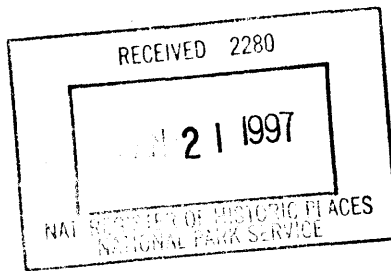


United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

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 any 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 EGAN, H., CHANDLER AND ALICE B., HOUSE

other names/site number \_\_\_\_\_

2. Location

street & number 2620 Foothill Road

N/A not for publication

city or town Medford

vicinity

state Oregon code OR county Jackson code 029 zip code 97504

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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 M. Hamrick January 9, 1997

Signature of certifying official/Title Deputy SHPO Date

Oregon State Historic Preservation Office

State or 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 commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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 Keeper

Date of Action

Edson H. Beall 2/21/97

H. Chandler & Alice B. Egan House  
Name of Property

Jackson County, 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	
3		buildings
		sites
3		structures
		objects
6	0	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  
none

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic; Single Dwelling

Domestic; Secondary Structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic; Single Dwelling

Domestic; Secondary Structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

American Forms; Arts & Crafts

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation Stone; Random Course River Rock

walls Wood; Wood Shingle

\_\_\_\_\_

roof Asphalt

other \_\_\_\_\_

\_\_\_\_\_

**Narrative Description**

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

*Please see attached continuation sheets*

H. Chandler & Alice B. Egan House  
Name of Property

Jackson County, Oregon  
County and State

**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)

- 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 a 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.

**Narrative Statement of Significance**

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

**Areas of Significance**

(Enter categories from instructions)

Entertainment/Recreation: Sports; Golf

Social History

Landscape Arch.; 20<sup>th</sup> Cent. American

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Period of Significance**

1911-1936

\_\_\_\_\_

\_\_\_\_\_

**Significant Dates**

n/a

\_\_\_\_\_

\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked above)

H[enry] Chandler Egan

**Cultural Affiliation**

n/a

\_\_\_\_\_

\_\_\_\_\_

**Architect/Builder**

Egan, H. Chandler [orig volume only]

Attributed

**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:

Jackson County Courthouse

Southern Oregon Historical Society

**10. Geographical Data**

**Acreeage of Property** 7.95 Acres (See Boundary Description) Medford East, Oregon 1:24000

**UTM References**

(Place additional UTM references on a continuation sheet)

1 [ 1 | 0 ] [ 5 | 1 | 4 | 7 | 2 | 0 ] [ 4 | 6 | 8 | 8 | 7 | 9 | 0 ]  
Zone Easting Northing  
2 [ | ] [ | | | | | ] [ | | | | | | ]

3 [ | ] [ | | | | | | | ] [ | | | | | | | ]  
Zone Easting Northing  
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, M.S.  
organization Historic Preservation Consultant date 1-August-1996  
street & number 386 North Laurel telephone (541)-482-9504  
city or town Ashland state Oregon zip code 97520-1154

**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 the SHPO or FPO.)

name Thomas and Cynthia Wicklund  
street & number 2620 Foothill Road telephone (541) 772-5047  
city or town Medford state Oregon zip code 97504

**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 the 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 Project (1024-0018), Washington, DC 20503.

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**National Register of Historic Places  
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**EGAN, H. CHANDLER AND ALICE B., HOUSE (1911-1936)**

2620 Foothill Road

Medford, Jackson County, Oregon

**COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE**

The Arts and Crafts-style house thought to have been designed in its original single-story end gabled configuration by noted amateur golfer and golf course architect Chandler Egan in the environs of Medford in the Rogue River Valley of southern Oregon was built in 1911. It was built as a combined residence and administrative office for the Egan Orchard and was modified by additions and renovations several times by the original owners. The house and its accessory buildings and structures occupy a partially oak-forested sloping site of just under eight acres located in the foothills on the city's northeasterly outskirts overlooking the valley of Bear Creek, a Rogue tributary. A detached, single-story Arts and Crafts cook's residence and a garage located at upper and lower ends of the house, respectively, contribute to the significance of the complex. Other separately contributing features are the pumphouse, a boulder-clad incinerator, and uncoursed retaining walls of river rock. The 117-acre Egan holding historically embraced orchard tracts and other outbuildings. Within the nominated area of just under eight acres, only a shingle-clad water tower is missing from the historic complement of developed features within the immediate precincts of the house.

The main house is a one and a half story gable-roofed rectilinear volume on partial daylight basement measuring 29 x 62 feet in ground plan. It is oriented with its long axis north to south. The house has twin jerkin headed cross gables on the east elevation, which is the face presented to the entry drive where it terminates in a loop after entering the property via an access easement from Foothill Road and crossing an irrigation canal at the west boundary of the property. There is a single clipped gable on the west elevation, which has the main prospect over the valley.

Contributing features of the property include:

House, 1911-1950

Cook's cottage, 1924-1927

Garage, 1924-1927

Pumphouse, 1911

Incinerator, 1927-1950

Stone retaining walls, 1911 onward

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National Park Service****National Register of Historic Places  
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Characteristic features of the house, as remodeled to its present configuration, are broadly overhanging eaves on triangular brackets, pent eaves on exposed rafter tails, single cladding, and single and paired multi-light double-hung windows. The Arts and Crafts interior has as its focal point a double livingroom/diningroom brick chimneypiece. Above the roofline, the primary flue originally had a corbelled cap. The livingroom features a basket arch portiere archway, floor-to-ceiling paneling and built-in shelving. In 1924, when the rear terrace and upper story were added, the concrete foundation wall was faced with a random coursed rock veneer in keeping with the rustic mode of the Arts and Crafts aesthetic. The south end of the house, which contains the kitchen and dining room in a shed attachment surmounted by a wide shed dormer, has undergone the most alteration. The interior reflects an evolutionary development epitomized by livingroom sliding glass panels in tracks that allow the room to be opened onto the west-facing screened front porch. Both east and west verandas were screened from 1936 onward.

Evolutionary development may be outlined as follows:

1911	Single story, end-gabled volume
1924	Rear terrace and upper floor added
1936-1964	Egan's widow, Alice, added screening to east and west porches and c. 1950 built a canted theater window at the north end of the basement
1964-1985	No alterations
1985	House was restored by present owners, the Wicklunds

The house meets Criterion B in the areas of recreation, social history and landscape architecture as the place most importantly associated with Henry Chandler Egan (1884-1936), nationally known designer of championship golf links and Oregon courses. During his college career, Egan was two-time U. S. Amateur Champion, and through his consulting and design work as well as his competitive play through the rest of his life, he contributed measurably to the popularity of golf in Oregon.

Egan was a native of Highland Park, Illinois, a fashionable suburb of Chicago, and a 1905 graduate of Harvard University. He came to the Rogue Valley during the boom of the orchard industry, which spanned the period 1908 to 1913. The Valley had gained national recognition as a fruit growing area and attracted wealthy Chicagoans as investors in orchard tracts. As an established amateur champion in 1910 on the lookout for investment opportunity, Egan visited the Valley and was sufficiently impressed to pay for over a hundred acres of pear and apple orchard. He determined he would take up residence on his property, and constructed the original bungalow/office embodied in the present structure in 1911.

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This application discusses the rise of golf in America, both as a popular recreational pursuit and competitive sport, beginning in the 1880s. It is well demonstrated that Chandler Egan played a role in the promotion of the sport from the early years of the 20th century onward.

The 1920s was a period of rapid upbuilding of courses in Oregon and across the country. In southern Oregon alone, golf developers opened country clubs at Roseburg (Roseburg Country Club, 1922), Coos Bay (Coos Country Club, 1923), Klamath Falls (Reames Golf and Country Club, 1924), and Ashland (Oak Knoll, 1928) in addition to the 18-hole course Egan laid out for the Rogue Valley Country Club at Medford between 1923 and 1927.

Chicago was at the forefront of the golf movement in the Middle West. Egan's father had joined Exmoor Country Club, where Egan developed his skills. While a Harvard undergraduate, Egan won the U. S. Amateur Championship two years in succession, in 1904 and 1905. He and his cousin, Walter Egan, were among the collegiate players who contributed to the public appeal of the sport. By 1926, Egan was two-time National Amateur Champion, Western and Northwest Amateur Champion, and California titlist. About this time [1928], he was tapped to redesign aspects of the 1919 vintage championship course at Pebble Beach on the California coast in preparation for the 1929 U. S. Amateur Open. At Pebble Beach, along with elongating fairways, elaborating sand traps, and tightening and recontouring greens, Egan conceived one of the most spectacular holes in golf legend. He redesigned the famous 18th along the shore of Carmel Bay as a 548-yard par 5.

Egan is not known to have had any formal training in design, but, as the preparer points out, in the West, where experience of the game was rare enough expertise, Egan developed a parallel career in golf course design. The proponents document at least 13 Oregon courses to his credit including the original Rogue River Valley Country Club at Medford and Eastmoreland Golf Course of 1918 in Portland, one of the city's early public links. The essence of Egan's work has been characterized as "sensitivity to the natural terrain." Following his success with reworking the course at Pebble Beach, Egan entered into partnership with the noted and influential designer Dr. Alister Mackenzie of London. The firm of Mackenzie and Egan designed several California courses of note before the elder partner died in 1934. Egan carried on as an independent consultant and sometime tournament player to his death at the age of 52 in 1936.

Egan's widow, the former Alice Barrett of Chicago, continued to live in the house on Foothill Road, making improvements and periodically selling small tracts of the original acreage. She was a leading supporter of the local arts community. It was she who, around 1950, added the theater window to the north basement end wall. Mrs. Egan left the property in her later

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**National Register of Historic Places  
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years, but held title to it to the time of her death in 1964. Her heirs sold off most of the remaining 50 acres, and the house entered a period as a rental property. The present owners acquired a third of what remained, the nominated parcel of 7.95 acres, in 1985 and commenced rehabilitation.



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## National Register of Historic Places Continuation Sheet

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The H. Chandler & Alice B. Egan House is a one and one-half story wood frame dwelling with a partial daylight basement. An eclectic wood-frame dwelling, the Egan House exhibits characteristics typically associated with both the Bungalow and Arts and Crafts Styles. Construction began in Fall 1911 from designs by the owner, noted amateur golfer H[enry] Chandler Egan and continued through a series of additions and renovations, virtually all of which occurred during Egan's occupancy. The H. Chandler and Alice B. Egan House and its surrounding complex of associated structures retain high integrity and continue to effectively evoke the associations which make them significant under eligibility criterion "B" for listing in the National Register of Historic Places.

### LOCATION:

The H. Chandler & Alice B. Egan House is located in an unincorporated area immediately beyond the boundary of the City of Medford, Oregon. The site is a 7.95 acre tract in the foothills overlooking the Bear Creek Valley and is identified on Jackson County Assessors Plat Township 37S Section 1W Range 16A as Tax Lot 2101.<sup>1</sup> The secluded home is accessed via a dirt driveway. The address of the property is 2620 Foothill Road.

To the west, surrounding uses included modern tract residential and the Cedar Links golf course. A large twenty-five acre forested parcel, once part of the Egan Orchard, is located immediately to the east. To the northeast, mixed modern residential and large remaining orchard tracts (at least some of which were once associated with the Egan Orchard) are clearly visible from the property. The H. Chandler and Alice B. Egan House is the only identified historic resource within 37-1W-16 included in the Jackson County Cultural and Historical Resource Survey.<sup>2</sup> Other significant properties within the general area include the Hillcrest Orchard complex (NRHP) and the Leonard Carpenter House, both on Hillcrest Road, approximately one mile south of the nominated area.

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<sup>1</sup> Tax Lot 2101, accessed via an easement to Foothill Road, is a *split account* with a 5.00 acre section (Code 49-3) that contains all the improvements and a remaining 2.46 acre section (Code 49-30), zoned Exclusive Farm Use. It should be noted that this split is essentially a legal fiction, the result of Rural Fire District taxing standards, and has *no direct physical identity* on the site.

<sup>2</sup> Clay and Atwood, *Jackson County Cultural and Historical Resource Survey*, 1979/1991. See Site #192, evaluated as "Secondary."

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## National Register of Historic Places Continuation Sheet

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### EXTERIOR:

No printed reference to the architect or designer of the Egan House, nor its builder, was found in the local newspapers from the period of construction. Although some earlier studies have attributed the main dwelling to the prolific local architect Frank Chamberlain Clark, the best information available on its design was provided by Eleanor Everett, Egan's daughter. Mrs. Everett states that her father himself sketched the building in 1911, basing portions of the interior on a cabin he had visited in the Midwest. Egan was impressed with the dual-facing fireplace of that unidentified home and chose to model his new Medford residence after that building.<sup>3</sup> No specific information on the builder, nor information on whether or not Egan also designed the subsequent additions, could be located.

As is evident in the following, the construction history of the H. Chandler and Alice B. Egan House is one of "phases." Although explained in greater detail below, a *general* chronology as used to describe the building's physical evolution is provided here to assist in the current architectural description narrative.

- 1911-pre-1924: "**Original Phase**," A single gable, one-story, volume with no front, rear, or north elevation porches.
- 1924: "**1924 Phase**," including the rear patio, and the addition of the upper floor. This configuration is undated but can be documented as prior to April 1924 by historic photographs.<sup>4</sup>
- 1936-64: "**Alice Egan Phase**" After Chandler Egan's death, his widow Alice added the screening to both the east and west porches and built the canted "theater" window at the NE basement.
- 1964-1985: Post-Egan ownership rental period, no known alterations.
- 1985- Wicklund restoration, present ownership

<sup>3</sup> Mrs. Morris [Eleanor] Everett, personal communication with the author, 8-July-1996.

<sup>4</sup> Upon purchase of the Egan House the present owners were given a large album of historic photographs that document the additions and alterations to the property from the original 1911 ground-breaking through 1924 and subsequent changes. While visually informative, only *one* of these photographs is actually dated, a picture of H. Chandler Egan sitting on the west-facing stone porch. As a result, most of the additions can only be dated sequentially without reference to actual date of construction. Three known dates, the 1911 ground-breaking, the 1924 photo, and Egan's death in 1936, provide a basis for the chronology. The "1924 Phase" actually includes a series of substantial changes that most likely began in the late-1910s or early 1920s and were completed by 1924 or earlier.

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### *Foundation:*

The original phase of the Egan House rises from a post and pier wood foundation while the additions built during the 1924 Phase are of poured in place concrete with a random-coursed stone veneer. Other areas are either poured perimeter, block, or slab concrete.

### *Roof:*

The roof of the Egan House is a complex volume of multiple forms. The original phase single story gabled volume was first augmented by a gable addition, itself removed by 1924 during the construction of the twin clipped gables on the east and a single clipped gable at the NW. A shed roof and shed dormer extends the upper and main floors at the north. A flat roof single story volume, built pre-1924 as a shed and then modified by the construction of a classically detailed upper-story porch (now removed), is located on the south elevation.

Shed roofs with rolled asphalt roofing cover the front and rear porches. A small metal section is above the kitchen door. Two large brick chimneys, one original and one from the 1924 era are each of a massive three-part design with shaft, corbelled collar, and crown. The original 1911 chimney, on the west-face of the main gable, also boasts a tapered concrete cap. As originally built, the roof of the Egan House was wood shingle. The present roof, a dark gray architectural-grade asphalt shingle, was installed by the present owners in 1990.

### *Walls, Windows, Doors and Trim:*

Of standard wood frame construction, the exterior surface of the Egan House is almost entirely clad with straight edge wood shingle siding. Simple wood door and window trim, trim and plain board frieze and exposed rafter tails (along the shed roofs) are painted to contrast, currently white. Modest eaves line the clipped gables with a small "pent" type roof at the juncture with the main roofline.

Doors and windows are generally all original to the phased construction. A variety of window types are present with a 9/1 wood sash double hung window being predominate. Historic information documents this style as the original 1911 window type and this design was then used for the additions during the historic period. Other windows of uncertain date include the large wood-sash sliding "doors" that enable the interior to be opened onto the west-facing screened porch, multi-panel casement and awning windows at the north

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## National Register of Historic Places Continuation Sheet

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upper story projecting porch, and the large fixed panels of the c.1950s projecting "theater" window at the NE corner of the basement level.<sup>5</sup> There is some likelihood that original 1911 windows of the west-facing elevation were removed and relocated during the 1924 addition period and other windows may have been similarly re-used.

The "front" entrance to the Egan House is located at the NW corner, accessed via an impressive stone stairwell that rises from the driveway area. The paired multi-light wood French doors with flanking sidelights and wood screen doors dates at least prior the 1924 period and were possibly an element of the original 1911 design. Mixed wood and glass multi-panel doors are located elsewhere around the perimeter with two doors opening onto the basement level from the brick patio, below the projecting NW corner.

An unusual arch-topped wood and glass doorway, with six lights above two recessed panels, opens onto the "tack room" below the rear [east] patio. All doors and windows are wood sash and appear to be original to the house, dating either from the original construction or pre-1936 phases. Trim is generally consistent and the exterior of the building remains very uniform in detailing.

### *Exterior Stonework & Built Landscape Features*

Portions of the exterior foundation of the Egan House are of a random-laid river rock over poured concrete walls. Historic photographs indicate that similar rock work has been a part of the property since 1911. A large retaining wall, all of stone, lines the front (west) of the house, defining the edge of the building site as it rises from the hillside. Historic photographs show Chandler Egan and others resting on this wall during the original 1911 period. Matching walls form a terraced garden area to the rear of the main house and also date from the original development era.

Four 16" x 16" stone pillars currently support the projecting porch at the north elevation. Historic images indicate these are built around either steel or wood posts, constructed to support the projecting main floor level above.

A system of concrete walkways surround the main property. A large stone incinerator, conical in shape, is located to the east of the Cook's Cottage and is accessed by concrete

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<sup>5</sup> This window may date prior to 1946 per the recollection of Mr. Eugene Bennett, who believes it existed at his first visits to the house in that year. (Bennett, personal communication with the author, 3-July-1996)

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## National Register of Historic Places Continuation Sheet

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paths lined by a wood-post and latticework fence with an arbor. A second wood arbor remains at the head of the circular stone stairs at the NW corner, and prior to the growth of vegetation west of the house was likely designed to create a focused view of the Bear Creek Valley from the main entryway. A "potting" area with built-in work counter is located at the SE corner, off the kitchen. This area has a concrete slab floor, scored in a diagonal pattern.

### *Known Alterations: Exterior*

As noted above, the history of the H. Chandler and Alice B. Egan House is one of serial addition and modification throughout the family's entire 53-year occupancy period. While most of the dates for identified exterior alteration are unfortunately conjectural, the following *sequence* has been developed from historic images and oral information to describe the evolution of the structure.

#### *May 1911:*

Construction begins on the original single story gable volume with shingle basement areas at West and North. An entrant porch is located under the main gable at the NW corner. Site improvements include the random-laid stone walls. Windows are 9/1 double hung wood and siding is shingle. [See Historic Photo #1] Wood shingled water tower built. L-shaped garage built.

#### *Pre-April 1924: (includes at least three and probably more undated periods)*

1. Entrant porch is partially enclosed, shed roof projecting volume added at SE corner.
2. Construction of north-facing gable extension to main gable, projecting north open screened porch, construction of stone front entry steps, brick patio at NW corner, construction of stone stairwell at front entry. Construction of rear [east] concrete and stone deck (open) with daylight basement below, changes to rear fenestration and addition of doors and sidelights, stone stairwell at NE corner [See Historic Photo #2]
3. Upper story addition— construction of three clipped gables, enclosure and re-roofing of west portion of north-facing porch, (removal of gable and construction of shed roof), expansion of projecting main level at north, construction of shed roof dormer, construction of four stone pillars, construction of flat-roofed classically detailed porch at south (removal of previous shed roof) [See Historic Photos 3 and 4]

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## National Register of Historic Places Continuation Sheet

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### ***1924-1964: (no sequence available)***

- Stone 3-car garage erected, L-shaped garage removed/remodeled. [pre-1936]
- Additional 4' added to projecting main floor at North elevation, *remaining* screened area (NW corner) enclosed [Unknown, post-1924]
- Water tower razed [Post-1927]
- Bay window added at SW corner [no date known, possibly post-1936]
- "Theater" window constructed at basement level. [post-1936, possibly early 1940s]
- Stone Cook's cottage built [1924-1927]
- Stone incinerator built [unknown]
- Classically detailed porch at SE removed (post 1950s)
- Rear and front porch screened in below shed roof, original facade opened up with large sliding glass/wood sash windows. [post-1936]

No documented changes or alterations beyond paint and general maintenance post-date 1964 and the sale of the property by the Estate of Alice Egan. At least one source reports the house "looks just like it did in the 1930s," indicating that the changes following Egan's death have been substantially minor.<sup>6</sup>

### **INTERIOR:**

As with its exterior, the interior plan and room arrangement of the Egan House reflects the serial additions and alterations undertaken by its original owners. Various oddly shaped rooms, with idiosyncratic travel patterns and non-standard connecting zones, are the result of the structure's complex development. In general (perhaps as a result) the interior is simply appointed, with common trim and surface treatments throughout. Doors are generally painted wood panel, most retaining early-appearing hardware and virtually all trim and other detail with the exception of wallpaper appears to be original to the house.

### ***Main Floor***

The main floor level of the Egan House is primarily accessed from the rear stone stairwell off the screened patio. A wood and glass door, flanked by matching sidelights, opens onto

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<sup>6</sup> Mrs. Ruth Preston, personal communication with the author, 3-July-1996. Mrs. Preston recalls playing as a child at the Egan House since her parents were close with both Chandler and Alice while she herself was a school friend of Chandler's daughter Eleanor, who lived nearby. In 1960 Mrs. Preston again returned to the house, visiting weekly to assist the then-elderly Alice with bookkeeping and similar tasks.

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a small square entry room with linoleum flooring. A diamond-topped wood panel doorway leads to a second entryway or den area that opens onto the main front entry doors described above. An unusual stucco clad fireplace, conical in shape, is located at the SE corner of this space. Walls are plaster with the beam of the original entry wall (from the 1911-period entrant porch) dividing the room roughly in half. A large arched opening leads to the wood-paneled living room area, which is lined on two walls with built-in bookcases. A large brick fireplace with slate hearth dominates the room. Sliding glass panels, set into tracks, allow the entire living room area to be opened and joined with the screened front porch. Door and windows surrounds throughout are wide board, stained to match the panel and batten walls. There is no parting bead or crown and a simple 10" high wood baseboard runs the perimeter. The double-sided brick fireplace also opens onto the Dining Room. Finishes here are wallpaper and painted trim of similar plain wide board design.

Along the north side of the main level, within the spaces below the shed roofed addition (and the former screened porch areas as described above) is a long narrow bedroom area. A small bathroom and separate shower stall, along with several closets, form the majoring of this space. A second area, now used as an office, is at the extreme NE corner.

A large ell-shaped kitchen with extensive glass-door cabinetry occupies the majority of the SE corner. An insulated pantry area with thick (3") wooden door is at the extreme corner. A rather unusual angled-wall hallway is accessible from both the living room and the rear entry area. Lined with a variety of small closet spaces, one door off this room leads to the first floor bedroom and its attached bathroom. A second doorway from this "hall" opens onto a simple wood-tread stairway that rises to the upper floor.<sup>7</sup>

### *Upper Floor*

The Upper Floor area of the Egan House is essentially a single open volume running the length of the main roof and extending out at each of the three clipped gables and the shed roofed area at the north. A free-standing central closet is set within this space, as is the open balustrade built of 1" x 1" wood balusters. At the SE, within the clipped gable, an ell-shaped bathroom and separate shower area nests below the slope of the roof. While knee-walls form both the west and east sides, multiple ceiling changes are evident

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<sup>7</sup> A matching stairway, accessed from the kitchen, descends to the basement level, and is directly in line with the second-floor stairway. Please refer to the attached floorplan.

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throughout the upper floor space. At the extreme south the twin glass and wood French doors that formerly opened onto the classically detailed porch (discussed above) survive.

Interior finishes of the upper floor are simple and generally comparable with the non-1911 spaces of the ground level. Walls and ceiling are painted "Celutex" type acoustic panels. Door and window trim is again simple wide board, painted as are the wood panel doors on the upper floor level. Flooring is clear-finished tongue and groove wood with evidence of the original painted floors remaining in the closets.<sup>8</sup> With this exception, all interior surfaces appear to be original or alterations dating from the Egan occupancy period.

### ***Basement:***

Below the rear [east] screened porch, accessed via a arched-top wood door, is a concrete-floored storage area euphemistically referred to as "tack room" that is physically separate from the remainder of the basement level. Rough wood and poured concrete walls, in addition to the still exposed shingle siding of the original 1911 volume foundation, make up the interior treatments. Open floor joists, painted white, form the ceiling.

At the extreme NE corner of the house is a small area used as early as the 1920s by Alice Egan as her studio. (Everett 1996) In later years, possibly as early as the 1940s, the canted projecting windows were constructed and the space was converted for use as a small "theater." A raised wood stage, opens onto the small audience area. It is now a woodworking shop. The interior finishes are mixed with painted wood board and batten walls in the "workshop" space and plaster on the stage. Ceiling is of boxed beam, with beadboard, all painted white. Floors in the lower portion are concrete and the raised stage is of wood tongue and groove. A small bathroom with shower, no longer operable, is located off the stage area.

Remaining spaces in the basement are purely functional, including large cabinets for storage with 4" beadboard doors, open-joist ceilings with exposed wiring, plumbing and other cabling. The present owners have installed a oil-burning furnace, replacing the early wood-burning unit, which remains. A large steel water tank is located at the extreme NE corner. A simple stairflight leads to the kitchen. The open crawlspace below the remainder of the house is to the south.

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<sup>8</sup> The floors were reportedly stripped to the present clear finish c.1970s, during the rental period. (Thomas Wicklund, personal communication with the author, 16-July-1996).



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### ASSOCIATED STRUCTURES:

Typical of the rural orchard homes built during the Orchard Boom period, the H. Chandler and Alice B. Egan House is set within a small compound of associated special use buildings. Historic maps of the entire 117 acre Egan Orchard Company site dated c1920 show a much larger complex including eight ranch-related structures, only one of which, the pump house, remains.<sup>9</sup> The present structures related to the Egan House, and their approximate dates of construction, are as follows:

*Pump House: (1911)* A small 9' square structure clad with random-laid stone veneer. The roof is a single slope, covered with corrugated metal. A wood plank door provides entry at the SW corner. The pump house is located just to the east of the driveway, a short distance south of the Medford Irrigation Canal. Built during the original construction phase, the pump house is counted as a contributing feature.

*Garage: (1924-1927)* Historic photographs indicate that the first garage building associated with the Egan House was a gable volume with a shed extension to the north. The construction date of this building is unclear however at some time between 1924 and 1927 it was either razed or incorporated into the present three-car structure. Three sliding wood doors open onto the asphalt paved driveway. Built of random-laid stone veneer on the west and north, a bearing stone wall forms the south elevation. Flooring is slab on the south side with a thick plank floor above a partial basement that provides storage. The 20' x 30' garage has a gable roof with architectural-grade shingles. A single wood door at the NW corner provides entry to the storage-area. Mrs. Morris Everett, Egan's daughter, recalls the 3-car garage as existing in 1927 and it is accordingly counted as a contributing feature. (Everett, 1996)

*Cook's Cottage:(1924-1927)* Although not specifically dated, this building too was standing in 1927 and provided housing for a combination maid/cook. (Everett, 1996). The gable-roofed Cook's Cottage has a 16' x 22' main volume built of random-laid bearing stone with a central arched entrant porch. A shingle-clad frame wing, roughly 8' wide, extends 13' at the SE

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<sup>9</sup> In addition to the Egan House itself (identified as "Manager's Residence"), the other structures are identified as Ranch House, Bunk House and Shed, Barn, Packing House, Hog Stalls, and Chicken House in addition to the pump house. The various buildings directly associated with the "Manager's Residence" are unfortunately not drawn on this map. (SOHS Collection, Medford)

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corner of the stone volume. Interior finishes are very simple, with tongue and groove wooden floors and "Celutex" type panels on the walls and ceiling. Windows and doors are multi-pane wood, matching the other structures of the Egan complex. All roofing is architectural-grade asphalt, matching the main house. The Cook's Cottage is counted as contributing feature. [Please see attached floorplan for room arrangement and uses.]

*Incinerator: (unknown, pre-1964, post-1927 and possibly as late the 1950s)* A round, conical, structure approximately 6' in diameter and 9'-6" in height, the incinerator is constructed of random-laid stone matching the other buildings of the Egan complex. It has not been specifically dated within the period of significance but, constructed of similar materials with identified historic elements of the complex and clearly compatible, it is also considered a contributing feature.

*Stone Walls: (1911)* A large retaining wall, all of stone, lines the front (west) of the house, defining the edge of the building site as it rises from the hillside. Historic photographs show Chandler Egan and others resting on this wall during the original 1911 period. Matching walls form a terraced garden area to the rear of the main house and logically date from the original development era. The entire system of retaining walls is considered a single contributing feature.

In addition to the original garage, now either demolished or incorporated into the present building of that function, the only other structure known to have stood in the immediate area of the Egan House during the period of significance was a wood-framed water tower. This was likely demolished following a mid-1950s connection to the City of Medford water system.<sup>10</sup>

### SUMMARY:

The H. Chandler and Alice B. Egan House, begun in 1911 from a design by Egan himself, and then added to and modified in series of phased additions and reconfigurations, substantially assumed its present appearance by April 1924. Subsequent additions and

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<sup>10</sup> Mr. Dunbar Carpenter, (personal communication with the author, 1-July-1996) stated that other houses in this area were connected with a new line from Big Butte Springs during the mid-1950s and entered the city's system despite being outside Medford. It is surmised that the Egan House, which does enjoy city water, gained it at this time and that the no longer required water tower was demolished sometime thereafter.

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alterations, including changes made both before Egan's death and afterward at the direction of his widow, do not substantially diminish the basic character of the property. The Egan House and its surrounding complex of four contributing resources are essentially as they appeared during the 1911-1936 period of occupancy by the noted amateur golfer and golf course architect H. Chandler Egan. The H. Chandler and Alice B. Egan House retains high integrity in design, use of materials, and setting. The Egan House accurately and effectively evokes the associations which make it significant.

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The H. Chandler & Alice B. Egan House consists of the residence and associated outbuildings that were begun in 1911 as the home and offices of the Egan Orchard. The house is significant under Criterion "B" as the residence of Henry Chandler Egan, twice U.S. Amateur Champion, nationally prominent golfer, and golf course architect. Egan, who played a significant role in the development of the game of golf in Oregon, both as a player and golf course designer, resided in this house from 1911 to his death in 1936.

### CONTEXT

#### *Medford:*

H. Chandler Egan, a native of Chicago, moved to Jackson County during the period of explosive population and economic growth locally characterized as the "Orchard Boom." Generally beginning in 1908 and continuing through 1913, the Orchard Boom saw a huge influx of settlers or "colonists" move to the Rogue River Valley area, many drawn by "booster" materials published by the City of Medford, Jackson County, and the Southern Pacific Railroad. The impetus for this migration was the widespread development of huge orchard tracts and packing houses that eventually supplied a variety of tree fruits and other crops to growing markets nationwide. Area apples and pears were frequent medal winners at various East Coast festivals and the fame of the Rogue River Valley as an agricultural region spread.

The lure of the Medford area was particularly strong in the area of Chicago, Illinois, in large part due to the influence of Honoré Palmer, an heir to the Potter Palmer hotel fortune who had invested in what became the Modoc Orchard.<sup>1</sup> Reports of Palmer's success were the subject of regular reports in the Chicago area and soon a number of other wealthy residents of that city joined her in moving to southern Oregon. The ties between Chicago's wealthy and the Medford area were significant. One report, first published in the Chicago *Record-Herald* and reprinted in the *Medford Mail Tribune*, stated;

It is estimated that more than \$28,000,000 have been invested by former residents of Chicago in the orchards of this valley...to give a list of Chicagoans of ample means who have followed in the footsteps of the Palmer heirs would require considerable space. (*Medford Mail Tribune*, 22-January-1911, 3<sup>rd</sup> 1:1-7)

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<sup>1</sup> Mrs. Palmer was in turn drawn to the area by J. A. Westerlund, a former Chicagoan who arrived in the Rogue Valley in 1903 and promoted investment in orchard tracts.

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While not specifically documented, Egan likely was drawn to Medford via a personal connection with an earlier "colonist." He may also have toured the area in connection with a West Coast Amateur Golf competition.<sup>2</sup> "Mr. Egan was here [Medford] a year ago on a visit and at that time became very much interested in the valley. (*Medford Mail Tribune*, 19-May-1911, 1:1)

In May 1911 Egan paid \$67,000 for a 117 acre tract east of Medford known as the "Bates Orchard." (JCD 111:473) Under a full banner headline, the *Medford Mail Tribune* reported that sale as follows;

The famous Bates Orchard was sold Friday morning, H. Chandler Egan, amateur golf champion of America, being the purchaser. The tract lies directly east of Medford and can be seen from any street facing the foothills. The orchard contains 115 (sic) acres planted half to pears and half to apples...It is not known whether or not Mr. Egan will take up his residence here but in the event of his doing so the new country club will receive a valuable addition to its membership. (*Medford Mail Tribune*, 19-May-1911, 1:1)

In late September Egan apparently did decide to "take up his residence" in southern Oregon and the weekly society column noted "Mr. H. Chandler Egan, who recently purchased the Bates orchard, is building a bungalow on his place." (*Medford Mail Tribune*, 30-September-1911, 2<sup>nd</sup> 1:3)

### ***Golf in Oregon:***

While the origins of the game of golf are generally shrouded in mystery the modern game is usually associated with Scotland, where it began in the mid-15<sup>th</sup> century. The first permanent golf club in the United States, in Yonkers, New York, opened in 1888 and the game quickly grew into a widely popular sport among America's expanding upper and middle classes.

Oregon's first golf course was constructed in Gearhart in 1892 and by the turn of the century other clubs existed in the cities of Portland and Eugene. Still, golf clubs were predominately a social setting, associated with the well-to-do and established families and had little impact outside the populated Willamette Valley area. "Wealthy men would join a golf club that possessed a well-appointed clubhouse, even if they were not attracted to

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<sup>2</sup> Egan won the West Coast Amateur title in 1902, 1904, 1905 and 1907, presumably becoming somewhat familiar with Oregon and the Pacific Northwest in the process.

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the game itself." (Wind, 1975:37) This strong association with the leisure class slowly eroded in the early years of the 20<sup>th</sup> century as "stars" such as W.J. Travis, C. B. Macdonald and "Chan" Egan brought new interest to the game as a sport rather than as a purely social event.

As Medford and the southern Oregon area boomed with orchard-seeking Midwesterners, local interest in the game of golf followed. On 5-May 1911, only two weeks before Egan purchased his orchard property, a group announced plans for the construction of the area's first country club in connection with the golf course that was already under construction. (*Medford Mail Tribune*, 5-May-1911, 2:4) The new *Medford Country Club* was officially opened in June.

The country club is certain to prove one of the most enjoyable features in the life of a Rogue River valley business man or orchardist... a nine hole golf club has been laid out on the north and west side of the club house [and] golfers may drive and tramp to their heart's content. All in all, it is a splendid country club and reflects much credit on its builders. (*Medford Mail Tribune*, 30-June-1911, 3:1)

The five members of the Board of Governors of the new club included at least two transplanted Midwesterners, both of whom were from Chicago; A. Conro Fiero and Leonard Carpenter.<sup>3</sup> Carpenter, who graduated from Harvard, Class of '04, likely knew Egan, the famous amateur golfer, from their days at school. Both Egan and Carpenter's younger brother, Alfred, who also migrated to Medford, were in Harvard's Class of '05.

Despite the high hopes and initial success of the Medford Country Club, the organization and its golf course appear to have had a short life. Little information surrounding the club after 1915 could be located and it is probable that it ended operation during WWI when many of the early members left the area, returning east.<sup>4</sup>

With the resurgence of the local economy in the early 1920s, Medford's interest in golf again grew, likely spurred by Egan himself. In 1923 the Rogue Valley Country Club opened a nine-hole course designed by Egan.

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<sup>3</sup> In addition to Fiero and Carpenter the original Board of Governors included Reginald H. Parsons (of Hillcrest Orchard), R. H. Hanner, and Howard Dudley.

<sup>4</sup> Mrs. Ruth Preston, personal communication with the Author, 3-July-1996.

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Medford has a golf club. That is in the present tense, not the past or future.  
The golf club is here. (*Medford Mail Tribune*, 22-June-1923, 1:5)

Elsewhere in southern Oregon, as well as throughout America, a large number of golf courses were constructed during the 1920s, a period that has been referred to as the "Golden Age of Course Design."

There had been some 742 courses in the United States in 1916. By 1923 there were 1,903. By 1929 there would be 5,648! That was an average increase of approximately 600 new courses per year from 1923 to 1929. Such a rapid growth rate would not be approached again until 1967. (Cornish and Whitten, 1981:76)

Southern Oregon courses built during this period of rapid expansion included the Coos Country Club (1923), the Coquille Valley Elks Golf Course (1938), Oak Knoll (1928, Ashland), Reames Golf and Country Club (1924, Klamath Falls), and the Roseburg Country Club (1922). Grants Pass, in Josephine County, would not build a golf course until the 1940s.<sup>5</sup>

### H. CHANDLER EGAN:

#### *Amateur Golf Champion:*

Henry Chandler Egan was born in Highland Park, Illinois, in August 1884, the son of a socially prominent family. As early as 1896 his interest in golf and the design of golf courses was noted and he established a rough nine-hole course "up and down the street parkway, over the neighboring lawns, and through the Egan cow pasture." In the last years of the 19<sup>th</sup> century Chicago was in the forefront of golf development outside the east coast and the Chicago Golf Club Course, completed in 1895, was considered America's "...premier first-rate eighteen hole course." (Cornish & Whitten, 1981:44) Egan's father joined the Exmoor Country Club in 1899 and Egan's skills quickly developed.

These [golf] facilities helped make the Middle West a golfing power; Egan made it the equal of the East. By the time he went to Harvard in 1902, he was an accomplished golfer. (Macdonald, 1992:44.)

Egan's rise in amateur golf at Harvard came at a time when most Americans considered golf a game for old men. He was credited as a major force in changing that perception and

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<sup>5</sup> All course construction information is from *Golf in Oregon* by Kent C. Meyers, (Portland: Ryder Press, 1977).

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by implication broadening the game's appeal. In 1902 Egan won the Intercollegiate Championship as a Freshman and both he and his cousin, Walter Egan, a Western Amateur Champion, were among an influx of collegiate players that began to broaden the appeal of the sport.

Last year [1902] the American golfing world hailed the rise of a new school of experts, the college players. Besides James, of Princeton, and Byers, of Yale, such men as *the Egans of Harvard*, McFarland of Pennsylvania, and Brokaw and Conklin, of Princeton, carried off most of the honors of the season. ... (*Munsey's Magazine*, November 1903:201), emphasis added.

Egan remained among the top players in the nation and in 1903 won the medal for best qualifying round at the U.S. Amateur Championship. In 1904 he won both the medal and the U. S. Amateur Championship itself, a feat he would repeat the following year. "During his four years at Harvard [Egan] was the best amateur player in the country, and the amateurs in those days were the equals of the professionals." (Macdonald, 1992:44-5)

Egan's gained national recognition for his prowess was considered second only to that of Walter J. Travis, the "grand old man" of golf at the time. Egan was a conspicuous element in the golf's rise in popularity.

...[M]any Americans, consciously or unconsciously, had to revise their opinion of the game when the Amateur Championship of 1904 was won by a strapping, clean-cut young man named Chandler Egan, who was still an undergraduate at Harvard. (Wind, 1975:37)

Following his graduation from Harvard, Egan continued to play in various golf competitions around the country, generally continuing his winning ways although never regaining the dominance he enjoyed during his Harvard years. Egan placed eighth in the U. S. Open in 1906 and won the Western Amateur Championship in 1907. Egan won the medal at the 1909 U. S Amateur but was runner-up in the championship.

By 1910 Egan was looking for a "paying" career. As his daughter would later put it, Egan was "...torn between duty and pleasure, the tragedy of the amateur athlete. He was as meticulous and honorable about observing the spirit of his amateur status as his friend Bobby Jones was to be." (Macdonald, May/June 1992:44-5) Egan was approached with offers to parlay his golf fame into a sales career and for a short time moved to St. Louis to sell life insurance. He also married and soon had a daughter to provide for. "He hated selling life insurance — he was generally a shy kind of person and was uncomfortable



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trying to push people into things.”<sup>6</sup> By 1910-1911 Egan decided to join the exodus of well-heeled Chicagoans and he invested in the orchards of the southern Oregon.

With his relocation to Medford, Egan apparently put most of his energy into running the orchard and his regular appearances in golf competitions temporarily ended. Despite the presence of the 9-hole Medford Country Club course at the foot of his driveway, Egan was fairly isolated from the game.

The outstanding American amateur golfer in the years between the heydays of Travis and Travers. [Egan] built up an impressive record in the first decade of the century, then abruptly disappeared from competition after moving to Oregon in 1911, where for a few years his home was 300 miles from a [18-hole] golf course. (Steel and Ryde, 1975:119-120)

Whether Egan’s self-imposed exile was the result of the demands of the orchard or other problems, he slowly re-entered competitive golf by 1914.<sup>7</sup> He was runner up in the Pacific Northwest Amateur that year and was victorious in 1915, repeating in 1920, 1923. By the mid-1920s, Egan had assumed the role of the “Grand Old Man” of golf in the Northwest, and his play was admired as he frequently bested players half his age. Typical are the comments of the *Portland Oregonian*, published following Egan’s course-record setting round in winning the 1923 Northwest Amateur title.

At 41, Henry Chandler Egan is the northwest’s most finished golfer...He is the only man ever to have won the Pacific Northwest tournament three times...making his showing more remarkable yet, he virtually retired from tournament competition for several years after he came west...now, at a time when most athletes are retiring, Egan has all his youthful mastery of the clubs plus the steadiness of experience...Egan owns it to the northwest and to himself to enter the national.<sup>8</sup>

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<sup>6</sup> Mrs. Morris [Eleanor] Everett, personal communication with the author, 8-July-1996. Mrs. Everett, now of Chagrin Falls, Ohio, is the only child of Nina and H. Chandler Egan.

<sup>7</sup> Some evidence indicates that Egan was severely effected by his narrow defeat in the 1909 U. S. Amateur Championship although there is also commentary that he simply needed to begin a career. On a more personal level, his first wife Nina divorced him c1911-12 shortly after the arrival in Medford and quickly married a neighbor, Hal Bingham. Egan himself remarried in 1913.

<sup>8</sup> “Portland Hopes Egan Will Play U.S. Championship,” *Medford Mail Tribune*, 19-July-1923, 5:2, as reprinted from the *Portland Oregonian*, 18-July-1923.

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Although Egan did not enter the nationals in 1923, he did again win the Northwest title in 1925. The following year Egan defeated Johnny McHugh of San Francisco and became the first non-Californian to win the California State Amateur Championship.

The big surprise of the meet was the winning of the title by Chan Egan. That his victory was a popular one goes without saying. The veteran is popular everywhere and the surprising feature is that he, for many years past, has taken part in just one or two tournaments during the season yet he is always shooting around par figures. He is the wonder of the golfing age! (Henderson, 1926:22)

Egan was runner-up for the California title in 1928, losing to McHugh at Pebble Beach, in a tournament that was seen as the tune up for National Amateur Open Golf Championship to be played on the course the following year. Egan, who had been hired to substantially re-design the Pebble Beach course as described below, fell victim to his own successful layout.

[T]he former National, Western, Northwest, and California titlist was trapped by his own traps, hole after hole, in the finals....as one writer put it "Egan's traps rose like a Frankenstein to devour him." (*Northwest Golfer*, October 1928:28)

Egan continued to compete in various amateur competitions, again achieving national notice with his famed "comeback" in the 1929 U. S. Amateur Open, held at Pebble Beach. There, against a much younger group of players, Egan performed admirably and garnered considerable national exposure.

In his first appearance in the event since he had been runner-up in 1909 he reached the semi-finals — some indication of what he might have accomplished had he competed regularly in the Amateur during the intervening twenty years. (Steel and Ryde, 1975:120)

After his famous "comeback" Egan continued to compete and play well. He captured the Pacific-Northwest Amateur title in 1932, beating an opponent who had not even been born when the "grand old man" had won his first national championship. (Rose, July 1932:10) In 1934, at the age of 50, Egan was selected to represent the United States as a member of the Walker Cup team that defeated Britain's best amateur golfers in the annual meet at St. Andrews. This victory was apparently Egan's last major competition. Only a few months before his death a "photo-biography" of Egan in *American Golfer* noted he was "Fifty-two, But Still a Menace" to be reckoned with on the links. (Davis, 1936:42-4)

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### *Golf Course Architect:*

As was noted in the announcement of Egan's purchase of the Bates Orchard, his arrival was coincident with the construction of Medford's first golf course. While this tract was in close proximity to the Egan's new orchard there is no direct information that the famous golfer played any direct role in the design or the course or the establishment of that first Medford Country Club. Indeed, early speculation about Egan's arrival to the Medford area included comments as to whether he would even *join* the club.<sup>9</sup>

It seems clear that Egan's successful career as a golf course designer simply evolved as function of his prominence as a player and his relocation to Oregon. Egan had little, if any, formal training in design, although his daughter reports that he drew the plans for the nominated house in 1911 and was frequently seen modeling clay as part of his later golf course design process. Having relocated to Oregon, where one can reasonably assume few other individuals had anywhere near the knowledge of the game that Egan possessed, he was logically sought out for advice on the design and renovation of the growing number of courses throughout the state as the game entered its so-called "golden age." For Egan the potential of joining his love of golf with a paying career was likely a happy circumstance, one that he pursued with great success.

At least one source cites Egan as the designer of the Tualatin Country Club, dated at 1912, although this appears to be an error stemming from his 1923 addition of a second nine to that course.<sup>10</sup> Egan slowly began to develop a career in golf course design to augment the on-going orchard business. His first major project was as the principal designer of one of Portland's first public links, the *Eastmoreland Golf Course*, which opened in 1918.

In 1923, when the Rogue Valley Country Club opened in Medford, Egan was naturally chosen as its designer. "H. Chandler Egan, former national amateur golf champion and recognized all over the coast as the best designer of golf courses in the west, has been the leading spirit in the formation of the new golf club and has generously donated his services to the new organization." (*Medford Mail Tribune*, 22-Jun-1923) "Chan" also served on the new club's Board of Directors and the group promised to build a course that would be

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<sup>9</sup> He did. See various receipts in the Farmers & Fruitgrowers Bank Collection, Southern Oregon Historical Society Collection, MS 645.

<sup>10</sup> See Cornish and Whitten, *The Architects of Golf*. (New York: HarperCollins, 1993) and Meyers, *Golf in Oregon*. (Portland: Ryder Press, 1977) Golf course histories are amazingly contradictory and the specific review of each individual course design is beyond the scope of this document.

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one of the best in the state.<sup>11</sup> Egan's first nine hole design was opened that year and the second nine, also by Egan, was completed in 1927. Together this 18-hole course is still referred to as the "Original Course" within the greatly expanded offerings of the club. (*Mail Tribune*, 1-June-1996, 1D:2-5)

The 1920s, golf's "golden age" represented the most active period in Egan's career as a golf course architect. He was responsible for the majority of courses built in Oregon during the decade. Egan's Oregon designs, along with their construction dates, include;

Bend Golf & CC, 1925  
Coos CC, 1923  
Seaside GC [Astoria], 1920  
Eastmoreland GC [Portland], 1918, with John Junor  
Eugene CC, 1923, major renovation  
Hood River CC, 1922, with Hugh Junor  
Reames CC [Klamath Falls], 1924  
Riverside CC [Portland], 1926, second nine  
Rogue River Valley CC, 1923, 1927  
Oswego Lake CC [Lake Oswego], 1925  
Tualatin CC, 1923, second nine  
Waverly CC, 1920s, renovations, additions  
West Hills Municipal, 1924, with Hugh Junor<sup>12</sup>

As one might expect sixty-odd years after his death, many Egan designed courses have been remodeled, added to, and expanded. Nevertheless, his initial development was considered of merit as late as 1977 when Kent C. Meyers surveyed Oregon courses in *Golf in Oregon* and noted the following in regard to two of Egan's designs.

The course architect, H. Chandler Egan, designed a 9-hole masterpiece when he did this one. The [Coos CC] course, which opened in 1923, is living

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<sup>11</sup> The 23 charter members of the new country club include a veritable who's who of southern Oregon in the early 1920s. In addition to John Tomlin, Col. Gordon Voorheis, Harry Rosenberg, and R. W. Ruhl on the Board, general members included C. E. "Pop" Gates, John Mann, Paul McKee, Reginald Parsons, Dr. L. A. Salade, H. D. McCaskey, Leonard Carpenter, and Jesse Winburn.

<sup>12</sup> It is possible, although not documented, that Egan played a role in the design of the Albany GC (1929), the Alderbrook GC (Bay City), Corvallis CC (1917, first nine), and the LaGrande CC (1926) as well as several other courses built in the 1920s, which have no identified designers according to Meyers. Egan also may have worked with George Junor on the 1922 design of the Roseburg CC.

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evidence that unusual natural terrain can be utilized to bring constant beauty, pleasure, and challenge to the golfer. (Meyers, 1977:26)

Soon after the second nine [at Tualatin CC] was opened [Egan's] work was described; 'His power of vision is enviable for through what was a wilderness of fir and underbrush [he created] opportunities and problems which are the delight of the golfing fan.'...Egan's nine is cut through the largest and most abundant firs in the area [with] strategically placed tree-clumps and traps. (Meyers, 1977:148)

It was perhaps this sensitivity to the natural terrain of a course and his ability to use the site to best advantage that resulted in Egan being brought in to re-work various aspects of the course at Pebble Beach, California in 1928.<sup>13</sup> Pebble Beach, generally regarded as one of the finest courses in the world, was first opened in 1919 from a design by Jack Neville and Douglas Grant, both former California Amateur Champions without any previous design experience.<sup>14</sup> The site is by all accounts spectacular, overlooking the Pacific Ocean and for seven of its eighteen holes using it as a hazard of no mean proportion. In 1927 Egan designed a house on a bluff that overlooked the seventh hole and he and Alice began spending winters there, away from the Medford orchard. (Everett, 1996) They would later sell this house and purchase another in nearby Carmel. (Pitz, OH-186:44)

It is not entirely clear to what extent Egan's renovation deviated from the original Neville and Grant design and some contradiction exists in describing his impact on the Pebble Beach course among students of golf course design. At minimum Egan "punched up" the bunkering as one source put it. (Wind, 1975:569) Most period sources, however, indicate Egan's role at Pebble Beach was somewhat more significant. "Egan's plan included an intricate series of traps through the course and smaller, entirely re-contoured greens as well as longer holes." (*Northwest Golfer*, October 1928:28) Cornish and Whitten, the definitive source on golf course architecture, state that Egan "significantly remodeled" Pebble Beach in preparation for the 1929 U.S. Amateur Open.<sup>15</sup> Bobby Jones, one of the greatest golfers of all time "...felt Egan never received proper credit for the quality of his work [at Pebble Beach]." (MacDonald, 1992:45)<sup>16</sup>

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<sup>13</sup> The Pebble Beach course was also known as "Del Monte" during Egan's lifetime.

<sup>14</sup> One source, written by a former President of the USGA with assistance from the Pebble Beach Company, implies Egan provided advice to both Neville and Grant on the initial design. (Tatum, 1192:13)

<sup>15</sup> See Cornish and Whitten 1981:79 and Cornish and Whitten 1993:250.

<sup>16</sup> Egan's daughter, also recalls Jones, a longtime friend of her father's, as making similar comments.

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More recent commentary on Egan's work at Pebble Beach, particularly its spectacular 18<sup>th</sup> hole, generally acknowledge his role in the modern-day course as significant, perhaps moving toward ameliorating Bobby Jones' concerns.

It was Egan's vision that produced the hole that has legitimate claim to being the stand-alone best finishing hole ever. The original layout of the 18<sup>th</sup> hole along the shore of Carmel Bay was a 379-yard par 4. Egan changed that hole to the 548-yard par 5 that provided the masterpiece that is Pebble Beach with the ultimate finishing flourish. (Tatum, 1992:13-14)

Had the 18<sup>th</sup> remained as it was created...it would not have been so great a hole...the credit for the change belongs to H. Chandler Egan...[the developer] hired Egan to strengthen [the] original design. He did more than that. His changes were monumental and while he followed the routing [original designer] Neville laid down, he altered the character of the Pebble Beach dramatically. [Egan] maintained the 18<sup>th</sup> on the rock promontory where Neville had placed it...but he moved the green back...setting it close to the shoreline and creating one of the finest par 5s in all of golf. (Sommers, 1987:251)

The success of Pebble Beach following the 1929 U.S. Amateur Open, and Egan's own "comeback" play in that competition, brought him new recognition as an architect as well as a player. That year he entered into a partnership with the internationally famous "links designer Dr. Alister Mackenzie, of London, generally regarded as the most influential golf course architect of the time."<sup>17</sup> "Of all the course architects of the late 1920s, Mackenzie probably exerted the greatest influence on contemporary design." (Cornish and Whitten, 1981:197) The firm, Mackenzie and Egan, Golf Course Architects, advertised in the *Northwest Golfer and Country Club* magazine, boasting of its designs from Lake Oswego to Hadley Wood. (*Northwest Golfer*, June 1929:31)

The partnership with Mackenzie led to the construction of several California courses, notably Green Hills CC (1930), Grove Golf Links (1932), and Bayside Municipal (1933) and may also have included a 1931 course in Spokane, Washington (Indian Canyon GC)

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<sup>17</sup> Mackenzie had recently dissolved a partnership with Robert Hunter of Pebble Beach and several sources indicate Hunter played a minor role in the Pebble Beach design. Egan's daughter recalls only the partnership with Mackenzie and the advertisements for the Mackenzie-Egan firm tend to support that recollection.

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that is credited solely to Egan. Mackenzie died in 1934 and the firm dissolved. "There was never any bad blood between them and I think [Egan] was sorry about the end of the partnership." (Everett, 1996)

Again on his own, Egan remained active in golf course design. He served as architect for courses for the North Fulton Municipal Course in Georgia and the West Seattle Golf Course in Washington, both completed in 1935. While on a trip to Everett, Washington to oversee the construction of the American Legion Memorial Park course, Egan fell ill with pneumonia. The *Medford Mail Tribune* carried daily reports of his deteriorating condition for almost a week. H. Chandler Egan died, at age 51, on 5-April-1936. Newspapers in the Pacific Northwest and around the nation mourned his passing. Bobby Jones stated "It's a shock to know that so grand a fellow and so fine a golfer is dead. We will miss him terribly." (*New York Times*, 6-April-1936, 21:3) Other publications were equally laudatory.

In the sudden and shocking death of H. Chandler Egan, Medford loses her most famous citizen, known not only in this country from coast to coast, but throughout the world. (*Medford Mail Tribune*, 6-April-1936, 1:6)

Oregon has been proud that [Egan] was a citizen of this commonwealth and Oregon will mourn him. It is something to have known the sportsman, whose name will be alike history and legend for generations to come. (*Oregonian*, 7-April-1936, 8:3)

Not only was this...internationally famous golfer, golf course architect and builder of golf courses a lovable character, but a true sportsman in every sense of the word and anything this writer might say in behalf of "Chan" would fall far short of the true picture of him. (*Pacific Coast Golfer*, May 1936)

In 1937 the Rogue Valley Country Club erected a drinking fountain as a memorial to its most famous member. Bobby Jones, Egan's longtime friend, and Grantland Rice, the noted sportswriter, each journeyed to Medford to attend the ceremony. H. Chandler Egan was enshrined in the Pacific Northwest Golf Association Hall of Fame in October 1985. In 1990 he was inducted into the Oregon Sports Hall of Fame as well.

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### THE ALICE EGAN PERIOD; 1936-1964

With Chandler Egan's death, his widow Alice returned to the Medford orchard and continued to reside in the house. She devoted herself to gardening, improving the terraced gardens at the rear of the property. Over the years Alice sold small tracts of the original 117 acres, reducing the orchard to slightly less than 50 acres by the early 1960s.

In her own right, Alice Barrett Egan played a significant role in the development of southern Oregon. Born in 1878, as a girl in Chicago Alice had studied dance with Isadora Duncan. After her divorce from her first husband, Alice moved to Medford and lived with her sister Winnifred (later to marry Leonard Carpenter), before marrying Egan in 1913. Alice also developed an interest in painting and it was for that reason the small "studio" at the NE corner of the house was originally built. (Everett, 1996) After Chandler's death, Alice became increasingly active in the local arts community. She was the first lifetime member of the Oregon Shakespearean Festival in Ashland, awarded for her financial contributions by 1940 and was instrumental in the founding of the Medford Civic Theater. In 1958 she provided the "seed" money that was used to fund what has since evolved into the Rogue Valley Arts Association.<sup>18</sup>

Alice eventually sold the Egan House in Carmel and purchased a small unassuming dwelling on Portland Avenue in Medford, probably to be nearer to the hospitals as she became elderly. She retained ownership of the Egan Orchard until her death in 1964.

Mrs. Egan,...was an orchardist and philanthropist, lending her major efforts in the latter area to the promotion of theater and fine arts in Jackson County. (*Medford Mail Tribune*, 22-October-1964, A9:6)

With Alice's death, her children sold the remaining acreage and the buildings of the Egan Orchard to her long-time friends, the Buonocores. (JCD 70-08055) The Egan House was little maintained during this period, being used for rental purposes and much of the original garden area became overgrown. "I saw it three or four years later with the gardens in total ruin, which was very sad." (Preston, OH-126-5) In 1970 the acreage was divided into three parcels, including the nominated 7.95 acre parcel encompassing the house and its associated buildings. The present owners, the third to own the house, purchased the property from the Buonocores in 1985 and embarked on the on-going restoration of both the grounds and the buildings.

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<sup>18</sup> Eugene Bennett, personal communication with the author, 3-July-1996.



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### SUMMARY:

The H. Chandler & Alice B. Egan House was the primary residence of Chandler Egan from 1911 until his death in 1936. A noted amateur golfer who brought a new sense of vitality and youth to the game as a player in the early years of the 20<sup>th</sup> century, Egan was a significant individual in the development of golf throughout southern Oregon and the Pacific Northwest during the 1910-1920 period before his return to the national spotlight with a stunning comeback in the 1929 U. S. Amateur Open. As a golf course designer, Egan was responsible for the design and improvement of most of the courses built in Oregon during golf's "golden age" and later joined in a brief partnership with Dr. Alister Mackenzie, designing courses in California and elsewhere. Egan's work at Pebble Beach, especially its famed 18<sup>th</sup> hole, is considered an integral component of what is widely regarded among the finest golf courses in the world.

The H. Chandler Egan House, an oft-modified and added to structure during Egan's lifetime, continues to retain high integrity in its setting, design, and use of materials. Both the interior and exterior appearance of the structure are substantially as they were at the time of Egan's death in 1936. Later additions, made under the direction of his widow Alice, do not seriously diminish the ability of the property to effectively convey the associations for which it is significant. As the Egan family residence for more than 50 years, and the property most directly linked with Egan during his period of greatest impact on the game of golf in the Pacific Northwest, the H. Chandler and Alice B. Egan House is significant under Criterion "B" for eligibility to the National Register of Historic Places.

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## National Register of Historic Places Continuation Sheet

Bibliography

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### **ORAL HISTORY & PERSONAL COMMUNICATIONS:**

Bennett, Mr. Eugene, Jacksonville, Oregon.  
Carpenter, Mr. Dunbar, Medford, Oregon 1-July-1996.  
Everett, Mrs. Morris, Chagrin Falls, Ohio, 8-July-1996.  
Gleason, Mr. John Jr., Boyton Beach, Florida, 3-July-1996.  
Kyle, Mrs. Irma, Medford, Oregon, 25-June-1996.  
Pitz, Mrs. Myrtle, SOHS Oral History OH-86.  
Preston, Mrs. Ruth, Jacksonville, Oregon 3-July-1996.  
Preston, Mrs. Ruth, SOHS Oral History OH-126.

The author thanks Mr. Michael Riste, volunteer historian at the British Columbia Golf House Society, Vancouver, British Columbia, for his very valuable assistance.

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## National Register of Historic Places Continuation Sheet

Section Number: 10 Page: 1

H. Chandler & Alice B. Egan House, v. Medford, OR

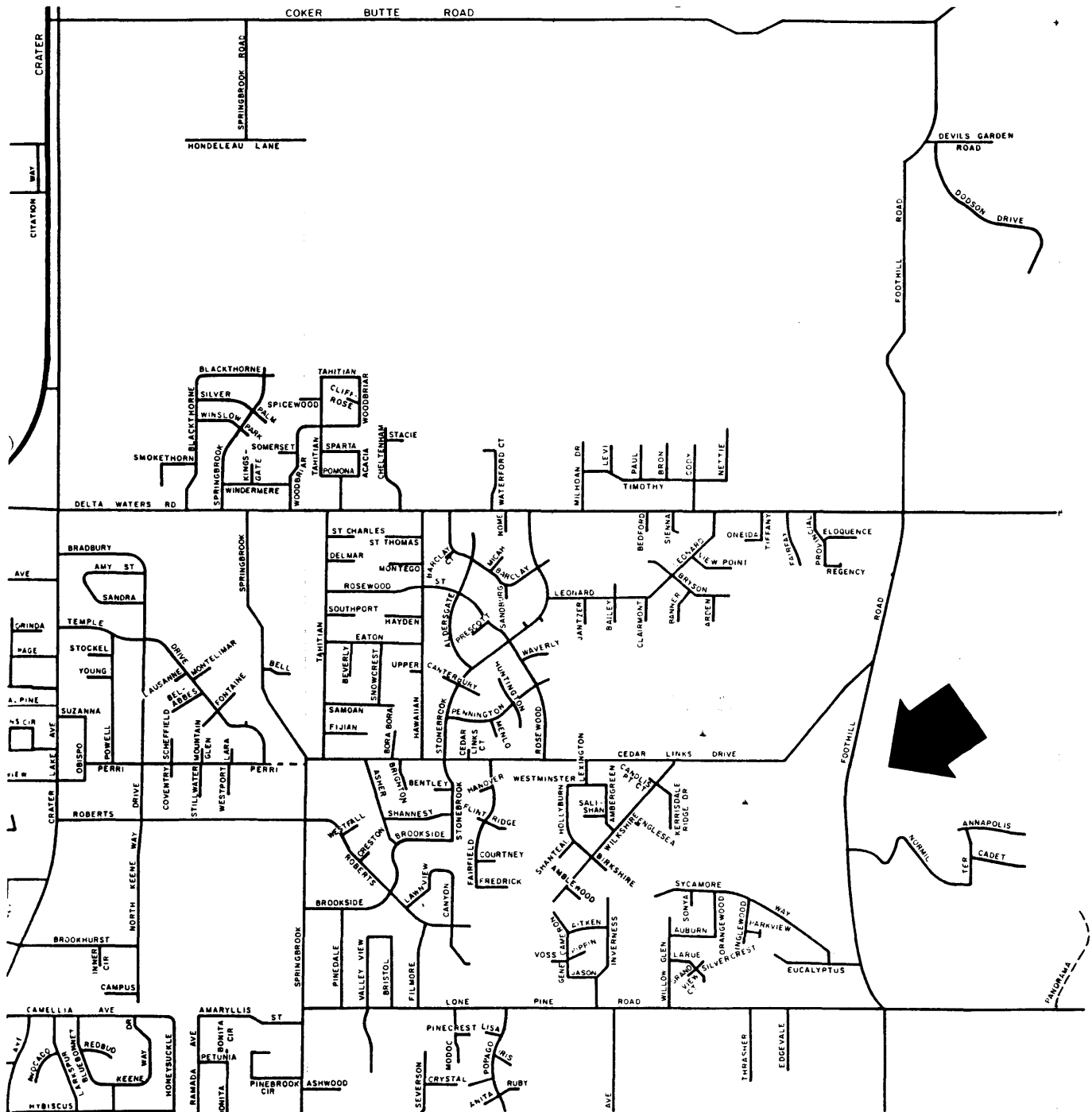
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### VERBAL BOUNDARY DESCRIPTION:

The H. Chandler & Alice B. Egan House nominated encompasses the 7.95 acre tract located in Jackson County Assessors Plat 37-1W-16A that is identified as Tax Lot 2101. The parcel is an irregularly shaped piece of land that is roughly 853.73' long along its southern boundary and 595.58' along its eastern edge, following the Medford Irrigation Canal to the point of beginning. The property address is 2620 Foothill Road, in an unincorporated area of Jackson County, Oregon, just *outside* the City of Medford.

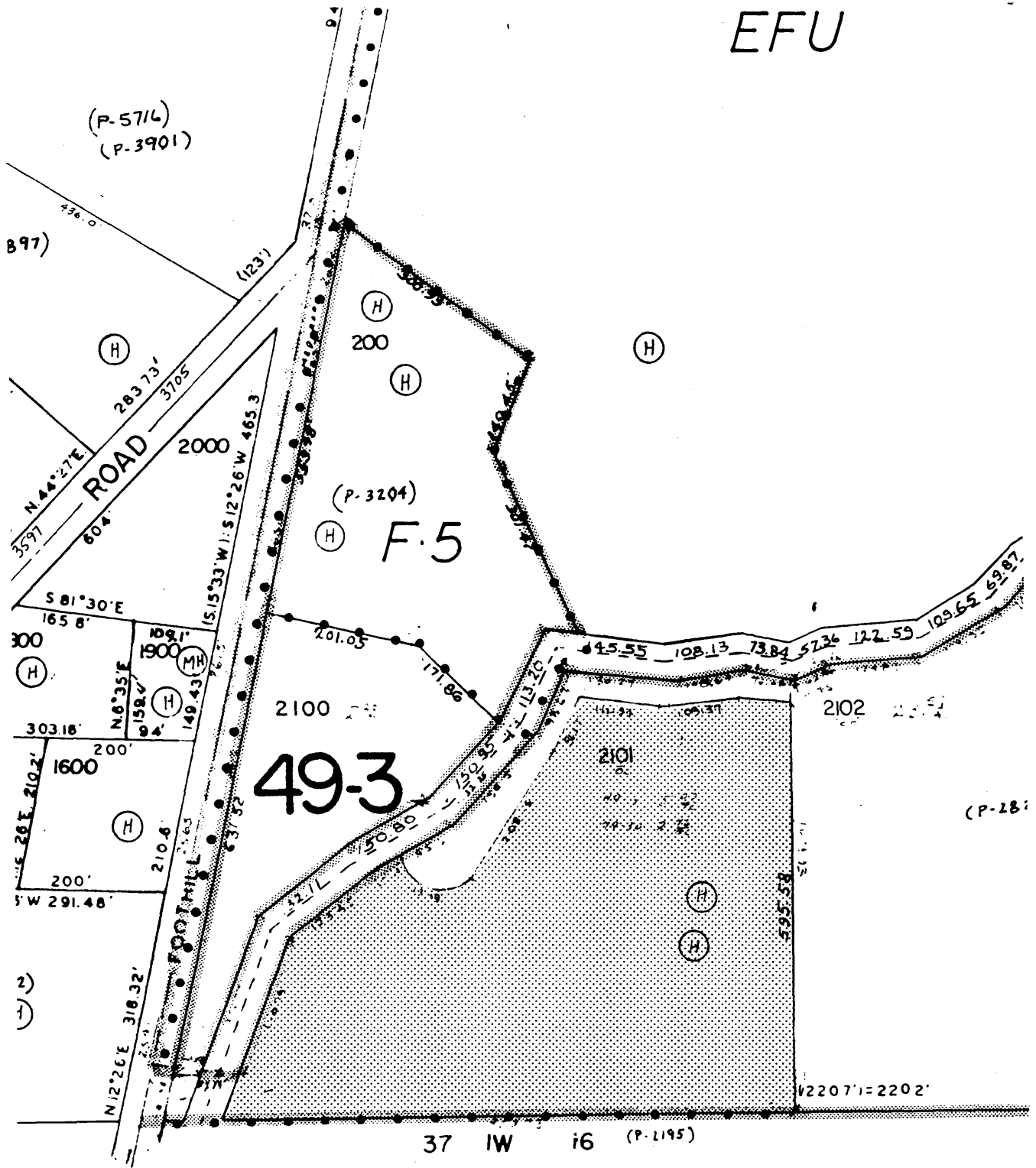
### BOUNDARY JUSTIFICATION:

The 7.95 acre nominated parcel contains the H. Chandler and Alice B. Egan House and all the support buildings and structures that were associated with the house during Egan's residence here from his birth until his death in 1936.



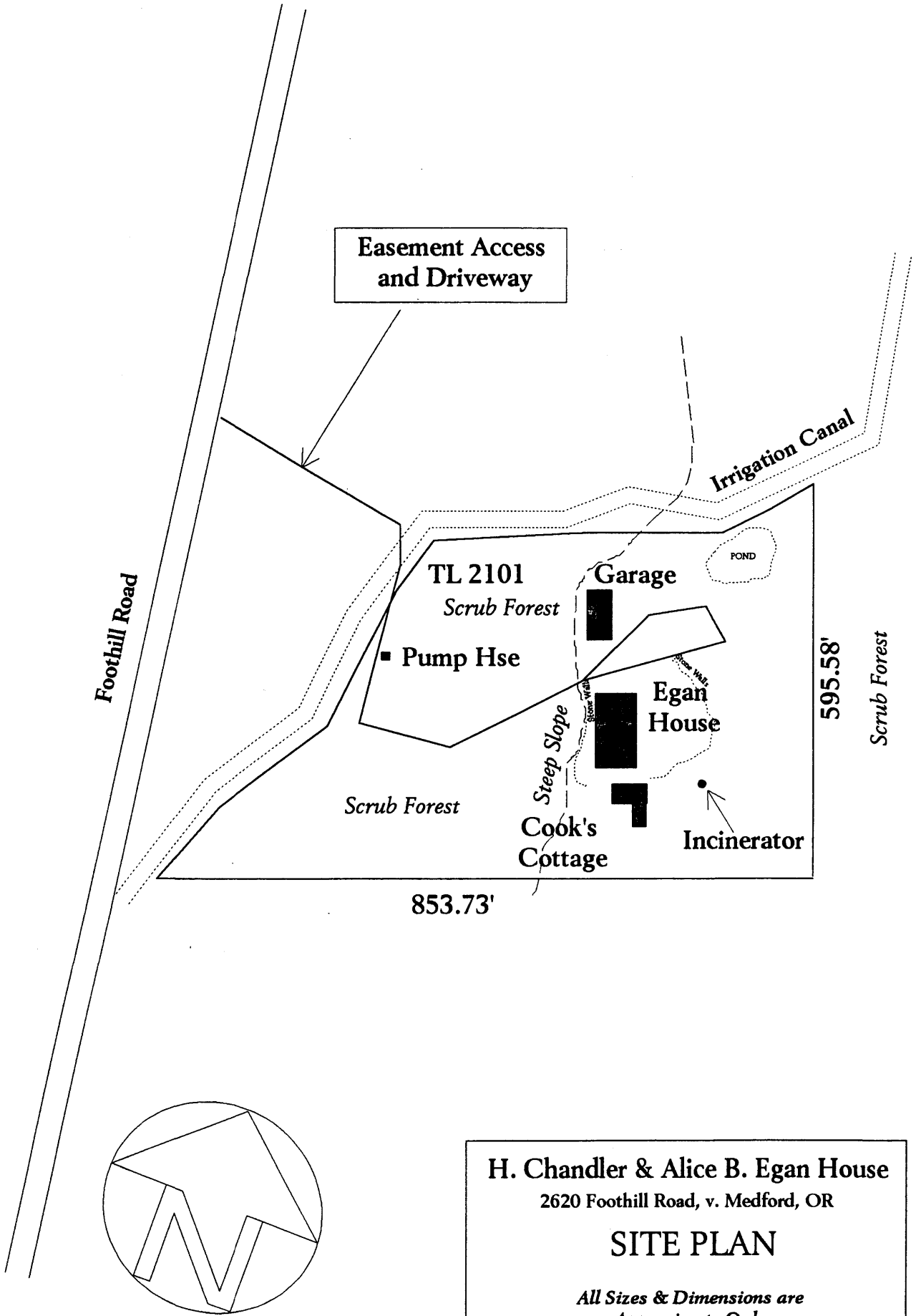
**H. CHANDLER EGAN HOUSE**  
**2620 FOOTHILL ROAD, JACKSON COUNTY, OREGON**  
  
**VICINITY MAP**  
*Highway & Street Guide, Jackson County,*  
*Oregon*

EFU



H. CHANDLER EGAN HOUSE  
2620 FOOTHILL ROAD, JACKSON COUNTY, OREGON

JACKSON COUNTY ASSESSORS PLAT  
37S-1W-16A, Tax Lot 2101



Easement Access  
and Driveway

Irrigation Canal

Foothill Road

TL 2101  
Scrub Forest

Garage

POND

Pump Hse

Egan  
House

595.58'

Scrub Forest

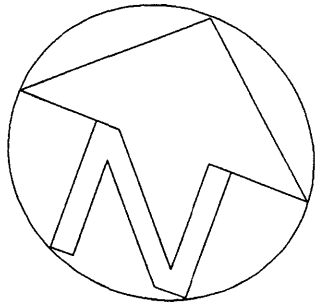
Scrub Forest

Steep Slope

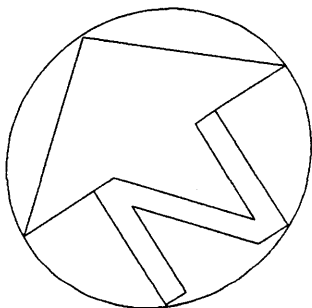
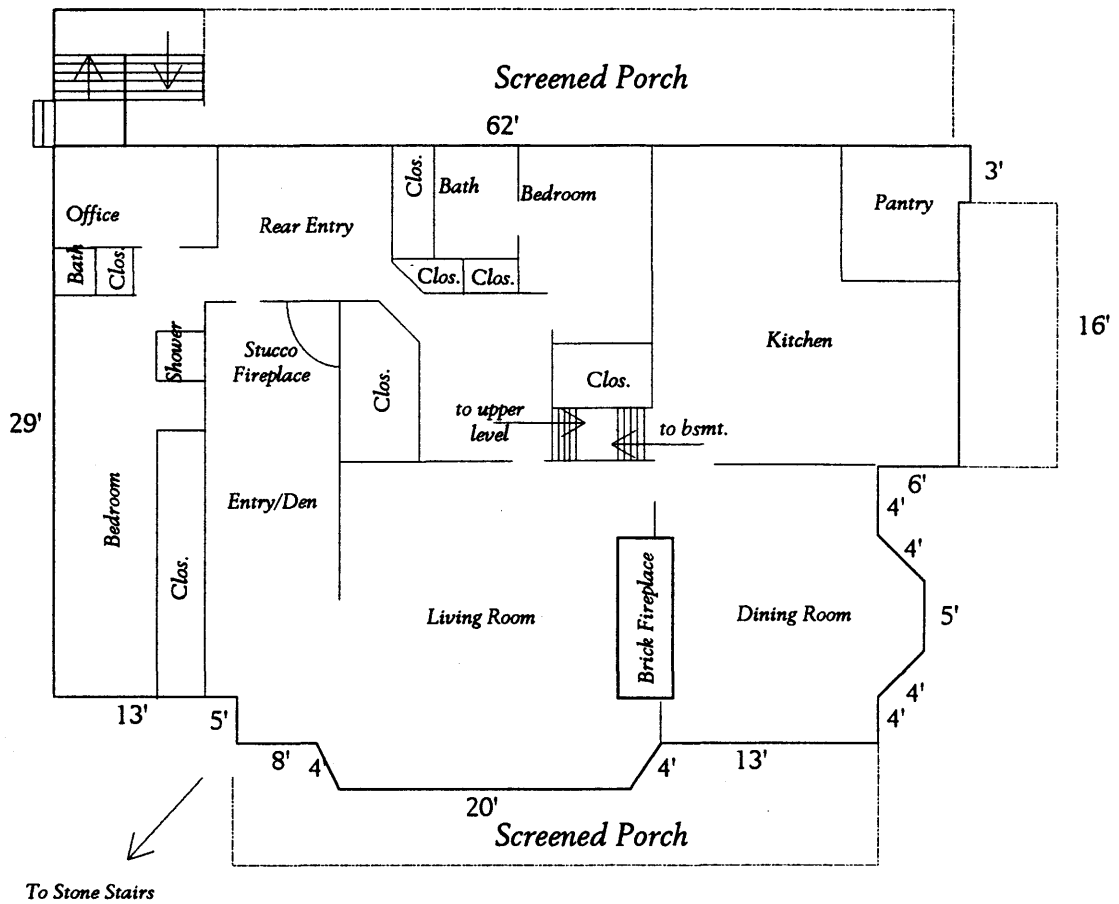
Cook's  
Cottage

Incinerator

853.73'



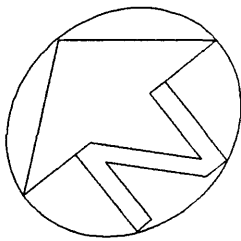
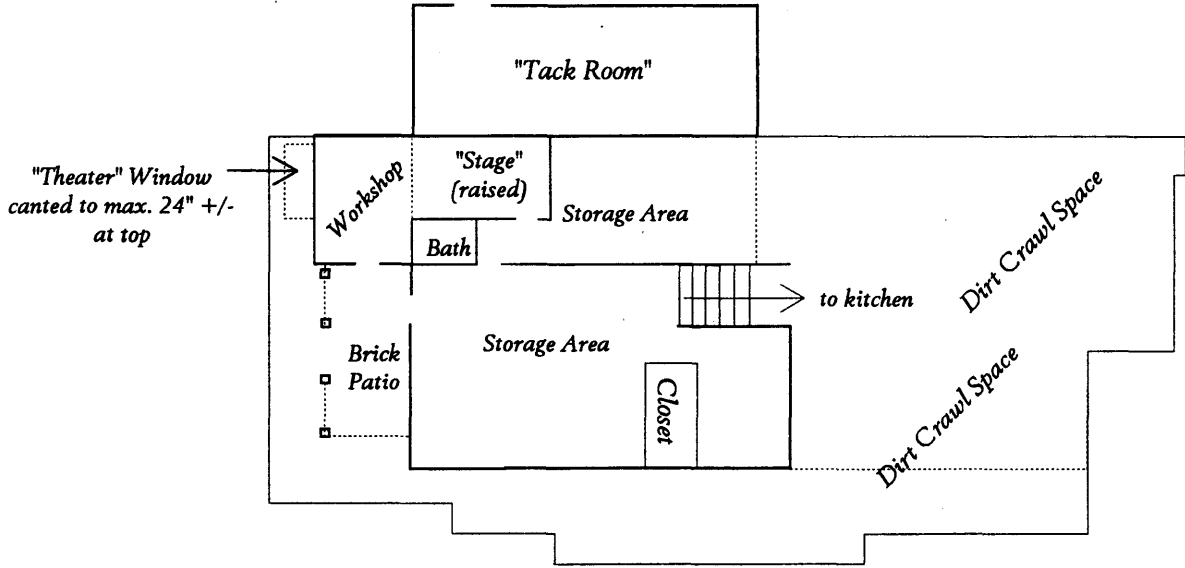
**H. Chandler & Alice B. Egan House**  
2620 Foothill Road, v. Medford, OR  
**SITE PLAN**  
*All Sizes & Dimensions are  
Approximate Only*



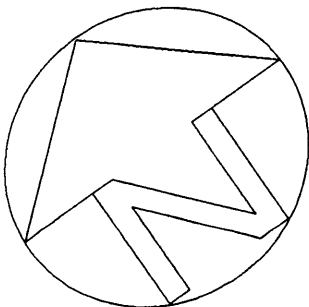
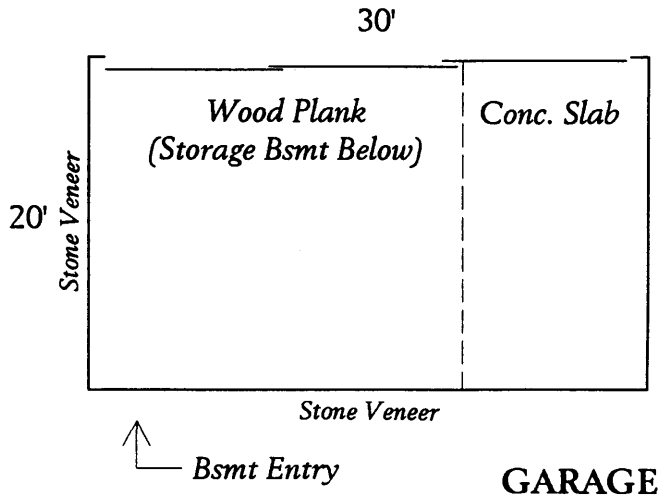
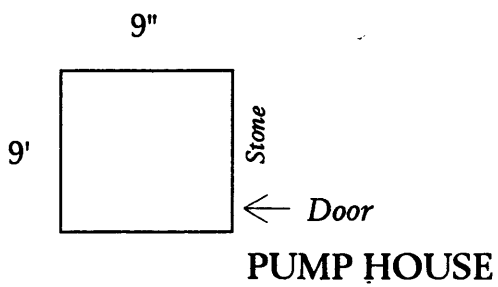
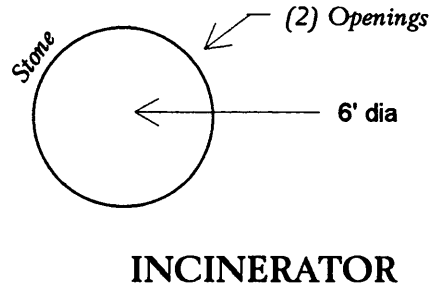
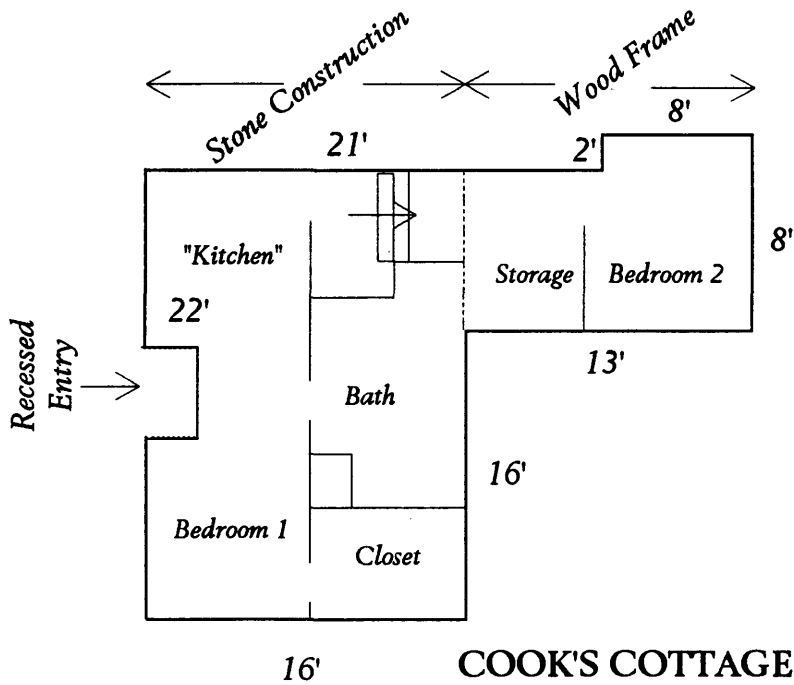
**H. Chandler & Alice B. Egan House**  
 2620 Foothill Road, v. Medford, OR  
**GROUND FLOOR PLAN**  
*All Sizes & Dimensions are  
 Approximate Only*







**H. Chandler & Alice B. Egan House**  
 2620 Foothill Road, v. Medford, OR  
**BASEMENT LEVEL**  
*All Sizes & Dimensions are  
 Approximate Only*



**H. Chandler & Alice B. Egan House**  
 2620 Foothill Road, v. Medford, OR

**Associated Structures**

*All Sizes & Dimensions are  
 Approximate Only*

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Please refer to Section 7 for additional information on the dating of Historic Images Nos. 1-4.

1. Historic View: Egan House [Original Volume]  
Looking: NE, from in front of stone retaining wall  
Photographer: Unknown (attrib to H. Chandler Egan)  
Date of Photograph: c1911  
Copy Negative: Collection of G. Kramer, Image from Thomas & Cynthia Wicklund [2:25]
2. Historic View: Egan House, pre-1924 gable extension & rear porch addition  
Looking: SW, from driveway area  
Photographer: Unknown (attrib to H. Chandler Egan)  
Date of Photograph: c1920s (pre-April 1924)  
Copy Negative: Collection of G. Kramer, Image from Thomas & Cynthia Wicklund [2:14]
3. Historic View: Egan House, post-1924 with upper-story and "classical porch" additions  
Looking: NW, from behind garden area  
Photographer: Unknown (attrib to H. Chandler Egan)  
Date of Photograph: c1924 (post-April 1924)  
Copy Negative: Collection of G. Kramer, Image from Thomas & Cynthia Wicklund [2:1]
4. Historic View: Egan House, post-1924 with upper-story  
Looking: SW, from driveway area  
Photographer: Unknown (attrib to H. Chandler Egan)  
Date of Photograph: c1930s (post-1924)  
Copy Negative: Collection of G. Kramer, Image from Thomas & Cynthia Wicklund [2:11]
5. Current View: East-facing (Rear) Elevation  
Looking: West, from the garden area  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [8a]
6. Current View: West-facing [Front] Elevation  
Looking: NE, from beyond stone retaining wall  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [12a]
7. Current View: East and North elevations  
Looking: SW, from driveway  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [7a]

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Section Number: PHOTOGRAPHS Page: 2

H. Chandler & Alice B. Egan House, v. Medford, OR

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8. Current View: North-facing elevation, showing projecting "porch" and "theater" window  
Looking: SW, from driveway  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [14a]
9. Current View: North-facing elevation and front entry stairs  
Looking: SE, from driveway  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [15a]
10. Current Detail: Arched door to "Tack Room", east-facing elevation  
Looking: West  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [16a]
11. Current Interior: Living Room  
Looking: South, from arched opening to entryway  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [19a]
12. Current View: "Cooks Cottage"  
Looking: South  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [11a]
13. Current View: Garage  
Looking: NW, from driveway area  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [23a]
14. Current View: Garden Area, Fence and Incinerator  
Looking: SE  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [17a]
15. Current View: "Pump House"  
Looking: East, from driveway.  
Photographer: G. Kramer  
Date of Photograph: June 1996  
Negative: Collection of the Photographer [24]



EGAN HOUSE

V. MEDFORD, JACKSON COUNTY, OR

1 OF 15





Egan Hous

v. MBSDFORD, Jackson County, OR

2 OR 15



Egan Houghs

v. Missoula, Jackson County, OR

3 of 15



Egan Houghs

v. Misoporo, Jackson County, OR

4 or 15



Egan Hous

V. MILDFOED, JACKSON County, OR

5 of 15





Egan Hous

v. MISOPRO, JACKSON County, OR

6 of 15



Egan Hous

v. MEDFORD, JACKSON County, OR

7 of 15



Egan Hous

v. WISDROD, JACKSON County, OR

8 of 15



Egan Hoyle

v. MSO, 2020, JACKSON County, OK

9 or 15





Egan Hoyle

v. Masford, Jackson County, OR

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Egan Houghs

v. Mosford, Jackson County, OR

11 of 15



Egan Hough  
v. Masofed, Jackson County, OR

12 or 15



Egan Hous

r. WISOPORO, JACKSON COUNTY, OR

13 or 15





Egan Hoogs

v. Mosford, Jackson County, OR

14 or 15



Egan Houghs

v. McEOPROD, Jackson County, OR

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