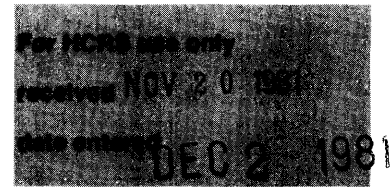


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



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

**1. Name**

historic Boise, R.P., Building

and/or common

**2. Location**

street & number 217 State Street  not for publication

city, town Salem  vicinity of congressional district Second

state Oregon code 41 county Marion code 047

**3. Classification**

| Category  | Ownership                                   | Status  | Present Use                                    |
|---|---|---|--|
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input type="checkbox"/> occupied                     | <input type="checkbox"/> agriculture           |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied                   | <input checked="" type="checkbox"/> commercial |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input checked="" type="checkbox"/> work in progress  | <input type="checkbox"/> educational           |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                     | <input type="checkbox"/> entertainment         |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process         | <input type="checkbox"/> yes: restricted              | <input type="checkbox"/> government            |
|   | <input type="checkbox"/> being considered   | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial            |
|   |   | <input type="checkbox"/> no                           | <input type="checkbox"/> military              |
|   |   |   | <input type="checkbox"/> museum                |
|   |   |   | <input type="checkbox"/> park                  |
|   |   |   | <input type="checkbox"/> private residence     |
|   |   |   | <input type="checkbox"/> religious             |
|   |   |   | <input type="checkbox"/> scientific            |
|   |   |   | <input type="checkbox"/> transportation        |
|   |   |   | <input type="checkbox"/> other:                |

**4. Owner of Property**

name Evan B. Boise

street & number 725 Commercial St. SE

city, town Salem  vicinity of state Oregon 97301

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Marion County Clerk (Recorder)

street & number Marion County Courthouse

city, town Salem state Oregon 97301

**6. Representation in Existing Surveys**

Salem Historic Landmarks Commission, Inventory of  
title Historical Resources (Potential) has this property been determined eligible?  yes  no

date Adopted by City Council, August 11, 1980  federal  state  county  local

depository for survey records Salem Historic Landmarks Commission, City Hall

city, town Salem state Oregon 97301

## 7. Description

### Condition

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

### Check one

unaltered  
 altered

### Check one

original site  
 moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The R. P. Boise Building is a two-story brick masonry building measuring 84½ x 82½ feet. It presents its major frontage to the south, along State Street, and its minor street frontage along Front Street. Designed for the sale of farm machinery, it was subsequently modified for parking garage and automotive uses. It is situated at the edge of the newly-created Front Street By-pass, where it was earlier an integral part of the city's industrial-wholesale activity along Front Street and the railroad tracks. To the east, within two blocks, are a number of buildings making up the Commercial Street Historic District, the original retail core of Salem. Owing to the displacement of much industrial and wholesale supply activity on Front Street, the Boise Building, currently undergoing restoration, is likely to be leased for retail, office, or restaurant use in the future.

Original plans and specifications are in the possession of the current owner, grandson of the builder, Reuben P. Boise, Jr., and have served as the basis of exterior restoration accomplished to date. All cement, or cast stone trim has been restored, for example. The ground story shop front has been changed by the addition of overhead garage doors, but is generally intact. The ground story interior with its four aisles created by three rows of columns is little altered. The second story continues to be leased as parking space for neighboring shop keepers and business people.

Brick walls are carried on concrete footings. The ground floor is 4-inch concrete. Exterior walls have common brick facing and cement trim. Ground story corner piers with inset panels have cement bases and caps. Second story windows of the facade and windows in the west face have flat brick arches with keystones rendered in cement and cement sills, which have been sheathed with cast iron to prevent further deterioration. Cement is used also for keystone motifs at either corner of the second story facade and for coping on the parapet wall.

Galvanized iron was used on the facade to provide a belt cornice at the top of the first story, a Doric entablature in which triglyphs alternate with paterae, or plain discs, and a low, round arched pediment or cresting centered atop the parapet. Either street front is eight bays wide, and, consistent with the Georgian-style trim, fenestration is regular with three over three lights in double-hung window sash.

Most of the original ground story store front has remained intact despite the changing use of the building. Originally, there were four wide bays between three cast iron columns and the corner piers. The outer two bays were matched 19-foot spans divided by a wood center post and transom lights. The center bays were each 20'10" wide and contained double leaf doors at the center. In the intervening years the westerly doorway was reglazed as window space, and the easterly door was replaced by an overhead garage door with an entrance offset to one side. A second overhead garage door was placed in the easternmost bay to give access to the automobile parking ramp. Wood paneling beneath the window has been covered up, but is to be restored. In the west face is the original receiving dock doorway, which was crowned with cement flat arch and fitted with double sliding doors with prismatic transom lights overhead. The present sliding doors are replacements. All windows are to be reglazed to take double panes for the purposes of energy conservation, but the dimensions and membering will remain the same.

The ground story interior contained a hydraulic elevator in the northwest corner, and a staircase on the back, or north wall. Restroom facilities are in the northeast corner. There is some reversible partitioning in the northwest corner, including a utility mezzanine, which was added in recent years. The ramp to the second story parking cuts into the interior space

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along the east wall. Three rows of 10x10-inch posts in the ground story rest on cast iron plates above the cement floor. They support 10x16-inch girders and flooring. The joists are covered by fire-rated paneling at present. The second story posts are wood also, supporting a wood framing system and tin roof sloped for drainage to a drainpipe at the southeast corner.

## 8. Significance

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

**Specific dates** 1913 **Builder/Architect** Fred A. Legg, Architect; A.J. Anderson, Contractor

### Statement of Significance (in one paragraph)

The two-story brick masonry commercial building with trim in the Georgian-Style completed in 1913 for businessman Reuben P. Boise, Jr., is significant to Salem as the best-preserved service building associated with the historic industrial-wholesale district along Front Street paralleling the east bank of the Willamette River. Designed by local architect Fred A. Legg, the Boise Building served as a farm machinery store, a garage and automotive center, and as a steel warehouse. In the 1970s, what remained of the waterfront industrial district west of Front, between Marion and State Streets, was cleared in preparation for construction of the Front Street By-pass, a primary system-Interstate freeway connector project which was completed early in 1981. The stylistic treatment of the Boise Building's 84-foot facade of red brick with cast-stone flat-arched lintels, Doric entablature of galvanized iron, and crested parapet was calculated to harmonize with the formally-organized facades of neighboring buildings to the east. At the time the building was erected, the intersection of State and Commercial Streets, a block east of the Boise Building, was the key banking corner, and it remains so today. With the loss of the Salem Iron Works (1868), which stood opposite the Boise Building on the west side of Front Street, the Boise Building now defines the westernmost edge of the Commercial Street Historic District by anchoring the west end of the east-west State Street axis with competent street architecture. It replaced a similar type of building of wood construction and represents the shift toward fire-resistant building in the commercial core which began in the 1890s. The Boise Building has been listed in various reports on cultural resources presented to the Salem City Council since 1971 (the city has not yet endorsed the proposed Commercial Street Historic District). It embodies the distinctive characteristics of its commercial type, and it possesses integrity of location, design, setting, materials, workmanship, feeling, and association. It is the only building remaining in Salem which is linked with either of the first two generations of the Boise family, which had been so prominent in the affairs of the capital city.

R.P. Boise, Jr. (1859-1934), for whom the building was erected, was the son of Judge Reuben P. Boise of the Oregon Supreme and Circuit Courts. The Judge came to Oregon in 1850 by way of Cape Horn and served in the courts some 35 years. R.P., Jr., was an editor of the Salem Oregon Statesman, 1879-1882, and the Tacoma Washington Daily News, 1885-1887. He founded the Willamette Investment Company in Salem in 1887, engaging in real estate, insurance and the management of extensive family investments. He became an early authority on Salem and Oregon History, writing numerous papers on historical topics and taking a personal interest in preserving the early family home at Ellendale in Polk County.

Fred A. Legg (1869-1941), the architect, was born in Portland of a pioneer family. He attended Willamette University, studied for a time in Philadelphia, and began his architectural career in the office of Walter D. Pugh, Salem architect, in 1904. He established his own offices in Salem and Portland in 1906. The Portland office was discontinued in 1916 and reopened in 1922 with his son Kenneth Legge, who changed the style of spelling the family name, in charge. During the time the Boise Building was under construction, the senior Legg designed a High School in Camas, Washington, a three-story J.C. Penny building in Portland and the Vick Brothers Garage in Salem. He had previously designed the Murphy

# 9. Major Bibliographical References

Legal title: Union Title Co. Indexes (property acquired September 5, 1876) Sanborn-Perris Co., Insurance Atlas of Salem, 1915, p. 9.  
Occupancy record: R.L. Polk, Co. Salem Directories, 1913, 1917, 1920-21, 1924, 1926-27, 1930-1942, 1945, 1947, 1951, 1954, 1956-57, 1959, 1964, 1966. (Continued)

# 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Salem West, Oregon

Quadrangle scale 1:24000

### UMT References

A 

|      |   |   |         |   |   |   |          |   |   |   |   |   |   |   |
|------|---|---|---------|---|---|---|----------|---|---|---|---|---|---|---|
| 1    | 0 | 4 | 9       | 6 | 8 | 2 | 0        | 4 | 9 | 7 | 6 | 2 | 0 | 0 |
| Zone |   |   | Easting |   |   |   | Northing |   |   |   |   |   |   |   |

B 

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| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |

C 

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| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |

E 

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| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |

F 

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|------|--|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
|      |  |  |         |  |  |  |          |  |  |  |  |  |  |  |
| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |

G 

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|------|--|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
|      |  |  |         |  |  |  |          |  |  |  |  |  |  |  |
| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |

H 

|      |  |  |         |  |  |  |          |  |  |  |  |  |  |  |
|------|--|--|---------|--|--|--|----------|--|--|--|--|--|--|--|
|      |  |  |         |  |  |  |          |  |  |  |  |  |  |  |
| Zone |  |  | Easting |  |  |  | Northing |  |  |  |  |  |  |  |

### Verbal boundary description and justification

West 84½ feet of Lot 5, Block 48, of the Original Plat of Salem, Marion County, Oregon.

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

state code county code

state code county code

# 11. Form Prepared By

name/title David C. Duniway

organization \_\_\_\_\_ date August 31, 1980

street & number 1365 John St. South telephone (503) 581-2338

city or town Salem state Oregon 97302

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date June 9, 1981

For HCRS use only

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

Entered in the National Register

date 12/2/81

  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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Block in Salem and the Ainsworth Building in Portland. He was later to do the Englewood School in Salem, and he designed many state buildings. There are seventeen sets of his plans in the Oregon State Archives. The State of Oregon commissions include the first buildings at the Deaf School in 1909--the administration building, dormitory and boiler house; many structures at Fairview Home for the Mentally Retarded, including the Withycomb and Holman Buildings; and buildings at the State Fair Grounds.

The Purvine Pump and Machinery Company, which first occupied the Boise Building, was founded by C. Dudley Purvine, son of another Oregon pioneer family. In 1913 Purvine sold "Agricultural Implements, Wagons, Buggies, Harness, Pumps, and Windmills." In 1917, as the "Best Engine Expert in the City," he advertised "All Kinds of Tools and Implements for the Farm, Orchard and Garden, Special Spray Hose...Silos...The Famous Radley Patent Silo Door...Plumbing Goods, Pipe and Pipe Fitting, Well Drilling, Pumps...Gasoline Engines, and Mitchell Pneumatic Water Systems." According to the Oregon Statesman of January 1, 1914, a deep well was dug under the building to provide "a reservoir by the Purvine company to furnish water supply for testing the various pumps on display in the sales room..." By 1920 the company had moved from the building.

Among later occupants were:

Huffman Motor Sales Co., 1921  
 State Reliance Auto Painting Co., 1924-1926/7  
 State Street Garage, 1930/1-1934  
 James H. Maden, Inc., Dealers in International Truck and McCormick Deering Agricultural Implements and Machines, 1935-1938/9.  
 George M. Taylor, auto painter, 1935, at 219 State  
 Wm. I. Powers, battery service, 1935-1936/7 at 219 State  
 Salem Steel & Supply Co. warehouse, 1954  
 Salem Break and Wheel Aligning Service, 1955-1964 (John & Charles Taylor)  
 Riches Electric Co., Contractors 1964-1980 (Electric Wiring, Repairs, Lighting & Heating)

NOV 20 1981

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Construction:

Legg, F.A., Architect, Store Building for Mr. R.P. Boise, Salem (plans, 3 sheets, no date (in possession of the owner). Specifications (signed and initialled, (each page) by R. P. Boise and A. J. Anderson) 17 pgs., typed, in notary cover. (possession of owner).

Oregon Statesman, Jan. 1, 1914, p. 17. Article on construction in city; Describes building... "R. P. Boise parted with \$10,000...for...a fine two story brick building... p. 18 (list of building permits) 174 R. P. Boise,...\$7,500

R. P. Boise, Jr. & Sr.

Hendricks, R. J., Bits for Breakfast, Oregon Statesman, Apr. 19 & 19, 1934, (A tribute to Reuben Patrick Boise, Jr., and his family)

Clark, Robert Carlton, History of the Willamette Valley, Oregon, 1927 v. 2, p. 525-528. "Hon. Reuben P. Boise."

Corning, Howard McKinley, Dictionary of Oregon History, 1956, p. 31. "Boise, Reuben Patrick."

Oregon State Library Biographical Index, many other references to both.

Fred A. Legg

Oregon State Board of Architect Examiners. Application for Registration, Fred A. Legg, received July 22, 1919, No. 56.

Oregon Statesman, Jan. 1, 1914, p. 26. "Designs Many Fine Buildings. Fred A. Legg..."

Jan. 1, 1916: Sec. 4, p. 4 Article illustrated: "As An Education Center..." picture Englewood School, Legg, Architect.

Nov. 4, 1941. Obituary: FUNERAL RITES SET...ARCHITECT... Fred A. Legge"

Oregon State Archives. Indexed references to State Plan files.

Polk, R. L. Salem Directories, 1905 & 1907.

C. Dudley Purvine

Polk, R. L. Co., Salem Directories, 1913 & 1917 (Advertisement p. 153)

Marion County Probate file 7033

Oregon Statesman: April 18, 1933, Obituary  
also Capital Journal, April 17, 1933.

Interviews with Mrs. Ralph Purvine, widow of C.D. Purvine's cousin, Dr. Ralph Purvine.