

Name of Property: Union Block

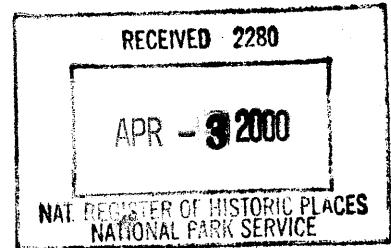
County and State: Yamhill County, Oregon

NPS Form 10-900
(Oct. 1990)

450

OMB No. 1024-0018

**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

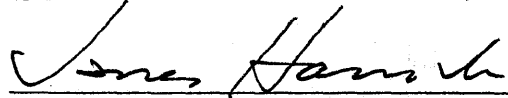
historic name: Union Block
other names/site number: Imperial Hotel

2. Location

street & number: 610-620 East First Street not for publication: n/a
city or town: Newberg vicinity: n/a
state: Oregon code: OR county: Yamhill code: 071 zip code: 97132

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.)


Signature of certifying official / Deputy SHPO

March 20, 2000
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: *Edson A. Beall* Date of Action: *5/5/08*

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)

Table with columns: Contributing, Noncontributing, buildings, sites, structures, objects, Total. Values: 1, 0, 1, 0, 1, 0, 1.

Name of related multiple property listing

(enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- COMMERCE / business
COMMERCE / department store
COMMERCE / financial institution
COMMERCE / professional
DOMESTIC / hotel

Current Functions

(Enter categories from instructions)

- COMMERCE / business
COMMERCE / speciality store

7. Description

Architectural Classification

(Enter categories from instructions)

- Late 19th & 20th Century Revivals
Classical Revival

Materials

(Enter categories from instructions)

- foundation: concrete
walls: masonry
roof: asphalt
other: brick

Narrative Description

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

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Union Block, Yamhill County, Oregon

SETTING & GENERAL CHARACTERISTICS

The rural community of Newberg, Oregon is located on the Yamhill County line, just north of the Willamette River. It sits the rolling foothills of the Chehalem Mountains, approximately 20 miles southwest of Portland. The Union Block sits prominently on the southwest corner of East First and College Streets, just north of an alley, in the historic commercial section. It is surrounded by other turn-of-the-century buildings, many of which have undergone unsympathetic modernization. The Union Block fronts busy First Street, originally a wagon road connecting the town's two centers of development. It is now a four-lane thoroughfare that serves as Highway 99W, and which has detrimental effects on ambiance of the historic area.

This American Renaissance commercial building was constructed in 1907 in the eastern section, or "good end" of town. The Union Block is a rectangular, 115' x 85', two-story masonry structure that runs longitudinal to First Street. A warehouse measuring approximately 20' x 70' is connected to the rear, or south facade, and runs parallel along the alley. The open space remaining behind the building, from its 104' deep lot, is currently used for retail tenant parking. The Union Block sits on its original concrete foundation, and is supported by a series of posts, some of which are visible in the central retail bay. As the western edge of the building abuts another structure, no description of this façade is included.

The Union Block is clad and decorated with bricks manufactured locally by the Pacific Face Brick Company, established in 1892 by Jesse Edwards, Newberg's founding father. On the north and east, or primary facades, the brick veneer is light-buff colored in a stretcher bond pattern, with flush joints and tinted mortar. The building's decorative elements are in a darker, contrasting tone. This includes the quoins on the upper level and the single belt course, which runs along the upper edge of the glass plate window transoms. The windows on the second floor, which are slightly-recessed, rest on a multiple banded course and are topped with keystone lintels, both in the contrasting tone. The Union Block is covered with a flat asphalt roof, which features a low parapet on the two primary facades. The structure is topped with a wide cornice with block modillions and dentil course, and is currently painted sea-foam green.

The front of the Union Block is not symmetrical, as the fenestrations vary slightly among bays. Yet, as the majority of the windows on the second floor are the same size, its design provides a sense of calm and feeling of balance. The building is in good condition and retains most of its original integrity. Both the exterior and interior are nearly intact, and as such, reflect the structures original design, materials and workmanship. In addition, the building has continued to serve the same uses and functions as when constructed for in 1907.

BUILDING EXTERIOR

North or Main Façade

The front of the Union Block is divided visually into three commercial bays, accentuated by the decorative quoins on the upper level. The bays correspond to the first floor plan of the building, but not directly to the second floor layout. The western bay is approximately 35 feet wide, and is comprised of two identical storefronts. Originally one large space, this bay was divided to create two retail units, after it was no longer used for hotel-related functions, sometime in the late 1940's. Signs of a portico over the entrance of the Imperial Hotel are evident. Its original location is marked by both discoloration of the masonry and its related narrow, french doors on the second floor, which led to a small balcony. The two storefronts feature

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identical plate glass windows, which are flanked by glazed doors and topped by a band of panes and a fixed four-pane transom. A paneled pilaster provides a visual break between the two transoms. The eastern storefront and westernmost entry are boarded, having obviously become victim to a fire and related damage in October 1998. The upper floor of this bay is punctuated by three one-over-one double hung windows and the french doors, which currently lead to a decorative wrought iron balcony, all with keystone lintels. The four openings are evenly spaced across the bay, and while not identical in size, create a sense of rhythm and balance. Two non-historic signs project from the building, identifying its tenants.

The central bay of the Union Block has 50 feet of storefront along First Street, and is slightly recessed from the outer bays. Due to its L-shaped floor plan, which wraps around the eastern bay, this space also has a storefront on College Street. The storefront on First Street, designed in the recessed square fashion, has been modified over the years to reduce the size of the display bays. The original windows extended to the exposed support columns and were in line with the transom bands. The glassed storefront has a full transom, divided into three bands by paneled pilasters, which clad the upper portion of the structural posts. The central four-pane transom has slightly smaller lights than the three-paned bands on its sides. The upper level of the central bay is punctuated by four double hung windows. The outer windows appear to be spaced equal distance from the edge of the bay as those in the western section, while remaining two windows are paired the center.

The 30 foot wide eastern bay sits at the corner of the building, with frontage on two streets. Looking from First Street, the entryway to the second floor professional offices is on the bays western edge. These doubled glazed doors and its single-pane transom are topped by a keystone lintel that reaches the lower belt course. The style and color of the keystone matches the second floor windows, but with a slightly projected center segment. The doorway is currently boarded off to prevent access to the stairway and vacant second floor. A slightly projected footing, stucco with brown paint, rises half-way along the door. The remainder of the bay is comprised of a glass door entry, with transom and sidelight, and a double-pane plate window with transom. These fenestrations boast the same footings and keystone lintels seen on the doorway. The transoms in this bay, although different in style and size from the others, are set at the same height. This creates the appearance of a near continuous band of windows across the building, reinforcing a feeling of balance and continuity.

All of the glass in the eastern bay, with the exception of the door transom, is replacement. The footing flanking the door entrance originally extended across the bay to the entry, with a single pane and transom above. These alterations most likely occurred when the space changed from banking to retail functions and required additional display space. A curved green awning currently projects from below the lintels, blocking the transoms below. Although the design and materials are not period correct, neither are they permanent. The upper floor of eastern bay is pierced with four double hung windows. The outer windows are the same distance from the corner quoins as in the western bay, while the remaining two are paired in the center, as was done in the central bay. Interestingly, the westernmost window in this bay is slightly larger than standard, although the width of the keystone lintel remained constant.

East Facade

This bay extends nearly 55 feet down College Street and contains five windows. The remaining façade is composed of the entry to the second floor residential spaces and the approximately 30-foot wide storefront attached to the central bay's L-shaped projection. The footing seen on the main façade wraps around the eastern side of the building, extending its entire length. As on the second floor, the lower level windows are slightly recessed with keystone lintels, which reach to the lower belt course, as seen on the bays front

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side. The windows are composed of single, fixed panes with double pane transoms. The three to the north were originally the same size, but the light on the corner has been altered and its transom covered. It was enlarged by cutting into the footing, as done on the front side. The next window to the south, narrower than the first three, is the same width as the side entrance. These flank a light twice in width, capped with two double-pane transoms.

The storefront consists of a modern glass and aluminum door centered between two large fixed panes, all capped by a six-pane transom, and set in a tiled entry. The outer two lights are awning styled, while the rest remain fixed. The facades second floor contains an equally interesting placement of its eight windows. The lights at either end of the building are the same distance from the quoins as on the main façade. The first five windows from the north corner are equally spaced apart. Although the fourth pane is smaller, its keystone is the same height as the others. The fifth and sixth windows are paired, as seen in two of the front bays. The last two lights are equally spaced from the sixth, though at wider intervals than the first five windows.

South or Rear Façade and Warehouse

A warehouse, approximately 20 feet x 70 feet, sits at the southeast corner of the building. According to newspaper accounts of the buildings opening, the warehouse was constructed simultaneously with Union Block. Constructed in a darker, less quality brick, the stepped parapet roofed building has since been stuccoed and painted on its east and south sides. The wall on College Street contains a pair of windows, identical in style but not size. The rectangular double-hung windows are set in a segment shaped opening with small projecting stools. The southern façade includes an arched, raised doorway, accessed by an affixed step and currently boarded over, and three arched window openings, which have been stuccoed over. Most of the stucco has worn from the western side of the warehouse, exposing its brick construction. A door near the alley has been boarded, as have three small arched window openings. They are of the same design as those on College Street, although the lack of stucco reveals a curved brick header, which also appears to be over the doorway.

The windows and doors on the rear of the Union Block are of the same style and design, and mimic those on the warehouse. Segmented openings are capped with brick headers, and windows sit on projecting stools. Windows on the rear façade are slightly recessed, four-over-four double hung. In place of transoms, doors are topped with fixed four-light windows, which are identical to the top half of its double hung counterparts. Immediately west of where the warehouse meets the main building, is the rear door to the central retail bay. Its transom was likely blocked at the time this door was replaced, which is also when the short ramp over the stairs was installed. A few feet away is the entry and a four-pane window for the rear access to the second floor. These have boarded up, to prevent access to the currently vacant space. The remaining openings are accessed from a recently replaced, small wooden porch, which is raised about two feet off the ground. A large window sits to the west of and reaches the same height of the boarded door, give the appearance of a paired opening. Adjacent is another rear entrance, with a replacement door, that leads to the western bay. At the end of the façade is pair of the double hung windows, which appear to flank the rear entrance with the other two openings. The second level has been painted the same color as the warehouse, lending to a sense of continuity when viewed from College Street. Ten arched windows openings are evenly spaced across its width, although a number have been covered with vertical board to hide broken or lost glass. The seventh light from College Street is dropped to a mid-floor level, to provide light to the staircase behind it.

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Airwells & Skylights

The Union Block includes three interior window wells or air wells, with shiplap siding, which contain skylights for the first floor. The largest window well is nearly centered over the middle bay, running east to west. Approximately 43-1/2 by 6-1/2 feet in size, it includes nine windows which light an equal number of interior rooms on the second floor. The floor of this well contains three skylights with hipped caps. The remaining window wells, located over the western bay, are nearly parallel. Running from north to south, the western well measures approximately 20-1/4 x 6 feet, while the eastern well is almost 18 x 7 feet in size. Each provides light for two-to-four interior rooms and contains two hipped skylights. (Fire damage limited access to this area.) In addition, three windows in the eastern well open to a common hallway. All windows are double hung, with head casings to match the plain cap trim as seen on their interior. Due to drainage problems, the window wells were covered with an opaque plastic sheeting in the mid-1970s.

BUILDING INTERIOR

First Floor

The interior of the Union Block originally contained three spaces, with the western bay measuring approximately 35 feet wide across First Street and 85 feet deep. According to the 1912 Sanborn Fire Insurance Map, this section was designated for the Imperial Hotel. The hotel office occupied the space closest to First Street, followed by the dining room, while the kitchen sat to the rear of the building. A staircase along the western wall led to the sleeping quarters on the second floor. This bay was partitioned into two office/retails spaces sometime in the 1940s. Sheet rock has been applied over the original walls, in part to cover electrical systems, drop ceilings with panel lights were installed, and wood floors were covered with carpets. The eastern half of this bay suffered extensive fire damage in October 1998. When wall coverings were removed, tapered full-length columns were discovered underneath, which originally ran down the center of the hotel lobby. Due to the fire, this space is currently boarded up, while the other half of the bay is vacant. It had been occupied by Buckley Insurance, or its predecessors, since the 1940s.

The central bay is L-shaped and was originally occupied by Parker Mercantile. According to the newspaper article announcing the opening of the building, it has "a frontage of fifty feet on First Street and a depth of eighty-five feet, and also has a thirty foot frontage on College Street where the grocery department is located. In the rear is a warehouse as large as most storerooms, and this is heated by steam". The original finishes in this space were also modernized with panel ceilings and lights, sheet rock walls, and carpeting. As noted on the 1912 Sanborn Map, "two rows of wood posts" run in threes from the front to back and are in line with the columns in the storefront. These tapered columns appear to be structural, and match the one discovered in the wall of the western bay. A three-quarters high back wall hides the storage area from view, and prevents access to the College Street storefront. Originally a grocery and mercantile until the 1960s, the space has also housed hardware and furniture stores, and is now occupied by a fine china business.

An opening in the eastern wall leads to the third bay, which can also be accessed directly from First Street. Originally the site of a bank, it was described at its opening as "large and light". However, the space now has a darker feel, with floor, walls and moveable partitions a deep green color. The space was modernized in the fashion of the other bays, however track lighting currently illuminate the primary spaces. However, despite renovation, and its present use as an art gallery, this bay still includes the bank's vault in its original location.

The interior of the warehouse space at the rear of the building was not available for inspection.

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Second Floor

The second floor of the Union Block consisted of both residential and professional spaces. The offices, located in the northeast corner, were accessed from an entry on East First Street. This leads to a wide, closed, straight flight of stairs, divided approximately half way up with a landing. At this point, the stairs open to the second floor and are lined with simple, square balusters. Wall rails, with acorn ends, line either side of the stairs, breaking at the landing. The rails are attached to a perpendicular wall molding with simple brackets and curve at the top into a paneled newel. The stairs lead to a u-shaped landing, from which the original six-seven individual offices could be reached.

The primary access to the sleeping quarters was initially through the Imperial Hotel lobby. These rooms, approximately 30 originally, take up the remainder of the second floor. Since the demise of the hotel and the conversion of the lobby into commercial spaces, however, the three secondary staircases have provided access. A closed, quarter turn flight can be reached from the westernmost doorway on East First Street. Two straight flights with landings can be accessed from College Street and the rear alley, respectively. These staircases are designed and ornamented in the same manner as the flight leading to the office spaces: acorn capped handrails are fixed by simple brackets to a decorative wall molding and end at a paneled newel, which is often accompanied by a squared balustrade. These flights lead to a series of hallways, resembling a 'W', onto which the residential spaces open. (See floor plan for clarity).

The construction and treatment of the interior walls in the public spaces, such as the halls and stairs, is nearly identical to that of the private spaces (whether professional or residential). Sheet rock siding, placed over stacked boards, is adorned with a capped, squared base molding that lines both the public and private areas. Most of the individual rooms sport a picture molding in line with the head casing of the windows, while the hallways include a chair rail, which matches the molding of the stair's handrails, and partial cased arches, less than a foot in height, which frame the passageways. The majority of the interior walls and the ceilings are painted white, however some rooms have moldings and walls with color accents. The ceiling in the halls, lined with fire sprinkler apparatus installed around 1955, seems its original height, as electrical systems climb the walls. In private spaces, however, the ceilings appear dropped to accommodate overhead wiring. Brown carpet is the primary covering for the second floor, although linoleum and vinyl were laid in bathrooms and converted kitchens. And, while some rooms display their original wood flooring, it tends to be painted. The original, decorative radiators are still located throughout the hallways and in most of the private rooms.

The doors to the professional spaces were originally two panels with light and transom, with a plain cap trim. Some of these white doors have been replaced by three panels with light or by a 15 light version, typically with the panes and transoms also painted over. The hardware, primarily square beveled plates and butt hinges, appears to be original, although some handles have been replaced with spheroid knobs. All but a single office space has one or two outside-facing, double hung windows, with simple head casing and apron. The one interior office has two squared, prism lights, which flank the door at the upper line of the transom, and over which the capped trim extends. This space was later connected to an outside office, by a passageway created in the interior wall. Some offices have closets and/or built-in bookcases. Artificial lighting is provided through ceiling fixtures, which vary in style. An interior half bathroom, which served the professional offices, is accessed through a short hall running adjacent to this space.

The doors to the approximately 30 residential spaces are five cross panel with a transom, and include the same hardware and plain cap trim seen on the office spaces. With few exceptions, the doors are original and painted white, and many still have hotel room numbers affixed to their outer side. The double hung

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windows, which boast simple casing, with stool and apron, are capped to match the doors, and the majority of these retain their original sash fasteners. The residential spaces originally contained a clothes closet, lined with the same base molding as the rooms and hall. Each of the rooms also boasted a wall-mounted corner sink, which were usually accompanied by a mirror and shelving, although nearly half have since been removed. In addition, two community bathrooms were located amongst the sleeping quarters, according to the plan of the second floor. However, due to their proximity to the fire damage, their current condition was not ascertainable. Artificial lighting in the residential spaces is predominately pendant, with bell shades hanging from link chain.

Some these sleeping rooms were connected to create suites, either by creating a passage in two back-to-back closets or cutting through interior walls. A few apartments, with full kitchens, were devised out of adjoining rooms. None of the doors opening onto the hallways were effected, and minimal changes can be detected from any of the public areas. A new doorway in the hallway that runs parallel and closest to East First Street is the most noticeable change, primarily because it is set at an angle. These enlarged spaces tend to be the most altered of those on the upper floor: walls, doors or window frames tend to be painted a color other than white; kitchen appropriate flooring has been laid; rooms were connected; the original corner sinks were removed. Most of the alterations occurred since 1950, when the Imperial Hotel ceased to have a lobby space in the building. Regardless, the majority of the changes made to the interior are reversible in nature.

The Union Block experienced a fire in October 1998, which originated on the first floor of the western bay. The fire extended up to the second story, burning interior walls, ceiling and flooring, rendering sections of the interior unsafe and inaccessible. As such, not all spaces were available for inspection, such as those labeled "unknown area" on the upper floor plan.

PLANNED REHABILITATION

The Union Block rehabilitation will maintain the existing commercial uses on the first floor, and prompt the return of Buckley Insurance, which had been located in the building since its inception in the 1940s. The second floor will be converted into approximately twelve single and double occupancy apartments, based on the present configuration of the rooms and hallways, to the extent feasible. However, the proposed layout does involve the removal of some of the existing walls and the construction of new ones, primarily to accommodate the design of private bathrooms. Some of the original hallway spaces may be lost or incorporated into individual units.

The planned rehabilitation will also include updating the electrical and plumbing systems, all to code requirements. The skylights will be repaired or replaced, and the air wells made water tight, which may require a translucent cover. The double-hung windows will be repaired, where possible, or replaced in kind, as will the decorative trim on the windows, doors and base moldings. Fire damaged areas may require bracing and the installation of new sub-floors. The building's exterior will be cleaned, repointed, and repaired, as necessary, with particular attention paid to the bricks, which were manufactured locally. The Union Block will also repainted, according to its 1907 color scheme.

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.

Areas of Significance

(Enter categories from instructions)

- Community Development
- Architecture

Period of Significance

1907 - 1936

Significant Dates

1907

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.

Significant Person

(complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect / Builder

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

9. Major Bibliographical References

(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: _____

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SUMMARY OF SIGNIFICANCE

The Union Block, built in 1907, is located on the southwest corner of E. First and College Streets, in downtown Newberg, Oregon. The building, significant under National Register Criterion A for its association with commercial development, was constructed during a period of economic growth. It was considered a modern structure with current features, such as “up-to-date glass show cases”, that reflected the prosperity of the times. One of the earliest retail stores in the area, established in the 1880s, occupied the prominent central bay of the Union Block’s first floor from it’s opening in 1907 until 1962. Also located in the building were the office’s of the town’s first bank and it’s only first class hotel, the Imperial Hotel. The Union Block has been a continuous and important commercial presence in downtown Newberg since its construction. The longevity of its tenants has created a feeling of continuity, even while the community continues to grow.

The Union Block is also significant under Criterion C, as a well-preserved example of the 20th century Classical Revival buildings constructed in the early years of this century. The retail spaces in the building, considered quite modern with plate glass windows, were described as light and airy. Ornamental features are simple, consisting primarily of brick detailing and a decorative cornice, illustrating the 20th century movement toward simplicity and directness. The Union Block is adorned with bricks manufactured locally by the Pacific Face Brick Co., known for its high quality golden and brown colors. The company was established in 1892 by Newberg’s founding father, Jesse Edwards, from whom a portion of the subject property was purchased. The building is one of only three historic resources identified in the city’s cultural inventory as the American Renaissance style, and retains a high level of integrity.

GENERAL HISTORY OF NEWBERG

The city of Newberg is located approximately 20 miles southwest of Portland, Oregon, on the north shore of the Willamette River. Early settlers referred to this area as the “grubby end” of the Chehalem Valley, which is located in the northwest section of the larger Willamette Basin. Euro-Americans explorers and trappers were attracted to valley due to its abundance of game and berries since the early 1800s. However, it wasn’t until 1848 that the first town plat was recorded at the land office of the Provisional Government. Joseph B. Rogers named this town Chehalem, which was sited on his 643 acre donation land claim. Rogers had emigrated from Canada to the valley under the auspices of the Hudson Bay Company in 1841. Unfortunately, Rogers died in 1855 without any records indicating he had sold any lots or constructed any buildings on the property, besides his own home. In 1866, Peter Hagey purchased most of “the north half of the Rogers’ claim”, bound by First Street on the north and Main Street on the west. Hagey farmed this land, on which the Union Block is now located, until it was sold to Jesse Edwards in 1881. A few years later, Edwards, considered to be the “father of Newberg”, constructed his home, the prominent Hoover-Minthorn House, on this site.

“The first mention of Newberg came with the establishment of the post office on November 5, 1869...”. (Stoller, p.62) Sebastian Brutscher, its first postmaster, named the office after his hometown in Germany. This name was not reinforced until February 1881, when a pair trying to take advantage of the railroad purchasing rights of way, filed a plat for the town of Newberg. Their plan consisted of less than six entire blocks, from which Edwards purchased an entire block on First Street, and out of which only one other lot ever sold. As such, in 1883 Edwards platted his own town of Newberg on land in the original Rogers’ claim, designating its northwest corner at the intersection First and College Streets. He is said to have

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moved a store to this site "around which the first village was started". (Edwards, p.65) In fact, McKenney's 1883-84 Pacific Coast directory identifies Newberg as a post office, with two general merchandise stores, one of which was co-owned by Edwards. Just two years later, the town would open its first bank and begin to display other signs of prosperity.

A few events were particularly influential in the growth of Newberg. The first was the arrival of William Hobson, a minister from Iowa, who moved to the Northwest in the late 1870s to establish a Friends Church. Following his prompting, "hundreds of Quakers joined Hobson (in Oregon) and rapid development followed". (Inventory p.12) The opening of the Friends Pacific Academy, in the fall of 1885, provided additional impetus for families to settle in Newberg. In addition, the presence of the college attracted educated professionals to the area. Equally important was the arrival of the railroad in 1887, which was to the west of Edwards' property. The many fruit and wheat growers lured to the region for its fertile valleys took advantage of the improved access to markets, and cultivation on a large scale began. The combination of these factors led to increases in population and prosperity, and the town began to grow between the sites of the railroad and the general store.

The December 11, 1888 edition of The Newberg Graphic described the community as having 15 business houses, five good sawmills, a flouring mill, three grain warehouses, two fruit drying houses and a brickyard. Sanborn Insurance Maps from 1891 indicate that most of the development was on Center Street, between First and Second. Maps from 1902 show increased development along Blaine Street, down which the railroad tracks ran. By this time the city, which incorporated in 1889, had a city hall and fire department, and was growing in a linear fashion connecting the two ends of town. Businesses catering to the growing population, providing jewelry, notions, furniture, barber, hardware, a bank, harness shop and fish and poultry shop began to appear on First Street.

Commercial development in the early 1900s moved from Blaine Street to focus on First Street and its side streets. The Newberg Electric Light Plant, Newberg Creamery, skating rink, public school and Carnegie Public Library were all located within a few blocks. In the early teens, the community's two primary industries were Spaulding Logging Co. and Jesse Edward's Newberg Brick & Tile Co. Businesses expanded and multiplied, so that by 1912, First Street was almost completely developed, ending the first period of major growth for Newberg.

The second period of development followed the advent of the automobile, and resulted in an "auto-oriented commercial strip, unrelated to the older commercial core of the city." (Inventory p.17) The Red Electric inter-urban rail, which arrived in Newberg in 1914, promoted the use of First Street as a primary corridor. Lines ran west on First, and trains ran five round trips to Portland per day. By 1917, however, Highway 99W, "the first paved highway built by the State Highway Commission" (Inventory p.17), had been completed. Businesses sprang up along the roadway that catered to the automobile, and eventually led to the demise of the Red Electric by 1930.

The tremendous growth of Newberg during the 1910-1930's is reflected in the amount of construction that occurred during that time. The local historic inventory indicates that 78% of the community's resources date from 1900-1936. This figure includes a number of schools and churches that were built to accommodate the growing population. The 1910 Edwards School, done in the American Renaissance style, was the first facility constructed for secondary grades. Completed in 1923 for \$20,000.00, the Harding School was initially for elementary aged children. However, as the student population aged, it was not uncommon to convert existing schools to meet their needs. As such, Harding School was converted to a

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junior high in 1930, just two years before Edwards School was consolidated into the newly formed high school district. The Christian Tabernacle Church was built in 1914 by the Christian Church, organized in 1907, which formerly met on second floor of the general store. The congregation quickly outgrew their facility, necessitating construction of a new church 1924. Just a few years later, in 1927, the Free Methodist Church also built a larger facility due to increased patronage.

In the early 1900's, it was uncommon to hire an architect or buy expensive plans when constructing a home. Property owners often built their own residences, resulting in the proliferation of modest homes. Also during this time, many companies offered pre-cut house materials, which could be delivered by railroad and constructed on site. This offered an easy and affordable way for new residents to acquire a home. These kits were generally for simple Bungalow style homes, which currently accounts for nearly 20% of the residential stock in Newberg.

During 1910-30's, commercial structures in Newberg were also fairly simple in style, with a number constructed in the "decorative masonry style" along First Street". (Inventory p.26) These typically replaced early wooden structures, a sign of the community's growing prosperity and diversity. Such commercial buildings had simple ornamental features, such as contrasting brick courses, transoms, and flat roofs with parapet wall. The use of brick in these structures helped to create visual continuity along First Street. Currently, over a dozen of these buildings, including the Union Block, still remain.

HISTORY OF THE UNION BLOCK

Building Ownership and Construction

On December 9, 1907, documents were recorded transferring the property at the southwest corner of East First (then, First) and College Streets to the Union Building Company. Two deeds signed in June and July 1907 by Jesse Edwards and Mary K. Edwards, for a total consideration of \$1,600.00, comprised the western 65 feet of a parcel 104 feet deep. In August of that year, S.M. Calkins and Amy E. Calkins executed a Warranty Deed to the Company for the eastern 50 feet, as well as the alley lying to the south, for the sum of \$1,250.00. It is unclear why the deeds were held for months prior to being recorded, as the local newspaper announced the opening of the Union Block a week earlier, in its December 5, 1907 edition.

The two-story brick building, constructed by the Union Building Company for \$30,000.00, anchored an almost empty block near the eastern end of First Street. Although the actual architect/ builder has not been confirmed, it is presumed that the building contractor was E. Wright, as his name and the year 1907 are stamped in the sidewalk on College Street.

The Union Building Company remained owners of the property until 1941. In March of that year, however, it deeded the Union Block to Inez B. Butt, in consideration of \$10.00 and a loan assumption. Interestingly, Butt also executed the deed, with the company's secretary, as it's president. In what appears to be a probate proceeding, a one-half interest in the property is transferred to both Dale J. Butt and Ralph Butt in 1950. The following year, the Union Block was sold to Russell W. Gainer and Olivia G. Gainer, who held title for 14 years, or until 1965. The property transferred to the Union Investment Company, Inc., which retained it for 11 years. In July 1976, the Union Block was sold for \$62,500.00 to its current owners, Jules Drabkin and Daniel Corrigan, each with a one-half interest.

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Building Occupants and Alterations

At the time of its construction in 1907, the first floor of the Union Block was partitioned into three commercial bays facing First Street. The western section and the majority of the second floor was occupied by the "first class" Imperial Hotel, and designated 612 First Street. The lower level was utilized, from front to back, as the hotel office/lobby, dining room and kitchen. The upper level contained approximately 35 individual rooms, each with a sink and window, as well as community bath spaces. The single story central storefront, at 616 First, was L-shaped and allowed for a second entrance around the corner on College Street. To its rear, or south, was a warehouse that ran along the alley. The third 'truncated' bay, addressed 620, was occupied by the Bank of Newberg. The northeast corner of the second floor was comprised of professional offices, with a separate entrance on First Street. Numbered 618, the stairway is located between the bank and mercantile store. According to Polk's 1912-13 Yamhill County Directory, Newberg had two hotels and two banks, with one of each located in the prominent Union Block.

Tenants in the Union Block proved to be long term, providing a sense of continuity throughout the years. According to city directories, the Imperial Hotel was located at the property from 1907 until at least 1974. The Imperial Hotel housed boarders as well as visitors, and was home to Charles Miller, a clerk at the mercantile store. Other residents included Clarence Price, whose dental office was in the building, and Silas Wallace, manager of a notion store down the street. Over the years, however, the hotel became focused on boarders and group living. A 1931 Newberg Graphic advertisement read: "Imperial Hotel. Newly furnished. Hot and cold water. Rooms by the day, week or month." Some years later, a community kitchen created on the second floor, and a handful of the rooms were connected to create apartments. As the lower level no longer served as a lobby and dining room, it was partitioned into additional commercial spaces. This probably occurred in the late 1940s when the address for the Imperial Hotel, the only hotel listed in the 1949 directory, changed from 612 to 610-1/2 First Street. Since the 1970s, however, there have been sporadic and short-term tenants on the second floor, except for the building caretaker. In the late 1980s, the owners decided to close off the second floor, which is currently used for storage.

New retail spaces in the western bay, numbered 610 and 612-1/2, first appeared in the late 1940s, the result of partitions. The 1949 county directory listed the Red & White Store as the tenant of 610 First Street, yet the space was vacant a few years later. By 1961, however, Montgomery Ward & Co., which had operated a catalogue store in the building since 1949, moved into the empty unit. The store remained in the Union Block until the late 1980s. Various apparel shops filled 612-1/2 after the move by Wards, none staying more than a few years. This address no longer appeared in directories in the 1970s, and appears to have been eliminated to enlarge the neighboring storefront. Following the address changes that had occurred by 1947, Portland Gas & Coke Co. occupied 612 First Street from that year through the mid-50s. The space was taken over by Martin Redding, who established an insurance office in Newberg in the 1940s. He expanded into real estate by 1961 and added an insurance partner, to create Buckley-Redding Insurance. Within a few years, however, Raymond and Dennis Buckley bought Redding's interest and Buckley Insurance was born. The company still operates under this name, although it is temporarily dislocated from the Union Block due to the fire in October 1998.

The first tenant in the central storefront was Parker Mercantile, founded in the early 1880s, which moved from a smaller space across the street. It was succeeded by around 1911 by Miller Mercantile, which remained in the space until 1962. The next year, through the mid-1970s, it housed a Coast to Coast

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hardware store, and was then occupied by Wilson's Furniture. It is currently leased to White's Collectibles & Fine China, who have been at the property since the early 1990s.

The prominent corner bay held the offices of the Bank of Newberg, the town's earliest financial institution, which had been established in 1886. Due to conversion into a national bank, its name was changed to the US National Bank of Newberg in 1909. It discontinued banking practices in 1936, and services transferred to the Newberg branch of the First National Bank of Portland. Following other short term tenants, this space housed the Commercial Bank of Newberg in 1949, then the US National Bank from the mid to late 50s. During the following decade, Stanley & Co. Real Estate and Western Finance Co. did business from this address. Various companies occupied this bay from the 1970s through the early 90s, when the current tenant moved in. Thomas Kinkade at Lamp Post Gallery now occupies the corner space that still holds the original Bank of Newberg vault.

In 1908, Clarence A. Butt, a Newberg lawyer, became one of the first tenants in the professional offices. As was typical at the time, he did not advertise his business location as 618 First Street, but "2nd floor, Union Block". In 1917, other occupants included Dr. John S. Rankin, a physician and surgeon, who remained "over the US National Bank" until the early 1930s. Dr. Ralph W. Van Valin arrived the same year and maintained his dental practice on site until at least 1944, or for over 27 years. In the 1930s other attorneys joined Butt in the Union Block, including R.H.C. Bennett, secretary of the Union Building Company. By the 1940s the tenants were changing from professionals to businesses associated with the real estate industry, such as sales offices, loan companies and insurance offices. From 1956 forward, the Yamhill county directories either do not list the address of 618 First Street or state that the space is vacant. The exception occurred around 1985, when group meetings were held on the second floor by the Steps Club. The meetings continued for a few years, after which time the current owners chose to leave the space unoccupied.

HISTORICAL SIGNIFICANCE

The Union Block is significant for its association with the commercial development of Newberg. It was constructed during a period of economic growth and included modern features that reflected the affluence of the times. An article in the Newberg Graphic, describing the building's December 1907 opening, stated that "The plate glass front of the new building has a length of one hundred and fifteen feet on First Street and it would do credit to a city of the size of Portland." In addition, it claimed that the Union Block building brought to mind the expression "out with the old and in with the new". The two most prominent spaces in the new building were occupied by long-time businesses looking to upgrade their existing accommodations. This exemplified the financial prosperity the community experienced at the turn of the century.

The Bank of Newberg, the town's first, was established in 1886 in a little wooden building on Center Street. It moved from a cramped space into new offices that were large and light, with "plenty of desk room for patrons". The bank occupied the northeastern section of the Union Block until 1936, when it discontinued providing services. However, by 1949, the Commercial Bank of Newberg moved into the space, followed by US National Bank from 1956 to 1960. The Western Finance Company occupied this office throughout the 1960s, pushing the years to 50 that a financial institution was located in the Union Block.

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Parker Mercantile was the first tenant to occupy the large central bay that had nearly 50 feet of storefront. The store traces its roots back to a small market that Jesse Edwards purchased in 1882. Soon thereafter, he formed a partnership with William Hobson, another prominent Newberg early settler, and moved the store to First Street. From this site they handled everything for the public, from dry goods and groceries to farm machinery. A few years after buying out his partner, Hobson's business was so successful that he had a store constructed on the northeast corner of First and College in 1891. A handful of partnerships operated the business, until it was in the hands of L.M. Parker.

Parker also prospered, and in 1907, moved into a larger and more modern space in the Union Block. At its opening, the Newberg Graphic described Parker Mercantile as containing new and up-to-date plate glass showcases, while its food section boasted "new and costly fixtures that make it easy to display goods and at the same time keep them free from dust and dirt, now regarded as an essential in every well arranged grocery store". The rooms were light and airy, thanks to large plate glass windows, transoms, and skylights. Miller Mercantile succeeded Parker in approximately 1911, and remained in the same location until 1962. The store provided a comfortable familiarity and continuity between periods of construction that spanned decades.

The Imperial Hotel opened February 1, 1908 in the western portion of the Union Block. "There has long been a demand for a first class hotel in Newberg and... this demand has been met in the building and furnishing of an up-to-date brick hotel". (Newberg Graphic, 1/23/08) The newer of two hotels in town at the time, the Imperial offered guests a plush lobby and dining room. The sleeping quarters were located on the second floor, and each contained its own sink and closet. All rooms had access to natural light and fresh air due to the three air-wells that are spaced throughout the upper level. Such deluxe accommodations were possible due to the number of affluent individuals who both visited and lived in the community. The Imperial Hotel operated in the Union Block until the 1970's, as hotel, boarding house, and apartments. It has offered a variety of opportunities to live in the historic downtown area for the better part of this century. Although the space has been vacant for the past decade, the current owners intend to rehabilitate the living quarters, reestablishing the building's residential function.

The Union Block, built in 1907, illustrates the course of commercial development in the town of Newberg. Its modern and elaborate features were a reflection of the prosperity and well being of the area at the turn of the century. The longevity of its tenants have made the building a familiar and respected landmark within the community, and a mainstay in the historic business district.

ARCHITECTURAL SIGNIFICANCE

The Union Block is also significant as a well-preserved example of the 20th century Classical Revival buildings constructed in the early years of this century. Its American Renaissance style developed from a reaction against the "picturesque" and a desire to return to a more disciplined, classical composition. Ornamental features are simple, consisting primarily of large expanses of glass and brick detailing, illustrating the 20th century movement toward simplicity and directness.

As was characteristic of the style, the Union Block was simply decorated with a cornice with block modillions and dentil courses; brick quoins on the exterior bays; double hung windows with keystones set on a stringcourse; and a small wrought iron balcony and grille work. American Renaissance features include the flat roof with parapet and the large windows with transoms. While the building is not quite

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symmetrical, due to first floor windows and door openings, it is clearly balanced. Two 30-35 foot wide bays flank a large central storefront that spans 50 feet. The window proportions and spacing, as well as the flat wall surfaces, are clearly related to the early 20th century Commercial style.

The Union Block was clad and decorated with bricks manufactured locally by the Pacific Face Brick Company, established by Jesse Edwards, the community's founding father. Opened in 1892, the plant remained in Newberg until 1907, when it was moved to Willamina. The company created a high quality brick notable for its rich golden-yellow and brown colors, and supplied surfacing material to a number of businesses along First Street

The property is located at the corner of a prominent intersection that contains a handful of historic resources, and retains a high level of integrity. The longevity of tenants contributed to the lack of modifications to the property, as changes are often made to accommodate new businesses. The few alterations that have occurred include replacing and lowering the windows in the corner space, isolating and later partitioning the western bay to create retail space, a change hardly noticeable from the street. In addition, some of the former hotel rooms on the second floor were combined to create apartments. Doorways were created on interior walls or through closet spaces, with few alterations visible from the public and hall spaces.

This building, designated a primary resource in the local inventory, is one of three resources identified as the American Renaissance style, and the only one to include residential units. A second property is the Newberg City Hall at 414 E. First Street, which was decorated similarly to the Union Block. It was adorned with a cornice, modillions, and quoins, and faced with bricks supplied from Edwards' Pacific Face Brick Company. City Hall has undergone a near complete window replacement, alterations to the two primary entrances, and a two story concrete addition to the rear, all of which negatively affect the integrity of the site. The building is current vacant, as the interior, which appears to have been updated in the 1960s, awaits another renovation.

The third American Renaissance building identified in the survey was at 214 East First, also located on a corner. An early home to the First National Bank, the building is now occupied by a variety of offices and businesses. It has a cut-corner doorway, with a curved upper floor, and more ornamentation than the other examples. This includes ionic columns by the front entry, complimentary pilasters on each level, cornice brackets and the use of colored brick. While not heavily altered, some of the windows have been changed and the front door transom has been compromised to accommodate the installation of an air conditioning unit. However, the building is only in fair condition, showing signs of wear and missing numerous pilaster caps and other decorative features.

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Yamhill County building permits

Yamhill County deed records

Yamhill County tax assessment records

Yamhill County 1985 Telephone Book

10. Geographical Data**Acreage of Property** Less than one acre (a 115 foot x 85 foot lot)**UTM References**

(Place additional UTM references on a continuation sheet)

1.	10	502205	5016075	2.			
	Zone	Easting	Northing		Zone	Easting	Northing

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:	Sally Wright , Historic Preservation Consultant		
organization:		date:	July 27, 1999
street & number:	1627-1/2 Pearl Street, Eugene	telephone:	541/342-3144
city or town:	Eugene	state: OR	zip code: 97401

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:	Jules Drabkin	c/o:	Drabkin & Corrigan
street & number:	P.O. Box 625	telephone:	503 / 472-0344
city or town:	McMinnville	state: OR	zip code: 97128

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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VERBAL BOUNDARY DESCRIPTION

The nominated property is located in the Joseph B. Rogers Donation Claim #55, in Section 19, Township 3 South, Range 2 West of the Willamette Meridian, in Yamhill County, Oregon, and is described as follows: Beginning at a point 30 feet west and 40 feet south of a stone at the intersection of the center line of First and College Streets in the City of Newberg; thence south 104 feet; thence west parallel with the south line of First Street, 115 feet; thence north parallel with College Street, 104 feet to the south line of First Street; thence east along the south line of First Street, 115 feet to the place of beginning.

BOUNDARY JUSTIFICATION

The boundary corresponds to the original property deeded by Jesse Edwards and Mary E.K. Edwards to the Union Building Company in 1907. The Union Block building covers the majority of the lot, which is comprised of a single tax parcel.

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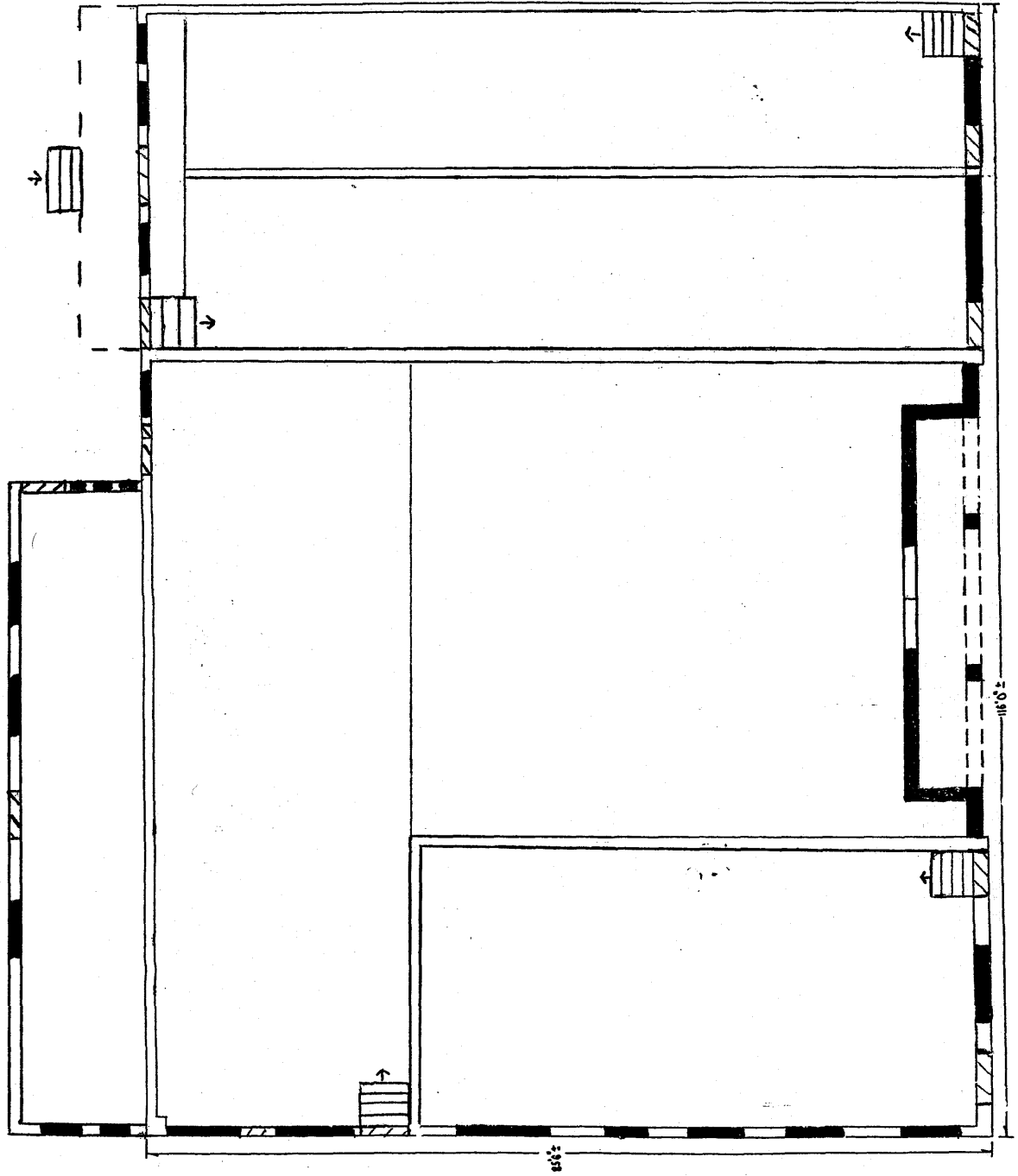
All photographs of the Union Block, Newberg, Yamhill County, Oregon, were taken by Sally Wright, in June 1999, unless otherwise indicated. The negatives are in her possession at 1627-1/2 Pearl St., Eugene, OR 97401.

- Photograph 1: Main (north) façade looking east on First Street.
Photograph taken by Jules Drabkin, March 1999. The negative is in his possession, c/o PO Box 625, McMinnville, OR 97128.
- Photograph 2: Main (north) façade, with east and central bays and door leading to 2nd floor professional offices.
- Photograph 3: East façade along College Street, with door leading to 2nd floor residential units.
- Photograph 4: Warehouse at southeast corner of building, running along rear alley.
- Photograph 5: Rear (south) façade.
- Photograph 6: Close-up of cornice with block modillions and dentil courses, and decorative brickwork.
- Photograph 7: Fire damage to storefront in western bay.
- Photograph 8: Ceiling and lighting in central bay is typical of 1st floor retail spaces.
- Photograph 9: Stairs from College Street leading to 2nd floor residential units.
- Photograph 10: Stairs from E. First Street leading to 2nd floor professional office
- Photograph 11: Hall to 2nd floor professional offices, displaying common decorative moldings and trim.
Photograph taken by Jules Drabkin, March 1999. The negative is in his possession, c/o PO Box 625, McMinnville, OR 97128.
- Photograph 12: Typical hallways and doors in 2nd floor residential space.
- Photograph 13: Covered airwell and skylights, viewed from 2nd floor residential unit.
Photograph taken by Jules Drabkin, March 1999. The negative is in his possession, c/o PO Box 625, McMinnville, OR 97128.
- Photograph 14: Fire damage near 2nd floor kitchen unit.

Plan of 1st floor
(not to scale)

Union Block, Yamhill County, Oregon

North →

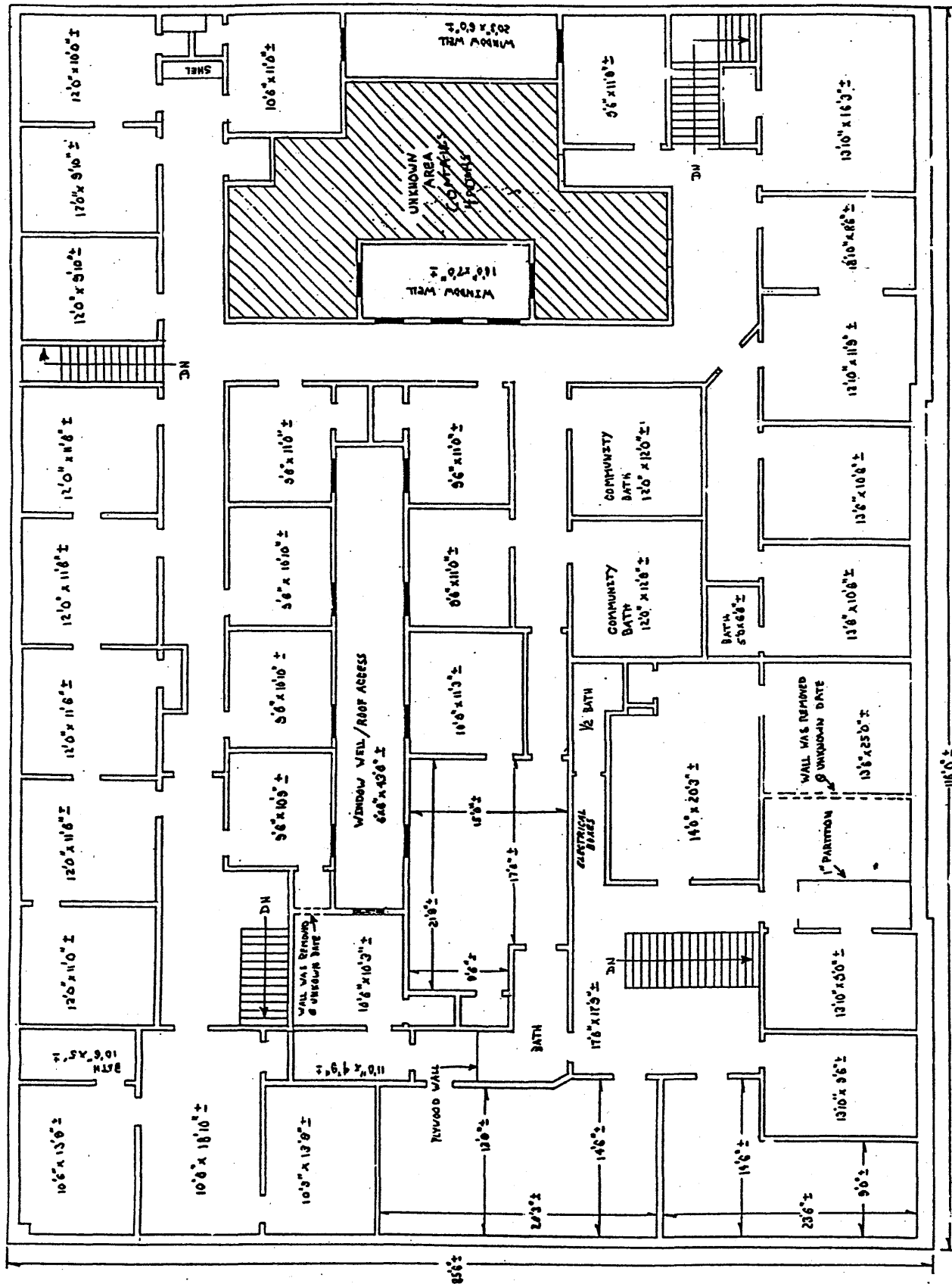


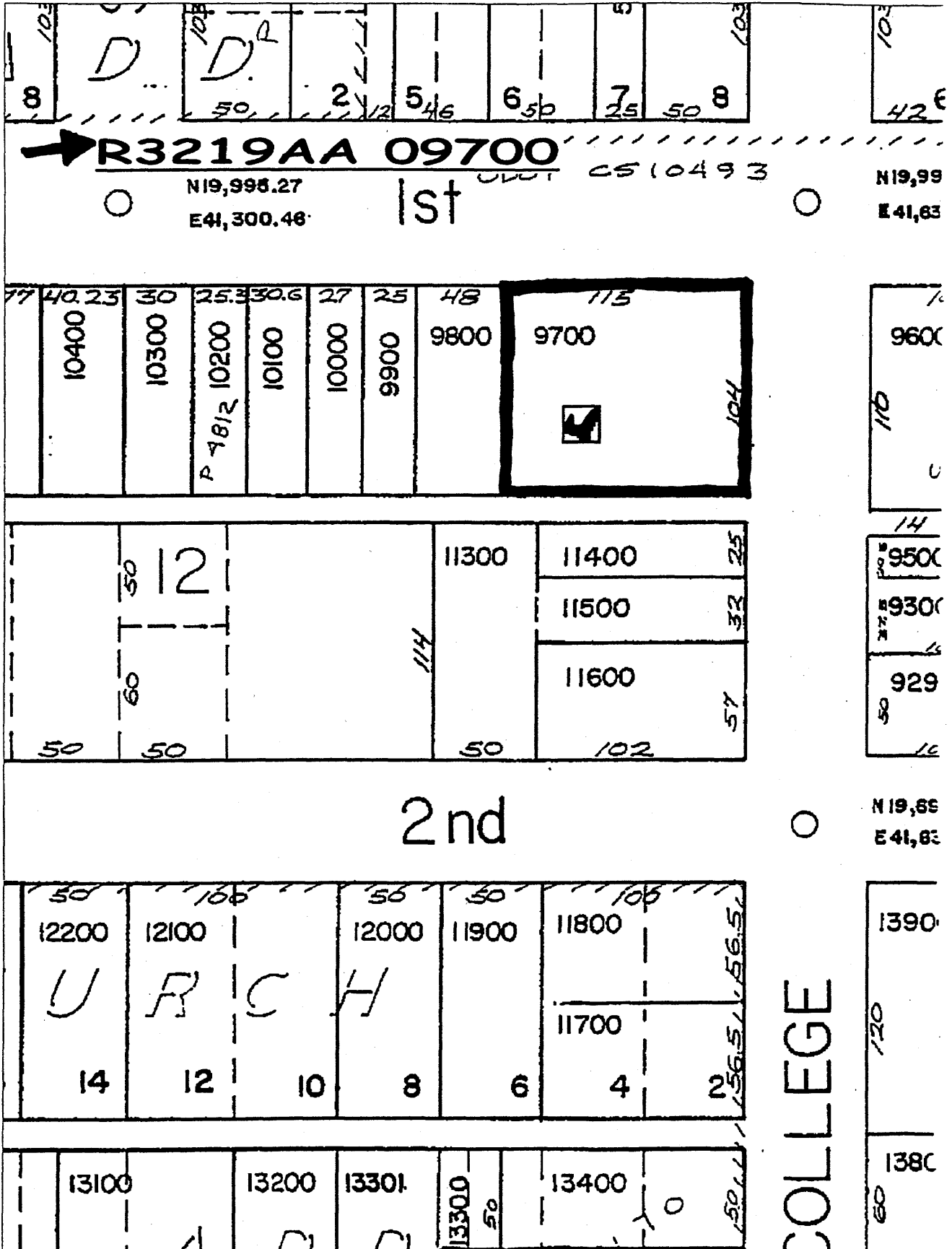
COLLIER ST.

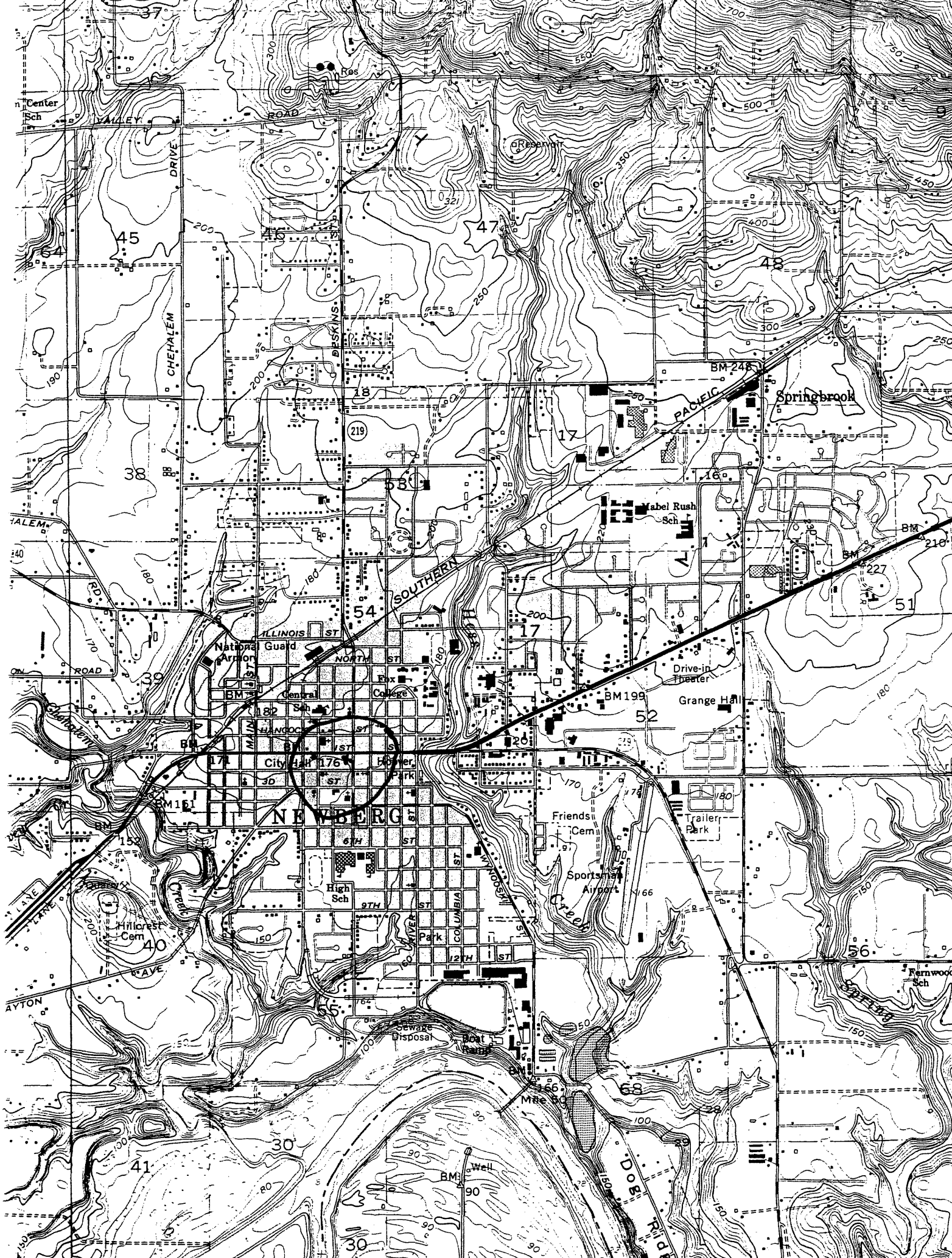
Plan of 2nd floor
(not to scale)

Union Block, Yamhill County, Oregon

North →







Attachment Identification

Union Block, Yamhill County, Oregon

“Opening in Union Block”, Newberg Graphic article, 12/05/07, pg. 1

“New Union Block”, Newberg Graphic photograph, 12/12/07, pg. 1

“Imperial Hotel Opening”, Newberg Graphic article, 1/23/08, pg. 1

1912 Sanborn Insurance Map