the main route through Ashland, which was lined with several other fine residences. All of these structures which stood in the blocks between the center of town and Gresham Street, have disappeared. Two, the H. G. Enders House and the Roper House, were moved uphill in 1910 on the same block they originally occupied.

The Roper House is a T-shaped structure exhibiting the distinctive characteristics of the Eastlake style introduced to Southern Oregon in the late 1880s and 1890s.[3] The house had projecting bays, one-over-one, double-hung window sash, and stylized repeating ornament, including pierced quatrefoils, bosses, strap-work window architraves and brackets decorated with beads, fillets and bolection molding. The most notable Ashland houses of comparable scale having similar characteristics are the H. B. Carter House and the Eddings-Provost House, both completed in 1889, and both previously listed in the National Register.

The Roper House is equally significant as the predecessor of the current community hospital. It served as Southern Oregon Hospital from 1907 to 1909 and as Ashland Sanitarium from 1910 to 1923. Southern Oregon Hospital evolved as Granite City Hospital, which became the current Ashland Community Hospital.

Fordyce Roper (1826-c. 1899), a successful miller from Kern County, California, arrived in Ashland in August, 1884, to explore business opportunities. The local paper commented on both his "capital and enterprise."[4] Within two weeks he had purchased the Ashland Flour Mill land and equipment, as well as the J. S. Miller residence on Main Street.[5] Mr. Roper was nearly sixty years old when he and his wife, Julia, and their four children settled in Ashland. He was rapidly recognized as the wealthiest individual to ever choose the town as a place to live. In December, 1885, the Ashland Tidings reported:

> Mr. F. Roper of the Ashland Mills has let the contract for the building of a handsome new dwelling house for his own residence on the lot on Main Street where his home now is. Mr. C. W Ayers has the contract and will begin work on it at once. In style of architecture, the house will be partly after the Eastlake model, something entirely new in this part of Oregon. It will be finished in modern style with all the conveniences of hot and cold water, baths, washstands, etc.[6]

The Roper's new house was the most expensive of twelve fine residences constructed in 1886.[7] The same year as his new house was completed, Fordyce Roper installed rollers costing $4,000 each in the Ashland Flour Mill to replace the old burrs. The innovations greatly improved the mill's production capacity. On October 1, 1886, he served as host for 100 guests when his daughter, Austie, married George Carr, son of William B. Carr, wealthy central California land owner. The paper commented on the homes "elegent parlours with large bay window recesses."[8]

In January, 1887, the Ropers purchased 81 acres of hilly land above Main Street and during the next fifteen years continually sold lots to potential residents. This area became known as "Roper's Bunion." Four years later, Mr. Roper sold the

Ashland Flour Mill, and the same month, on October 2, 1891, celebrated his 65th birthday at a party given by his family.[9] In 1893 the Ropers sold a large parcel of land to the Southern Oregon Chautauqua Association. The property, served as a camping and gathering area for Chautauqua patrons and was known for years as "Roper's Grove." During the years 1894-1895, Fordyce Roper served on the Board of Regents of the State Normal School in Ashland.

In August, 1899, the Ashland Tidings announced:

> Mr. F. Roper has sold his fine residence property on south Main Street to Mrs. Jane Sather, recently from San Francisco. This is one of the handsomest residence properties in Ashland. . . The lady has recently been spending several weeks in this city, . . . and soon became so pleased with the country that she decided to purchase a home here.[10]

The following month Fordyce Roper travelled to Bakersfield, California for the winter, while Mrs Roper went east to visit her former home in Ohio. Although the paper stated "Mr. Roper is coming back to Ashland next spring and contemplates the erection of a cozy cottage on his lot adjacent to Mrs. Jane Sather's residence," it appears that he did not return.[11]

Mrs. Jane K. Sather lived in the house a short time, and donated the house and property to the University of California, Berkeley. By 1907, the house had new owners.

A NEW SANITARIUM FOR ASHLAND

> Nurses Josephine Benson and Susie Arnold have leased the big mansion on Main Street, formerly known as the Roper property, but now owned by H. G. Enders. The house will be remodelled and fitted up with modern appliances. The property in question was formerly the Fordyce Roper residence, and for a number of years past has been owned by the University of California to whom it was donated by Mrs. Jane Sather who purchased it from the Ropers. A deal for purchase of the property was consumated last week by H. G. Enders of this city for a reported consideration of $4,00.[12]

Ashland's only hospital welcomed all physicians, although Dr. F. G. Swedenburg and Dr. Joseph Herndon were to serve as staff. The new hospital functioned smoothly until the morning of March 9, 1909. A fire, attributed to an overheated wood stove, heavily damaged the roof garret and the second story. The patients and Dr. Swedenburg's equipment were safely removed and the paper soon revealed Mr. Ender's plans for the building.

> The Southern Oregon Hospital is a familiar landmark in this vicinity. Built originally for a private residence. . . it has been owned and occupied by several prominent families. Sometime since, it was acquired for hospital purposes on account of its dimensions and convenient location. Mr. Enders intends to repair the structure, make an addition, correct defects, and construct a new annex. It will be a most substantial affair, suitable for a hospital.[13]

Three months after the fire, Mrs. Julia Roper, then residing in Bakersfield, California, and her daughter Carolyn, visited Ashland and were saddened to see the condition of their lovely former home. Carolyn Roper Von Benzon, was greeted by friends who were eager to know of her stage career. Just prior to the visit she had completed a much praised performance as "The Merry Widow" in Henry Savage's New York production of that work. The Ropers are not known to have visited Ashland again.[14]

H. G. Enders reconsidered his plan for the Roper House/Southern Oregon Hospital and decided to relocate the structure. For nearly sixty years Ashland's commercial life had been centered in the area in front of the flour mill. Older businessmen scoffed when Mr. Enders made public his plan to construct a large new mercantile store on the land where the Roper House and others stood. Workers moved the former house/hospital with logs and horse teams a short distance uphill to South Second Street.[15] At the same time, Mr. Enders and other town leaders raised funds for a new hospital to be constructed near the current site of Southern Oregon State College.

Dr. Arthur Boslough moved to Ashland about 1910 and opened the Ashland Sanitarium in the old Southern Oregon Hospital building. He was joined in the enterprise by another physician, Dr. George Jarvis. Ten years later, the structure suffered a second, disastrous fire which broke out early on February 11, 1923. The fire created a startling sight as it blazed during a heavy snowstorm. The fire demolished the upper portion of the structure and partially gutted the interior. Between 1923 and 1982, the building had many owners and served variously as a rooming house and apartment building. The 1948 Ashland City Directory indicates that the building was called The Lithia Apartments. The 1964 City Directory lists twelve separate apartments in the house. The building was purchased by the current owners in 1983.

Two fires in the historic period of significance damaged the interior and the upper story exterior. The current owners have returned the exterior of the house to its appearance of the 1880s and 1890s. The interior has been partially adapted as a bed and breakfast inn.

1 "Population of Oregon Cities and Counties and Metropolitan Areas, 1850-1957," (Oregon State University: Bureau of Municipal Research and Service, Information Bulletin No. 106), p. 4.

2 Eugenia Atkinson Scrapbook, Ashland Public Library, p. 60.

3 Clark, Rosalind. Architecture Oregon Style, Portland, Oregon, 1983, p. 78.

4 Ashland Tidings, August 17, 1884.

5 Ibid., August 29, 1884.

6 Ibid., December 18, 1885.

7 Ibid., Decemer 31, 1886.

8 Ibid., October 1, 1886.

9 Ibid., October 2, 1891.

10 Ibid., August 14, 1899

11 Ibid., September 25, 1899.

12 Ibid., September 30, 1907.

13 Ibid., March 11, 1909.

14 Ibid., June, 1909.

15 Henry Enders, Jr. interview, 1973.

Ashland Tidings, various issues, please see NOTES.

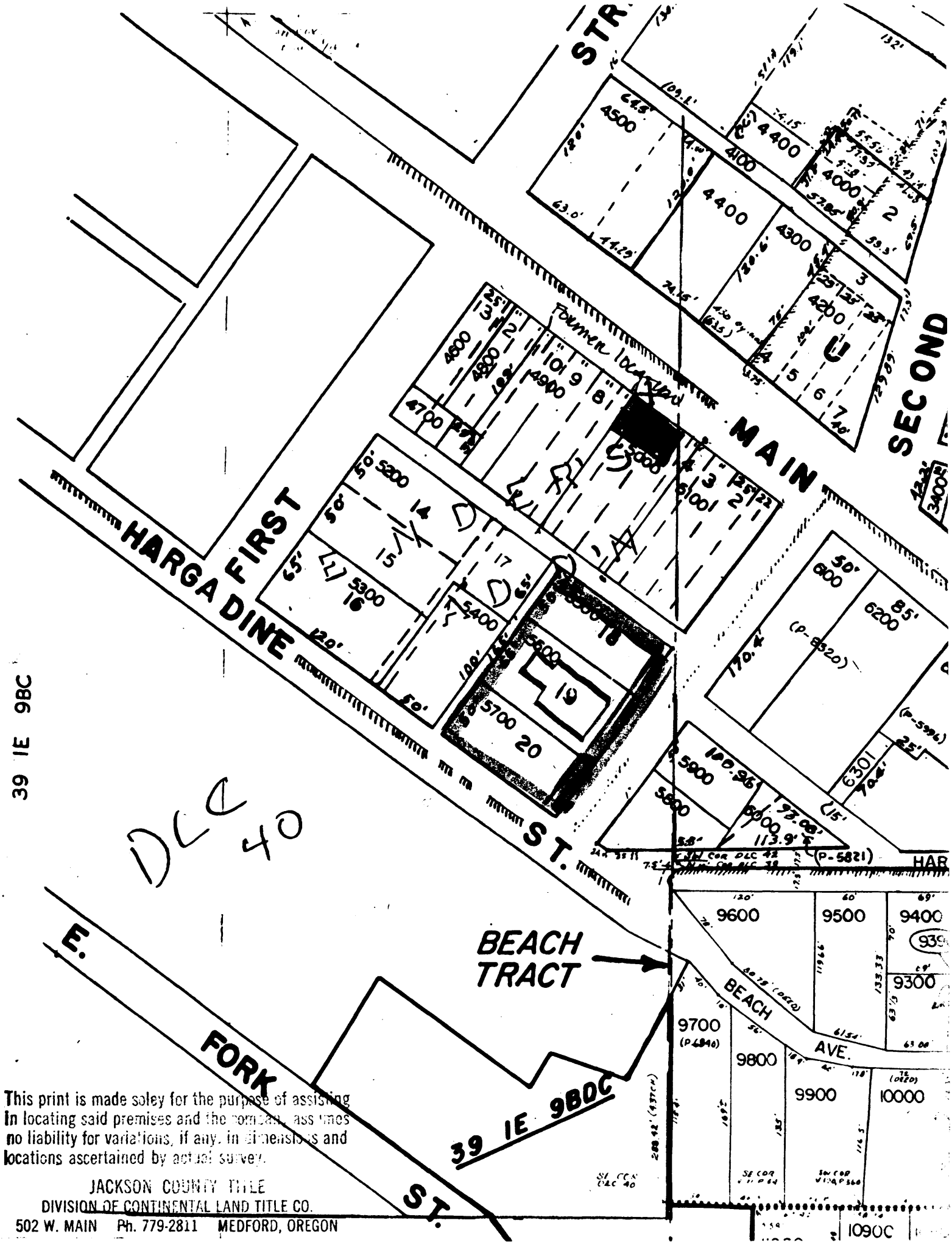
Atkinson, Eugenia. "Scrapbook," Ashland Public Library.

Clark, Rosalind. Architecture Oregon Style, Portland, Oreogn, 1983, p. 78.

Enders, Henry G. Interview, 1973.

Gibbs, Patrick and Michael, (owners of the Fordyce and Julia Roper House). Interview, January-March, 1985.

Jackson County Deed Records, Volume 11, p. 494; Volume 13, p. 369; Volume 26, p. 606; Volume 36, p. 383; Volume 62, p. 221.



This print is made soley for the purpose of assisting In locating said premises and the company assumes no liability for variations, if any, in dimensions and locations ascertained by actual survey.

JACKSON COUNTY TITLE
DIVISION OF CONTINENTAL LAND TITLE CO.
502 W. MAIN Ph. 779-2811 MEDFORD, OREGON


SOUTHERN OREGON HOSPITAL

Roper, Fordyce, House/Southern
Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

1 of 11
Historic view, 1908, showing
house on original site .
Photographer unknown
Principal facade fronting Main St.

Kim Atwood
102 S. Pioneer
Ashland, OR 97520



Roper, Fordyce, House/Southern Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

2 of 11
Detail of window bay on principal facade.

TIM ATWOOD PHOTO, 1985
102 S. PIONEER
ASHLAND, OR 97520



Roper, Fordyce, House/Southern
Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

3 of 11
Interior view of entry stairhall.

Kim Atwood Photo, 1985
102 S. Pioneer
Ashland, OR 97520



Roper, Fordyce, House/Southern Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

4 of 11

Staircase in entry stairhall.

KIM ATWOOD PHOTO, 1985
102 S. PIONEER
ASHLAND, OR 97520



Roper, Fordyce, House/Southern
Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

5 of 11
Looking east in south side of ground story adapted for restaurant use.

Kay Atwood Photo, 1985
102 S. Pioneer
Ashland, OR 97520



Roper, Fordyce, House/Southern
Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

6 of 11
Looking northeasterly in main
parlor, ground story.

Kim Atwood Photo, 1988
102 S. Pioneer
Ashland, OR 97520



Roper, Fordyce, House/Southern Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

7 of 11
Looking northeasterly in front guest room, NE corner, second story

KIM ATWOOD PHOTO, 1985
102 S. PIONEER
ASHLAND, OR 97520



Roper, Fordyce, House/Southern
Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

8 of 11
South and East elevations.
H.G. Enders House in background.

Kim Atwood Photo, 1984
102 S. Pioneer
Ashland, OR 97520


GMC

Roper, Fordyce, House/Southern
Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

9 of 11
South elevation.

Ken Atwood Photo, 1985
102 S. Pioneer
Ashland, OR 97520



Roper, Fordyce, House/Southern
Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

10 of 11
West (rear) elevation.

Kim Atwood Photo, 1985
102 S. Pioneer
Ashland, OR 97520



Roper, Fordyce, House/Southern Oregon Hospital
35 South Second Street
Ashland, Jackson County, Oregon

11 of 11
North elevation.

Kim Atwood photo, 1985
102 S. Pioneer
Ashland, OR 97520