



# **CITY OF PHOENIX**

## **Comprehensive Land Use Plan**

### **HISTORIC RESOURCES**

**August 20, 1984**  
**Salem**

**As Amended**

**August 20, 1984 (Ordinance No. 576)**

**Approved by DLCDC August 17, 1984**

SECTION VI.  
HISTORIC RESOURCES  
CONTENTS

CONTENTS

Introduction.....	1
Historic Inventory.....	1
State of Oregon Inventory.....	1
Southern Oregon Historical Society .....	2
Other Significant Sites .....	2
Site Descriptions	
Phoenix City Jail Cell .....	3
Dr. Malmgren House .....	4
Dr. Malmgren Office.....	5
Towne House .....	6
First Presbyterian Church .....	7
Southern Oregon .....	8
Southern Oregon Historical Society Markers .....	8
Historical Impact Assessment .....	9
Historic Preservation Policies .....	10

FIGURES & PHOTOS

Figure 1	Phoenix City Jail Cell (Photo).....	3
Figure 2	Dr. Malmgren House (Photo).....	4
Figure 3	Dr. Malmgren Office (Photo) .....	5
Figure 4	Towne House (Photo) .....	6
Figure 5	First Presbyterian Church (Photo).....	7
Figure 6	S.O.H.S. Markers (3 Photos).....	8
Figure 7	Historic Inventory Map .....	11

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## SECTION VI.

### HISTORIC RESOURCES

#### INTRODUCTION

The protection of historic resources is a requirement of statewide planning goal #5 (Open Spaces, Scenic and Historic Areas, and Natural Resources). The actual goal is “to conserve open space and protect natural and scenic resources.” Historic resources has been broken away from the other components of this goal in order to establish a separate Comprehensive Plan section that can be more easily modified and expanded as additional information is obtained.

The primary intent of this section is to provide an inventory of the historic sites and structures in the vicinity of Phoenix, which includes the City and its Urban Growth Boundary areas. The inventory includes both recognized historical buildings or sites and also sites or buildings that have not been officially recognized but may have historical significance that should be looked into further.

According to the State, “historical areas” are lands with sites, structures and objects that have local, regional, statewide or national historical significance.

#### HISTORIC INVENTORY

The following inventory of historic sites was completed with the assistance of the State of Oregon Historic Preservation Office, the Southern Oregon Historical Society, and long-time residents of Phoenix.

##### STATE OF OREGON INVENTORY

1. PHOENIX CITY JAIL CELL – An iron lattice-work cage that once held prisoners. Date of construction is unknown. The structure is now located in the City Park east of City Hall.
2. DR. MALMGREN HOUSE – Located at 203 W. 2<sup>nd</sup> Street, this is a Colonial Revival Style two story wood frame house, constructed in 1912.
3. MALMGREN OFFICE – Located at the southwest corner of W. 2<sup>nd</sup> and N. Church Streets, this building was constructed about 1915 as the offices of Dr. Malmgren, who lived next door (see above)
4. TOWNE HOUSE – Located at 120 W. 2<sup>nd</sup> Street, this was the home of William Francis Towne. The two-story wood frame hip-roof house was constructed in 1881.

5. FIRST PRESBYTERIAN CHURCH – Located on the southwest corner of W. 2<sup>nd</sup> Street and N. Church, this Colonial Revival Style church was constructed about 1928.

#### SOUTHERN OREGON HISTORICAL SOCIETY (Markers)

1. PATRICK F. MCMANUS HOUSE – 117 W. First Street (1855)
2. SAMUEL COLVER HOUSE – 150 S Main Street (1855)
3. PHOENIX GRANGE HALL (Woodmen of the World Hall) – Main at 2<sup>nd</sup> Street (1901)

#### OTHER SIGNIFICANT SITES

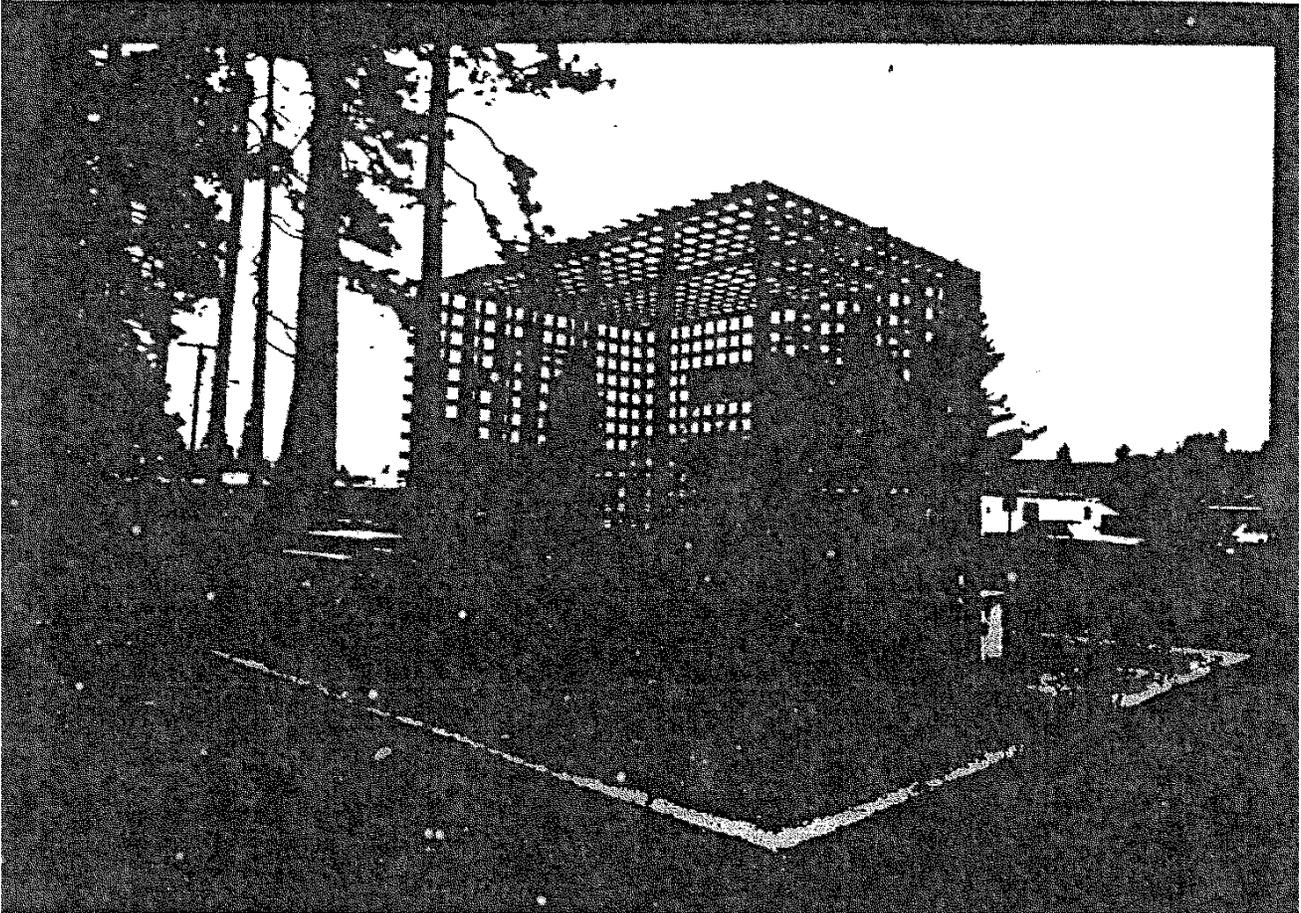
The following sites are based primarily of personal knowledge of the community, obtained from long-time residents and/or persons interested in the history of the community.

1. FURRY HOUSE – 4585 South Pacific Highway
2. COLEMAN (Carver) HOUSE – 138 South Main Street c. 1912
3. MINNIE SIMS HOUSE – 210 W. 2<sup>nd</sup> Street c. 1911
4. GUS NEWBURY (Nellie Rose) HOUSE – Northwest corner of 6<sup>th</sup> & Main Street c. 1893
5. PHOENIX PIONEER CEMETERY – 600 Block, between Church Street & Rose Street
6. BARNUM HOUSE – 943 N. Rose Street
7. STEDMAN HOUSE – 301 W. 2<sup>nd</sup> Street
8. CHARLES HOUSE – 3003 S. “C” Street c. 1911
9. PHOENIX MUSEUM – 110 W. 2<sup>nd</sup> Street – Former City Hall & Library

All of the sites and structures listed above are shown on the Historic Inventory Map in this section of the Plan.

The following pages provide additional information of the five sites that are included in the State Inventory of Historic Sites and Buildings, by the State Historic Preservation Office. According to a September 20, 1983 letter from Richard Engeman, Librarian and Archivist of the Southern Oregon Historical Society, the buildings and sites that appear on the State Historic Inventory are potentially eligible for the National Register of Historic Places. However, to achieve National Register status, formal applications must be prepared and submitted to the SHPO office in Salem. The three sites having Southern Oregon Historical Society markers are also listed in the State Inventory, making them eligible for National Register recognition. These sites are shown in the photos on Page 8.

Figure 1



PHOENIX CITY JAIL CELL

Location: Phoenix City Park, northwest corner of W. 1<sup>st</sup> & N. "F" Street  
Constructed: 1940s (exact year not known)  
Owner: City of Phoenix

The Phoenix Jail Cell is an iron cage which once held prisoners incarcerated in this community. The cage consists of a lattice-work on all sides, except the floor and now occupies a permanent location in the City Park immediately east of the City Hall facility.

**Figure 2**



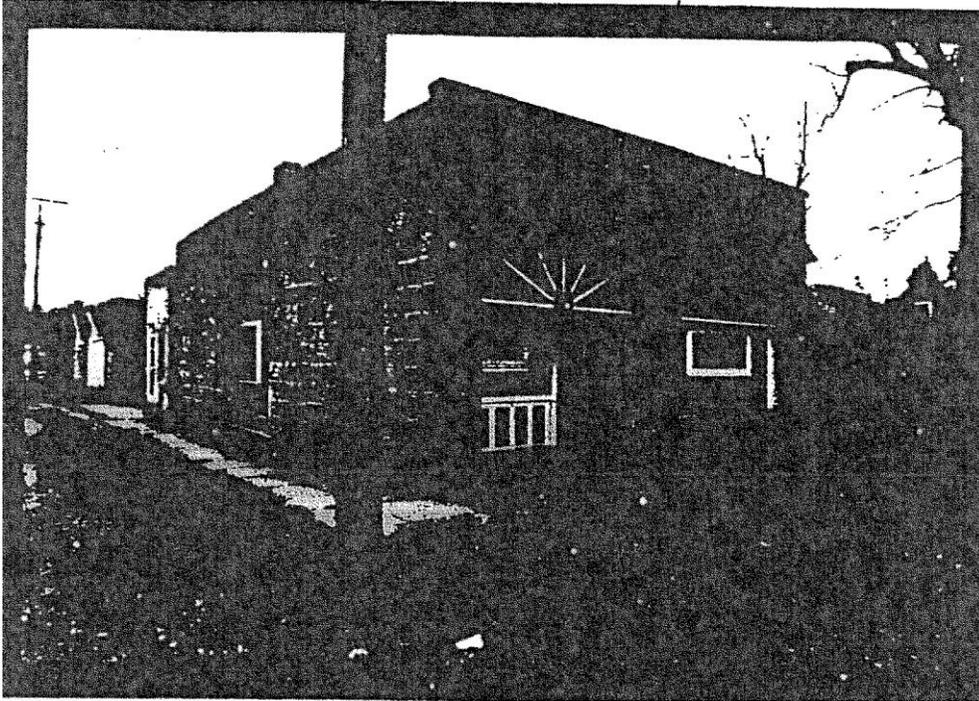
DR. MALMGREN HOUSE

Location: 203 W. 2<sup>nd</sup> Street  
Constructed: about 1912  
Owner: William O. Gibbs

The Malmgren House is a two-story, wood frame home in the Colonial Revival style. The building has a gable roof with boxed eaves and wide frieze boards. It has a full eave return on the gable ends and has a two-story portico on its north (front) elevation. The portico has a balcony which projects from a door in the center of the second story. The area below the balcony has been enclosed. The portico is supported by four posts and by pilasters. The windows are mostly one-over-one with the upper sections containing leaded glass. The exterior of the structure is narrow clapboards which may, indeed, be shiplap.

This house was erected by Dr. Malmgren, who was its occupant and who also built and operated the nearby medical office and drug store.

**Figure 3**



DR. MALMGREN OFFICE

Location: SW corner of W. 2<sup>nd</sup> & N. Church Streets  
Constructed: 1915  
Owner: William O. Gibbs

The Malmgren Building is a one-story, rectangular stone building, constructed of rough, dressed stone and is one of very few of this type in western Oregon. The building has two bays on its north (front) elevation and has a similar bay near the center of its east elevation. The bays on the front have both been altered in their window and entry treatments. The building has a flat roof.

Dr. Malmgren, originally from New York, build this building about 1915. According to a Medford Mail-Tribune article on Oct. 8, 1914, the building was built of stone quarried from Colver hill which, at the time, was being prepared for construction.

Dr. Malmgren first used the building as a drug store, with his medical offices in the rear. It was later used for other commercial businesses, including a butcher shop, and is presently a residence.

**Figure 4**



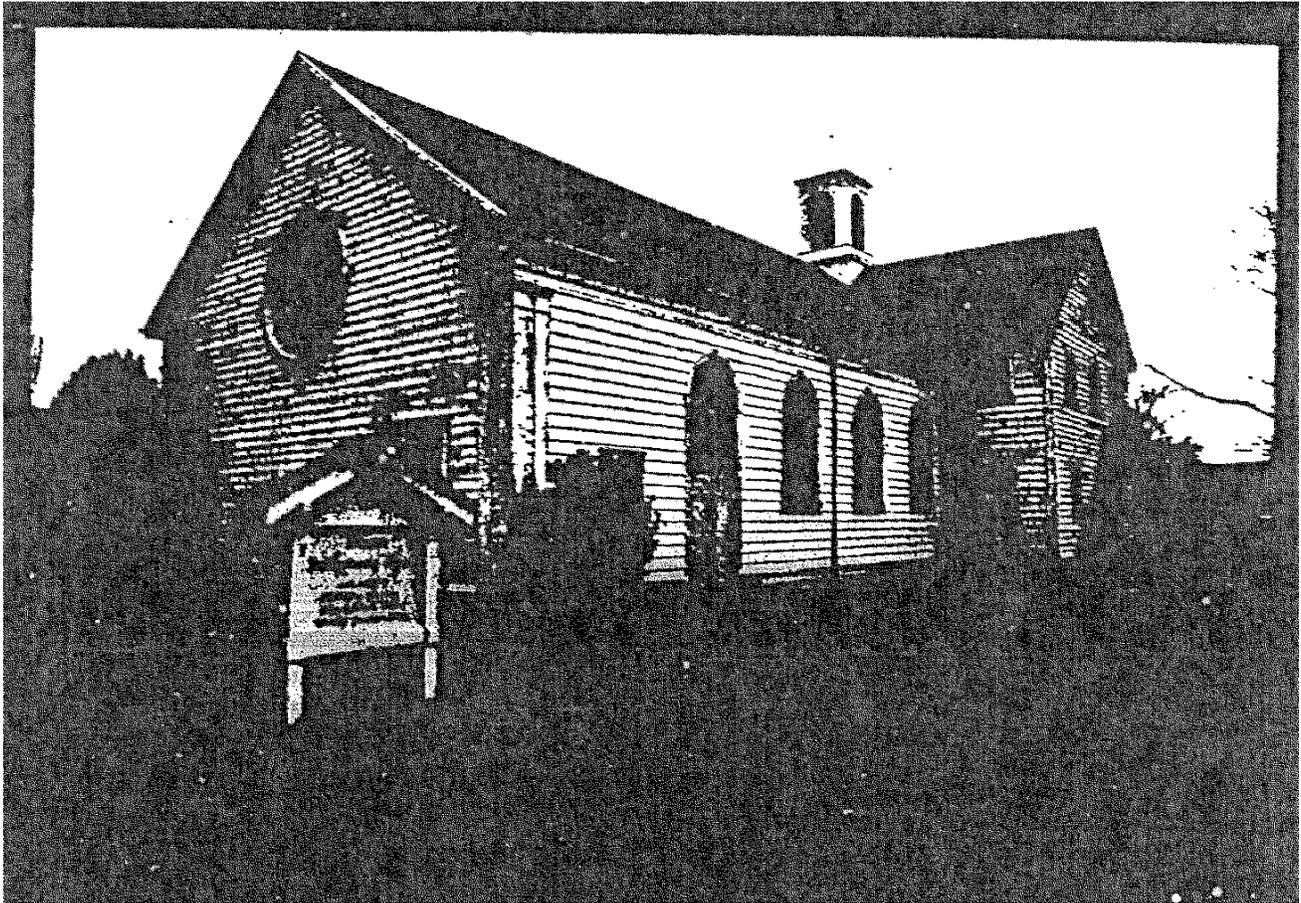
TOWNE HOUSE

Location: 120 W. 2<sup>nd</sup> Street  
Constructed: 1881  
Owner: George Dunford

The Towne House is a two-story, wood frame building with a rectangular shape that stands at the northeast corner of 2<sup>nd</sup> and Church Streets. The building has a hip roof and six-over-six, double hung sash windows. The exterior is clapboard siding. A verandah with lattice-like posts extends across the south (front) elevation and also along parts of the east and west elevations. The house has two brick chimneys. The windows on the first floor are French doors. A wing has been attached to the north (rear) elevation.

William Francis Towne was born in Kennebec Landing, Maine, on March 14, 1831, and died in Phoenix on August 25, 1909. He was a son of Jedediah and Sarah E. (Mitchell) Towne. At age 14, Towne went to sea, eventually arriving in California. He settled in Jackson County in the 1850s where he worked as a miner and carpenter. He moved to Phoenix and established the Phoenix Mercantile Company in 1879. He owned and operated this company until 1901. Towne was married in 1874 to Mary E. Stockberger. They had four children.

Figure 5

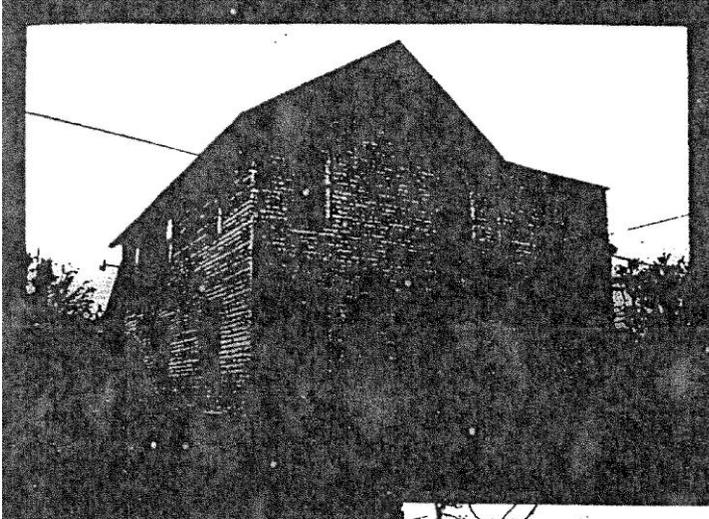


FIRST PRESBYTERIAN CHURCH

Location: SW corner of W. 2<sup>nd</sup> and N. Church Streets  
Constructed: April, 1928 (dedicated)  
Owner: First Presbyterian Church

The First Presbyterian Church of Phoenix is an “L”-shaped wood frame building in the Colonial Revival style. It has a gable roof, clapboard siding, boxed eaves, and wide frieze boards. The windows are six-over-six, double-hung sash windows, set in oval or Romanesque bays in the sanctuary. The building has a concrete foundation. A square belfry is mounted on the roof and has louvered covers. According to the State Historic Preservation Office inventory, the building is in excellent condition.

**Figure 6**  
**SOUTHERN OREGON**  
**HISTORICAL SOCIETY MARKERS**



Left: Phoenix Grange Hall  
(Cor. Main & 2<sup>nd</sup>) 1901



Center: Patrick F. McManus House  
(117 W. 1<sup>st</sup> St.) 1855



Bottom: Samuel Colver House  
(150 S. Main St.) 1855

## HISTORICAL IMPACT ASSESSMENT

Planning goal #5 requires that each historical site or building be reviewed of possible conflicts that may threaten the historical quality or preservation potential. If any conflicting uses are identified, the economic, social, environmental and energy consequences of the conflict must be determined and programs developed to achieve the preservation goal.

Most of the historical sites in the Phoenix area are residential structures that are presently used as residences. Those that are located in low-density residential zoning districts (R-1) are reasonably free from development pressures that might otherwise cause their replacement by newer homes. The older neighborhoods of Phoenix have not been particularly attractive to developers, other than those building individual homes on vacant lots. The economics of removing an existing structure, building a new house, and selling that house at a profit does not work well in existing Phoenix neighborhoods. It is more cost-effective to build on vacant land and in newer subdivision where the house will blend in with the newer architecture. For these reasons, those historic houses in the R-1 zones of Phoenix are well protected by today's economics, as well as their own historic value and basic quality and uniqueness. In 1983, the Phoenix City Council changed the zoning of a major portion of the older neighborhoods to R-1 in order to retain the present density and neighborhood character. This action has also helped to ensure the preservation of these buildings.

The jail cell has been moved to the City Park, just east of the present City Hall/Community Center facility. It now has a permanent location and marker and is well protected from any possible conflict.

The Phoenix Pioneer Cemetery is located near the center of the community between Church and Rose Streets. The cemetery itself is well-defined, is privately owned by the Phoenix Cemetery Board, and the Lions Club assists in maintenance.

The First Presbyterian Church is still used for that purpose and, according to the State Historic Preservation Office, is in excellent condition. There are no conflicts affecting its preservation.

The Phoenix Grange Hall on Main Street is owned and operated by the Phoenix Grange and is still used for community functions. Although it is located in a general commercial district of the City, it has not been affected by development pressures that might change its use or cause its demolition. However, as vacant commercial property on Main Street is gradually developed over future years, it is possible that this property may be considered for other "commercial" uses. This, however, is not an immediate concern.

Other houses located in commercial districts along Main Street (So. Pacific Highway) include the Samuel Colver House, the Fury House, the Coleman House, and the Newbury House. The Fury House is outside the City limits, but is within the UGB and will be zoned commercial when annexed, according to the City's Land Use Plan. The other three houses are within or close to already developed commercial areas and probably have the greatest concern for commercial conflicts. These houses should probably have the greatest potential for commercial conflicts. These houses should probably be of greatest concern to the City at this time. It is possible that they could be converted to commercial uses with adverse effects on their architectural integrity, or possibly by new commercial buildings.

Unlike some other natural resources, land use impacts on historical buildings, or any other conflicts, may not have a significant economic, social, environmental or energy consequence. It is doubtful that any economic impact would be felt on the community or state as a result of the removal of an historic building. Since the historical residential buildings were built 60 or more years ago, many of them are still poorly insulated, may be built to standards that would not meet present codes, and some are probably deteriorating structurally and cosmetically. Some would argue that replacement of these old houses by newer energy-efficient homes would be a good idea and would promote energy conservation. As an alternative, the City might consider targeting these historical homes for priority weatherization through energy company programs or other sources of weatherization funds.

Probably the greatest impact of losing a historical building would be the social effect on the community. These buildings are living pieces of the past and should be considered as much a part of the community as new modern buildings. With proper care, protection, and maintenance, these buildings can continue to serve their functions and be important elements of Phoenix' historic past.

### HISTORIC PRESERVATION POLICIES

The City of Phoenix does not currently have an historic preservation ordinance or other means of ensuring that historic sites or structures will be considered for preservation. However, the City does recognize those sites and structures of significance that do exist and will remain aware of others to add to the list. Amendments are currently being prepared for the City's Zoning Ordinance that will address the issue of historical significance, and these should be in place in the near future. Meanwhile the following policies will assist the City in achieving its historical preservation objectives:

1. The City will continue to expand and update its list of historically significant sites and structures and will consider the preparation of a historical brochure that can be used for educational or informational purposes, possibly in cooperation with the museum.
2. The City will include specific procedures and guidelines for historical assessment and preservation in future amendments to its Zoning Ordinance or other appropriate land development ordinances to ensure that sites and structures will be adequately addressed in terms of their historic value to the community and state.
3. The City will encourage the library and local museum to include documents, photographs, and other information pertaining to the history of Phoenix, as available, or references to other material available from other sources, such as the Jacksonville Museum.
4. The City will encourage the formation of a local historical society, or similar organization, and assist in providing basic information, a place to meet, or other assistance, as appropriate.

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**Figure 7**

**HISTORIC INVENTORY MAP**

**▲ STATE OF OREGON INVENTORY**

1. Phoenix City Jail Cell
2. Dr. Malmgren House
3. Dr. Malmgren Office
4. Town House
5. First Presbyterian Church

**■ SO. OREGON HIST. SOCIETY MARKERS**

1. Patrick F. McManus House
2. Samuel Colver House
3. Phoenix Grange Church

**● OTHER SIGNIFICANT SITES**

1. Furry House
2. Coleman (Carver) House
3. Minnie Sims House
4. Gus Newbury (Rose) House
5. Phoenix Pioneer Cemetery
6. Barnum House
7. Stedman House
8. Carless House
9. Phoenix Museum

