1328

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Peerless Rooms Building

other names/site number Ganiard Building

2. Location

street & number 243-249 Fourth Street N/A not for publication

city or town Ashland N/A vicinity

state Oregon code OR county Jackson code 029 zip code 97520

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

James Hamrick 8/31/92
Signature of certifying official/Title Deputy SHPO Date

Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper

Entered in the National Register

Date of Action

10/8/92

Peerless Rooms Building
Name of Property

Jackson, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: hotel (rooming house)
Commerce: Specialty Store (barber)

Current Functions
(Enter categories from instructions)

~~Work in progress~~

7. Description

Architectural Classification
(Enter categories from instructions)

~~Late 19th and Early 20th Century~~
American Movements: Commercial Style,
vernacular version

Materials
(Enter categories from instructions)

foundation stone: sandstone
walls brick
roof asphalt: built-up
other wood, stucco

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

The Peerless Rooms building is located at 243-49 Fourth Street in Ashland, Oregon. Construction of the structure began in 1900 with a substantial addition or reconstruction occurring c. 1904, following fire damage. First known as "The Ganiard Building" or "Ganiard Brick Block", the building has long been known as "The Peerless Rooms," and provided commercial space and working-class lodgings during Ashland's railroad boom. Designed in a simple vernacular commercial style, neither the architect or the contractor of the structure are known. The Peerless Rooms is significant as the best surviving example of the brick commercial structures built in Ashland to serve the lodging, retail and service corridor centered around the once bustling Southern Pacific Railroad Depot.

SITE:

With a footprint of approximately 25' x 65', the Peerless Rooms occupies the front two-thirds of Lot 30, Block C of the Railroad Addition to the City of Ashland. The lot slopes downhill across its width, toward its northern property line. The immediate vicinity of the property is commercial, a remnant enclave within the otherwise residential locally designated "Ashland Railroad District," the area originally developed 1887-1927 around the bustling headquarters of the Shasta Division of the Southern Pacific Railroad. Immediately adjacent to subject property on the south is a narrow, 16' wide alleyway which bisects Block C into two equal halves. To the north is a vacant lot, historically the site of a two-story brick-veneered frame retail building. The rear of the lot includes a shed, built of corrugated metal, and some scattered vegetation. A screened-in shed-roof porch is located along the full-width of the rear.

HISTORY:

In late January 1900, the Ashland Daily Tidings reported:

> Mrs. O. Ganiard is soon to begin the erection of a brick [building] on her property on Fourth street on the lots occupied by the livery stable which burned about a year ago.[1]

The very same paper also reported that Mrs. Ganiard had begun another building on Fourth Street, located on her property next the "Dewey Restaurant." While not entirely clear, it appears that this second property was of frame construction and was located immediately north of the subject building. The frame building was clad in a brick veneer and together with the subject property, the complex became known as "The Ganiard Brick Block" to differentiate the structures from numerous other buildings in the Railroad District owned by Mrs. Ganiard. The shared construction timing of these two structures resulted in a party-wall between them. Only a week after this initial announcement it was reported that "L. Randall will open the new store building on Fourth Avenue, [sic] just erected by Mrs. Ganiard, in a few days as a barber shop."[2]

Physical evidence indicates that the Peerless Rooms building was built in two phases although both may have occurred in very rapid succession. Masonry failure along a vertical seam, indicating an addition, coupled with various design indications, lead to the conclusion that the original structure was a single story volume, approximately 25' x 25' in size, and which now constitutes the immediate front ground floor area of the Peerless Rooms.[3] This volume was then

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1 Ashland Semi-Weekly Tidings, 29-January-1900, 3:3.

2 Ashland Semi-Weekly Tidings, 8-February-1900, 3:2.

3 In addition to the presence of a masonry wall that divides the first floor only at the presumed rear of the original volume (see floorplans and Sanborn Map), other indications of separate construction include differentiation in brick courses, the design of the door arches, second floor pilasters and interior detailing.

enveloped by a rear and second-story addition that "cantilevered" over it. The exact date of this addition is unknown, possibly occurring as late as 1904. In May 1903 a disastrous fire swept through Fourth Street, damaging much of the block. Newspaper reports indicate the barber shop, then occupying the first floor, was completely destroyed. It is unclear to what extent the remainder of the building was damaged.[4]

In August 1904 the building was acquired by J.M. Easterling.[5] One month later, Mrs. Ganiard (who had retained ownership of the building to the north) granted Easterling an non-revokable

> ... right to use the front stairway now in use in the Ganiard Brick Block [the subject property] on lot 31... it is further understood that J.M. Easterling shall build at his own expense a rear or back stairway adjoining his building...[6]

It is at least theoretically possible the original 25' square brick volume was originally associated with a frame building to the rear. Following the May 1903 fire, the City of Ashland passed laws requiring brick construction in the Railroad District.

> The fire limits on Fourth extend from A to B Streets... Buildings damages by fire shall be examined [and] the Council [shall determine] whether

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[4] The tenant, barber W. Townsend listed his loss at $200. Mrs. Ganiard had insured the entire building at $600, which was also the sales price when the structure was sold six months later. The implication is that the building sustained only moderate damage, most occurring to tenant fixtures and goods. Please see Footnote 10 in the following Statement of Significance.

[5] Jackson County Deed, Clare A. Randle to J.M. Easterling, 11-August-1903, 50:271.

[6] Jackson County Miscellaneous Records, 15-September-1904, C:21.

they shall be repaired or replaced with brick or stone.[7]

These laws specifically prohibited the construction or repair of combustible materials. "Buildings within the fire district... shall be constructed with their outside walls of brick or stone not less that 12 inches thick for the first story.[8] Easterling, upon his purchase of the Peerless Rooms, probably rebuilt the damaged frame portions of the structure in brick and at that time negotiated the stairway access to reflect a change in size and/or usage. No other building along Fourth Street known to have been developed by Mrs. Ganiard was built of bearing masonry. The balance of "The Ganiard Brick Block", shown in Photo 1, was brick veneer over a wood frame structure.

STYLE:

The Peerless Rooms is designed in what has been called the common vernacular "brick front" commercial style. "In vernacular design, its was the most popular storefront for the longest time."[9]

Typical of the style, the building is of symmetrical composition, a two-part second floor with a detailed cornice forming the primary ornament and a three-part first floor, centered around the recessed entryway. After the turn-of-the-century, improved production of plate glass and window mounting techniques, coupled with changes in merchandising, led to the prominent use of oversize display windows with thin muntins. "When plate glass could be set in metal, display

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[7] "New Fire Ordinance", Ashland Semi-Weekly Tidings, 8-June-1903, 3:2

[8] Ibid.

[9] Gottfried and Jennings, American Vernacular Design 1870-1940, (Ames, IA: Iowa University Press, 1988), p. 240.

windows could be larger, more unobstructed, and easier to maintain."[10]

Although now free-standing, the Peerless Rooms, typical of its style, was originally an element in an extended row of similarly-designed commercial structures, lining the west side of Fourth Street between A and B. Such brick, or brick appearing facades, clearing separated by design [and use] on their first and second floors, were a ubiquitous element in much of late 19th and early 20th century America.

CONSTRUCTION: EXTERIOR

The roof of the Peerless Rooms is a single pitch, sloping from front to rear, and covered with rolled asphalt roofing. Two skylights remain, daylighting the second floor hallway A stucco or concrete-clad stepped cap, which ties together the six chimneys of the building, rims the two side elevations. The foundation footings appear to be sandstone around the perimeter with central wooden piers supporting the conventionally framed floor.[11]

Built of brick laid in common [header-type] bond with six courses of stretchers followed by a header course, the Peerless Rooms, typical of modest commercial architecture, has very little exterior ornamentation. The front of the structure, facing Fourth Street, is the most decorated elevation. Here, twin arch-topped second story windows are flanked by stepped white brick pilasters of very simple design. A matching cornice-level band is highlighted by a course of diagonally laid or canted soldier brick, yielding a pleated-type band. [See Photo #5] Below this, four corbelled rows of stretchers step into the primary wall plane. The

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[10] Gottfried and Jennings, American Vernacular Interior Architecture, 1870-1940. (New York: Von Nostrand Reinhold, 1988), p. 370.

[11] Due to changes in the surrounding grade, the exterior foundation is not visible. Inspection from the interior was possible only on a limited basis.

pilasters of the second floor elevation do not continue to the first floor, corbelling into the main wall plane just above the second floor window sills.

The first floor entry has apparently been altered from original construction, probably as a part of an attempt to correct structural problems in the mid-1960s. A 8" I-beam was placed full-width across the storefront opening, supported by twin steel posts flanking the twin-entry doors. The recessed entry below a row of fixed transom windows was likely modeled after and is similar to the original storefront.[12] As the result of the demolition of an adjoining building in August 1966, the north elevation of the Peerless Rooms was exposed to the weather. Built as a party wall, this elevation was apparently not designed for exposure to weather nor engineered to stand without the supplemental support of the adjacent structure. In an attempt to stabilize this situation, a sprayed stucco/gunite type material was applied to the original brick surface and remains. Variation in wall thickness provides evidence of the former structure.[13]

The Peerless Rooms building has a centered entry, recessed from the sidewalk. The double entry doors are wood, each with a large glass panel and early hardware, reflecting the original dual storefront use of the structure. Single-pane transom windows are located above each door. A narrow mirror is between, perhaps relating to long time tenant "The Mirror" barbershop, which operated in the southern space from 1911 to 1951. The flanking display windows are likely replacements. The lower panels, probably originally constructed from wood, have been rebuilt in cast concrete, probably in 1966. [See Photo # 5]

The second floor windows of the Peerless Rooms main facade consist of two paired 1/1 wood sash double hung windows mounted in below a three-ring masonry arch. The rise of the arch, the semi-circular portion between the top of the windows

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[12] See Photo #3, (1960) which shows what is assumed to have been the original storefront appearance.

[13] This demolition and the resultant damage to the Peerless Rooms precipitated a lawsuit over repair costs between the involved parties. See DelaTorre v. Luyden, Jackson County Circuit Court, 67-888L, filed 28-July-1967.

and the intrados, is filled with an unadorned wooden panel. Remaining windows on the second floor are all single 1/1 double hung windows, also wooden. Five of these are found on the south elevation with two more at the rear. The north elevation, historically a party wall, was built completely without window openings.

All second floor windows are original sash and retain the same filler panel in the rise of the arch as described above. Windows of the first floor elevations [other than the front] are of the same design, three on the south elevation and two at the rear opening onto the screened-in porch. All are unaltered from their original construction with the exception of those at the rear which have been modified by a steel plate lintel and stucco covering on the arch. Presumedly this was an attempt to correct structural problems described below and occurred coincident with the stucco cladding of the north elevation in 1966.

There are five separate entry doors to the Peerless Rooms in addition the those of the storefront itself. Two, both on the north, are accessed via external stairwells rising to the second floor. A central entry opens onto the screened porch at the buildings rear. The two other entries, both on the south elevation, provide clues to the possible sequential construction of the building. The rearmost of these, like every other opening on the Peerless Rooms is formed under a three-ring masonry arch and retains a wooden panel filling the rise of the arch. This door, as the two on the north elevation and the door at the rear, also has a rectangular transom window. The single doorway which does not follow this pattern is the one toward the front on the south elevation, near the SE corner of the building. This doorway, below a two-ring masonry arch, does not have a transom.

The wooden elements of the Peerless Rooms are all original appearing. Doors are mixed four- or five-panel, some with glass. Primary hardware appears original or early alteration in all locations. All exterior woodwork (other than on the storefront) is painted a deep green with no evidence present to indicate use of any other color.

An additional significant element of the exterior of the Peerless Rooms building is the early painted wall graphic located at the SE corner. Under a black and white banner

proclaiming "Peerless Rooms," which probably dates c. 1915, an early "Coca-Cola" advertisement remains, probably of similar vintage. The familiar script product name is centered in a field of almost completely faded red brick framed by yellow and black bands. A green border painted with the same paint as the building's wooden trim surrounds the sign. [See Photo # 7] Well-known locally and providing the building with its name, the center of the sign has been covered over with now faded yellow paint, presumedly following the non-renewal of the lease.[14] This so-called "ghost" sign, a local landmark in its own right, will be retained and restored to the extent possible by the current owners.

CONSTRUCTION: FIRST FLOOR INTERIOR

The first floor of the Peerless Rooms consists of two visually distinct zones, each relating to the original uses of the building as well as the phased construction. The front room consists of two major spaces each entered by one of the twin main doors. [Please refer to floorplan] A non-bearing partition, made of 4" t/g laid vertically over horizontal 12" wide planking, separates the space into two roughly equal halves. The top portion retains the original multi-layered wallpaper over muslin backing. At the rear of each of the two spaces are 8' high dividers (open above to the 11' high ceilings) that create two small rooms. A third small space, which holds a wood-burning stove and a primitive water heating system, has an exterior entry opening onto the alley.

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[14] Historically, companies rented or leased the right to paint advertisements upon building exteriors much as billboards are leased today. As a lease expired, new signs would be painted over old, yielding the layers of advertisements often visible on historic buildings. The lease on the Coca-Cola sign on the Peerless Rooms likely expired c. 1927, after the decline of the Railroad District as a commercial center, and was not renewed. No other advertiser was anxious to rent the area and cover up the Coke ad with a new one, hence it was simply painted over, probably by the building owner.

Wooden trim in these two storefront areas is inconsistent not only with the balance of the Peerless Rooms but within the spaces themselves. Wall surfaces are painted or wallpapered, the latter in multiple layers, especially in the south space. These front retail spaces of the Peerless Rooms indicate a comparatively high degree of alteration although all work other than modern plywood patch repairs appears to have occurred prior to 1951. Exterior and interior doors are varied and the area lacks the cohesive design found throughout the balance of the building.

The rear rooms of the first floor are separated from the two commercial spaces by a 10" thick masonry wall, the rear of the original volume. West of this wall are six individual rooms, presumedly used as rental or owner housing. All rooms are approximately 10 x 10. A small bathroom with exterior sink is located opposite the intersection of the two hallways.

First floor wall surfaces are lath and plaster for interior partitions. The exterior, brick, walls are covered with plaster only. Most surfaces retain early wallpaper, often only a single layer. Ceilings, also lath and plaster, were also wallpapered. Most wall surfaces exhibit severe deterioration from moisture or movement caused by structural problems.

Flooring throughout the Peerless Rooms is 4" wide tongue and groove fir. Virtually all rooms on the first floor retain all their original wooden window and door trim. All in fir, both door and window casing is 5" wide, twin ribs flanking a gentle curved center. Above a parting bead, the headblocks are plain boards, surmounted by a crown moulding. In Room 13 only a picture moulding survives and although most other rooms are divided by wallpaper variation at a picture moulding height, no indication of moulding having been removed is evident. Baseboards are single-piece 10½" high fir boards milled into a two-part design, a small decorative moulding above a 9½" panel. Plain 11" high plinths are located at all doorways. Original 5-panel fir doors survive throughout.

The hallways are lined with a "chair-rail" type detail, a single bevel-edge, reeded, board approximately 3" wide, runs 48" above the floor throughout these "public" area. Located above all doors opening onto the hall are single panel transom windows. Original transom lifters, as well as door knobs,

escutcheons and hinges, even room numbers, all in antique copper finish, remain.[15] With few exceptions, all wooden window, door, and baseboard trim in the Peerless Rooms is unpainted, retaining its original clear finish.

At the rear of the first floor a stairwell rises to the upper story. This represents the single major deviation in the interior design of the building. The tight dog-leg stairs were apparently nested into a previously existing room. Early trim survives below the considerably more plain stair detailing. The balusters and railing of the stairs are simple rectilinear design. Newel posts are 6" square with chamfered edges. All fir, finished to match the remainder of the trim, this stairwell appears to date prior to World War I, exhibiting vaguely "bungalow" period design features. The steep pitch of the secondary flight, ending on the upper floor, was accommodated by the installation of a small box with intrudes into Room 8. [See Floor Plan]

CONSTRUCTION: SECOND FLOOR INTERIOR

The nine individual rooms of the second floor all historically served as lodgings. A small bathroom, with its original corner-mounted sink outside in the hallway, is centrally located. A central hallway runs the length of the building, dividing the space into two halves, the larger rooms located on the south side. Two smaller rooms [#8 and #9], located on either side of the bathroom and hallways, are 8 x 10. Behind the door of each room other than #1, a 4' long piece of the hall chair-rail stock is found with wire coat hooks, creating a modest "closet" for roomers.

Door and window trim, hardware, and doors throughout the second floor are original and match that described on the first floor. Two later casement windows, trimmed in plain fir boards with an angled head casing typical of bungalow-era design, open from Rooms 8 and 9 onto the hallway. Neither of these rooms, located in the interior of the building along the original party wall, have any exterior windows.

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[15] The room numbers, many with a delicate stamped floral pattern, are brass.

Plumbing and electrical systems at the Peerless Rooms are substantially non-existent. Electric lighting in rental rooms consists of a single drop line in the center. No outlets of any sort were evident on the second floor. Plumbing and electrical system on the first floor, used more recently, is virtually all exposed, surface mounted, within the building. Original chimneys with stove ports located in each room indicate the original method of heat.

ALTERATIONS:

As the above description details, the Peerless Rooms retains substantial integrity to its original construction with the exception of alterations made during the historic period. The most obvious interior change is that of the stairwell, mentioned above. In most respects, the interior spaces, particularly on the second floor, remain virtually unchanged from their historic layout, finish and detailing.

Exterior alterations are virtually all connected to the 1966 response to the demolition of the adjacent building and the various structural problems that demolition created. The storefront alterations described above and the construction of the two exterior stairways on the north elevation constitute the major variation from the historic design. The metal stairwell, reportedly designed and built by Oak Street Tank and Steel, has cast concrete steps and is inconsistent with the remainder of the building. The rear stairwell, built of oversize timber and perhaps also dating from the 1960s, is currently in poor condition.

The most significant alteration from historic appearance at the Peerless Rooms results from the severe deterioration of interior lath and plaster caused by continuing moisture damage from roof leaks and the various maladroit attempts at repair. Virtually all ceiling plaster is either fallen, nearing so, or badly cracked. Other areas were damaged during attempts to strengthen the north elevation party wall following demolition of the adjacent building. Additionally, the south elevation of the Peerless Rooms has suffered severe water damage as the result of re-grading of the adjacent alleyway, causing severe settling and threatening the exterior wall at that corner. At present writing the building is approximately 18" below grade

on this elevation and run-off settles against the foundation exacerbating this problem to a great degree. On-going repair attempts at one point led a previous owner to apply a stucco product over the lower 2'-3' portion of the elevation.[16]

SUMMARY:

The Peerless Rooms is the single best surviving example of the two-story brick storefront associated with the development of the commercial area centered on Ashland's railroad depot. Retaining the majority of its exterior and interior fabric, the various alterations to the building in the last thirty years do not substantially reduce its integrity or ability to relate its original design. A survivor from an important period in Ashland's history, the Peerless Rooms are an excellent example of the early rooming houses in the Railroad District and the building is accordingly nominated under Criterion "A" to the National Register of Historic Places.

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[16] This covering, now recognized as an inappropriate technique which actually accelerates the deterioration, is scheduled for removal. Plans call for re-grading of the alley as possible and installation of French drains to correct the present moisture problems.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [x] **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] **B** Property is associated with the lives of persons significant in our past.
- [ ] **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] **A** owned by a religious institution or used for religious purposes.
- [ ] **B** removed from its original location.
- [ ] **C** a birthplace or grave.
- [ ] **D** a cemetery.
- [ ] **E** a reconstructed building, object, or structure.
- [ ] **F** a commemorative property.
- [ ] **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Commerce
Transportation

Period of Significance

1900-1927

Significant Dates

1900
1904

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- [ ] preliminary determination of individual listing (36 CFR 67) has been requested
- [ ] previously listed in the National Register
- [ ] previously determined eligible by the National Register
- [ ] designated a National Historic Landmark
- [ ] recorded by Historic American Buildings Survey # _____
- [ ] recorded by Historic American Engineering Record # _____

Primary location of additional data:

- [ ] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

_____

Peerless Rooms Building
Name of Property

Jackson, Oregon
County and State

10. Geographical Data

Acreage of Property 0.08 acres

Ashland, Oregon 1:24000

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	10	524230	4671550
2			
3			
4			

☐ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title George Kramer, Historic Preservation Consultant

organization _____ date March 1, 1992

street & number 386 North Laurel telephone (503) 482-9504

city or town Ashland state Oregon zip code 97520

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name A. Steven & Carrisma J. Barnett

street & number 182 Scenic Drive telephone (503) 488-0015

city or town Ashland state Oregon zip code 97520

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

SHPO SUMMARY

The sturdy, two-story brick building with plain, straight parapet and a footprint of 25 x 65 feet that is located at 243-249 Fourth Street in Ashland's Railroad Addition was built as an investment block for Lucinda Ganiard in 1900. It was enlarged by an addition about 1904 in renovation stemming from fire damage. From 1910 onward, it was operated as the Peerless Rooms. A painted sign affirming the building's long-held title is preserved on the south side elevation.

During Ashland's heyday as a division point on the Southern Pacific Railroad's Shasta route through the Siskiyou Mountains, the building provided ground story retail space and lodgings for working class people, both itinerants and those who depended for their livelihood on the extensive facilities of the rail yard a block to the north.

Neither architect nor contractor has been identified in connection with the building to date. Stylistically, it is a highly simplified, small-scale version of Commercial style architecture exhibiting the symmetrical facade composition and arcuated fenestration of its Chicago School archetypes. Face brick is laid in common bond. The facade is detailed with a modestly corbelled parapet featuring a frieze of sawtooth stretchers and pilaster strips setting off the two bays of the upper story. Paired, double-hung, one-over-one windows have segmental arch heads crowned by three courses of radiating brick. The storefront with its exposed bond beam and continuous transom window bank is intact. Because the ground story was divided equally into separate north and south commercial spaces, two entrances with toplights were recessed at the center, between display window enclosures.

Original ground story spatial layout is discernable. The rear two thirds of the main level was allocated to five small chambers and a single bath accessible from a side hall entrance in the south elevation. The upper level, accessible both from an interior dogleg stair that was added about the time of the First World War and two outside stairs on the north elevation, was laid out on the double-loaded corridor plan with nine rooms and a common bath. A lean-to screened porch extends across the rear elevation.

Although plain, the Peerless Rooms Building embodies the quintessential turn-of-the-century rooming house of Ashland's Railroad Addition. It is distinctive for the unaltered state and quality of its interior, particularly of the upstairs, where all historic finishes, including well-crafted window and door trim with transoms and architrave molding, five-panel doors, molded bases, wainscot rails, skylight wells and fir flooring, are intact. Plaster wall cover is severely deteriorated, however, as a result of moisture damage.

The building meets National Register Criterion A as the best preserved representative of a specialized commercial building type that was an essential part of the fabric of the Railroad Addition neighborhood between 1900 and 1927. After fast freight and better passenger service was re-routed through the new Natron Cut-off to Klamath Falls in the latter year, Ashland as no longer a division point on the main line. Rail service and the jobs attendant to it locally declined. Many rooming houses closed, disappeared, or were converted to other forms of housing. The railroad had been of paramount importance to Ashland's lumber and agriculture-based economy since 1887, when the Southern Pacific completed the last section of rail linking the community to the transcontinental network. Because of the almost complete destruction over the last 50 years of buildings and structures illustrating the town's railroad history, buildings such as the Peerless Rooms which retain so completely their integrity and strong association with the railroad era rise to the top in importance.

The Peerless Rooms building is significant as the best surviving example of the once prevalent rooming houses that developed to serve the working class men and women drawn to Ashland in the early years of the 20th Century. Virtually unaltered on its second floor and substantially original on its exterior, the Peerless Rooms continues to evoke its period of significance and successfully relates the austerity of early single room occupancy housing in Ashland's turn-of-the-century Railroad District working class community.

CONTEXT:

Following the 1887 completion of a north-south rail link over the formidable Siskyiou Mountains to the south, the Southern Pacific Company and its employees assumed a major role in the Ashland economy. "Train Time" became a highpoint of Ashland's day and the city's social and commercial life were centered around the Depot. Since Ashland's primary business district was located along Ashland Creek, over a mile distant from the tracks, a second commercial area developed along Fourth Street in what became known as "the railroad district." Here, various businesses could easily provide services to railroad employees and travellers brought to the area by the trains.

> The district became a separate part of Ashland with restaurants, a grocery store, a drug store, rooming houses, a bakery, an ice cream parlor, a pool hall and brothels. Livery stables, a butcher shop and a district fire department also crowded the area around Fourth Street. It became a town within a town.[1]

Given the transistory nature of railroad employment, many of SP's employees kept to themselves, avoiding the Ashland community at large. Since Ashland was a designated as a division point along the busy Siskiyou Line of the Southern

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[1] Sue Waldron, "Growing Up in Ashland's Railroad District", Table Rock Sentinel, March 1988, p. 5.

Pacific, numerous train crews made their homes here.[2] To assist their workers, SP purchased an number of lots in the Railroad district and built small rental houses on them. Single men, not needing an entire house, found lodging in the many boarding houses and furnished rooms that sprang up throughout the Railroad district to meet this new demand.

The large number of rooming houses in the Railroad District also provided low-cost housing for a number of young laborers, single women, and travelling salesmen who were drawn to Ashland by the booming economy that the railroad stimulated. The well-paid railroad crews created demand for a variety of other services in the district. Single women, either unmarried, widowed, or divorced, could find steady employment in the many laundries, cafes, and other establishments that provided housekeeping services for workers in this still very gender conscious period. "Being mostly single men, the railroad workers employed women to do their laundry."[3] There were more traditional "male" diversions to amuse the railroad workers themselves. The proliferation of bars, pool halls and brothels near the Depot eventually resulted in the construction of a police station annex to handle drunks and other disturbances.

With the opening of the Natron Cut-off through Klamath Falls, a route which was longer yet more economical due to its substantially smaller grades, the importance of Ashland as a rail town diminished. The division point was moved to Klamath County, taking with it much of the demand for housing and substantially ending the bustling night life the single employees created. The commercial area along the 200 block of Fourth Street, its primary customer base now gone, rapidly declined. The Depot Hotel itself, the centerpiece of the

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[2] A "Division Point" by definition is where Southern Pacific would make up or change a train crew. As a result literally hundreds of SP employees moved their families to Ashland.

[3] Sue Waldron, "District Landladies", Table Rock Sentinel, March/April 1989, p. 11.

area, was substantially demolished 1937.[4] By 1955 all passenger rail service through Ashland had been eliminated.

The early commercial buildings of the Railroad District stood vacant, were sold for taxes, demolished, or converted to storage or other uses. In the 1960s, the City of Ashland seriously considered an urban renewal plan for the entire vicinity, intending to level what was generally perceived as a blighted area. Thankfully, local individuals stopped this action and, with increased city support and a rejuvenated economy centered on tourism, residential restoration in Ashland's Railroad District flourished throughout the area beginning in the 1970s.

DEVELOPMENT:

The original developer of what would become known as the Peerless Rooms was Mrs. Lucinda Ganiard, the widow of Oscar Ganiard. The Ganiards had moved to Ashland from their Sams Valley ranch in 1884, coincident with the arrival of the railroad from the north. They quickly became major property owners throughout the city. Oscar Ganiard died in July 1895 leaving his widow with substantial real estate holdings. "One of the most affluent women to own property in the Railroad District was Lucinda Ganiard."[5]

Many of Mrs. Ganiard's holding were rental houses but she also owned a number of commercial buildings on Fourth Street itself. In the report on damage from the May 1903 fire, the Tidings states:

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[4] For further information on the Natron Cut-Off as compared to the Siskiyou line as well as the decline of the railroad in Ashland see Kramer, Ashland Depot Hotel, South Wing, NR Nomination Form, 15-July-1990.

[5] Waldron, "District Landladies," p. 13.

> The buildings which were occupied by the restaurant, the second-hand store, real estate office and barber shop [this being the subject structure] were owned by Mrs. Oscar Ganiard.[6]

The same article reports these buildings to have been insured for a total of $1500. A year earlier, Mrs. Ganiard was identified as the *third* largest taxpayer in Ashland with holdings amounting to $18,170. Only Patrick Dunn, a homestead claimant with huge holdings south of the city and the Bank of Ashland controlled more property.[7]

Following a short term ownership by Mrs. Clare Randle[8], the subject structure was purchased by John M. Easterling.

> J.M. Easterling, a man of means who recently arrived in Ashland from Nebraska, last week purchased three lots on the corner of Avenue A [sic] and Fifth Street... Tuesday ... [he] bought the restaurant and lodging house of G.W. Canning, the former on Avenue A and the latter in the second story of the Nininger building on Fourth Street.[9]

Coupled with the subject property, which he acquired in August 1904, Easterling had rapidly become one of the major property owners in the railroad area.

By 1906, Easterling and his family were living in rooms in the subject structure. Easterling offered "Furnished Rooms" at the location and listed his occupation as "restauranteur." Pearl Easterling, John's wife, is listed as "chambermaid" while the couple's son Ollie was working as a "cook" at his father's eatery. In 1906 the ground floor retail spaces of the building were apparently still occupied by W. Townsend,

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[6] "A Fierce Fire This Morning", Ashland Tidings, 18-May-1903, 3:2-3.

[7] "Financial Muldoons of Ashland," Ashland Weekly Tidings, 6-July-1902, 4:2.

[8] Mrs. Randle, a "single woman residing in Kansas", may well have been some relation to L. Randall, a barber known to have operated a shop in the subject structure.

[9] Ashland Tidings, 14-December-1093, 3:1.

the barber whose shop had been destroyed by fire three years earlier.

Easterling's "furnished rooms" are the first documented use of the subject property as a boarding or rooming house and, as mentioned in Section 7 above, may have stemmed from an addition or alteration to the original brick building during his ownership.[10] In the December 1903 article regarding Easterling's property acquisitions his plans to build a forty room hotel are detailed. This project was never started and may have been supplanted by an addition to the subject structure.

In 1908 Easterling sold the building and by 1910, under the ownership of Sarah Meekly, it for the first time is advertised under the name "Peerless Rooms", Leroy H. Banta, proprietor.[11] In that same year the barbershop of Nathan G. Bates occupied the south storefront. [12] In 1911, "Davies and Cottrell" had replaced Bates, continuing the barbershop use, and the north storefront served as the offices of the Ashland Construction and Realty Company.[13]

Born in 1877 in Wales, Samuel S. Davies first emigrated to Astoria in 1900 where he met and married his wife, Lora.

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[10] This addition is further supported by the lack of comment on any lodging or rooming house facilities at the site in connection with the May 1903 fire mentioned previously.

[11] Although the name "Ganiard Building" has previously been used to describe the subject property, Mrs. Ganiard owned the building for only a limited time and, quite likely, prior to its rooming house use. Given the confusion generated by Ganiard's many other investments, the subject building is more accurately, and more recognizably, identified by its post-1910 name, The Peerless Rooms.

[12] Bates was a longtime barber in Ashland, moving his shop in 1911 to the Hotel Oregon downtown. By 1948 his shop was still open, having moved to the Lithia Hotel.

[13] Ashland Construction and Realty Company consisted of Charles W. Forbes, Jr., listed as "architect" and H. Leroy Banta, the proprietor of the rooms upstairs, as "superintendent. Banta also lived in the building.

Moving to San Francisco in 1905, Davies returned to Oregon in late 1906, fleeing San Francisco after the earthquake. He and his wife settled in Ashland where Davies joined with J.A. Yeo, apparently a local barber, and opened a shop at 56 North Main Street. Three years after moving into the subject building with new partner William A. Cottrell, Davies became the sole proprietor of the shop, advertising it as "The Mirror Barber." In 1919, Davies and his wife purchased the Peerless Rooms building.[14] His barbershop would remain at the location until his death in 1951, thus ending almost a half-century of continuous barber shop use in the south first floor storefront. Davies himself had cut hair and shaved faces at the Peerless Rooms building for over 40 years.[15]

In 1914 the Peerless Rooms were run (but not owned) by Mrs. Ella M. Jennie, a widow. At that time the building's residents, in addition to Mrs. Jennie [who probably lived on the first floor] included:

Jesse M. Hopkins, waiter (Depot Hotel)

Cora King, mangler, (Home Steam Laundry),

Katie Willis, ironer, (Home Steam Laundry).

The remaining second floor rooms were either vacant or more likely, used on short-term basis by numerous individuals and thus not listed in the city directory.

Throughout the historic period the north storefront of the Peerless Rooms was less continuously occupied than the barbershop side on the south. As early as 1904, J.M. Easterling used the space as a real estate office. Similar uses, such as the construction company mentioned above, continued sporadically throughout the 1910s and early 1920s. By 1928, Davies Mirror Barber shop had expanded to fill the entire facade and offered hot baths and other services to

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14 JCD 124:357, Losher to Davies, filed 21-January-1920.

15 "Davies Rites Set Thursday", Ashland Daily Tidings, 10-April-1951, 1:5.

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[14] JCD 124:357, Losher to Davies, filed 21-January-1920.

[15] "Davies Rites Set Thursday", Ashland Daily Tidings, 10-April-1951, 1:5.

[16] Wally Cannon, personal communication with the author, 9-January-1992.

Davies began an abortive real estate practice in second space, adjacent to his barber shop, but this was closed by 1942. No other commercial use of the north space since 1942 has been identified.

The use of the second floor rooms, as well as the living portions of the first floor, was substantially limited following the decline of the railroad economy in 1927. Only a single tenant, John A. Gilmore and his wife Ora B., are listed at the 243-49 Fourth Street addresses between 1930 and 1948. Although sporadic use of the upper story as a rooming house may have continued, reportedly up until the early 1950s,[17] no documentation of this was located. Davies' Mirror Barber Shop remained at the front of the first floor. He, his wife, and their children lived as they had for many years, in a small house at 784 A Street, a few blocks away.

In 1957, six years after Davies died and the barbershop was closed, his widow Lora sold the Peerless Rooms. Later owners apparently made little or no use of the property. Local accounts document that the barber shop was virtually untouched, retaining all its original fixtures, hardware and decoration. The Peerless Rooms building remained vacant throughout the 1960s and, reportedly, was at one point condemned. In 1972 a single tenant used the building as a residence, a use that would continue until 1989. At that time much of the original decoration, furnishings and fixtures, things that had sat substantially undisturbed at the site for the last thirty years, were sold at a public sale. Neighbors who attended this sale report the building retained beds, privacy screens, dressers, and the various other accoutrements which one might expect to find in a rooming house.[18] Following the sale, the Peerless Rooms building was again closed and remained so until purchased by the present owners in late 1991.

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17 Ibid.

18 Jane Moskowitz, personal communication with the author, November 1991.

"FURNISHED ROOMS" IN THE RAILROAD DISTRICT:

Furnished rooms, boarding houses, apartments, and other sorts of single-occupancy residential establishments were a prevalent use in the Railroad District during the railroad's hey-day. Once the various social stigmas attached to these types of establishments were lessened, single men and women found a wide selection of clean and affordable housing choices within walking distance of the busy Fourth Street corridor. Nearby markets, restaurants and other services made the area even more attractive for single working-class individuals.

While some of the available lodging in the Railroad District during the historic period were literally hotels, buildings devoted entirely to providing rooms on a daily basis, and others were simply extra bedrooms in private houses, the bulk of the lodging space was found on the second floor space of retail or other commercial buildings. In 1903 one, the "Gurnea Block" was severely damaged by fire and the newspapers provide us with the following glimpse of the demand for quarters in Ashland's Railroad District:

> The second story was fitted up as a lodging house and *every one of the 21 rooms was occupied and beds had been made in the corridors and hallways.*"[19] [emphasis added]

Such a ready market was not long in attracting other entrepreneurs. By 1904, J.M. Easterling was renting out rooms in the subject structure, in addition to living in the building with his own family. Other rooming houses quickly followed. In 1908 I.M. Huff advertised rooms in his "Montezuma House" at Fourth and B for twenty-five cents a day and up.[20]

Surviving city directories provide an idea of the quantity of rooming houses in Ashland's Railroad District. Under the heading "furnished rooms" the 1911 edition lists eight individual establishments, including The Peerless Rooms, with

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[19] Ashland Tidings, 18-May-1903, 3:2-3.

[20] Ashland Tidings, 8-October-1098, 8:4.

locations either directly on or within a block of Fourth Street These were:

Atlas Rooming House, 224 4th
Gregory Rooming House, 265 4th
Home Rooming House, 275 4th
Imperial Hotel, 482 B
Oxford Rooming House, 215 4th
Throne Furnished Rooms, 129 4th
William Wood, Furnished Rooms, 482 B

With the opening of the Natron Cut-off, the need for lodging in the railroad area dropped significantly. By 1928 only a few on Fourth Street were still providing lodging on their second floors as the need for worker or traveller housing in the area declined. Eventually most of the first floor retail uses were closed, their glass fronts sealed for security reasons as the buildings were converted to storage use. Davies' barber shop remained the only traditional retail use on the block.[21] In the 1950s and 1960s, many of the early rooming houses were substantially altered as the commercial buildings continued to move toward industrial, warehouse or storage uses.

Today, few buildings with documented rooming house backgrounds survive in the Railroad District. For the most part these have been substantially remodeled for apartment use. Five two-story buildings that pre-date 1915 still survive on Fourth Street. Including the Peerless Rooms, these are:

E.F. Loomis Building, 287 Fourth Street:
Built in 1899, this is the oldest standing brick structure in the study area. Its first

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[21] As late as 1948 a variety of non-retail commercial uses remained on the 200 Block of Fourth Street. These included a roto-rooter service, a fuel company, Whittle Transfer, Lithia Plumbing and Haskins Garage in addition to the Mirror Barber. Later uses included Ashland Cabinet Shop and various electrical contractors. Periodically restaurants operated in the first floor of what is now 287 Fourth and the Depot Cafe continued to function on A Street, around the corner.

floor long a grocery store, the second floor has housed a variety of lodgings beginning with the "Gurnea Rooms" mentioned previously. Carelessly remodeled, the brick exterior has been sandblasted, the storefront windows inappropriately altered and the second floor windows replace with metal sash. The first floor currently houses an upholstery shop and other small commercial uses. The upper floor rooms, location of the original rooming house use, have been remodeled and no longer provide living space.

Charles Nininger Building II, 220 Fourth Street: Built in 1903, this wood frame structure was originally a hardware store. Covered with brick veneer it was subsequently clad with first asbestos shingles and more recently wooden shingling. "Originally an important commercial structure, this building has suffered serious alteration and its integrity has been severely compromised."[22] In 1948 the building was called Harper's Apartments. Currently, the building is entirely used for apartment and there is little indication of the original storefront or commercial use.

Charles Nininger Building I, 215 Fourth Street: Built in 1899, this site was also originally used as a grocery store. Its upper floor was the site of the Oxford Rooming House, referred to above. Known as the Harris Apartments, the building was remodeled into six units, its first floor commercial space lost. Inappropriate window additions on the south elevation, replacement of some second floor glazing without regard for the original arch-top openings and other changes compromise this building's integrity.

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22 Kay Atwood, Ashland Cultural Resource Survey, Form #50, 24-August-1988.

The Potter Rooming House, 160 Fourth Street:
Also known as "The LeRay Apartments", this decorated concrete block structure as built in 1911. It uppers floors served as a rooming house, the main floor being the site of the "Home Steam Laundry" an employer of many of the area's women. Despite some alteration to the storefronts and an inappropriate single-story addition to the south, the Potter remains an imposing and significant structure. The Potter Rooming House is located one block south of the prime commercial district of the Railroad area. It represents a different building trend, utilizes a later construction technique and design idiom. As such, it is not seen as comparable with the subject structure beyond their originally similar rooming house usage.

SUMMARY:

The unique quality of life that developed around Ashland's railroad depot in the first decades of the 20th Century was at least partially made possible by the prevalence of inexpensive furnished rooms above the commercial spaces along Fourth Street, the center of the Railroad District. Providing lodging for the many single men employed by Southern Pacific, rooms were also affordable for the many single women drawn to Ashland by employment opportunities in the various service industries that the railroad workers generated. Active only during a short boom period, most of the early lodging houses have been demolished or so substantially altered that they no longer successfully convey their historic mixed commercial and residential use.

The two-story brick Peerless Rooms Building remains the single best example of th early rooming houses of Ashland's Railroad District. The unique history of the building, with long periods of vacancy and non-utilization, have left the Peerless Rooms amazingly intact. The building's interior, especially on the second floor, remains virtually unaltered from the historic period. The exterior retains the majority of its original windows, doors and other trim. Despite alterations in response to the building's water-caused structural

problems, the Peerless Rooms still retains a high degree of integrity to its original design. The building favorably conveys its historic appearance and mixed usage and successfully relates the associations for which it is significant. The Peerless Rooms building is nominated to the National Register of Historic Places under criterion "A" as the best surviving example of early rooming house use in Ashland's Railroad District.

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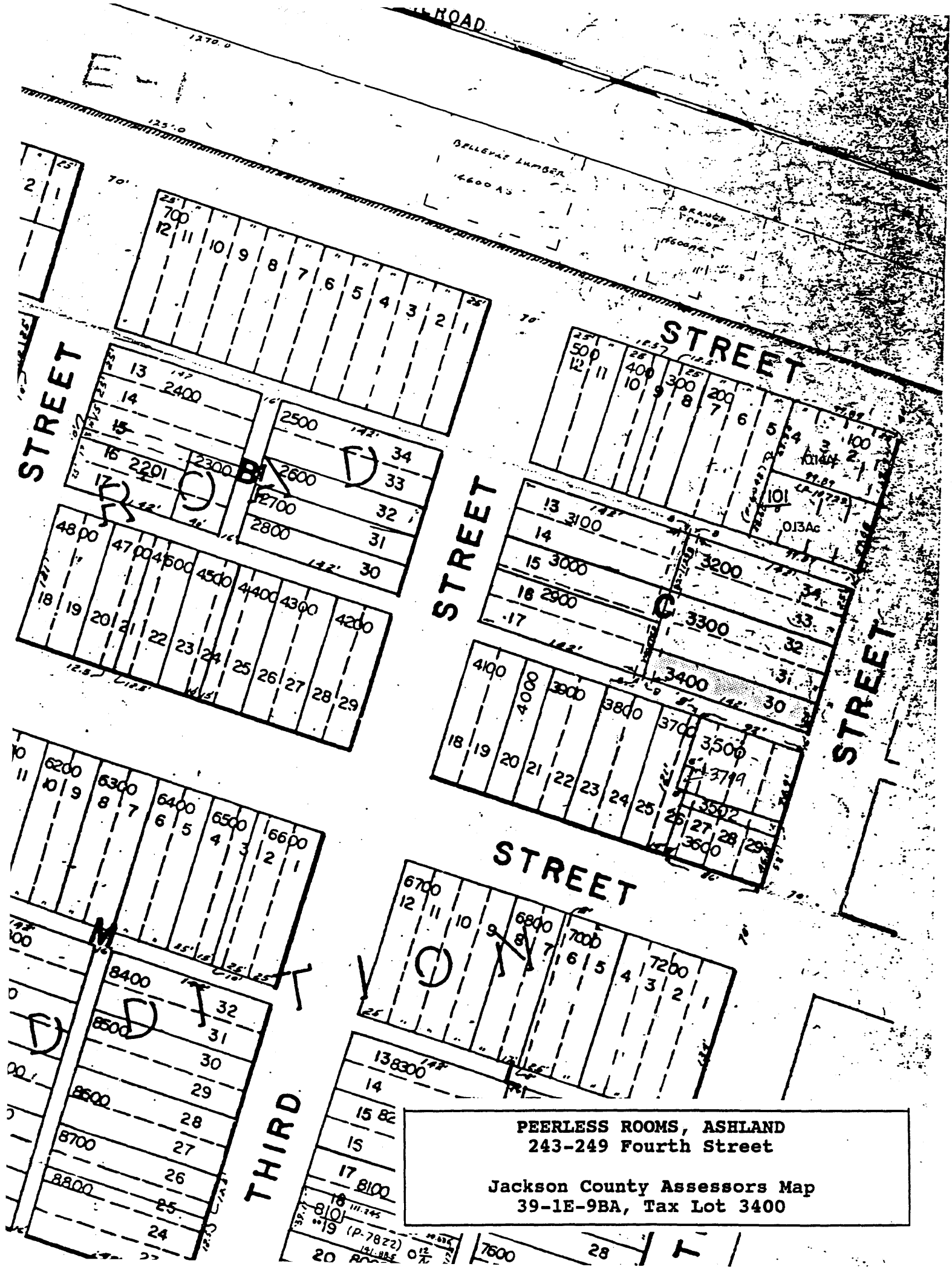
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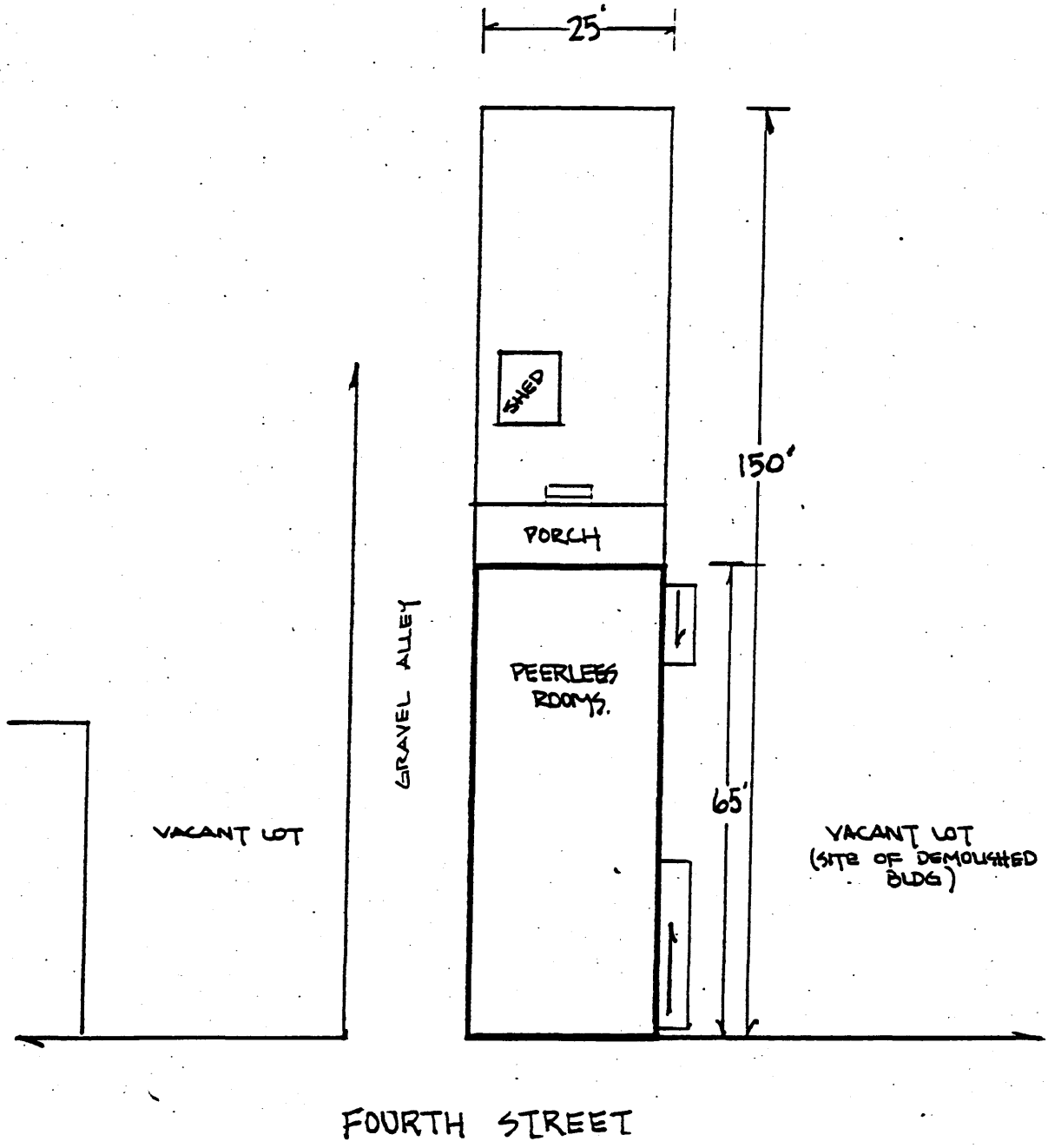
VERBAL BOUNDARY DESCRIPTION

The nominated parcel includes all of Lot 30, Block "C" of the Railroad Addition to the City of Ashland as identified on Jackson County Assessor's plat 391E9BA as Tax Lot 3400.

BOUNDARY JUSTIFICATION

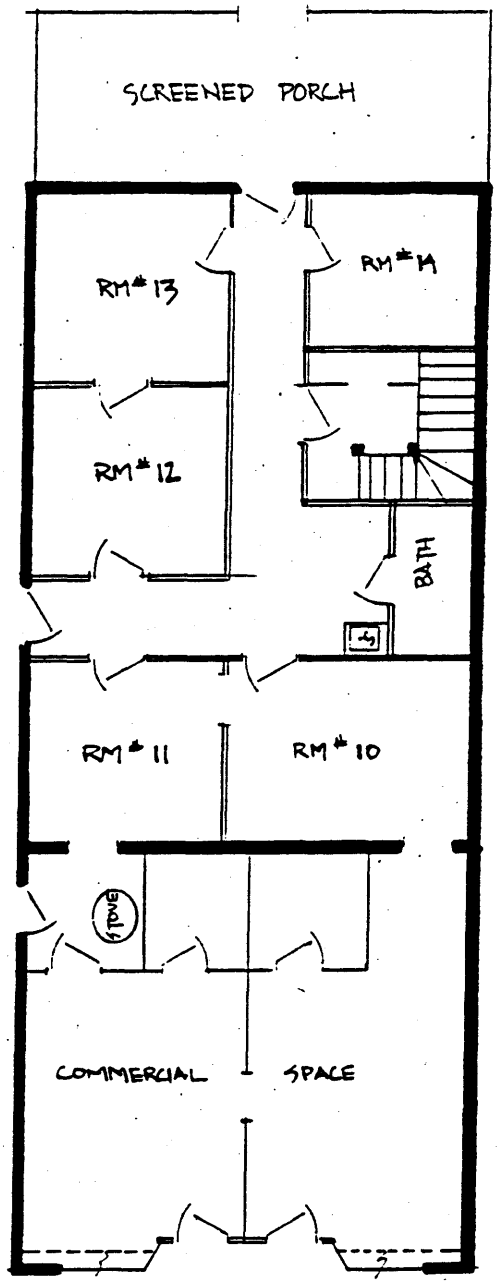
The nominated parcel includes the entire area historically associated with the resource.


ROAD
STREET
STREET
STREET
STREET
THIRD
E-1
B
C
M
PEERLESS ROOMS, ASHLAND
243-249 Fourth Street
Jackson County Assessors Map
39-1E-9BA, Tax Lot 3400

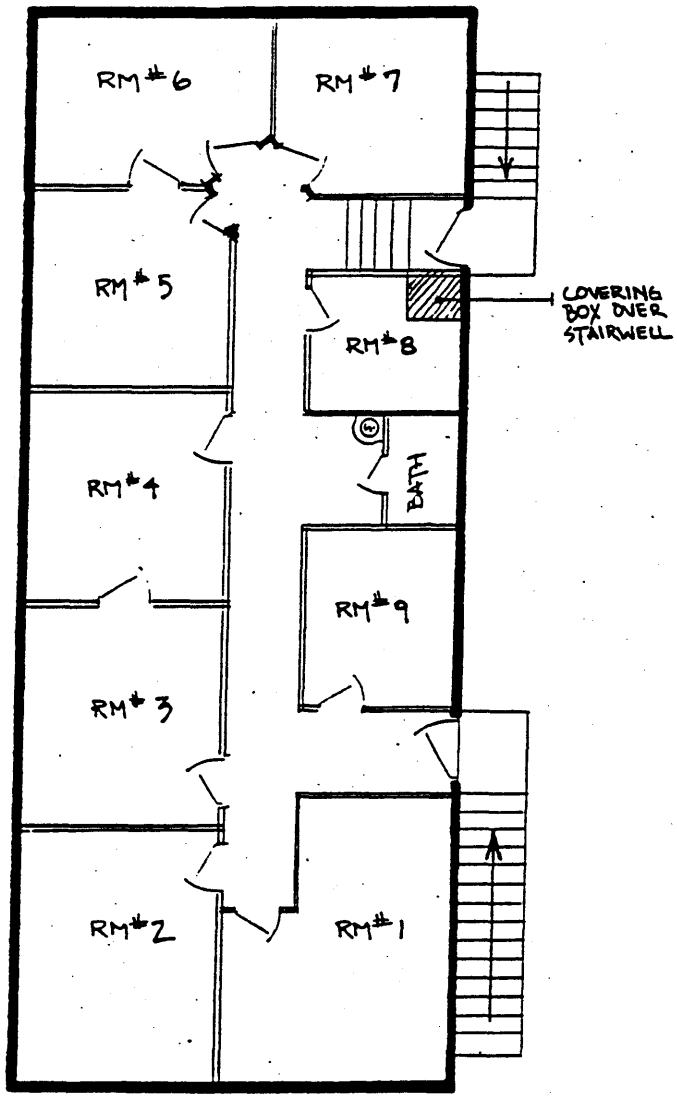


PEERLESS ROOMS, ASHLAND
243-249 Fourth Street
Site Plan & Vicinity Map

--- Not to Scale ---



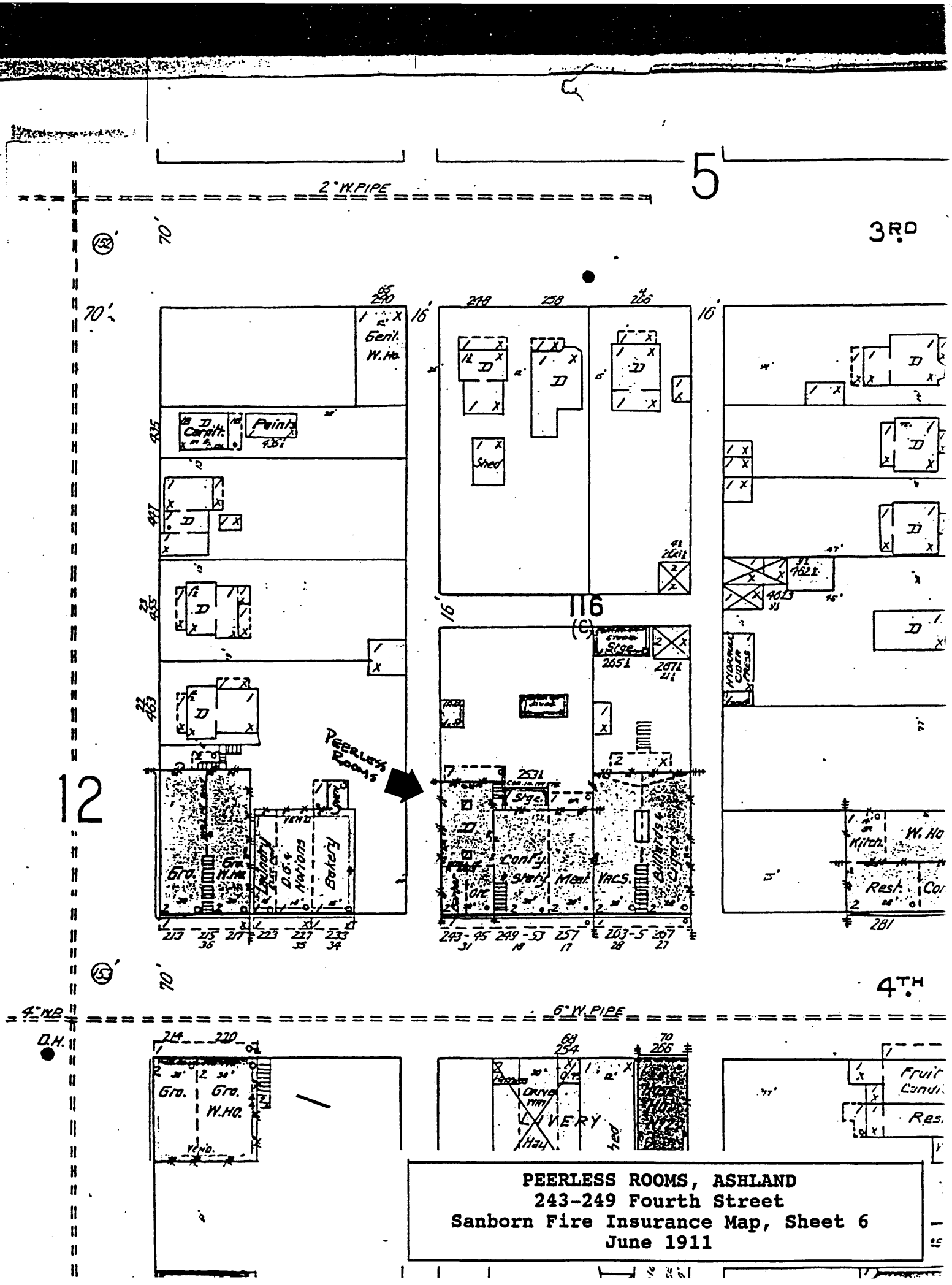
FIRST FLOOR



SECOND FLOOR

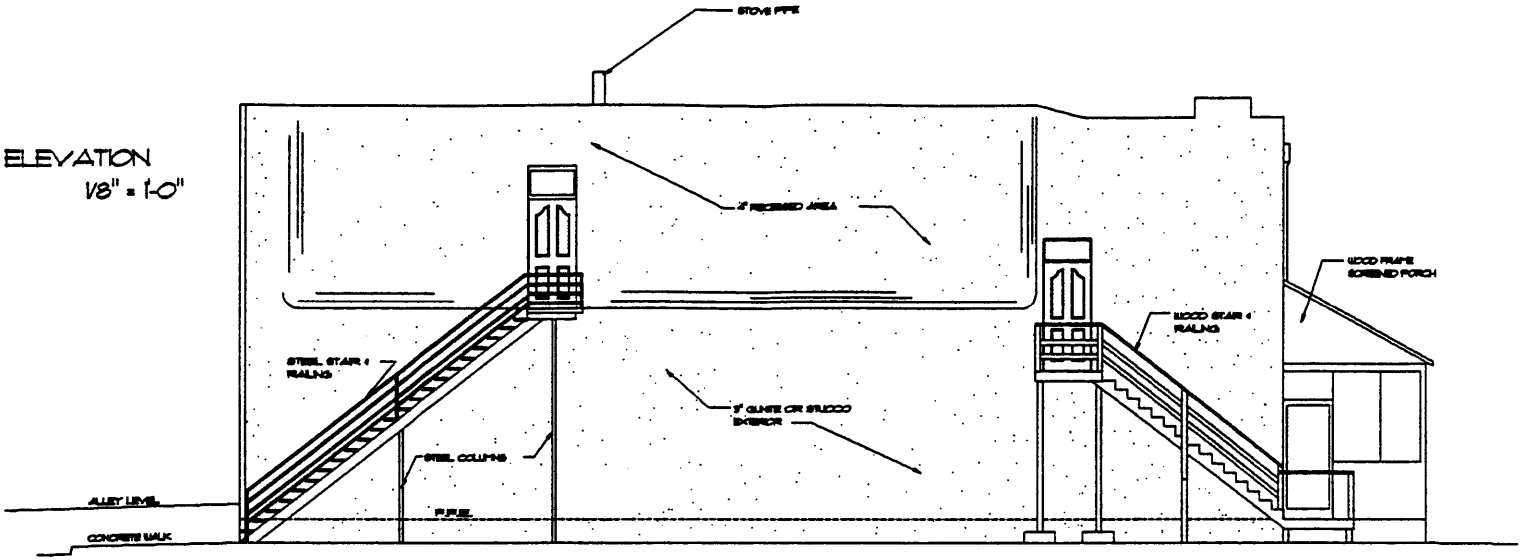
PEERLESS ROOMS, ASHLAND
243-249 Fourth Street
Interior Floorplans

--- Not to Scale ---



PEERLESS ROOMS, ASHLAND
243-249 Fourth Street
Sanborn Fire Insurance Map, Sheet 6
June 1911

UNORTH ELEVATION
1/8" = 1'-0"



UEAST ELEVATION
1/8" = 1'-0"

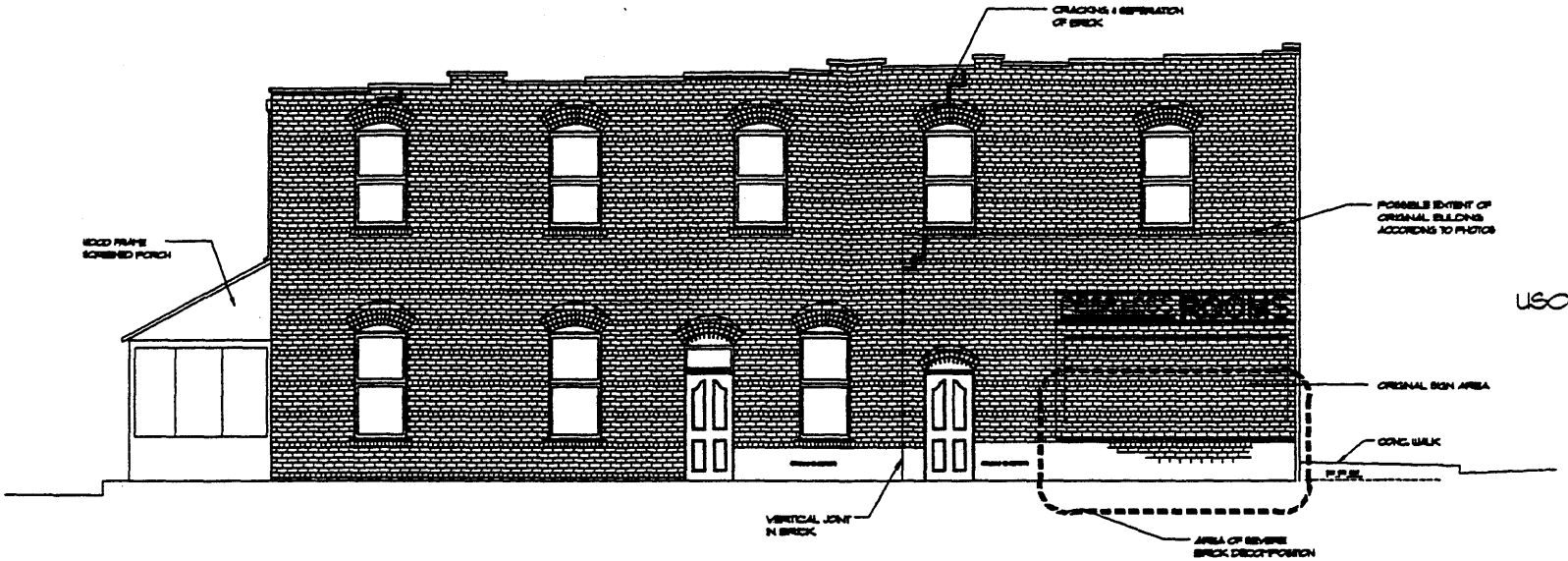


Page 5/6 4-14-82

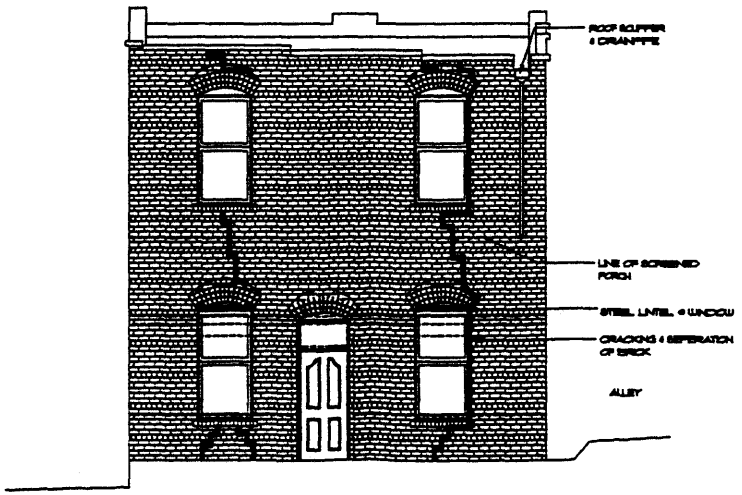
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FEARLESS ROOFS
243 FOURTH STREET
ASHLAND, OR. 97520

EXISTING CONDITIONS



SOUTH ELEVATION
1/8" = 1'-0"

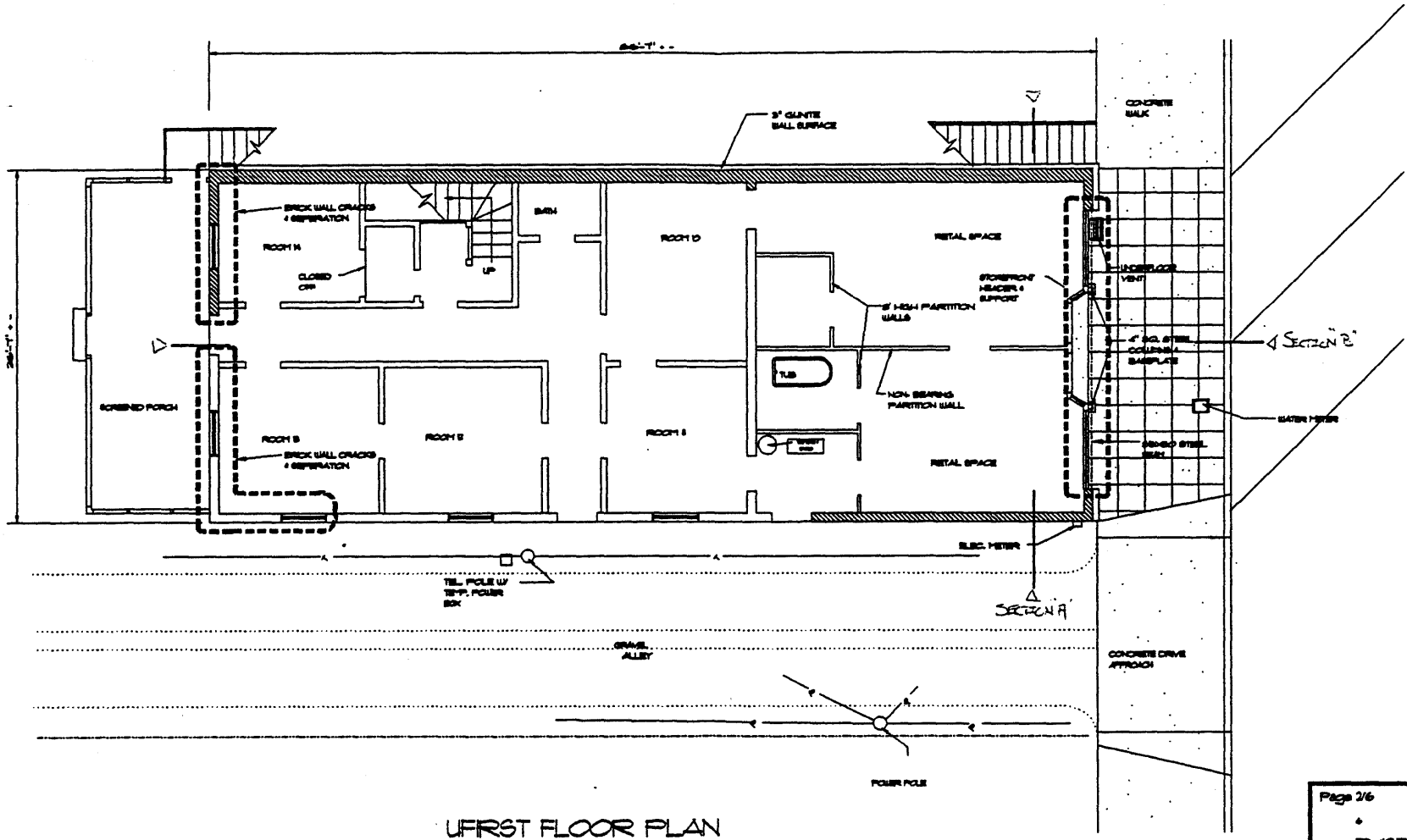


WEST ELEVATION
1/8" = 1'-0"

Page 6/6 4-14-92
& JH

EXISTING CONDITIONS
FEARLESS ROOTS
248 FOURTH STREET
ASHLAND, OR. 97520

NORTH

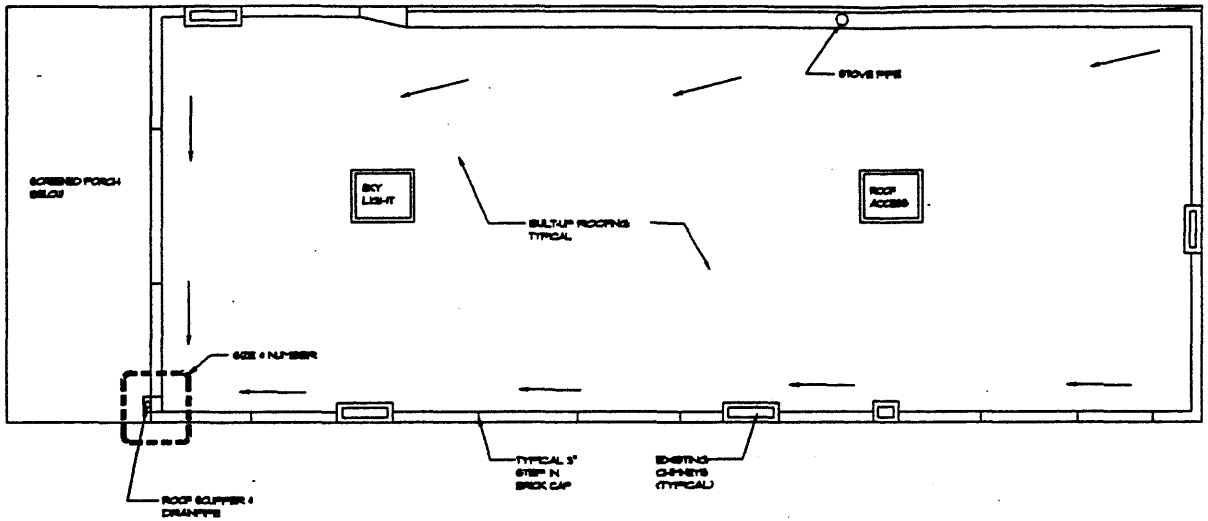


FIRST FLOOR PLAN
1/8" = 1'-0"

Page 2/6 4-14-82

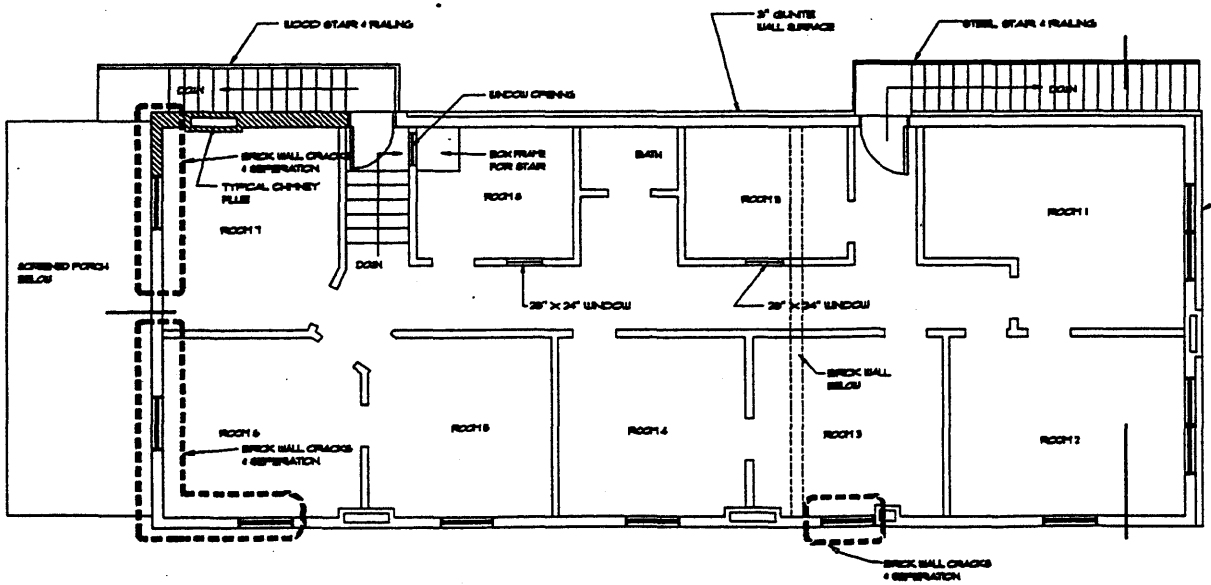
EXISTING CONDITIONS

PRESCRIBE ROOMS
248 FOURTH STREET
ASHLAND, OR. 97520



ROOF PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

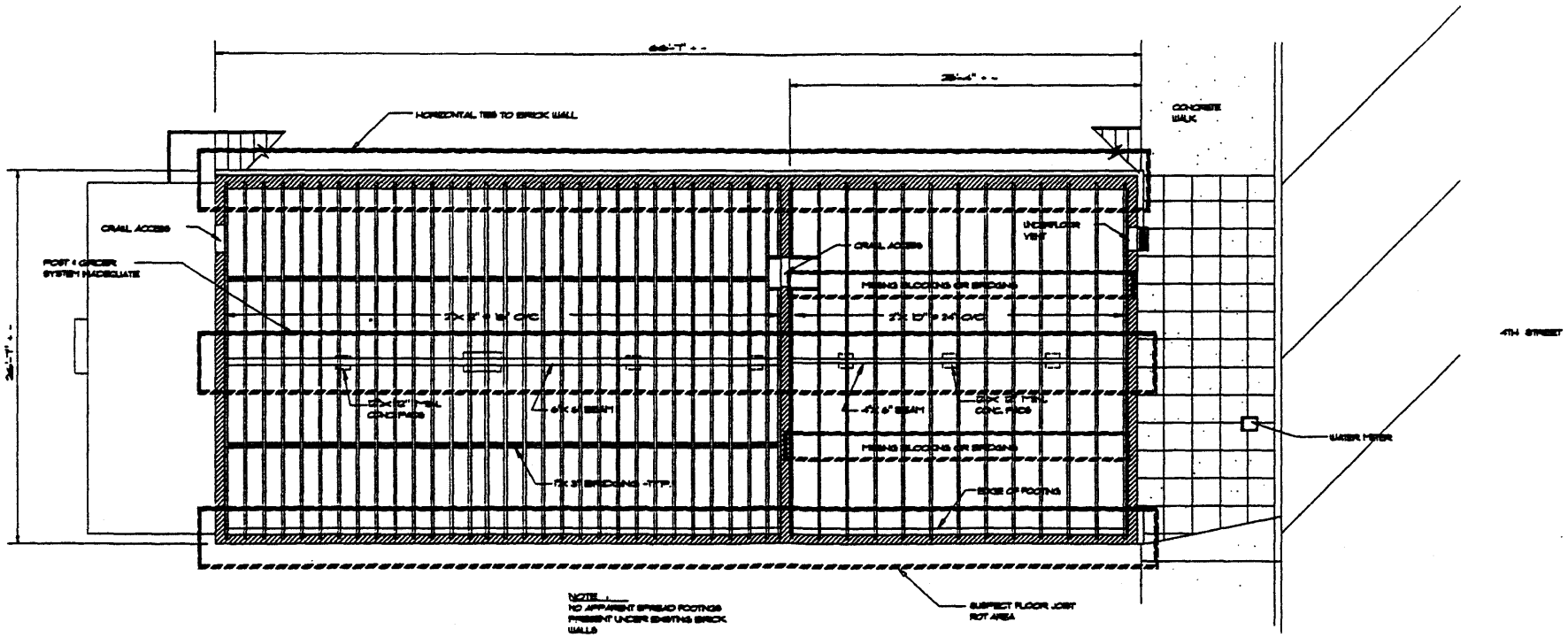
Page 3/6 4-14-92

JJ

EXISTING CONDITIONS

FEARLESS ROOFS
245 FOURTH STREET
ASHLAND, OR. 97520

NORTH



FIRST FLOOR FRAMING PLAN

1/8" = 1'-0"

4-14-92

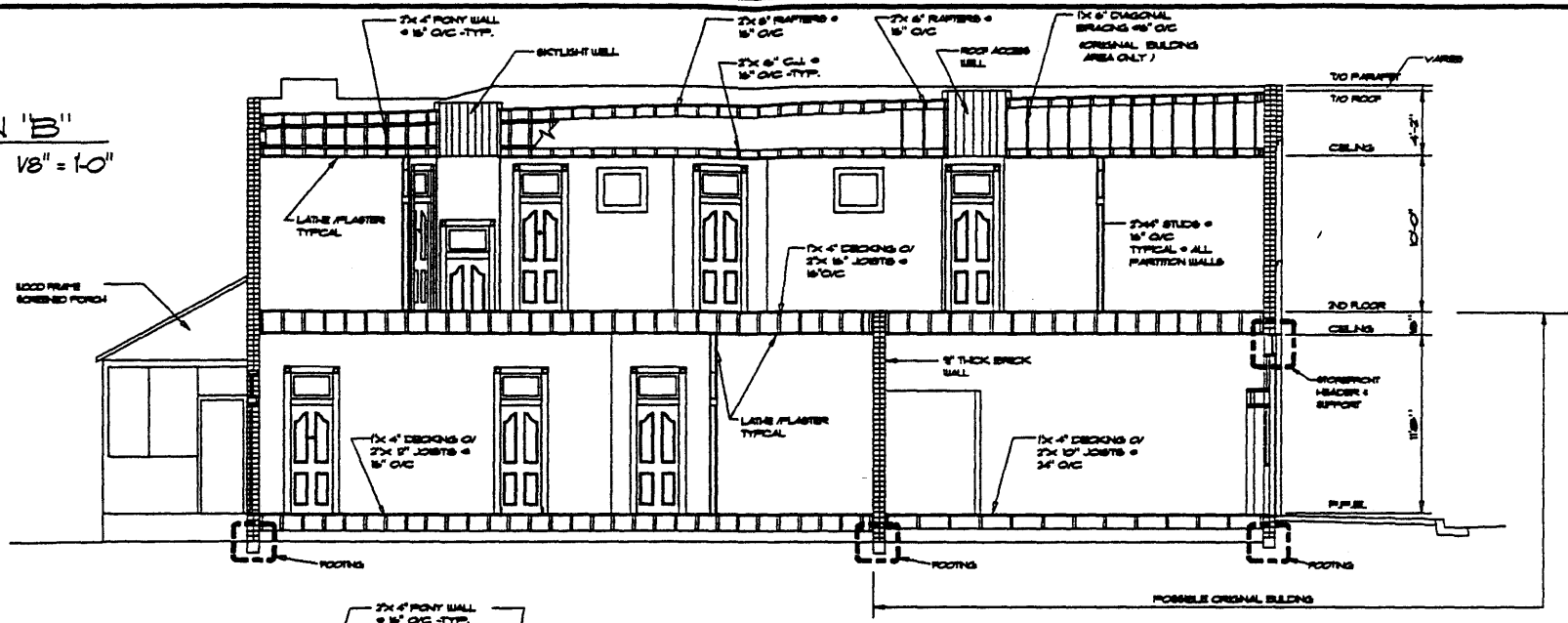
JW

EXISTING CONDITIONS

PEERLESS ROOFS
243 FOURTH STREET
ASHLAND, OR 97520

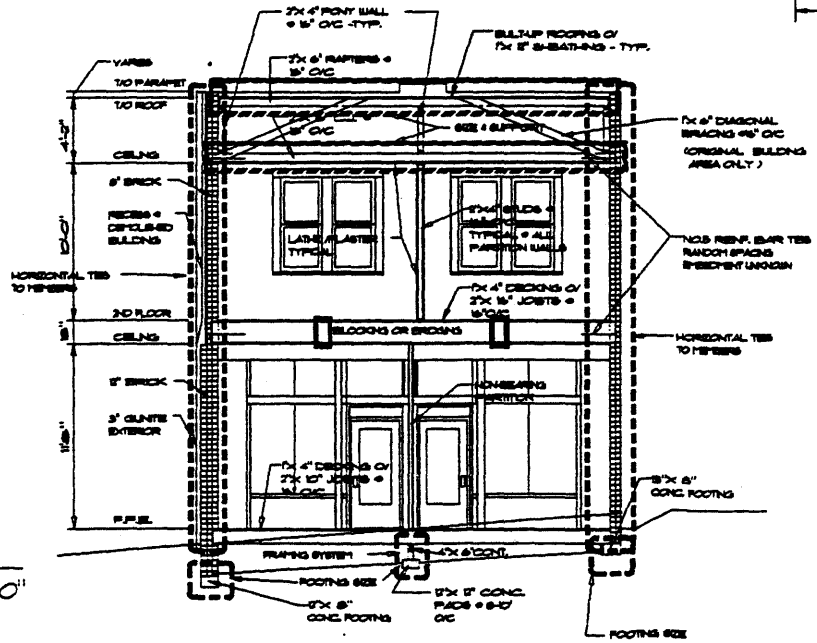
SECTION "B"

1/8" = 1'-0"



SECTION "A"

1/8" = 1'-0"



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4-14-82

JJJ

EXISTING CONDITIONS

FISHLESS ROOFS
243 FOURTH STREET
ASHLAND, OR. 97520

THE PEERLESS ROOMS
243-249 Fourth Street
Ashland, Jackson County, Oregon, 97520

1. Historic View: Ashland Hose Co. #2 on Fourth St., in front of Peerless Rooms & Ganiard Brick Block. East elevation (front), looking N. is visible on left side of image
   Photographer: Unknown
   Date of Photograph: c. 1910
   Negative: Collection of Terry Skibby, Ashland

2. Historic View: Ashland Railroad District, looking SE. Rear and south elevations visible in center frame, accross from Mitchell Bros. Livery & Feed Stable
   Photographer: Unknown
   Date of Photograph: c. 1904
   Negative: Collection of Terry Skibby, Ashland

3. Historic View: Aerial View, Ashland Railroad District, looking NW. East elevation Peerless Rooms and now demolished adjacent building, center of image.
   Photographer: Whitland Locke
   Date of Photograph: June 1, 1960
   Negative: Collection of Terry Skibby, Ashland

4. Exterior View: East and south elevations, looking NW
   Photographer: G. Kramer
   Date of Photograph: January 1992
   Negative: Collection of the Photographer

5. Exterior View: East (front) elevation, looking NW
   Photographer: G. Kramer
   Date of Photograph: January 1991
   Negative: Collection of the Photographer]

6. Exterior View: North (side) elevation, looking W.
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

7. Exterior View: West (rear) elevation, looking E., (note shed in foreground)
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

8. Exterior Detail: Main entry, east elevation. (note central mirror panel)
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

9. Exterior Detail: Side door, south elevation, original volume. (note 2-Ring arch and lower stucco repair)
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

10. Exterior Detail: Wall Graphic, SE Corner
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

11. Interior: First Floor, South storefront, looking SE
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

12. Interior: First Floor, North storefront, looking East, from Room 10
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

13. Interior: First Floor, North storefront, looking West
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

14. Interior: Second Floor, central hallway, looking W from Room #1
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

15. Interior: Second Floor, Door trim and detailing, interior of Room #5, looking toward hallway.
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer

16. Interior: Second Floor, Door trim and detailing, Room #2.
Photographer: G. Kramer
Date of Photograph: January 1992
Negative: Collection of the Photographer



PEERLESS ROOMS, ASHLAND

1 OR 16 JACKSON CO, OR

PRINT BY
TERRY SKIBBY
ASHLAND, OR

PHOTO - 1910


LIVERY
FEED STABLE

PEERLESS ROOMS, ASHLAND

2 OF 16

JACKSON CO, OR

PRINT BY

TERRY SKIBBY

ASHLAND, OR

PHOTO c. 1904



PEERLESS ROOMS, ASHLAND

3 OR 16

JACKSON CO, OR

PRINT BY
TERRY SKIBBY
ASHLAND, OR

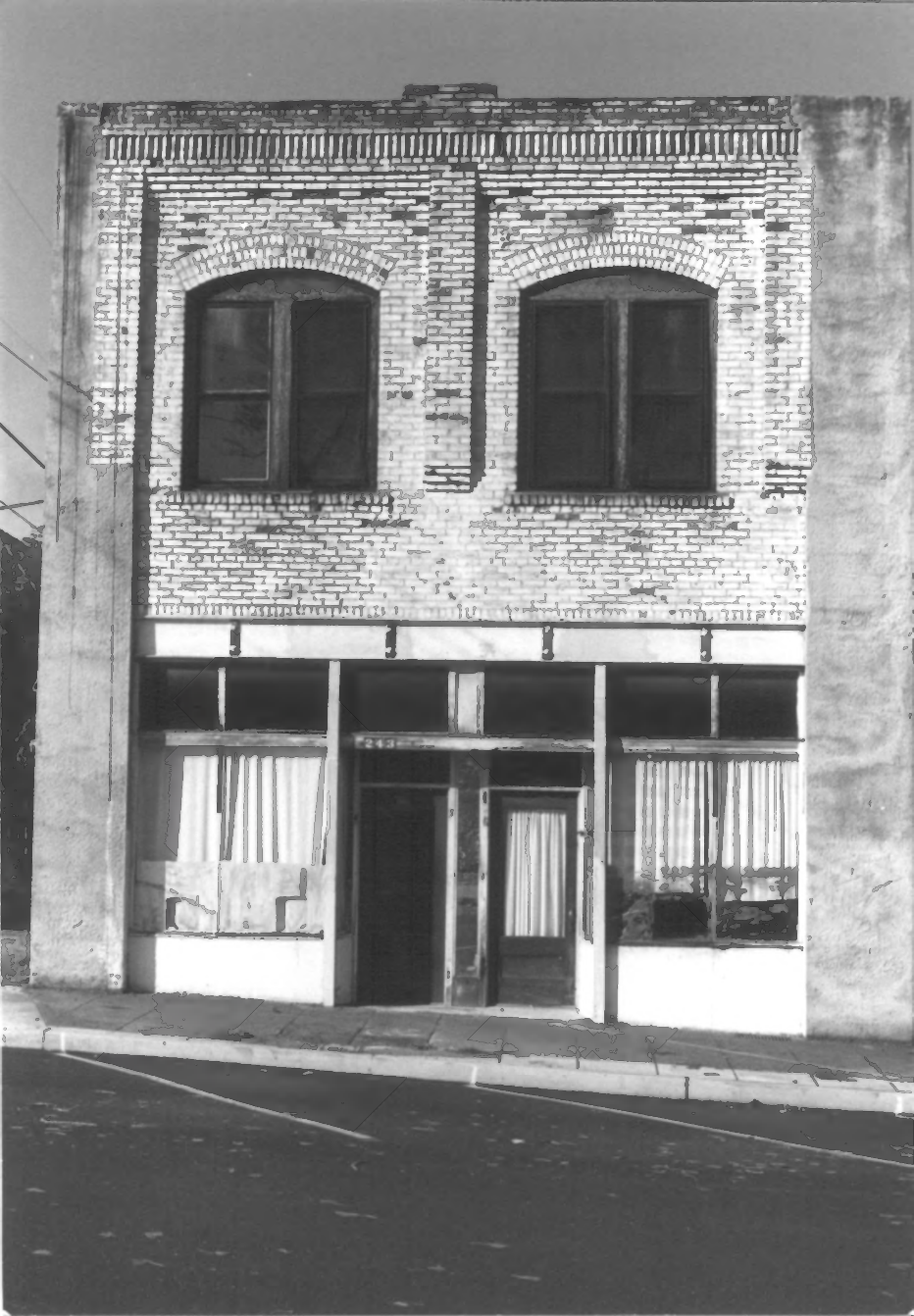
PHOTO C. 1960


PEERLESS ROOMS

PEERLESS ROOMS, ASHLAND

JACKSON CO, OR

4 OF 16



PEERLESS ROOMS, ASHLAND

5 OR 16 JACKSON CO., OR



PEERLESS ROOMS, ASHLAND

6 OR 16 JACKSON CO, OR



PEERLESS ROOMS, ASHLAND

7 OF 16

JACKSON CO,

OR


243

PEERLESS ROOMS, ASHLAND

8 OR 16

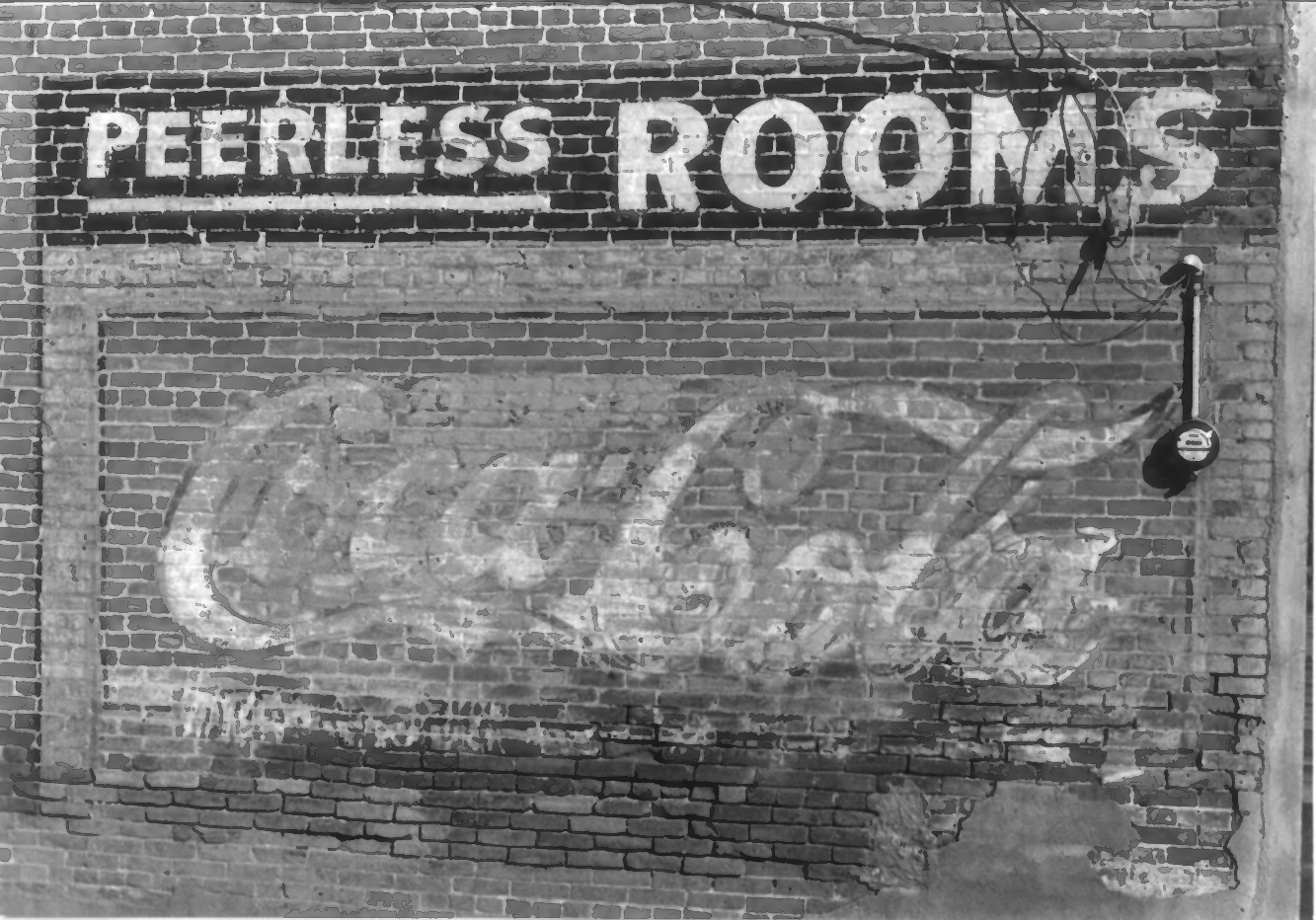
JACKSON CO, OR



PEERLESS ROOMS, ASHLAND

9 OR 16

JACKSON CO., OR


PEERLESS ROOMS

PEERLESS ROOMS, ASHLAND

10 OR 16 JACKSON CO, OR



PEERLESS ROOMS, ASHLAND

11 or 16 JACKSON CO, OR



Peerless Rooms, Ashland

12 or 16 Jackson Co, OR



PEERLESS ROOMS, ASHLAND

13 OR 16 JACKSON CO, OR



Peerless Rooms, Ashland

Jackson Co, OR

14 of 16



PEERLESS ROOMS, ASHLAND

15 of 16

JACKSON CO, OR


2

PEERLESS ROOMS, ASHLAND

JACKSON CO, OR

16 OF 16