

United States Department of the Interior
National Park Service

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National Register of Historic Places
Registration Form

NATIONAL
REGISTER

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

1. Name of Property

historic name Cottage Grove Downtown Commercial Historic District

other names/site number _____

2. Location

street & number Main Street between Coast Fork Willamette River and Ninth Street plus Blocks 3 & 4 of the Long and Landess Addition N/A for publication

city or town Cottage Grove N/A vicinity

state Oregon code OR county Lane code 039 zip code 97424

3. State/Federal Agency Certification

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

Jane Hamrick December 15, 1993
 Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
 State of Federal agency and bureau

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

 Signature of certifying official/Title Date

 State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain:)

[Signature] Signature of the Keeper Entered in the Date of Action
[Signature] National Register 1/28/94

Name of Property

County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

Category of Property (Check only one box)

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

- private, public-local, public-State, public-Federal

- building(s), district, site, structure, object

Contributing 24 Noncontributing 20 buildings, sites, structures, objects, Total

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

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Current Functions (Enter categories from instructions)

Commerce: speciality store, financial institution, restaurant, Domestic: hotel, Social: meeting hall

Commerce: specialty store, restaurant

7. Description

Architectural Classification (Enter categories from instructions)

Materials (Enter categories from instructions)

Late 19th and Early 20th Century American Movements: Commercial, Beaux Arts Classicism (American Renaissance), Early Modern Styles: Art Deco

foundation concrete, brick, walls brick, concrete, stucco, terra cotta, roof asphalt, built-up, other wood, glass, sheet metal

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Period of Significance

1880-1918

1919-1941

Significant Dates

1880

1920

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hunzicker, John

Wallace, Charles Hamilton

Primary location of additional data:

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

Name of repository:

Name of Property

County and State

10. Geographical Data

Acreage of Property 9.7

Cottage Grove, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

A 1 1 0 4 9 5 3 5 0 4 8 4 9 2 6 0
Zone Easting Northing
B 2 1 0 4 9 5 3 5 0 4 8 4 9 0 6 0

C 3 1 0 4 9 4 8 9 0 4 8 4 9 0 6 0
Zone Easting Northing
D 4 1 0 4 9 4 8 9 0 4 8 4 9 2 6 0

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title David K. Voss, Planner

organization City of Cottage Grove date July 30, 1993

street & number 400 Main Street telephone 503/942-3340

city or town Cottage Grove state OR zip code 97424

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name Multiple (see inventory, Section 7)

street & number telephone

city or town state zip code

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

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

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LOCATION AND BOUNDARY DESCRIPTION

The City of Cottage Grove is located in South-central Lane County, Oregon, about ten miles north of the Douglas County border and just south of the confluence of the Row River and the Coast Fork of the Willamette River, in Section 28, Township 20 South Range 3 West, Willamette Meridian. The Interstate-5 freeway runs through the city on its east side.

The Cottage Grove Downtown Commercial Historic District is situated nearly dead-center of the Cottage Grove City Limits, along a five-block portion of Main Street. Main Street is the major east-west axis of the city and divides the city into north and south sections. To the west of the Coast Fork bridge, it is called West Main, and east of the railroad tracks, East Main. The Downtown Commercial Historic District encompasses a five-block section that is simply designated only as Main Street. The District is bounded on the west by the Coast Fork of the Willamette River, and to the east by North 9th and South Pacific Highway. A bridge connects the District with West Main, River Road and an old residential area on the west side of the river. A large high-rise retirement complex creates a visual barrier directly west of the bridge. A large wedge of former industrial properties, railroad facilities and the Southern Pacific and Oregon Pacific & Eastern rail lines separate the east end of the District from East Main Street, where land uses along the street change abruptly to mixed residential, commercial, industrial and park space. The northern boundary of the District is formed by the alleys behind the commercial lots and buildings that face on Main Street. The southern boundary likewise follows the alleys behind the Main Street structures, except for a two-block section that dips southward to encompass the two entire blocks between South 5th and 7th and Washington Streets. These blocks have been developed for civic, governmental and commercial purposes in conjunction with the Main Street activities and are a significant historical element of the District. The other blocks to the north and south of the boundary exhibit a mixed-use pattern of land use that was originally dominated by residential dwellings. Some newer commercial activity has more recently encroached into these old neighborhoods. The surrounding properties also contain several parking lots have been created to serve the newer businesses about the district and the district itself. Numerous older trees remain from the earlier residential times, especially where residences are still extant.

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GENERAL DESCRIPTION

The Cottage Grove Downtown Commercial Historic District is the downtown core of the city and contains 51 resources located on eight half-blocks and two full blocks. Most of the buildings face each other to each side of Main. It is the only section of town where masonry predominates and properties lack any setbacks. Buildings are almost entirely built of brick, tile and concrete block, and the structures typically rise a full two stories. Stylistically, the buildings are examples of typical commercial architecture once found in many small and moderately sized Northwest cities of the turn of the century. Many of the buildings share party walls and occupy their entire lots. Alleys split the blocks in two, parallel to Main Street. Facades abut on the sidewalks. Several signs and marquees remain from the 1930s, '40s, and '50s. Street trees and period light posts have recently been installed by the city. Like most any continuously active downtown commercial area in the typical American city, many of the buildings, and especially their facades and street bays, have been altered over time. Unlike other towns and cities where older structures in the downtown core have been razed and replaced, many of the buildings along Main Street, Cottage Grove have remained from its major period of growth and slowly metamorphosed through repair and remodelling during the more subdued subsequent periods of growth and stagnation. Most of the ground floor commercial shops are presently occupied by business types that have been located in the district since its initial development, but much of the upper level floor space is currently vacant. Flooding was a relatively common occurrence along Main Street until the 1940s, but attendant damage to the buildings themselves was apparently minimal. Although the street has been graded many times, few of the properties contain basements. Fires erupted occasionally, but it appears that the most serious incidents have been more recent and account for the vacant lots now found within the district.

The slow-paced, individualized evolutionary patterns of change to the buildings along Main Street lend it much of its character. This pattern of adaptive reuse presents an historic chronicle of the life and times of the city. It is a living and changing panorama of Main Street that has so far refused to become either petrified or destroyed.

PERIODS OF SIGNIFICANCE

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Two historic periods of growth and development, a "primary" and "secondary", have been identified as pertinent to the Cottage Grove Downtown Commercial Historic District. The periods are delineated in time by reference to major changes and developments in the local transportation systems as follows:

PRIMARY PERIOD: RAILROADS AND THE PROGRESSIVE ERA: 1880 - 1918

The primary period of development for Main Street encompasses its initial phase of development from a primitive wagon road surrounded by farms to its first full development as the civic and commercial core of the city. The early development is strongly associated with the development of the Bohemia Mining District and the fortunes made in the mines themselves by local residents. The primary period begins with establishment of a railroad depot and comes to an end with the rerouting of the rebuilt Pacific Highway along Main Street in 1918, representing the heyday of the mines and the dominance of the railroad before the auto eclipsed the train in importance.

RAILROADS

The construction of a platform train depot in 1879 was the stimulus for a slow but steady migration of commerce to the east side of the river. Blocks were platted to each side of the road at the end of 1882, and wood-frame false-front commercial buildings began to occupy the new lots. The later development in 1902 of an east-bound short line railroad to serve the mines of the Bohemia District was the occasion for construction of a second depot and an extensive improvement of the first. By this time, commercial development of Main Street was a bygone conclusion and inevitable reality. The magnetic pull of the rails eventually would virtually empty the original townsite on the west side of the river of nearly all commercial business activity. Two story brick buildings that faced on the street with party walls became the dominant form of construction.

THE PROGRESSIVE ERA

The tremendous growth of the town engendered by the Bohemia mining strikes of the 1890s and the immigrations in the 1900s fueled the rivalry between east and west sides and created new demands for services and facilities. After incorporation as a city in 1887, the rivalry between the old stagnating west side village and the new growing east side would erupt in a nearly ten-year feud that split the city in two. Each would develop their own infrastructure systems and services, as the area became an urbanizing city second only to Eugene in Lane County. The arrival of the short line and the need for a concerted effort to develop an adequate water, sewer and electrical supply system, which the east

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side invested in and developed vigorously, would finally lead to reunification in 1899. The local option vote to prohibit liquor in 1906 would create new financial problems for the newly reunited city to overcome.

SECONDARY PERIOD: THE AUTO AGE AND DECLINE: 1919 - 1941

The secondary period of development along Main Street includes the years during which the street was incorporated as part of the Pacific Highway (U.S. 99). This period also marks the decline of mining activity and the development of the lumber industry to its preeminent position in the local economy. The secondary period comes to a close in 1941, when a new southern bypass through the city along the railroad tracks again diverted highway traffic off of Main Street.

THE AUTO AGE

A major national shift in transportation modes away from the railroad to the automobile physically came to downtown Main Street, Cottage Grove with the rerouting of the increasingly important and newly rebuilt Pacific Highway from the west side of the river to a new path along South 5th, North 9th and Main Streets. The burgeoning flow of auto traffic that began travelling up and down Main Street brought major changes in building use and types of construction. Gas stations, auto parts and repair shops sprang up and occupied old hardware stores. Building materials shifted from brick to terra cotta clay blocks and concrete during this period. Building styles shifted from multi-story brick to "modern" one story tile block structures typified by cement stucco facades with simplified and smooth lines. New "supermarket" and chain stores would establish themselves in the buildings on Main. Loggers would replace the miners in the downtown hotels, and timber companies would occupy second floor offices.

DECLINE - 1941 AND BEYOND

This explosion of auto-oriented business would quickly vacate when the new southern bypass was completed in 1941. The shift in the highway would mark the initial slow decline of the utter dominance of Main Street as the center of city commercial activity- a process still in evidence today (1993). Business geared to the automobile relocated to the empty lots along the new route, leaving empty buildings along Main. Chain stores and food markets that began operations in buildings along Main during the 1920s and 30s would also move to larger lots off Main that could afford more parking. This trend found its major expression in the "shopping center" areas that developed to the north and east of the district during later years. In more recent years, smaller local specialty shops and second-hand stores have come to predominate in the stalls of the district, and much of the upper floor area of the older buildings has fallen into disuse.

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CLASSIFICATION SCHEME: 51 TOTAL RESOURCES

Each of the 51 resources within the Main Street Commercial Historic District have been assigned a key number and classified according to the following categories and criteria:

PRIMARY CONTRIBUTING: 14 RESOURCES

The properties deemed "Primary Contributing" include those buildings in the district that were constructed during the primary period, between the years 1880 and 1918, that retain significant historic fabric and integrity, and presently reflect the historic period and use.

SECONDARY CONTRIBUTING: 10 RESOURCES

The properties deemed "Secondary Contributing" include those buildings in the district that were constructed during the secondary period, between the years 1919 and 1941, that retain significant historic fabric and integrity, and presently reflect the historic period and use.

HISTORIC NON-CONTRIBUTING IN PRESENT CONDITION: 9 RESOURCES

The properties deemed "Historic Non-Contributing In Present Condition" are buildings constructed during one of the historic periods of the district but have been altered or remodelled in such a way that they no longer presently convey their historic character.

COMPATIBLE NON-HISTORIC NON-CONTRIBUTING: 11 RESOURCES

The properties deemed "Compatible Non-Historic Non-Contributing" include buildings in the district that were constructed since the historic periods (post-1941) that are compatible with, or the same as historic types and uses.

The district contains certain buildings that have been added later, but which respond to changing tastes and economic conditions that were influential in more recent times while respecting the scale and use of the historic periods.

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VACANT: 7 RESOURCES

"Vacant" properties are unimproved, and includes parking lots in the district. These properties have been deemed as neutral elements in the district, and as such, have not been counted or ranked.

ARCHITECTURAL STYLES

WOODEN FALSE-FRONT COMMERCIAL

The initial buildings erected along Main Street were all of this type. This style is characterized by wood frame construction and board siding. Buildings were of one or two stories in height and covered by a gable roof that was hidden behind a rectangular false front facade above the first floor shop stalls. These structures rarely occupied their entire lots and typically had open space to the rear. There are two remaining properties in the Downtown Commercial District, the Book Mine and Lloyd's Barber Shop, that represent this architectural type. The Barber Shop building is a late example, built in 1902, and includes second floor fenestration in the facade.

COMMERCIAL

The vast majority of the resources in the district fall into this category. The early examples from the primary period are built of common brick and are two stories in height. Two or three shop stalls occupy the ground floor, and offices, lodge halls and hotel rooms typically occupied the second. Several of the two story buildings were linked to adjacent structures at the second floor. Decorative details were mostly confined to the upper facades and street elevations. Corbelling, friezes, belt courses, cornices and arched window openings are common. Later examples from the secondary period are typical "modern" store buildings of one or two stories, and are constructed of terra cotta clay or concrete blocks, and poured concrete, usually with a cement stucco finish on the facade. Almost all of these commercial buildings share party walls and occupy their entire lots.

ART DECO

There are two examples of Art Deco architecture in the district, both of which were constructed during the secondary period in the 1930s. The most outstanding is the Armory Building, a two-story structure with tower that occupies

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an entire half block. The other is the Hart Building/Sears Catalogue Store on Main, whose entire facade was remodelled in 1938 by a local church group.

The Art Deco styles within the district are the more refined expressions of a basic shift in building style and materials that occurred around the beginning of the secondary period of development. At about this time, building materials shifted from traditional brick to hollow terra cotta blocks covered by stucco, with a corresponding change in scale to single-story commercial stalls fronted by more simple facades with smoother, simpler lines and details.

JOHN HUNZICKER - COTTAGE GROVE'S ARCHITECT OF CHOICE

Well-known Oregon architect John Hunzicker was born in Wisconsin in 1867. His father taught him the carpentry trade, and John became a builder and self-taught designer. He came to Eugene, Oregon in 1903, leaving his wife and daughter behind. His goal was to practice architecture, and he quickly established himself as an independent contractor. Hunzicker developed many social and business connections through his active involvement with fraternal organizations and the Eugene Commercial Club.

A self-taught architect with no formal education, Hunzicker was not an innovator in design, but he was adept at incorporating the trends and ideas of others into his work. His construction and contracting experience informed his plans, and he was able to produce practical, economic, efficient and pleasing designs for his clientele.

Hunzicker was a prolific designer of houses, halls, commercial buildings and armories throughout Oregon. Between 1907 and 1910 he received over forty commissions, most of which were from local area businessmen.

In Cottage Grove, Hunzicker was certainly the architect of choice. Downtown is virtually a showcase for his work, and includes two early commercial brick buildings built for Clint Stewart and others in 1908; The Pioneer Hardware and Town Club buildings, which are nearly identical twins. He also designed the Burkholder building, another two-story brick from the early 1900s on Main, and he may also have been responsible for the rebuilding of the Knickerbocker Building about 1911. The district incorporates buildings that date from both the early and later periods of his career. His early brick designs in the district are characterized by an asymmetrical arrangement of second-floor windows in openings with arched lintels. Other work still extant in the district includes a

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modern concrete City Hall on 6th, built in 1926 to replace the wood-frame original, and the beautiful 1930 Armory at 7th and Washington. His Baptist church that stood near the armory was recently razed.

John Hunzicker was certainly an important and prolific architect in Oregon during the early twentieth century, especially outside of the Portland area. The collection of his buildings within the Cottage Grove Downtown Commercial District amounts to a virtual showcase of his work. Hunzicker's designs add a certain unity of style and scale to the district, which presents examples of both his early and later creations in a compact comparative context that is unique and significant within the state.

LOCAL BUILDING MATERIALS

WOOD

The vast old-growth forests of fir, cedar and hemlock that surrounded Cottage Grove and a number of lumber, planing and finish mills provided builders and contractors with high quality wood products of all sorts. Huge beams of clear old-growth fir and cedar were used in several of the older buildings along Main Street. Millwork was also produced at the local woodworking plants. Virtually all the wood materials used in their construction were logged and milled locally.

BRICK

Cottage Grove had two local brickyards during the historic periods of development. The most famous of the two belonged to Charles Hamilton Wallace, local itinerant mason and preacher for the Cumberland Presbyterian Church. Wallace and his sons operated at least two different brickyards in the Cottage Grove Area, both of which were located at the north end of town. Their product was "hand-made" -without the use of machinery. Brick from the Wallace yards

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was seasonally shipped to other places when not consumed by local demands. Much of the brick used in the construction of the early primary structures on Main Street were produced there. Wallace was an accomplished mason, famous for his chimney work and impromptu sermons on site. Charles Hamilton and his sons were prominent members of the Cottage Grove community. He and his crews laid the foundations and brick on many of the primary buildings in the district that were constructed during the 1890s and the first half of the 1900s. An example is the Bank Building of 1903.

A second local brickyard was established just west of town by R. A. Gleason (later Gleason and Atkinson) in 1907. Gleason bought a Wellington brick machine and could produce some 20,000 bricks a day, a far greater quantity than Wallace's operation, which typically produced some 100 - 200,000 hand-made bricks per year. Gleason's yard also supplied a great deal of local material for construction on Main Street, beginning in 1907-08.

The clay materials available locally were also a source of raw material for the Willamina Brickyard, who owned a clay mine south of town for many decades. The blonde finish brick used on the First National Bank was reputedly shipped to town from their works west of Newburg in the North Willamette Valley.

THE INDIVIDUAL PROPERTIES OF THE DISTRICT

Each of the 51 resources within the Cottage Grove Main Street Commercial District is individually classified and discussed below. The ID number for each property is keyed to the Resource ID Number Key Sketch Map of the district, where it appears upon the appropriate corresponding tax lot(s). The classification category for each property is also indicated on the map. The resources are numbered and listed in the following sequential order: Beginning from the northeast corner of the district boundary, at the corner of North 9th and Main Streets, and proceeding west along the north side of Main Street to the northwest corner of the district boundary. The numbering sequence then continues from the southwest corner of the district boundary and proceeds to the east along the south side of Main Street, from the east bank of the river to the southeast corner of the district boundary at the intersection of Main and South Pacific Highway.

Information about each of the individual district resources is presented below:

DISTRICT RESOURCES

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KEY #1

RANKING: Secondary Contributing

HIST. NAME: Woodson Brothers Garage

COMMON NAME: Holloman Ford

ADDRESS: 836 Main Street

CITY: Cottage Grove

OWNER: Ted C. Carner Inc.

30463 Santiam River Road, Lebanon, OR 97355

T/R/S 20 03 28

MAP NO.: 20032831

TAX LOT: 11300

ADDITION: McFarland

BLDG. X STRUC. DIST. SITE OBJ.

BLOCK: 2 **LOT:** 1 & 2 **QUAD:** SE

PLAN TYPE / SHAPE: Rectangle

NO. OF STORIES: 2

FOUNDATION MATERIAL: Poured concrete

BASEMENT (Y / N): No

ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar

WALL CONSTRUCTION: Architectural terra cotta and concrete block

PRIMARY WINDOW TYPE: Fixed display; 16 pane metal awning

EXTERIOR SURFACING MATERIAL: Architectural terra cotta; sprayed stucco; cement with pebble dash finish.

DECORATIVE FEATURES: None

CONDITION: GOOD X FAIR POOR **MOVED:** No **(DATE):**

EXTERIOR ALTERATIONS / ADDITIONS: Original service door and first story window on east elevation filled in; first story window on north elevation infilled; four foot band of concrete block and new roofing added to top of building as a result of 1962 Columbus Day storm, when original roof blew off; wooden ramp for second floor access changed from straight run to L-shaped run in 1962; sprayed stucco applied over terra cotta block; cement with pebble dash finish used as infill for upper portion of windows on the first floor.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: Githens Building (Key #2)

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The building faces south at the northwest corner of Main Street and North Ninth Streets. The Githens Building is directly to the west and the car lot for the auto dealership is directly to the north. This is a busy intersection for vehicles traveling in all four directions.

ADDITIONAL INFORMATION:

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SOURCES: Sanborn Insurance Maps: 1893-1920; City Directories; Cottage Grove Historical Society: vertical files, newspapers and photographs; Interview with Ed Metz by George Bleekman, Feb. 1992; Cottage Grove Sentinel, Special Edition, Oct. 1928; Western Pioneer Title Co.

NEGATIVE NO.: XX-10
SLIDE NO.: B-15

RECORDED BY: LTB / GB / KJG
DATE: March 15, 1992
SHPO INVENTORY NO.:

Built in 1919, the Holloman Ford Building has served as Cottage Grove's Ford garage and dealership for 74 years. It was constructed by Vinal Randall Sr. and Sherman L. Godard at a cost of \$130,000, and was originally known as the Woodson Brothers Station. Oscar Woodson, the first owner, began selling Ford products in the area in 1912. Besides a Ford dealership, there was garage space for cars of the hotel guests and overnight visitors in town. The Woodson Bros. Station stocked tires, batteries and parts and provided full mechanics service in shops on the second floor. There were also two gas pumps in the front of the building along Main Street for a period of years during the 1920s.

The building has been altered over the years, most significantly after the 1962 Columbus Day Storm when the original roof blew off. Several windows and entrance ways have been filled in, the roof has been replaced and the exterior surfacing has been changed. The interior remains very much as it was built, with the original laminated truss system, the second floor of 2x4's laid on edge side by side. Much of the structural system is visible from the interior. The second floor auto access originally consisted of a straight run ramp, this was changed to the existing L-shaped ramp, running parallel to the building, in 1962. The original plank walls still separate the showroom from the garage, and the windows and service doors in the north (rear) elevation are original.

In 1942, Oscar Woodson passed away, and Floyd Githens purchased the business. It was sold again in 1959 to Keith Roberts, and by 1976 the business was known as Holloman Ford.

Although the structure has been altered, its significance is reinforced by the fact that it continues to be used as a car dealership - the purpose for which it was designed. The east and rear elevations, both of which are visible from the street, retain almost all of their original features. The large ramp built of local old-growth cedar posts on the rear of the building is a rare significant reminder of the early auto age. It is still used to access the body shop located on the second floor. The original structural features and other interior elements and details, such as the corrugated glass partitions in a service shop wall, and the original front showroom and office spaces also add to the significance of the building. This is one of a few remaining auto/ transportation service enterprises that once flourished along Main Street when it was a part of the Pacific Highway, and is a reminder of the Golden Age of motor transportation. As the easternmost building

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in the district, this ambitious and expensive 1919 auto sales and service building is a symbolic flagstone for the secondary period of significance and a fitting anchor on the corner of Main Street and Highway 99. The present owner of the business is currently preparing to undertake rehabilitation work that will further restore and enhance elements of the original character, such as removing the belt course of concrete block that was added when the upper facade was repaired after the storm.

KEY #2

RANKING: Secondary Contributing

HIST. NAME: Githens Building	DATE OF CONSTRUCTION: @1925
COMMON NAME: Githens Building	ORIGINAL USE: Auto Sales
ADDRESS: 814-818-820 Main Street	PRESENT USE: Retail Stores
CITY: Cottage Grove	ARCHITECT: Unknown
OWNER: Githens Investment Company	BUILDER: Unknown
1021 South Sixth Street, Cottage Grove, OR 97424	THEME: 20th Century Commercial
T/R/S 20 03 28	STYLE: Modern Commercial
MAP NO.: 20032831	TAX LOT: 11400
ADDITION: McFarland's	BLDG. X STRUC. DIST. SITE OBJ.
BLOCK: 2	LOT: 3
QUAD: SE	
PLAN TYPE / SHAPE: Rectangle	
NO. OF STORIES: 1	
FOUNDATION MATERIAL: Poured concrete	
BASEMENT (Y / N): No	
ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar	
WALL CONSTRUCTION: Concrete block and architectural terra cotta	
PRIMARY WINDOW TYPE: Fixed display	
EXTERIOR SURFACING MATERIAL: Concrete stucco with a pebble dash finish	
DECORATIVE FEATURES: Raised "GITHENS BUILDING" letters at the center of parapet; slight relief to front facade in a central panel above doors.	
CONDITION: GOOD FAIR X POOR	MOVED: No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: Modern front facade installed after 1962	
Columbus Day storm when original facade was damaged; One 8:8 window infilled to the north.	
NOTEWORTHY LANDSCAPE FEATURES: None	
ASSOCIATED STRUCTURES: None	
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN	
SETTING: The building faces south at midblock with Kids World to the west and Holloman Ford to the east. An alley provides access for deliveries to the north.	
ADDITIONAL INFORMATION:	

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SOURCES: Sanborn Insurance Maps: 1893-1928; City Directories; Cottage Grove Historical Society: vertical files, newspapers and photographs.

NEGATIVE NO.: XX-9

RECORDED BY: GB / LTB / KJG

SLIDE NO.: D-9

DATE: March 15, 1992

SHPO INVENTORY NO.:

The Githens Building is located west of the Holloman Ford Building at 814-818-820 Main Street. This rectangular, one story, poured concrete structure was built circa 1925. It originally served as part of the Woodson Brothers auto sales and service business and had space for forty cars, including parking for guests of the Hotel Bartell across the street. Floyd Githens was an early auto dealer himself, and went on to purchase the Woodson Brothers Ford dealership in 1942. Several businesses were subsequently located in the Githens Building, including Githens Clothes for Men, the Cottage Grove Chamber of Commerce, Earl Wilson Real Estate, Stokes Jewelry Store and Nichols Radio and Appliance.

Originally faced in brick and concrete stucco, the building was outfitted with plate glass display above which was a horizontal band of windows similar to those on the Woodson Bros. Building to the east. Although the transom window bands have been long since covered over, their recessed spans are still apparent in the upper facade below the "Githens Building" name plate. For many years a shared canopy, very similar to the existing marquee on the building today, extended across both the Githens and Woodson Bros. Buildings, tying the two together. The newer front display bays were installed after the 1962 Columbus Day storm damaged the original facade. The Githens Building is currently partitioned into three separate retail spaces in the front half of the building, with mezzanine level storage directly over the retail space. The rear of the building houses auto service and parts space, which is used by Holloman Ford in much the same way it was used when built. The original connection with the Holloman Ford/Woodson Bros. Building adjacent to the east is also still evident at the rear of the building.

The Githens Building, like the Allison Block (Key #35), is an example of the change in building size, scale, use and material that became prevalent during the secondary period of significance in the 1920s. Building material shifted from brick to hollow terra cotta block with stucco finish, and scale shifted away from multi- to single-story height. Decorative detailing gave way to a smoother, simpler look. Although the display windows have been modernized after the storm damage, the upper facade and marquee, which may be original, continue to successfully convey the original appearance of this building. It is also closely associated with the auto age and the Pacific Highway period of Main Street, with part of the building still in use for auto-related purposes by Holloman Ford.

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KEY #3

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: Rich Building
COMMON NAME: Kid's World
ADDRESS: 802 Main Street
CITY: Cottage Grove
OWNER: Floyd Githens Investment Co.
730 Main St., Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032831 **TAX LOT:** 114000
ADDITION: McFarland's **BLDG. X** **STRUC.** **DIST.** **SITE** **OBJ.**
BLOCK: 2 **LOT:** 4 **QUAD:** SW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 1
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Flat, built-up tar
WALL CONSTRUCTION: Concrete block, metal posts, wood beams
PRIMARY WINDOW TYPE: Modern display
EXTERIOR SURFACING MATERIAL: Concrete block, glass, cement stucco
DECORATIVE FEATURES: Cement stucco, large pebble dash finish
CONDITION: GOOD X FAIR POOR **MOVED:** No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: None
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: Northwest corner of 8th and Main, parking lot to the north and west.
ADDITIONAL INFORMATION:
SOURCES: Sanborn Insurance Maps: 1893-1920; City directories; Cottage Grove Historical Society: vertical files, newspapers and photographs; Western Pioneer Title Co.
NEGATIVE NO.: H-6 **RECORDED BY:** AS / KJG / TN
SLIDE NO.: **DATE:** March 15, 1992
SHPO INVENTORY NO.:

The single-story concrete block store addition that presently houses the Kid's World store and a barber shop was originally a separate lot. A wooden one story blacksmith shop, associated with the Fashion Livery Stables across 7th Street, was situated here prior to 1893. A one story brick building that served as a milk depot and a confectionery occupied the lot after 1906. The brick was torn down after the Columbus Day Storm and replaced by the current structure in 1963. The Greyhound Bus depot was located here for many years. The lot was later

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consolidated with the property occupied by the Githens Building. It is doubtful that any historic fabric remains from the early brick, although the present building is very similar in scale and bulk.

KEY #4

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: Benjamin Franklin Savings and Loan **DATE OF CONSTRUCTION:** 1978
COMMON NAME: Bank of America **ORIGINAL USE:** Bank
ADDRESS: 750 Main Street **PRESENT USE:** Bank
CITY: Cottage Grove **ARCHITECT:** Unknown
OWNER: Bank of America, Inc. **BUILDER:** Unknown
121 SW Morrison, Portland, OR 97204 **THEME:** 20th Century Commercial
T/R/S 20 03 28 **STYLE:** Colonial
MAP NO.: 20032831 **TAX LOT:** 12000
ADDITION: McFarland's **BLDG. X** **STRUC.** **DIST.** **SITE** **OBJ.**
BLOCK: 3 **LOT:** 1 & 2 **QUAD:** SW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 1
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar
WALL CONSTRUCTION: Concrete block
PRIMARY WINDOW TYPE: Fixed contemporary wood sash
EXTERIOR SURFACING MATERIAL: Brick
DECORATIVE FEATURES: Pediment entrance w/entablature, multiple square columns, pilasters, bay window
CONDITION: GOOD X FAIR POOR **MOVED:** No **(DATE):**
EXTERIOR ALTERATIONS / ADDITIONS: None
NOTEWORTHY LANDSCAPE FEATURES: New roses, rhododendron, juniper
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: Northwest corner of 8th and Main, parking lot to the north and west.
ADDITIONAL INFORMATION:
SOURCES: Sanborn Insurance Maps: 1893-1920; City directories; Interviews with Eldo Schweitzer, Roger Braswell by Anne Seaton, 2-27-92; Cottage Grove Historical Society: vertical files, newspapers and photographs; Western Pioneer Title Co.
NEGATIVE NO.: H-6 **RECORDED BY:** AS / KJG / TN
SLIDE NO.: **DATE:** March 15, 1992
 SHPO INVENTORY NO.:

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The earliest building on the site was the Fashion Livery Stable and Bohemia Stage Line built in 1884, which later became a carriage house and a garage. The stable building was torn down in 1921 and replaced with the Perini Brothers gas station in response to the rerouting of Highway 99 along Main. Lou Henault operated a glazier shop in the old station building from 1976 to 1978, when he sold the property to Benjamin Franklin Savings and Loan, who then built the present structure on the site.

KEY #5

RANKING: Historic Non-contributing in Present Condition

HIST. NAME: Prager's Hardware
COMMON NAME: Schweitzer's Mens Wear
ADDRESS: 730 Main Street
CITY: Cottage Grove
OWNER: Eldo Schweitzer
730 Main St., Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032831 **TAX LOT:** 12100
ADDITION: McFarland's **BLDG. X** **STRUC.** **DIST.** **SITE** **OBJ.**
BLOCK: 3 **LOT:** 3 **QUAD:** SW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 2
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar
WALL CONSTRUCTION: Concrete block
PRIMARY WINDOW TYPE: Fixed pane display
EXTERIOR SURFACING MATERIAL: Board and batten lumber
DECORATIVE FEATURES: None
CONDITION: GOOD X FAIR POOR **MOVED:** No
(DATE):
EXTERIOR ALTERATIONS / ADDITIONS: Original facade covered with vertical board siding; 4 windows on east elevation infilled; 2 openings on north elevation infilled; addition to north constructed in 1945.
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

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SETTING: The building faces south on Main Street at midblock, with a parking lot to the east. The alley to the north provides access for deliveries.

ADDITIONAL INFORMATION:

SOURCES: Sanborn Insurance Maps: 1893-1920; City directories; Interview with Eldo Schweitzer, by Anne Seaton, 2-27-92; Cottage Grove Historical Society: vertical files, newspapers and photographs; Western Pioneer Title Co.

NEGATIVE NO.: H-7

SLIDE NO.: B-17

RECORDED BY: AS / KJG

DATE: March 15, 1992

SHPO INVENTORY NO.:

The corner of this section of Main Street was associated with the Fashion Livery Stable and Feed Store prior to the turn of the century. This lot originally housed a frame building that contained a harness and cobblers shop in between 1893 and 1912. Until the 1930s a cigar and billiard hall was in operation at this location.

In 1933 William Prager, a businessman in the community, purchased the lot and constructed the concrete block building that stands today. Prager operated a general merchandise store for many years, and was known in the community to be able to purchase anything a customer needed. This business operated for 39 years, when in 1972 it was sold to Eldo Schweitzer. Schweitzer converted the business to a clothing store for men, specializing in western wear.

In 1945 the building was expanded to the north, almost doubling the retail space. The front elevation displays a recessed entry and fixed pane display windows. Beneath the frame and shingle awning vertical boards cover the first story wall. Board and batten siding is hung above the fixed awning. The historic fabric of the front facade is unrecognizable because of these coverings, although the present appearance is reminiscent of the earlier wooden false front commercial buildings that occupied the lots during the primary period.

KEY #6

RANKING: Secondary Contributing

HIST. NAME: Hart Building

COMMON NAME: Sears Catalog Store

ADDRESS: 722, 726 Main Street

CITY: Cottage Grove

OWNER: Bill & Cindaly Pettigrew

34050 Witcher Gateway Rd, Cottage Grove, OR 97424

T/R/S 20 03 28

MAP NO.: 20032831 **TAX LOT:** 12200

DATE OF CONSTRUCTION: 1926

ORIGINAL USE: Commercial/Office

PRESENT USE: Commercial

ARCHITECT: Unknown

BUILDER: Harry Hart

THEME: 20th Century Commercial

STYLE: Art Deco

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in the "modern" Art Deco motif that exists today. Because the church intended to occupy the entire building, the three businesses which occupied the downstairs were displaced. At this time the address changed from 708-712-714 to 716-724. The Assembly of God Church used the downstairs for their auditorium, prayer room and nursery. The second floor included four large assembly rooms and numerous rooms for Sunday school classes. Historic photos show the building adorned with a large projecting neon sign which read "Jesus Saves." This revivalist church was a controversial element of Cottage Grove society, and led to a mob scene at one point prior to the establishment of the new church on Main. It was nurtured by the charismatic Pentecostal movements centered on Aimee Semple McPherson and the Angelus Temple in Los Angeles, California during the 1920s.

The church was the only occupant of the building until 1944. After this time a commercial space on the first floor was leased. The current occupant, Cottage Coiffures, has been located there since 1972. The Sears Catalog Store, which closed in 1993 and has been replaced by a used book store, seems to have been established at this date also. The addresses changed again between 1972 and 1976 and reflect the current numbers of 722 and 726 Main Street. In 1926 two bottles of liquor and numerous gold coins were discovered while excavating for the new building. It is believed that these items were from the Helena Saloon days, which may have been situated on this lot or in the Book Mine building to the west.

The front facade has been altered with the addition of brick veneer to the lower story. Exterior stairs have been removed from the back of the building. The interior of the first floor has been significantly altered in a typical fashion. The condition of the vacant second floor interior remains as altered during the 1938 remodel. Pressed tin ceilings are visible through a back window. Because it is one of two Art Deco buildings in Cottage Grove it gains increased significance. It illustrates a period style that depicts the evolution of Main Street during the 1930s in Cottage Grove. The building also represents a significant social movement of its time.

The wood grill that obscures the upper facade of the 1938 Art Deco remodel is being removed by the current owner. It is possible that the original windows are still extant and in storage somewhere in the area. Attempts to locate and acquire them are currently underway. Removal of the grill will expose the significant Art Deco facade and an important historical element of the Main Street cityscape from the secondary period of development.

KEY #7

RANKING: Primary Contributing

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HIST. NAME: Helena Saloon?
COMMON NAME: The Book Mine
ADDRESS: 702 Main Street
CITY: Cottage Grove
OWNER: Roberta P. Hoelzle
702 Main St., Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032831 **TAX LOT:** 12300
ADDITION: McFarland Addition **BLDG. X STRUC. DIST. SITE OBJ.**
BLOCK: 3 **LOT:** 4 **QUAD:** SW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: One
FOUNDATION MATERIAL: Post on concrete pad
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Gable with composition shingle
WALL CONSTRUCTION: Frame
PRIMARY WINDOW TYPE: Fixed pane display that are non-historic.
EXTERIOR SURFACING MATERIAL: Modern "fake" shiplap; historic shiplap at north gable end
DECORATIVE FEATURES: None: the false front is the principle point of interest for the structure.
CONDITION: GOOD X FAIR POOR **MOVED:** No **DATE:**
EXTERIOR ALTERATIONS / ADDITIONS: Addition to north elevation; siding is not historic; front display windows and entrance appear to be altered; wood awning replaced.
NOTEWORTHY LANDSCAPE FEATURES: None. The building occupies the entire lot.
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: The building faces south on Main Street at the northeast corner of Seventh Street. The Hart Building is directly east. There are wide sidewalks on the south and west sides that are used to display ornamental plants in season.
ADDITIONAL INFORMATION:
SOURCES: Sanborn Insurance Maps 1893-1920; City Directories 1898-1991; The Cottage Grove Sentinel; Interview between Roberta Hoelzle and Michelle Dennis; Cottage Grove Historical Society: vertical files, newspapers and photographs.
NEGATIVE NO.: H-9 **RECORDED BY:** MD, KJG
SLIDE NO.: B-19 **DATE:** December 10, 1991
 SHPO INVENTORY NO.:

The Book Mine building is the oldest commercial frame structure on Main Street. Sanborn maps indicate that this building was built prior to 1893. It is a one story, gabled roof building with a false front commonly used on commercial

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structures until after the turn of the century. Several businesses have occupied this building over the past 100 years.

Although its original use is unknown, this building housed a grocery from at least 1893 to 1898. A candy factory was located behind the building on the alley. The 1903 Sanborn map indicates that a saloon (possibly the Helena Saloon) occupied this space for a brief period. Harry Brehaut's New Era Drug Store was operating in this building from late 1907 to 1913. The business changed hands because of the death of Mr. Brehaut. In 1918 George Brainard, a real estate agent, set up office in the building and shared the space with a cobbler. The building probably had a dividing wall running on a north south axis.

Prior to 1920 there were two outbuildings on the property. For a time one was used as a cabin, and later both were used for storage. In 1921 Dick Hickson's Clothing Store was operating. The Tourist Cafe, owned by M.V. and Allie Phillips, was operating between 1925 and 1928, which were the boom years of the early motor age in Cottage Grove. Between 1934 and 1944 Thomas Short used the building for his used furniture and second hand goods store. Brisbane Electric (1947-1952) and Wayne Cannon Appliance Company later occupied the building. In the early 1960s the Eighty-Eight Cents Store was doing business at this location. The current owner purchased the building in the early 1970s and operates a bookstore and florist shop.

Although the building has retained its original form and appearance there have been several alterations which are reversible. The siding on the south and west sides was replaced. There appears to be original shiplap siding in the north gable end. A small window on the west elevation was replaced as an energy saving measure. A concrete block addition was erected to the north in the 1950s during the Cannon Appliance duration. New display windows were installed prior to 1950. A small window on the east elevation was covered after the Hart Building was constructed in 1926.

The interior seems to have had a "face lift" in the 1940s or 1950s. The walls are plywood with the seams covered by narrow boards. There is evidence of a chimney at the rear of the original store. The building is significant as the oldest frame structure on Main Street dating from the significant period of development. The structure maintains its historic form but alterations have been performed to equip it for modern usage. Age and architectural style, in spite of the modern siding, are its strong points.

KEY #8

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: N/A

DATE OF CONSTRUCTION: 1991

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KEY #9 & #10

RANKING: Vacant

OWNER: Kincade Insurance Inc.

405 Main St., Cottage Grove, OR 97424

T/R/S 20 03 28

MAP NO.: 20032831 **TAX LOT:** 12800 / 12900

ADDITION: McFarland's **BLDG. STRUC. DIST. SITE X OBJ.**

BLOCK: 4 **LOT:** 2 **QUAD:** SW

These presently vacant lots were also occupied by the Woodward Building, razed in 1989 after a disastrous fire. All that remains behind their fence are the concrete foundations. The lot is currently up for sale.

KEY #11

RANKING: Vacant

OWNER: W. A. & P. L. Whiteman

6840 SW 26th #37, Portland, OR 97219

T/R/S 20 03 28

MAP NO.: 20032831 **TAX LOT:** 13000

ADDITION: McFarland's **BLDG. STRUC. DIST. SITE X OBJ.**

BLOCK: 4 **LOT:** 2 **QUAD:** SW

This presently vacant lot was the site of a one-story "modern" commercial building that was built by the Bartels family. It was also razed in 1989 after a disastrous fire. The original building was very similar in appearance to the Bartels Meat Market (Key #12, below.) The building had a centrally located recessed entrance topped by half-round inset arches, and multi-paned windows above the display areas identical to the remodelled Bartels Market. All that remains behind the fence is a concrete foundation. This lot is currently up for sale.

KEY #12

RANKING: Primary Contributing

HIST. NAME: Bartels Meat Market

COMMON NAME: The Medicine Shop

DATE OF CONSTRUCTION: 1905-06

ORIGINAL USE: Meat Market

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Lincoln's Meat Market. The existing brick structure was built by the Bartels family during 1905-06 to serve as a meat market and cold storage facility.

John H. Bartels had moved to Cottage Grove in 1901, opening a meat market on the west side of the Coast Fork River. As the commercial center of the community moved to the east side of the river Bartels established his meat market east of the bridge, on Main Street. After the death of Henry Lincoln in 1912, Bartels purchased the market and entered a partnership with Wilson, who died in 1919. Frank Safley followed in the partnership and changed the name from Bartels' Meats to City Meats. City Directories list William Bartels Meats as the tenant until 1944. Subsequently Elliott Voegele opened the Coast to Coast Hardware and Auto Supplies.

In 1930 William Bartels acquired and subsequently developed the adjacent lot to the east (Key #11) as a single story commercial store. The facade of the meat market building was concurrently remodelled while the new construction was accomplished next door. The result was a pair of buildings nearly identical in appearance. The new facade included a recessed entrance with modern frame display windows on either side. Rounded turned posts flank the entry at the corners of the display windows. Ceramic tiles decorated the area below the display windows. The peculiar textured glass multi-pane windows topped by inset lunette semi-circles above wooden lintels still exist on either side of the entrance, above the display windows. The frieze was decorated with diamond squares.

In 1944 Larry Leven's Western Auto Store occupied the site. The Drew & Morin Market was a later tenant of the building. The structure was vacant in the early 1960s until Self-Selecto Shoe Store opened, which operated here until 1976. In 1985 William Whiteman, a local businessman and former mayor, opened the Bakery on Main, which was a popular eating place for local residents until its closure in January of 1992.

This building is an example of Main Street commercial infill in the brick tradition of 1906. The 1930s facade is a unique and significant example of changing tastes and styles during the secondary period. The details in the facade evoke a move toward the Art Deco style that was beginning to manifest itself in the district (Keys #6 & 41.) It is an early manifestation of the trends toward modernization that have occasionally become popular in Cottage Grove.

KEY #13

RANKING: Primary Contributing

HIST. NAME: Simeral & Vandenburg Furniture

COMMON NAME: Apland Jewelers

ADDRESS: 612 Main Street

CITY: Cottage Grove, OR 97424

DATE OF CONSTRUCTION: @ 1907

ORIGINAL USE: Commercial

PRESENT USE: Jewelry Store

ARCHITECT: Unknown

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interior and exterior for use as Wares Jewelers. The existing vitrolite storefront dates from this period. In 1964 Apland's Jewelers occupied the building. The large neon sign with sparkling diamond dates from this period. The interior reflects the tastes of the post-WWII period, and is in very original condition.

The present owners received the property after the death of her husband's parents in 1930. The Wright family ran "The Fair" notion store. This represents sixty years of ownership by the same family. This building is representative of the brick commercial infill period of Cottage Grove that followed the turn-of-the-century mining boom. The 1948 vintage storefront and 1960s neon sign are representative examples of the remodeling of downtown buildings that came into vogue on Main Street after World War II. Although there have been major changes to the lower facade of this building, these changes over time are significant in their own right and reflect the patterns of change that have historically been active in the district area. The original parapet and frieze are intact. With time the 1948 facade will gain additional significance, mainly because of the unusual vitrolite panels and period doors that still exist.

KEY #14

RANKING: Primary Contributing

HIST. NAME: Knickerbocker Building
COMMON NAME: Hoover's Self Selecto Shoes
ADDRESS: 602-606 Main Street
CITY: Cottage Grove
OWNER: Richard Lee Chambers
33749 Meyer Rd., Cottage Grove, OR 97424
T/R/S 20 03 28

DATE OF CONSTRUCTION: 1902
ORIGINAL USE: Commercial
PRESENT USE: Commercial
ARCHITECT: John Hunzicker
BUILDER: Hamilton Wallace
THEME: 20th Century Commercial
STYLE: Commercial

MAP NO.: 20032831 **TAX LOT:** 13300

ADDITION: McFarland's **BLDG. X** **STRUC.** **DIST.** **SITE OBJ.**

BLOCK: 4 **LOT:** 4 **QUAD:** **SW**

PLAN TYPE / SHAPE: Rectangle

NO. OF STORIES: 2

FOUNDATION MATERIAL: Brick & poured concrete

BASEMENT (Y / N): No

ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar

WALL CONSTRUCTION: Load bearing brick

PRIMARY WINDOW TYPE: Fixed display; 1:1 double hung wood sash; aluminum sliders

EXTERIOR SURFACING MATERIAL: Brick and T-1-11 siding around front facade

DECORATIVE FEATURES: Brick cornice and parapet; decorative belt courses, segmented arched windows

CONDITION: GOOD

FAIR X **POOR**

MOVED: No (DATE):

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EXTERIOR ALTERATIONS / ADDITIONS: Modern 1947 facade improvement to the first floor, front; first story windows on west elevation filled in; door in-filled and door replaced with window on north elevation; five second story paired double hung windows replaced with aluminum sliders.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The building faces south on Main Street at the northeast corner of Sixth Street.

There is an alley to the north providing access for deliveries. North of the alley a paved parking lot exists.

ADDITIONAL INFORMATION: Interior brick wall exhibits ghost of exterior sign; west and north elevations were sand blasted; Remnants of an exterior sign visible on the west elevation.

SOURCES: Sanborn Insurance Maps: 1893-1920; City Directories; Interview with Dave Garnet, by Lisa Teresi-Burcham, Feb. 1992; Cottage Grove Leader, Sept.6,1901; Cottage Grove Sentinel, June 7, 1989, July 18, 1990, Jan. 2, 1920; Cottage Grove Historical Society: vertical files, newspapers and photographs.

NEGATIVE NO.: XX-14

SLIDE NO.: A-8

RECORDED BY: LTB / GB / KJG

DATE: March 15, 1992

SHPO INVENTORY NO.:

The Knickerbocker Building has been a Cottage Grove landmark for many years. It has a long and rich history, and has been remodelled numerous times. Prior to construction of this building a two story wood frame house existed on the site. By 1898 a different frame structure existed as an Assay Office. This building was moved next door to the adjoining lot on the east just prior to construction of the present building. The 1903 Sanborn Map illustrates a 2 story brick structure with a general store on the first floor and offices on the second floor. This original brick was built between 1899 and 1901. Its early names were the Sherwood Block and the Wheeler-Veatch Building. There appears to have been a wooden warehouse attached to the rear of the building. A theater was housed in the east bay of this building up to about 1912. Historic photographs from about this time show the building torn down to the first floor level and in the process of being remodelled and rebuilt. By 1920 the Long and Cruson Service Garage occupied the west side of the first floor and Garman and Hemenway Dry Goods occupied the east bay, with the Moose Lodge on the second floor. The first fire occurred during the occupancy of the Hemenway Company. In 1934 Safeway Grocery Store occupied the entire first floor and 1939 City Directories indicate that offices of Daugherty Piling Co. and Daugherty Lumber Co. were located on the second floor of the building. The Daugherty Lumber Company renovated the large open meeting room into an office suite with a wide central corridor. The floor shows the abuse of logging boots. Knickerbockers Variety Store took occupancy of the entire first floor space around 1940 and operated until 1988, becoming a local

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institution. The second fire occurred on Feb. 2, 1947, which caused the small windows on the west elevation, and the delivery door, to be bricked in. In 1988 the "In-Between" liquidation store moved into the building. A third fire broke out on May 30, 1989, which caused smoke damage to the building. The first floor interior and south and west elevations were sandblasted at this time. Hoover's Self Selecto Shoes moved their business to this location in 1989.

A 1901 newspaper article indicates that local brickmaker and mason, Charles Hamilton Wallace was responsible for the construction of this early masonry building. It was originally a two bay commercial storefront with the east bay entrance recessed behind a masonry arch, which was the theater. The entire second floor was rebuilt along with the facade about 1911, and some evidence suggests that Eugene architect John Hunzicker was responsible for the redesign. The first floor facade has undergone a series of changes to accommodate the variety of tenants that occupied the building. The Knickerbocker Store enjoyed the longest tenure at this location and remodeled the first floor to suit their needs. The front facade contained stacked transoms that ran in a ribbon across the south, and part of the west facade. Fixed pane display widows were located under the wide metal awning that supported the "Knickerbocker's" sign. The facade that exists today covers the transoms and part of the upper masonry of the first floor.

The building is significant because of its association with the work of Charles Hamilton Wallace, who built numerous chimneys and masonry buildings in the Cottage Grove community. Much of this brickwork is intact and visible. Five of the paired double hung sash windows were replaced with aluminum sliders in the 1980s. Despite these changes the building is significant as an example of Main Street turn-of-the-century fire proof architecture.

KEY #15

RANKING: Secondary Contributing

HIST. NAME: Omer Apartments / Kem Building

COMMON NAME: St. Vincent de Paul

ADDRESS: 534 Main Street

CITY: Cottage Grove, 97424

OWNER: Leo & Juanita Wilhelm

1055 Polk Ave., Cottage Grove, OR 97424

T/R/S 20 03 28

MAP NO.: 20032831 **TAX LOT:** 14700

ADDITION: McFarlands **BLDG. X** **STRUC.** **DIST.** **SITE** **OBJ.**

BLOCK: 5 **LOT:** 1 **QUAD:** SW

PLAN TYPE / SHAPE: Rectangle

NO. OF STORIES: Two

DATE OF CONSTRUCTION: 1923

ORIGINAL USE: Commercial / Apts.

PRESENT USE: Commercial

ARCHITECT: Unknown

BUILDER: Unknown

THEME: 20th Century Commercial

STYLE: Modernistic

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FOUNDATION MATERIAL: Poured concrete

BASEMENT (Y / N): No

ROOF FORM & MATERIALS: Shed with parapet; rolled composition and tar

WALL CONSTRUCTION: Clay block tile and brick veneer

PRIMARY WINDOW TYPE: Fixed modern display; 6:1 double hung sash (many paired); 4 paned transom windows.

EXTERIOR SURFACING MATERIAL: Brick; small mosaic tile on south facade; clay block tile

DECORATIVE FEATURES: Simple molded wood cornice below the brick parapet; Hood over apartment entrance.

CONDITION: GOOD X FAIR POOR **MOVED:** No **DATE:**

EXTERIOR ALTERATIONS / ADDITIONS: First story front facade remodeled with new windows and doors in 1964; small mosaic tile applied; awning replaced; 4 pane transoms covered; drugstore expanded into retail space north of it.

NOTEWORTHY LANDSCAPE FEATURES: None.

ASSOCIATED STRUCTURES: None.

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The building dominates the northwest corner of Main and Sixth Streets. The second floor extends over the alley creating a tunnel between the retail spaces on the first floor. A wide concrete sidewalk extends around the north and west elevations on this busy corner. The proportions and scale are very pleasant.

ADDITIONAL INFORMATION:

SOURCES: Lane County Directories, 1923-71; Madison, Dean and Daniel Ng "The Kem Building," Masonry report for U of O course, Fall 1990; Sanborn Maps, 1893-1920; Cottage Grove Sentinel, Feb. 3, 1922; July 15, 1971; Oct. 25, 1928; April 26, 1917; Eugene City Guard, Feb. 13, 1892; March 12, 1892; Interview between Roger Braswell and Susan Curley Jan. 27, 1992

NEGATIVE NO.: N-1

SLIDE NO.: A-20

RECORDED BY: SC, KJG

DATE: March 1, 1992

SHPO INVENTORY NO.:

In 1892 John Sherwood's Hotel was built on this corner. Sherwood's Hotel was an imposing two story brick structure, with a canted entrance. A decorative band of corbeled brick ran along the south and east facade. An open second story wood porch encircled these elevations, supported by turned posts rising from a wood plank sidewalk. A two story wooden addition occupied the rest of the lot along 6th Street. By 1907 the hotel name had changed to the Hotel Oregon, and the second story wood porch had been removed. In 1908 the hotel expanded beyond its thirty rooms by using the second floor of the adjacent Stewart and Porter Building (Key #14, below). These additional 18 rooms were reached through an enclosed passage that connected the two buildings at the second floor. High quality cuisine and service was offered by the Oregon Hotel.

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In 1922 Claude J. Kem purchased the property from Josiah and Ema Porter. The hotel was demolished in 1923 when the present structure was built. Kem's for Drugs quickly became a Cottage Grove landmark. The ten one and two bedroom apartments on the second floor were modern for their day. In addition to the Drug Store the ground level retail spaces contained rental spaces that were occupied by a variety of businesses. The Sentinel newspaper from 1923-1949; The Grey Goose Restaurant and Hoover's Shoe Store at later dates, to mention a few. A Main Street entrance to the second floor may have been located in the center of the south facade, as the front apartment units were occupied by professional offices. The entrance to the Omer Apartments has remained at 17 North Sixth Street from the beginning. A sawdust furnace was once used to heat the building. Kem sold the building to George and Jessie Matthews in 1940. The Matthews retained the structure until 1952, when they sold it to C.E. Neet and his wife, who continued to own and operate the property until it was bought by the current owners in 1964. There has been a Rexall drugstore in operation at this location for 69 continuous years.

The building contains a pleasing second story window placement with 6:1 double hung sash. A wood cornice runs horizontally midway between the top of the parapet wall and the windows on the second story. A major remodeling in 1964 replaced awnings with a hard canopy of unknown material. Display windows were replaced, the entrance altered, and the transoms covered as part of this update. A number of first story windows were filled and an additional pharmacy entrance was constructed after the drug store was expanded into the neighboring retail space. Currently one of the retail spaces operates as an antique shop on North Sixth Street. The former offices of the Sentinel (23-25 North Sixth) were converted into two apartments with a small vestibule between them and a stairway to the upper floor. None of the apartments are currently occupied, but St. Vincent De Paul intends to reopen the apartments for low to moderate income persons. This building has served as a Cottage Grove landmark for sixty nine years. It is a fine example of 1920s residential and commercial architecture. The apartments on the second floor remain essentially as built, but certain code conditions relating to HUD sponsorship of the housing project threaten much of the original molding and millwork due to lead paint considerations and budget limitations.

KEY #16

RANKING: Primary Contributing

HIST. NAME: Stewart and Porter Building
COMMON NAME: The Club

DATE OF CONSTRUCTION: 1907-08
ORIGINAL USE: Commercial / Hotel

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ADDRESS: 514 Main Street
CITY: Cottage Grove
OWNER: Floyd H. Stumbo
514 Main St., Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032831 **TAX LOT:** 13900
ADDITION: McFarland **BLDG. X STRUC.** **DIST.** **SITE** **OBJ.**
BLOCK: 5 **LOT:** 2 **QUAD:** SW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: Two
FOUNDATION MATERIAL: Poured concrete, (noticeable at rear).
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed with parapet; rolled composition & tar
WALL CONSTRUCTION: Brick
PRIMARY WINDOW TYPE: Fixed pane display w/ transoms, 1:1 double hung sash on upper levels.
EXTERIOR SURFACING MATERIAL: Brick, wood, concrete stucco.
DECORATIVE FEATURES: Segmental arches w/ flat tops above windows; belt course; decorative concrete cornice; small historic neon sign.
CONDITION: GOOD FAIR X POOR **MOVED:** No **DATE:**
EXTERIOR ALTERATIONS / ADDITIONS: First story display windows to east bay; entrance doors; wooden exterior staircase (1920s); Exterior chimney (1940s); stucco application to north elevation (1980s); new roof that covers light well.
NOTEWORTHY LANDSCAPE FEATURES: None.
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: This building faces south at midblock with a narrow space to the east where a rickety wooden staircase provides access to the second floor hotel rooms, which are still intact. The Omer Apartments is to the east.
ADDITIONAL INFORMATION:
SOURCES: City Directories 1902-1991; Sanborn Insurance Maps 1893-1920; The Cottage Grove Sentinel; interview with Earline Dickerson and Elsie Ward, and Lisa Wagner by David Voss.
NEGATIVE NO.: H-16 **RECORDED BY:** DKV, KJG
SLIDE NO.: A-7 **DATE:** December 10, 1991
 SHPO INVENTORY NO.:

The Stewart and Porter Building is a rectangular commercial and residential structure that is 47 x 95 feet. There are two large ground floor commercial stalls that run the full length of the building, with 18 hotel rooms, kitchen area and lobby on the second floor. The central entry to the first floor is recessed with a six panel transom above the door opening. At the second floor there are three sets of paired double hung windows, topped by transoms with six

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panes, which are slightly arched. Two smaller double hung windows exist at the second floor, providing light for the bathrooms. A stucco-clad corbelled belt course separates the upper floor. Corbelled bricks support the cornice, which is built of pre-cast concrete dentals that support the parapet.

The building was commissioned by Clint Stewart and the Porter Brothers after they purchased the empty lot next to the Hotel Oregon from J. I. Jones in February, 1907. The architectural firm of John Hunzicker, of Eugene, Oregon, was hired to design the building. Construction began in late September 1907 by contractor H. J. Clark of Ashland, Oregon. Bricks were obtained from the new Gleason Brickyard. The structural system consists of four exterior and one interior brick bearing walls of three withes, built in common bond with a seventh course header. The structure was completed in the Spring of 1908 when the Pacific Telephone and Telegraph Co. and the Modern Pharmacy, with Claude J. Kem, proprietor, moved into the two commercial bays on the first floor.

The second floor was designed to be accessible only from a second floor entrance on the east side of the building that was linked by a wooden platform to the adjacent building, the Hotel Oregon. There are 18 rooms numbered from 30 to 48. After the Hotel Oregon was demolished in the 1920s the connection was broken, and a covered wooden staircase was built to access the upper floor rooms from the street. It was at this time that the Crawford Hotel came into existence, operating from the 1920s into the early 1950s. It is rumored that the hotel operated as a brothel for many years.

On the first floor the Pacific Telephone and Telegraph Co. operated well into the 1950s. Kem's Modern Pharmacy had relocated next door in the Kem Building by 1926, when the west stall became occupied by Skagg's Safeway Store. In 1936 this area was occupied by the Jolly Time Club, and it has been a "Club" tavern ever since. Other than the recent remodelling of the ground floor facades, a new passage through the interior brick wall and stucco covering of the rear of the building, there appears to have been no significant alterations to the structure since it was constructed. Large sheet metal shutters cover the lower windows on the east side of the building. An interesting neon sign advertising The Club Tavern is installed on the south facade. The second floor has been unchanged since the Crawford Hotel closed in the 1950s. Each upstairs room contains its original sink, and in some of the rooms claw-foot tubs are installed in adjoining bathrooms. Two toilets are located at the rear of the east hall. Interior rooms are relighted from central hallways with skylights.

This is a highly significant building for Cottage Grove because of its association with Eugene architect John Hunzicker and because of its very few alterations. The building exhibits the distinct characteristics of an early 20th Century commercial and residential structure.

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KEY #17

RANKING: Primary Contributing

HIST. NAME: Allison Building
COMMON NAME: Lloyd's Barber Shop
ADDRESS: 514 Main Street
CITY: Cottage Grove
OWNER: Lloyd H. Stumbo
514 Main St., Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032831 **TAX LOT:** 14000
ADDITION: McFarland **BLDG. X STRUC. DIST. SITE OBJ.**
BLOCK: 5 **LOT:** 3 **QUAD:** NE
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: Two
FOUNDATION MATERIAL: Poured concrete, (noticeable at rear).
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed with parapet; rolled composition & tar
WALL CONSTRUCTION: Frame
PRIMARY WINDOW TYPE: Fixed display with transoms; 1/3:1 double hung sash; transoms replaced with single pane glass (fixed) at east store front (shoe repair).
EXTERIOR SURFACING MATERIAL: Vertical board siding, vinyl covered vertical board on south elevation.
DECORATIVE FEATURES: Simple brackets supporting wooden cornice at top of false front; barber pole; canvas awning above barber shop.
CONDITION: GOOD FAIR X POOR **Moved:** No **DATE:**
EXTERIOR ALTERATIONS / ADDITIONS: Wide second story windows replaced two sets of paired 1:1 double hung windows; cornice at top of false front altered; new wooden siding at south elevation; stairs to second floor covered by siding.
NOTEWORTHY LANDSCAPE FEATURES: None. Building occupies half the depth of the lot with gravel parking lot behind the building (north).
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: The building faces south, at mid-block, on Main Street between Crosstown Copy and the Club Tavern. A wide cement walk fronts the building. It is in the McFarland Addition of Cottage Grove.
ADDITIONAL INFORMATION: The north elevation on the alley is particularly interesting, as it appears to be original frame construction and original windows. The painted window signs are historic.
SOURCES: City Directories 1902-1991; Sanborn Insurance Maps 1893-1920; The Cottage Grove Sentinel; interview with Lloyd Stumbo by Michelle Dennis.
NEGATIVE NO.: H-17 **RECORDED BY:** MD, KJG

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SLIDE NO.: A-12

DATE: December 10, 1991
SHPO INVENTORY NO.:

This is one of the oldest surviving frame buildings on Main Street. It was constructed in 1902 by the local barber Van Allison as a two-story building extending half the depth of the lot on which it is located. This was the first structure on the lot and the west storefront has continually operated as a barber shop since its construction. Over the years Allison Brothers, Ace Barber Shop, Square Deal Barber, LaVerty's Barber Shop and currently Lloyd's Barber Shop have operated in this space.

A jewelry store was located in the first floor, east storefront, between 1907 and 1944. Hans Madsen operated the jewelry shop between 1907 and 1925, and Hobert Starr was the proprietor between 1925 and 1944. Since 1944 a shoe repair shop has been located in this space. The second floor was historically used as office space and apartments, but has been vacant since the mid-1960s.

Several changes have been made to the building over time. In 1947 the original paired double hung sash windows on the second floor were replaced with single 1/3:1 double hung windows. The horizontal weatherboard siding on the south facade was replaced with composite shingle siding. This siding was replaced with vinyl clad siding in the the 1990s. The second story entrance stair between the two shops was enclosed during this residing. An exterior stairway on the north elevation was removed in the 1960s. At some point the five pane transoms above the fixed pane display of the shoe repair shop were replaced with three glass panes. These alterations to the facade decrease the architectural integrity of the property.

The barber shop interior exhibits pressed tin ceilings, original display windows and floor covering. The shoe repair interior has dropped ceilings, carpeted floor and non-historic dividing walls. The neon shoe repair sign and barber pole are significant historic signs. This property is significant for being one of two frame structures that dates from the primary period of commercial development in Cottage Grove. Additional significance is gained because the building occupies only half the building lot space, which was characteristic of turn of the century commercial buildings.

KEY #18

RANKING: Primary Contributing

HIST. NAME: Quality Market
COMMON NAME: Crosstown Copy
ADDRESS: 510 Main Street
CITY: Cottage Grove

DATE OF CONSTRUCTION: circa 1908
ORIGINAL USE: Commercial
PRESENT USE: Commercial
ARCHITECT: Unknown

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This building is a simple example of brick commercial architecture in the Main Street district of Cottage Grove. The upper facade, with its simple frieze and corbelled cornice, is intact. Alterations to the original display windows have somewhat compromised the integrity of the structure, although the historic transoms still exist under the T-1-11 siding, which is in the process of being removed. The original rear sliding service door is still in use.

KEY #19

RANKING: Historic Non Contributing in Present Condition

HIST. NAME: Arcade Theater	DATE OF CONSTRUCTION: 1912-13
COMMON NAME: Pen and Press	ORIGINAL USE: Commercial / Theater
ADDRESS: 504 Main Street	PRESENT USE: Commercial
CITY: Cottage Grove	ARCHITECT: Unknown
OWNER: Karen Peters	BUILDER: Unknown
504 Main Street, Cottage grove, OR 97424	THEME: 20th Century Commercial
T/R/S 20 03 28	STYLE: Commercial
MAP NO.: 20032831	TAX LOT: 14200/14300
ADDITION: McFarland's	BLDG. X STRUC. DIST. SITE OBJ.
BLOCK: 5	LOT: 4
QUAD: SW	
PLAN TYPE / SHAPE: Rectangle	
NO. OF STORIES: 1	
FOUNDATION MATERIAL: Brick	
BASEMENT (Y / N): No	
ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar	
WALL CONSTRUCTION: Brick	
PRIMARY WINDOW TYPE: Fixed display	
EXTERIOR SURFACING MATERIAL: Brick and concrete stucco	
DECORATIVE FEATURES: None	
CONDITION: GOOD X FAIR POOR	MOVED: No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: Second floor removed in 1976; front facade altered in 1960s; windows infilled on west elevation.	
NOTEWORTHY LANDSCAPE FEATURES: None	
ASSOCIATED STRUCTURES: None	
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN	
SETTING: The building faces south on Main Street at the northeast corner of 5th Street. An alley provides access for deliveries to the north.	
ADDITIONAL INFORMATION:	
SOURCES: Sanborn Insurance Maps: 1893-1920; City Directories; Cottage Grove Historical Society: vertical files, newspapers and photographs; Western Pioneer Title Co.; <u>Golden Was The Past, 1850-1970.</u>	

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NEGATIVE NO.: H-20
SLIDE NO.: A-22

RECORDED BY: JP /KJG
DATE: March 15, 1992
SHPO INVENTORY NO.:

This building was constructed in 1912-13 at a cost of \$10,000 to house the Barker & Coffman Cigar Store and the Arcade Theater. The theater had previously been located in a frame building on the northeast corner of 6th and Main Streets. The owners were P. Churchill and W.B. Cooper, builder of the Cottage Grove Hotel. The theater seated 300 and was used as an opera house on occasion because it was equipped with a stage and organ. Above the cigar store W.B. Cooper operated his real estate office.

In December of 1921 the owners, G.B. Dickinson and W.B. Cooper sold the building to W.M. Morelock of Portland. Morelock made some changes to the theater by adding a crying room, a new innovation, and a lighted marquee to the exterior. Around 1924 Morelock moved the Arcade Theater to the south side of Main Street in the Penny's block that had been constructed by Earl Hill. Morelock had contracted with Hill for the construction of the new theater, which burned in 1963.

After the Arcade Theater move the Darby & Liston Hardware Store occupied the theater space. A hardware continued to operate in this location well into the 1950s. During the 1950s the front of the building was remodeled with an application of stucco. In the 1960s the building was occupied by the Western Auto Store who were responsible for altering the front facade to its current condition. In 1976 extensive masonry deterioration necessitated a move by the Cottage Grove City Council to propose demolition of the structure. After a 30 day reprieve the second story of the building was removed to make it safe for occupants and pedestrians. The building was purchased in 1981 by Karen Peters who operates the Pen and Press store today.

Although the building was once significant for its association with early moving picture entertainment in the community the alterations and demolition of the second story severely compromise the integrity of the structure. Little remains of the previous asymmetrical facade and the 1960s alterations to the front facade leave little evidence of the historic structure, other than the infilled historic window openings and doorways on the west side and rear of the building.

KEY #20

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: 1st National Bank
COMMON NAME: 1st Interstate Bank
ADDRESS: 434 Main Street

DATE OF CONSTRUCTION: 1952
ORIGINAL USE: Bank
PRESENT USE: Bank

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specialty brick with marble panel trim are an early 1950s expression of "classic" commercial building in complete harmony with the earlier structures in the district, and it continues the tradition of prominent banking institutions as major components of the Main Street cityscape.

KEY #21

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: Medical Center	DATE OF CONSTRUCTION: @ 1952
COMMON NAME: Fitness Center	ORIGINAL USE: Office
ADDRESS: 303 Main Street	PRESENT USE: Fitness Center
CITY: Cottage Grove, OR	ARCHITECT: unknown
OWNER: Dr. Gregory Blanchfill & David Kelp	BUILDER: unknown
145 Hwy 99 S., Cottage Grove, OR 97424	THEME: 20th Century Commercial
T/R/S 20 03 28	STYLE: Modern false front
MAP NO.: 20032833	TAX LOT: 800
ADDITION: N/A	BLDG. X STRUC. DIST. SITE OBJ.
BLOCK: N/A	LOT: N/A
QUAD: NW	
PLAN TYPE / SHAPE: Rectangle	
NO. OF STORIES: 1	
FOUNDATION MATERIAL: Poured concrete	
BASEMENT (Y / N): No	
ROOF FORM & MATERIALS: Side gable w/ composition shingle	
WALL CONSTRUCTION: Wood frame	
PRIMARY WINDOW TYPE: Paired modern fixed sash	
EXTERIOR SURFACING MATERIAL: Wood ply panel siding; brick	
DECORATIVE FEATURES: Concrete porch w/ square posts on west elevation.	
CONDITION: GOOD X FAIR POOR	MOVED: No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: New entrance and walk on east elevation. Landscaping and pavement on new east side parking lot.	
NOTEWORTHY LANDSCAPE FEATURES: Wooded river frontage and lawn on west, alley and parking to the south, Methodist Church complex to the south.	
ASSOCIATED STRUCTURES: None	
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN	
SETTING: The building faces east onto the new parking lot between the building and the IOOF hall. It is situated near the bridge on the river, on the south side of Main Street.	
ADDITIONAL INFORMATION:	
SOURCES: George Lavios, Marcia Allen.	
NEGATIVE NO.:	RECORDED BY: DKV
SLIDE NO.:	DATE: July, 1993

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SHPO INVENTORY NO.:

This newer building was probably originally used as a medical office complex. It has recently been renovated for use as a fitness center, and has also been used as an office complex for other professions. This lot was part of the site of the Union Church/Good Templars Hall, first non-residential building on Main Street, built in the late 1870s. Later, the property was acquired by the Methodist Church, who built two different churches there. The old church was a Main Street landmark for many decades until it was torn down in the 1940s. The present building was probably constructed on the vacant lot sometime during the early 1950s, although little is known of the actual history and remodelling that has occurred to this building. This resource was included in the district primarily because of its past significance and the visual continuity it provides to the edge of the river with its sloping roof and false front, a modern echo of things past along Main Street. It is also a significant expression of the more recent concern with the landscape and river frontage, and the present structure reflects this concern through its preservation and accent on its yard area abutting the river. The curious "false front" on the east side of the building is a mystery. The gabled roof and low profile is a fitting expression of changing tastes and values, and the false front bordering the parking space to the east (Key #22) echoes earlier times while comprising an unexplainable portion of newer taste and style.

KEY #22

RANKING: Vacant

OWNER: Dr. Gregory Blanchfill & David Kelp

145 Hwy 99 S., Cottage Grove, OR 97424

T/R/S 20 03 28

MAP NO.: 20032833 **TAX LOT:** 700

ADDITION: N/A **BLDG. STRUC. DIST. SITE X OBJ.**

BLOCK: N/A **LOT:** N/A **QUAD:** NW

This vacant lot has been recently paved and landscaped to serve as a parking lot for the fitness center adjacent on the lot to the west. It has historically been open space associated with the Union Hall, Methodist Church, and the Lurch residence.

KEY #23

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RANKING: Secondary Contributing

HIST. NAME: I.O.O.F. Hall
COMMON NAME: I.O.O.F. Hall
ADDRESS: 319 Main Street
CITY: Cottage Grove, OR
OWNER: Cottage Grove IOOF #68
1645 Main St., Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032833 **TAX LOT:** 600
ADDITION: BLDG. X STRUC. DIST. SITE OBJ.
BLOCK: **LOT:** **QUAD:** NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 3
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Flat / rolled composition and tar
WALL CONSTRUCTION: Brick & poured concrete
PRIMARY WINDOW TYPE: 6:1 double hung wood sash
EXTERIOR SURFACING MATERIAL: Cement stucco
DECORATIVE FEATURES: Cast concrete IOOF sign at parapet; 4 pilasters with stylized ionic capitols; abstract cement pattern in spandrel panels; rosettes below belt course; stepped cornice below parapet; nice large "IOOF" neon sign on facade.
CONDITION: GOOD X FAIR POOR **MOVED:** No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: Transoms covered on first floor; door on west elevation enclosed; commercial entries altered.
NOTEWORTHY LANDSCAPE FEATURES:
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: The building faces north on the west end of Main Street in close proximity to the Coast Fork River and the bridge which crosses it. To the east is a one way alley, and to the west is a vacant lot.
ADDITIONAL INFORMATION:
SOURCES: Sanborn Insurance Maps 1898-1912; Cottage Grove City Directories 1936-1976; Cottage Grove Historical Society and Museum; Western Pioneer Title Company; Mr. and Mrs. Tonolli.
NEGATIVE NO.: H-22 **RECORDED BY:** RM / KJG
SLIDE NO.: A-6 **DATE:** March 24, 1992
SHPO INVENTORY NO.:

The International Organization of Odd Fellows Hall was constructed during 1926-1927 and dedicated on April 1, 1927. The I.O.O.F. lodge first organized in

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Cottage Grove in 1880, meeting in Whipple's Hall, south of the flour mill on the west side of the river. In 1910 the lodge bought the frame building that existed on the site of the present I.O.O.F. Hall. By 1920 the lodge and its branches, Rebekahs and Encampment, had outgrown the building and a committee was appointed to work with the trustees on plans for a new building.

The building is three full stories in height and was built of modern fire proof construction. The stucco on the front of the building was originally tan. It was built with a lodge room on the second floor that was, and probably still is, the finest in the city. The entire meeting hall is panelled in its original unpainted varnished wood, and the ceiling rises some 28 feet. The entire second and third floor interiors are virtually intact. The original furniture is still present in the meeting hall. A large dining hall, kitchen and club rooms are located on the upper third floor. The front portion of the second story is divided into two large rooms to provide for the social quarters. Access is gained from the street level by a stairway in the west corner of the front facade. An electric chair lift is available in the stairway for disabled members to access the lodge rooms.

The large commercial space on the east side of the first floor was occupied by Mountain States Power Company for many years. This large area was used for the display of modern household appliances. In the early years McQueen's Grocery was located in the west commercial area. McQueen's Grocery was owned and operated by George McQueen, a prominent businessman of the community and a City Council member who also subdivided part of the old Sherwood Addition to the north of Main Street. In the late 1930s and 1940s Dixie Company Bakery occupied this commercial space. These commercial areas are presently occupied by KNND Radio Station and a newly opened art gallery.

The IOOF Hall was built by the International Organization of Odd Fellows who have occupied the upper floors since its dedication in 1927. The building was constructed during a major period of development in the community. The City Hall on South Sixth Street and the Hart Building were also being completed in 1927. The structure is one of two three story buildings on Main Street and contributes to the overall character of commercial development of the study area. It is significant for its poured concrete construction, which was the trend in the late-1920s. The Renaissance detailing is unique for Cottage Grove, and is the only building in the community that was designed in this style. Considering the importance of fraternal organizations to the social and cultural growth of the community, this building represents the continued involvement of the Odd Fellows to better the town they reside in.

This beautiful building is virtually intact as built, and remains one of the finest buildings in the city to this day.

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KEY #24

RANKING: Historic Non Contributing in Present Condition

HIST. NAME: Bank of Cottage Grove	DATE OF CONSTRUCTION: 1906
COMMON NAME: Covered Bridge Restaurant	ORIGINAL USE: Bank until 1911
ADDRESS: 401 Main Street	PRESENT USE: Restaurant & Apt.
CITY: Cottage Grove	ARCHITECT: Unknown
OWNER: Marion A. Bowman	BUILDER: Unknown
P.O. Box 1036, Cottage Grove, OR 97424	THEME: 20th Century Commercial
T/R/S 20 03 28	STYLE: Commercial

MAP NO.: 20 03 28 33 **TAX LOT:** 500
ADDITION: William Shields **BLDG. X** **STRUC.** **DIST.** **SITE** **OBJ.**
BLOCK: 5 **LOT:** **QUAD:** NW

PLAN TYPE / SHAPE: Rectangle

NO. OF STORIES: Two

FOUNDATION MATERIAL: Brick

BASEMENT (Y / N): No

ROOF FORM & MATERIALS: Shed with stepped parapets / rolled composition

WALL CONSTRUCTION: Brick

PRIMARY WINDOW TYPE: 1:1 double hung wood sash; on west wall steel hinges remain from window shutters.

Fixed pane display at first floor front.

EXTERIOR SURFACING MATERIAL: Cement stucco at front; brick with common bond every 7 rows at other elevations.

DECORATIVE FEATURES: None

CONDITION: GOOD X FAIR POOR **MOVED:** No **(DATE):**

EXTERIOR ALTERATIONS / ADDITIONS: Paired double hung windows replaced with single double hung windows at second story, north elevation; display windows and entrance replaced around 1950; flat awning across front is non-historic; one story shed addition to south of building built of concrete blocks; interior modifications to accommodate restaurant and residence.

NOTEWORTHY LANDSCAPE FEATURES: None, the building fills the entire tax lot.

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The building faces north on Main Street with an alley to the west. The three story IOOF Building is directly west of this structure. The Kincade Insurance Building is east of the Covered Bridge Restaurant, with no space in between.

ADDITIONAL INFORMATION:

SOURCES: Sanborn Maps, 1893-1928; City Directories, 1936-1976; Interview and tour with Micki Bowman, owner, and Jan Prior; Oregon State Gazetteer, 1907-1908; Cottage Grove Historical Society: vertical files, newspapers and photographs.

NEGATIVE NO.: H-24

RECORDED BY: JMP; KJG

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SLIDE NO.: B-7

DATE: March. 14, 1991
SHPO INVENTORY NO.:

This building was constructed in 1906 to house the Bank of Cottage Grove. A 1907-1908 Oregon State Gazetteer and Business Directory states that W.H. Abrams was president and Benjamin Lurch held the office of vice-president. Lurch owned this full block on Main Street, with his home directly to the east. Both of these men were prominent businessmen in the Cottage Grove community. The Bank of Cottage Grove operated at this location until 1912 when it moved into the Bank Building (Key #37) at the southeast corner of Main and Sixth Streets, after the completion of the new First National Bank Building (Key #36). The Bank of Cottage Grove was not able to survive the Great Depression, when it closed its doors forever.

A later occupant of the building was an auto supply store. Around 1930 the Nelson Electric shop purchased the bank building, renaming it the Nelson Building. City directories indicate that they were at this address until 1939. From 1927 to 1936 The Daugherty Lumber Company, a wholesale lumber business, rented the five rooms on the second floor above the Nelson Electric Store. Between 1939 and 1944 directories list Meranda Dressmaking on the second floor of this building. The tenant with the longest tenure was the Cottage Grove Cleaners, operating between 1952 and 1984. In 1989 Marian A. Bowman bought the building from Norel and Elizabeth Heilman, opening the Covered Bridge Restaurant.

Extensive alterations occurred to the building in the 1950s by Arthur Weinkauf, the owner of the Cottage Grove Cleaners. The bracketed cornice was removed and the paired double hung windows were replaced with single double hung windows. The original canted display window and entry door was rebuilt so that the entry door was flush with street level, and a wooden marquee/interior balcony was inserted between the transoms and display windows. The stairway to the second floor still exists in its original location.

Few changes have occurred to the sides or back of the building. The bricks are laid in common bond, with every 7th row laid with headers. There are no windows on the east side of the building. On the ground floor a wide horizontal sliding window was added, possibly to serve as a drive-up window for the cleaning business. On the interior the pressed tin ceiling and bank vault door still exist. Non-historic alterations have compromised the architectural integrity of the building facade, which is of wooden framing and was finished with smooth stucco. The property is significant for being one of the first fire proof structures on the east side of the river. Additional significance is gained for its association with Ben Lurch and W.H. Abrams, early business men of the City. The current owner, who now lives upstairs, wants to restore the original windows and cornice.

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Bridge/Bank of Cottage Grove building (Key #24) occurred later, probably when the premises were occupied by the Cottage Grove Cleaners. The building has also been used as an auto repair shop, and the enlargement to the rear alley was reputed to have been built during this period. Because of its malleable character and a lack of information, the status of this building is difficult to determine. The metal multi-pane awning windowss and sliding shop door probably date to the secondary period of the district. This building is a typical example of practical commercial infill to take advantage of a prime downtown location. The complex has recently been converted into a community center geared toward teens and retirees, but still conveys its original commercial/industrial shop character and incidental nature.

KEY #26

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: Kincade Insurance
COMMON NAME: Kincade Insurance
ADDRESS: 405 Main Street
CITY: Cottage Grove
OWNER: Kincade Insurance Inc.
405 Main Street, Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032833 **TAX LOT:** 300
ADDITION: William Shields **BLDG. X STRUC** **DIST. SITE** **OBJ.**
BLOCK: 1 **LOT:** 1 **QUAD:** **NW**
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: One
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed with rolled composition & tar
WALL CONSTRUCTION: Concrete block
PRIMARY WINDOW TYPE: Modern fixed pane sash
EXTERIOR SURFACING MATERIAL: Artificial stone facade; concrete block
DECORATIVE FEATURES: Protruding wood beam joists along east elevation; recessed and angled front entry & window bay; false brick panelling over front end of exposed earlier fire wall near entrance at northwest corner; planter box and display shelf in front of front window bay; older interior fire wall.partition partially exposed above facade.
CONDITION: GOOD X FAIR POOR **MOVED:** No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: New vertical fixed pane tinted window in east facade.

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NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None.

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The building faces north onto Main Street; large city parking lot to the east.

ADDITIONAL INFORMATION:

SOURCES: Local interviews by Marcia Allen.

NEGATIVE NO.:

SLIDE NO.:

RECORDED BY: DKV

DATE: July, 1993

SHPO INVENTORY NO.:

This has been the site of a small insurance office for several decades. The present building was constructed after a tremendous fire in 1963 destroyed the large commercial block that occupied the parking lot adjacent to the east (Key #28, below). This property was originally part of the Lurch property, and several different buildings have been erected here since the 1880s. The present business has been located on this lot for several decades. The small scale of the present building accurately reflects the small office building that has been at this location since at least the 1920s. Any remaining original fabric has been obscured by more recent renovations.

KEY #27

RANKING: Vacant

OWNER: City of Cottage Grove
400 Main St., Cottage Grove, OR 97424
T/R/S 20 03 28

MAP NO.: 20032833 **TAX LOT:** 200

ADDITION: N/A **BLDG. STRUC. DIST. SITE X OBJ.**

BLOCK: N/A **LOT:** N/A **QUAD:** NW

This large parking lot currently owned by the city provides parking for downtown visitors. The property was originally the site of the Lurch residence, now located at 411 Adams St. The house was moved during the mid-1920s when Earl Hill commissioned the construction of a large one story commercial concrete block containing three stalls. J. C. Penney's and the Arcade Theatre were both located in this building, which was destroyed by fire in 1963. A paint store owned and operated by Carl Rich was also located in the building at the time of the fire, and the paint supplies added considerable difficulty to attempts at extinguishing the awful blaze. Chemicals in the paints caused the fire to burn with such an intense heat that a few citizens still have coins that were melted by

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the inferno. The lot was then cleared and acquired by the city for parking. The destruction of this block contributed in a de facto manner to the demolition that occurred across the street during the 1970s, when the new City Hall was constructed by the river.

KEY #28

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: State Savings and Loan
COMMON NAME: Western Pioneer Title Co.
ADDRESS: 435 Main Street
CITY: Cottage Grove
OWNER: Amvesco Inc.
PO Box 10146, Eugene, OR 97440
T/R/S 20 03 28
MAP NO.: 20032833 **TAX LOT:** 300
ADDITION: William Shields **BLDG. X STRUC** **DIST. SITE** **OBJ.**
BLOCK: 1 **LOT:** 1 **QUAD:** NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: One
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Mansard / low-hipped with rolled composition & tar on top, cedar shingles along elevations
WALL CONSTRUCTION: Wood beam w/ concrete block
PRIMARY WINDOW TYPE: Modern paired and vertical tinted fixed pane sash
EXTERIOR SURFACING MATERIAL: Artificial stone / concrete block
DECORATIVE FEATURES: Prominent modern marquee w/ sectioned fascia, decorative vertical wood trim on exterior walls; recessed glazed entry at front corner; square wood panel post at corner in front of entrance w/ two pilasters.
CONDITION: GOOD X FAIR POOR **MOVED:** No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: Unknown.
NOTEWORTHY LANDSCAPE FEATURES: Large brick planters on streetside elevations; rhododendrons, azaleas, etc.
ASSOCIATED STRUCTURES: None.
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: The building faces on the corner of Main and 5th Streets; large city parking lot to the rear.
ADDITIONAL INFORMATION:
SOURCES: Local interviews by Marcia Allen.

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NEGATIVE NO.:
SLIDE NO.:

RECORDED BY: DKV
DATE: July, 1993
SHPO INVENTORY NO.:

This building replaced a gas station built in 1931, which in turn had replaced the 1880 Lurch Store, the first commercial building along Main Street, which was razed in 1931. After State Savings and Loan moved out of the present structure, it was occupied by Pacific First, Far West Federal, and Willamette Savings and Loan before the present occupants moved in. The bulk and scale of the current office building is in keeping with its surroundings and represents recent commercial office development of a type to be expected in a still-functioning small downtown business district. The building reflects the renewal that occurred after the tremendous fire next door along this section of Main Street, between the river and 5th Street.

KEY #29

RANKING: Historic Non Contributing in Present Condition

HIST. NAME: Hemenway Building
COMMON NAME: Goodwill Store
ADDRESS: 501 Main Street
CITY: Cottage Grove
OWNER: Goodwill Industries
855 Seneca Rd., Eugene, OR 97402
T/R/S 20 03 28

DATE OF CONSTRUCTION: 1906-07
ORIGINAL USE: Commercial/Office/Lodge
PRESENT USE: Commercial
ARCHITECT: Unknown
BUILDER: Unknown
THEME: 20th Century Commercial
STYLE: Commercial

MAP NO.: 20032834 **TAX LOT:** 100

ADDITION: William Shields **BLDG. X STRUC** **DIST. SITE** **OBJ.**

BLOCK: 1 **LOT:** 1 **QUAD:** NW

PLAN TYPE / SHAPE: Rectangle

NO. OF STORIES: One

FOUNDATION MATERIAL: Poured concrete

BASEMENT (Y / N): No

ROOF FORM & MATERIALS: Shed with mansard parapet; rolled composition. & wood shake on mansard

WALL CONSTRUCTION: Brick

PRIMARY WINDOW TYPE: Fixed pane display

EXTERIOR SURFACING MATERIAL: Cement stucco

DECORATIVE FEATURES: Brick faced pilasters; canted entrance with linear relief work above door.

CONDITION: GOOD FAIR X POOR **MOVED:** No **(DATE):**

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EXTERIOR ALTERATIONS / ADDITIONS: Second story burned in 1957; mansard roof; windows; brick pilasters & stucco siding.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The entrance faces northwest on the corner of Main Street and Fifth Street. It is bordered on both sides by concrete sidewalks and an alley is to the south.

ADDITIONAL INFORMATION:

SOURCES: City Directories; Sanborn Fire Insurance Maps: 1893-1928; Cottage Grove Western Oregon, 12/19/07 and 5/7/08; Eugene Register Guard, 5/17/73; Interview with James Hemenway, 2/17/92; Cottage Grove Historical Society: vertical files, newspapers and photographs; Western Pioneer Title Co.

NEGATIVE NO.: J-2

SLIDE NO.: D-7

RECORDED BY: EC / KJG

DATE: November 21, 1992

SHPO INVENTORY NO.:

Originally built as a two-story brick commercial structure in 1907, the building at 501 Main Street was historically known as the Hemenway Building by local residents. It was commissioned by a consortium of members of the Cottage Grove Commercial Club. W.A. Hemenway, an original tenant, prominent businessman and officer in the Commercial Club, had a mercantile business on the ground floor for many years. The W.A. Hemenway sign, painted on the west side of the building, is barely visible beneath the present coat of white paint. Other early businesses at this address included The Toggery (1907-1908), the Cottage Grove Commercial Club (1907-1918), Powell & Company clothing and shoes (1914-1918), and Powell & Burkholder (1921). From 1934 until 1953, the Bohemia Tavern/Bohemia Club was located at this address. The Doghouse Tavern was at this address from 1954 to 1962. In 1963, the building is listed in the City Directory as vacant, and by 1971, the Eighty-Eight Cent Store was conducting business at this address.

The upper part of the building burned in 1957 and the structure stood idle until Wayne Cannon bought it in 1965 and restored it to a likeness of what it was as a new mercantile store of 1907 vintage. In a devastating fire in 1973, the building again burned, leaving only the bottom floor intact, where Goodwill Industries currently has their retail store. The south elevation is relatively unchanged with its brick wall and windows. The interior displays a pressed tin ceiling, however, little remains of the structures original form and detail.

KEY #30

RANKING: Primary Contributing

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HIST. NAME: Lawson Building
COMMON NAME:
ADDRESS: 513, 516, 519 Main Street
CITY: Cottage Grove
OWNER: Alden & Helyn Copple
1132 Adams, Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032834 **TAX LOT:** 200
ADDITION: William Shields Addition **BLDG. X STRUC. DIST. SITE OBJ.**
BLOCK: 1 **LOT:** 2 **QUAD:** NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 2
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed / rolled composition and tar
WALL CONSTRUCTION: Brick
PRIMARY WINDOW TYPE: 1:1 double hung wood sash
EXTERIOR SURFACING MATERIAL: Buff colored brick on front, common brick on sides and rear
DECORATIVE FEATURES: Stepped parapet; inset panels above second story windows; denticulated string course above inset panels; brick architraves above second story windows.
CONDITION: GOOD X FAIR POOR **MOVED:** No **(DATE):**
EXTERIOR ALTERATIONS / ADDITIONS: First story store fronts have altered entrances and display windows; numerous interior alterations.
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: The building faces north on Main Street at mid-block between 5th and 6th Streets. Its front is perpendicular to the sidewalk. An alley provides access for deliveries to the south.
ADDITIONAL INFORMATION:
SOURCES: Sanborn Insurance Maps 1893-1920; Cottage Grove City Directories 1910-1991; C.G. Sentinel; Eugene Register Guard; Cottage Grove Historical Society and Museum; Western Pioneer Title Company.
NEGATIVE NO.: N-6
SLIDE NO.: B-8
RECORDED BY: DKV / KJG
DATE: March 22, 1992
SHPO INVENTORY NO.:

Construction of the Lawson Building was commissioned by Bert K. Lawson in the early part of 1909. Lawson was a long-time business man in Cottage Grove and was responsible for founding the local National Guard Unit. He also platted a residential subdivision in the Georgetown section of town east of the railroad

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tracks in 1915. Three wooden frame commercial structures originally on the site were demolished by Mr. Hubble, the contractor in 1906. The building was completed in October of 1909 at a cost of \$7,500 and was originally designed for three large commercial stalls on the ground floor, with professional offices on the second floor.

The first floor commercial spaces were leased prior to construction to Jesse Thornton's Confectionery, Vogue Millinery and Johnson and Company Groceries. The confectionery sold and moved to another Main Street location soon after completion of the building. Coffman and Willard, barbers, and Andrew Brund, hardware and sporting goods dealer occupied this shop prior to 1928. The 513 business stall housed the millinery shop, Cottage Grove Electric, and in the 1920s Mendenhall's Jewelers. Johnson and Company, a general merchandise store, was located in the east side stall at 517, becoming Smith and Short Groceries by 1912. Smith & Short's IGA operated at this location well into the 1930s.

Professional people like Harry J. Shinn, lawyer; Harvey and Lincoln Taylor, contractor and engineer; Dr. C.E. Frost; Max Schwartz, tailor; and Harry Neet, notary public; all had offices on the second floor over time. Ethel Hagen's La Mode Marcel Shoppe, a beauty salon, was also located on the second floor during the 1920s. In the early 1950s the Moose Lodge occupied the second floor after extensive remodeling of much of the space. Dividing walls were removed to create the meeting hall, bar and dance floor that exist today. During the heyday of the Moose Lodge additional space was obtained from the Grove Building to the east (Key #28, below). The second floor of the Grove Building was remodeled to accommodate the men's lounge and smaller meeting halls, as well as the billiards and gaming tables.

Following World War II the dividing wall in the west bay was removed making the space suitable for one business. This configuration still exists and currently houses the Wool Gathering, a knitting supply shop. The east bay was always the larger commercial space and Pandora's Box, a novelty store, operates there today. A karate school currently rents the rooms on the second floor.

Numerous alterations to the interior spaces have occurred over time. The first floor commercial storefronts have been altered significantly, somewhat decreasing the architectural integrity of the building. The building was constructed during the significant period of development of Main Street Cottage Grove. It was part of the trend to construct in masonry materials, to decrease the chance of fire. The simple detailing and use of bricks lends a sense of permanence to this block of Main Street.

KEY #31

RANKING: Compatible Non Historic Non Contributing

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HIST. NAME: Herb's Cycle Town
COMMON NAME: Witts Home Center
ADDRESS: 26 South 5th Street
CITY: Cottage Grove
OWNER: Herbert & Marylin Helsel
308 N. 8th, Cottage Grove 97424
T/R/S 20 03 28
MAP NO.: 20032834 **TAX LOT:** 3700
ADDITION: Long and Landess
BLOCK: 4 **LOT:** 2 & 3 **QUAD:** NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 1
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Low gable / rolled composition
WALL CONSTRUCTION: Wood beam; poured concrete; concrete block
PRIMARY WINDOW TYPE: Large fixed pane display; 1:1 double hung sash
EXTERIOR SURFACING MATERIAL: Artificial stone veneer; T-111 siding, cement stucco
DECORATIVE FEATURES: Exposed overhanging roof beams
CONDITION: GOOD X FAIR POOR **MOVED:** No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: Completely rebuilt / remodeled in 1959.
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None.
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: The building faces west on South 5th Street at midblock; alley adjacent to the north.
ADDITIONAL INFORMATION:
SOURCES: Interviews with Herb Helsel and others by Marcia Allen.
NEGATIVE NO.:
SLIDE NO.:

DATE OF CONSTRUCTION: 1959?
ORIGINAL USE: Bowling alley/ warehouse
PRESENT USE: Small engine shop / sales
ARCHITECT: Unknown
BUILDER: N. J. Nelson
THEME: 20th Century Commercial
STYLE: Modern Commercial
BLDG. X STRUC. DIST. SITE OBJ.

This property has been the site of numerous businesses over the years, including an early bowling alley built by Ben Lurch in the early 1900s. Prior to catching afire in 1958, the property contained a Buick auto agency. After being rebuilt in 1959, the new structure was occupied by Wayne Cannon, who opened an appliance and furniture store. The current auto-oriented business is compatible with use during the secondary period of development in the district. Portions of this building may date from that period. Overall, the existing structure is highly representative of the scale and size of the previous buildings that existed on this site during the historic periods of significance.

KEY #32

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property was originally 1/2 block in size, with a dwelling west and a barn on the study site. Around 1903 the lot was divided and a private home was built close to the southwest corner. It is unknown if this dwelling burned or was moved, but in 1906 Sprigg's Brothers Blacksmith and Wagon Shop constructed a frame building on the second tax lot from the corner. Clint and John Spriggs situated their business in close proximity to the banks and fire hall of the growing community. In 1915 the City Council ordered Spriggs Brothers to remove their hitching post from their corner, and shortly after that they began construction of a new frame building located on the corner of South Washington and Sixth Streets.

The blacksmith shop moved in the late 1920s and for a year or two the Central Garage was located at the corner site. In the original blacksmith shop, to the north, the Chestnut Transfer Company established itself. In 1928 Godard and Randall formed a partnership that was advertised as a construction and building material business. In the 1928 Cottage Grove Sentinel the business was described as: Plant, office and supply depot...where they will build you anything from a hen house to a mansion and ship it anywhere in the United States. In 1953 a new partnership was established between Randall and Woolcott, who expanded the building supply and lumber business, purchasing lumber from at least ten sawmills in the area. In 1983 Dick Witts purchased the property and expanded the lumber and retail business to what it is today.

The property exhibits the original false front facades of the 1906 and 1918 businesses. Window openings are irregular in the 1906 structure, north of the corner. A 16 pane fixed glass window appears to have replaced a garage door, and two doors have been enclosed. The large fixed glass display windows in the 1918 structure are probably not original, but date to later usage and need for additional light and display area for the businesses that occupied the site. The shared wall was knocked out after the Witts purchased the property to enlarge their sales floor. The interior finishes are a puzzle to date. Although the property appears to have been altered significantly it has gained in significance because of the association of Godard and Randall, an early retail lumber business that helped to shape Cottage Grove during the mid-20th century.

KEY #33

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: Sixth Street Building
COMMON NAME: Studio Cafe
ADDRESS: 29 & 35 South Sixth Street
CITY: Cottage Grove
OWNER: Michael G. & Paula N. Iannuzzo

DATE OF CONSTRUCTION: 1946-48
ORIGINAL USE: Shoes/ Clothing/ Photo
PRESENT USE: Cafe / Photo studio
ARCHITECT: Unknown
BUILDER: Unknown

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PO Box 634, Cottage Grove 97424
T/R/S 20 03 28
MAP NO.: 20032834 TAX LOT: 4100
ADDITION: Long and Landess
BLOCK: 4 LOT: 1&2 QUAD: NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 1
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed w/ parapet / rolled composition
WALL CONSTRUCTION: Poured concrete
PRIMARY WINDOW TYPE: Modern commercial display
EXTERIOR SURFACING MATERIAL: Concrete; black ceramic tile
DECORATIVE FEATURES: Stepped parapet; tile; recessed doors
CONDITION: GOOD X FAIR POOR MOVED: No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: None apparent.
NOTEWORTHY LANDSCAPE FEATURES: Pyramid arborvitae in wooden tubs.
ASSOCIATED STRUCTURES: None.
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: The building faces east on South 6th Street at midblock; Old City Hall and Library across the street.
ADDITIONAL INFORMATION:
SOURCES: Sanborn Maps, 1893-1920; City Directories, 1891-1955; Cottage Grove Historical Society: vertical files, newspapers and photographs.
NEGATIVE NO.:
SLIDE NO.:
THEME: 20th Century Commercial
STYLE: Commercial
BLDG. X STRUC. DIST. SITE OBJ.

RECORDED BY: AG,TFN, KJG
DATE: March 15, 1992
SHPO INVENTORY NO.:

This modern building is in good condition. Black tile is used on the facade and is carried back through the recesses to the entrances. The parapet has some decoration with the date "1949" on center, although this is apparently a recent addition. When this building was constructed, a photography studio, a shoe shop and dress shop occupied the three stalls.

This area has been developed in conjunction with Main Street since the early 1900s, when a photo shop was established here. A harness shop also located here in the early 1910s, probably to serve the needs of the blacksmith and carriage facilities next door. The current use of the north stall as a photo shop reflects a long standing historical use of the property. This post-war building is a highly compatible part of the downtown district. The current cafe in the central stall is a favorite spot for locals to congregate.

KEY #34
RANKING: Primary Contributing

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operating from this address. During this period there was a large banquet room on the second floor. Many of the women's clubs of the city gathered there for their meetings. Mr. & Mrs. W.W. McFarland and Mr. & Mrs. Glen Smith were owners of the Colonial Cafe.

Between 1936 and 1952 the Rex Cafe was in operation. The Grove Tavern took ownership in 1952 and continues to operate today. This building became associated with the Lawson Building (Key #27, above) because the Moose Lodge operated their gaming rooms on the second floor after 1950, gaining entry from a second floor doorway. The Grove Tavern expanded the bar in the rear portion of the ground floor into the building west of the study area (the west bay of the Puckett Complex, Key #29, below). The bar portion of the operation has been in existence since the repeal of the Volsted Act, and previously served as a soda fountain area for the confectionery and cafes.

The front facade on the first story has been altered by covering the transoms with horizontal boards. The historic door and display windows have been removed. The interior stairs have also been removed so that access to the second floor can only be gained through the Lawson Building. Unusual diamond pattern concrete blocks exist on the second story, and the original 1/3 over 1 double hung wood sash windows are in place. Denticulated string courses are evident below the second story window and in the parapet. The neon sign advertising "FOOD" is a significant example of neon advertising art and a local landmark that probably dates from the late 1940s. Although the historic fabric exists on the second floor the integrity of the building has been compromised by the first floor remodeling that was performed in the 1960s. Nevertheless, the significant upper facade with original windows, intact upper floor office rooms, and unusual rusticated cast concrete facing brick, similar to the Cottage Grove Hotel, (Key #49) but arranged to accentuate and harmonize with the horizontal lines of the Lawson Building adjacent to the west, are factors that increase the overall ranking of this property within the district. The unusual combination of building materials and the remaining original elevator shaft area to the rear of the building add to this small building's unique character and historical interest. The continual use as an eatery since its completion in 1912 to the present also increases its historic significance within the district, as does its use as a bar and tavern after prohibition.

KEY #35

RANKING: Secondary Contributing

HIST. NAME:Allison Block
COMMON NAME: The Puckett Complex

DATE OF CONSTRUCTION: 1921
ORIGINAL USE: Retail Stores

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ADDRESS: 522-527-533 Main Street
CITY: Cottage Grove
OWNER: Jean A. Puckett
1927 Earl St., Klamath Falls, OR 97601
T/R/S 20 03 28
MAP NO.: 20032834 **TAX LOT:** 400 & 500
ADDITION: William Shields Addition **BLDG. X STRUC. DIST. SITE OBJ.**
BLOCK: 1 **LOT:** 3 & 4 **QUAD:** NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 1
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar
WALL CONSTRUCTION: Concrete and clay block tile
PRIMARY WINDOW TYPE: Fixed display
EXTERIOR SURFACING MATERIAL: Concrete stucco and artificial rock
DECORATIVE FEATURES: None
CONDITION: GOOD FAIR X POOR **MOVED:** No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: T-1-11 siding covering transoms; artificial rock covering a portion of the first story facade.
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: This three bay complex is positioned between the First National Bank and The Grove Restaurant at midblock, facing north, on Main Street. An alley is to the south.
ADDITIONAL INFORMATION:
SOURCES: Sanborn Insurance Maps: 1893-1928; City Directories; Cottage Grove Sentinel, 12-9-87; Interview with Mrs. Knighten, by David Voss, Feb. 1992; Cottage Grove Historical Society: vertical files, newspapers and photographs.
NEGATIVE NO.: N-7
SLIDE NO.: B-9
RECORDED BY: DKV / KJG
DATE: March 15, 1992
SHPO INVENTORY NO.:

This three bay commercial structure was constructed in its present form in 1921. This is a one story building with large attic spaces. Poured concrete interior walls divide the spaces into the three commercial bays. Large multi-pane transoms exist above the main entrances, which indicates that the ceilings in all three structures have been lowered. The south wall is constructed of clay block tile which has been covered with concrete stucco.

This structure replaced three frame buildings which housed a bakery, meat store, and millinery for many years. The 533 address, which is furthest east, contained The Pastime until 1936, followed by the Post Office until 1939, Pop's

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Card Room until 1960, The Dinner Bell Cafe until 1972 when Pam's Sunnyside Florist, still operating at this location today, took occupancy.

The 527 address, which is in the center of the complex, housed Nelson's Electric Shop between 1928 and 1939. Subsequent businesses included The Smart Shop (1939), a record store, Perry's Dress Shop (1968); and Elsie's Fashions, which still operates out of this storefront.

The 525 address, the bay furthest to the west, contained Sanders Bakery between 1928 and 1936, when the Cottage Bakery took occupancy until 1960. In the early 1960s The Grove Restaurant needed to expand its seating and game tables for the tavern, so they have retained occupancy since that time.

This building has seen a variety of uses since it was constructed. Stylistically it reflects the changing tastes in architecture that was occurring in the late 1920s. The 1960s alterations to the front facade have somewhat compromised the integrity of the structure, but most of the complex retains much of its original appearance and character.

KEY #36

RANKING: Primary Contributing

HIST. NAME: First National Bank
COMMON NAME: First National Bank Building
ADDRESS: 536 Main Street
CITY: Cottage Grove, OR 97424
OWNER: Bertha & Maynard Wilson
320 Elk Dr., Cottage Grove, OR 97424
T/R/S 20 03 28

DATE OF CONSTRUCTION: 1911
ORIGINAL USE: Bank
PRESENT USE: Attorney's Office
ARCHITECT: Beezer Brothers
BUILDER: unknown
THEME: 20th Century Commercial
STYLE: American Renaissance

MAP NO.: 20032834 **TAX LOT:** 600
ADDITION: William Shield's Addition **BLDG. X STRUC. DIST. SITE OBJ.**
BLOCK: 1 **LOT:** 4 **QUAD:** NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 2

FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar
WALL CONSTRUCTION: Brick
PRIMARY WINDOW TYPE: 1:1 double hung wood sash, many in triple; wood casement.
EXTERIOR SURFACING MATERIAL: Buff colored brick; limestone
DECORATIVE FEATURES: Limestone entrance surround with classical details including cornice, dentals and consoles; brick pilasters with limestone capitals and string course; limestone sills and lintels; marble walls and terrazzo floors on interior of recessed entrance.

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CONDITION: GOOD X FAIR POOR **MOVED:** No (**DATE**):
EXTERIOR ALTERATIONS / ADDITIONS: First story windows infilled in the top half with casements installed in the lower half.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: This imposing structure is located on the southwest corner at the intersection of South Sixth and Main Streets with the entrance facing north. There is an alley behind the structure to the south.

ADDITIONAL INFORMATION:

SOURCES: Sanborn Insurance Maps 1893-1920; Cottage Grove City Directories 1912-1976; Cottage Grove Sentinel 8/15/71; Miller, Morris and David Pelletier; Golden Was the Past; Oregon State Inventory, Cottage Grove 1976.

NEGATIVE NO.: K-11

SLIDE NO.: A-19

RECORDED BY: AS / KJG

DATE: March 20, 1992

SHPO INVENTORY NO.:

This building signifies the growth and prosperity of Cottage Grove after the turn of the century. The First National Bank of Cottage Grove was established in 1890 by Herbert Eakin and Darwin Bristow at their General Merchandise Store, next to the Whipple Building, located on River Road in the original Cottage Grove settlement. Their prosperity as bankers resulted in the construction of a new brick bank building in 1894 at the corner of West Main and River Road. In 1900 the success of the bank was assured with incorporation under National Charter Laws with assets of \$25,000 as the First National Bank. In 1902 Darwin Bristow left the bank to move to Eugene, at which time Herbert Eakin became president of the bank. Bristow was instrumental in establishing the 1st National Bank of Eugene after his move. In 1904 the bank moved across the river to the Jones Building on the southeast corner of South Sixth and Main Streets. After completion of the First National Bank building in 1911 the bank moved into its new quarters. In 1940 the bank was purchased by Transamerica Bank Holding Company, resulting in a move to a larger space at North Fifth and Main Streets in 1953. In 1912 the first library of Cottage Grove was established on the second floor of the bank building. Since that time the bank building has been used for barber and beauty shops, legal and professional offices. Judge John Wells maintained his Justice of the Peace court on the second floor for many years.

The First National Bank building was constructed as a fireproof building designed by the Seattle architectural firm of Beezer Brothers. Louis Beezer may have been responsible for the buildings design as two similar bank buildings in Walla Walla, Washington and Medford, Oregon are attributed to him. The buff colored bricks came from the old Willamina Brickyards, according to the Aug. 1911 Cottage Grove Leader. The bearing wall bricks came from local brick yards

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(probably the Wallace or Gleason brick yard.) The limestone trim is from Indiana. The interior exhibited terrazzo flooring, Alaskan marble and mahogany trim and furniture, although evidence of this is nonexistent on the interior of the structure. The second floor interior is intact as constructed.

When the bank was constructed in 1911 it was one of the most substantial and imposing structures in the city. Many regarded it as the finest building in Cottage Grove for many years. It is significant architecturally because of its high quality construction and use of materials. The association of the building with the Eakin and Bristow families of Cottage Grove increases its significance. Darwin Bristow was an early mayor of Cottage Grove during the days of Lemati, and Herbert Eakin served as treasurer for decades.

KEY #37

RANKING: Primary Contributing

HIST. NAME: The Bank Building
COMMON NAME: The Bank Building
ADDRESS: 603-605-607 Main Street
CITY: Cottage Grove
OWNER: Norm Scoggins
615 Main St., Cottage Grove, OR 97424
T/R/S 20 03 28

DATE OF CONSTRUCTION: 1903-04
ORIGINAL USE: Bank / Commercial / Office
PRESENT USE: Apts. & Commercial
ARCHITECT: Unknown
BUILDER: C. H. Wallace/ Thomas & Sons
THEME: 20th Century Commercial
STYLE: Commercial

MAP NO.: 20032834 **TAX LOT:** 700

ADDITION: William Shields Addition

BLOCK: 2 **LOT:** 1 **QUAD:**

BLDG. X STRUC. DIST. SITE OBJ.
NW

PLAN TYPE / SHAPE: Rectangle

NO. OF STORIES: 2

FOUNDATION MATERIAL: Poured concrete

BASEMENT (Y / N): No

ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar

WALL CONSTRUCTION: Brick

PRIMARY WINDOW TYPE: 1:1 double hung wood sash, two with multi-pane diamond pattern in upper sash; assorted sizes of fixed pane display at first floor level.

EXTERIOR SURFACING MATERIAL: Cement stucco

DECORATIVE FEATURES: Egg and dart design at window surrounds; decorative muntins in some upper sashes; bay window at second floor east with raised crosses above each window in the bay; raised "BANK BUILDING" letters.

CONDITION: GOOD FAIR X POOR **MOVED:** No **(DATE):**

EXTERIOR ALTERATIONS / ADDITIONS: Corner shop has fat metal awning; vertical wood siding (1980s?); non-historic windows across entire first floor elevation; shop furthest east

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has vitrolite siding; south elevation has been covered with cement stucco; cornice covered with T-1-11; some aluminum sashes at second story south and west elevations.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The building faces north on Main Street at the southeast corner of South Sixth Street. An alley is to the south and is used for deliveries.

ADDITIONAL INFORMATION: Window apertures at south elevation have flat brick arches with keystones that are covered by cement stucco; old fire escape to south.

SOURCES: Sanborn Insurance Maps: 1893-1920; City Directories; Cottage Grove Sentinel, Special Edition, Oct. 1928; July 16, 1986; Cottage Grove Historical Society: vertical files, newspapers and photographs; Western Pioneer Title Co.

NEGATIVE NO.: XX-13

RECORDED BY:GB / LTB / KJG / DKV

SLIDE NO.: A-18

DATE: March 18, 1992

SHPO INVENTORY NO.:

Prior to 1903 there were no buildings constructed at this location. Local lumber baron J. I. Jones contracted for the construction of the present building the same year. Jones was an early real estate investor along Main Street and owned several properties in the 1890s and 1900s. After construction was completed in 1904 the 1st National Bank of Cottage Grove moved into this location from its west side building on River Road. When the 1st National Bank built its new building across the street in 1911, the Bank of Cottage Grove moved in from its earlier location west of Lurch's Store (see Key #22, above). Ben Lurch and W.H. Abrams were officers of the bank, both prominent local businessmen from the early days of development. The bank was not able to survive the hardships of the Great Depression, when it closed its doors forever. In the early days Powell & Cooper's, a clothing and shoe store, and Bisby Brothers, a confectionery, operated out of the other business stalls in the building. The lodge rooms upstairs were used jointly by the Woodmen of the World and the Commercial Club until 1907, when the club moved to its new offices in the Hemenway Building (Key # 26,above). After the closing of the Bank of Cottage Grove, Gustafson's ice cream and confection shop operated until the early 1950s, followed by Maurie's Ice Cream and Fountain Lunch. Gustafson's became a local institution, developing the Dutch Girl Ice Cream brand, which has become a million dollar business. The Thrift-Wise and Kelly Drug Store were long time tenants of the building, from the early 1940s to the mid-1980s. Other local businesses that occupied the building were Paul Steinbrueck, music dealer; the High Lead Barber Shop; Cottage Grove Florists and the Household Finance Corporation.

By the 1930s the upper professional offices and lodge rooms were converted to apartments, and they now provide convenient downtown living for a number of people. The history of alterations to this building is difficult to trace.

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Early photographs illustrate a pair of bay windows on the second floor with a railed balcony under the two sets of paired double hung windows. Historically the building had an elaborate cornice with massive modillions and dentil course running along the top of the north and west elevations. Photographs of the late 1930s show the first floor elevation as being significantly altered with new window openings, doors and the addition of vitrolite panels to the east storefront. Perhaps the balcony and west bay were removed to accommodate the new facade of this period, although some locals suggest the removal of the west bay occurred early on, when the western portion of the upper front floor was converted to a large apartment suite for a local woman of some means. More recent remodeling (1960s) has removed, or covered, much of the 1930s look of the west storefront, which housed the bank.

In its heyday this building represented a period of prosperity for the community. Its association with the Bank of Cottage Grove and prominent members of the business community increase the significance of this building, as does its masonry work by Charles Hamilton Wallace. The long tenure of Gustafson's, a local institution, is recognized as being locally significant. Alterations decrease the ranking of this structure somewhat, but many of them date from the historic periods and have significance in their own right. The building, with its original stucco finish, still conveys much of its original appearance.

KEY #38

RANKING: Historic Non Contributing in Present Condition

HIST. NAME: Phillips Building	DATE OF CONSTRUCTION: 1908
COMMON NAME: Homestead Furniture	ORIGINAL USE: Commercial/Office
ADDRESS: 615 Main Street	PRESENT USE: Commercial/Apts.
CITY: Cottage Grove	ARCHITECT: Y. D. Hensil
OWNER: N. R. Scoggins & Sons, Inc.	BUILDER: H. J. Clark
615 Main St., Cottage Grove, Or. 97424	THEME: 20th Century Architecture
T/R/S: 20 03 28	STYLE: Commercial
MAP NO.: 20032834	TAX LOT: 1000
ADDITION: Wm. Shield's	BLDG. X STRUC. DIST. SITE OBJ.
BLOCK: 2 LOT: 3 QUAD: NW	
PLAN TYPE / SHAPE: Rectangle	
NO. OF STORIES: 2	
FOUNDATION MATERIAL: Poured concrete	
BASEMENT (Y / N): No	
ROOF FORM & MATERIALS: Parapet w/ shed, rolled comp.	

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Phillips Building (Key #42) and the Wisner Building, tying them together. Both buildings now serve as the Homestead Furniture Building.

*In 1923, C.J. Breier, Wm. Petersen and Axel Swanson were able to purchase the building for \$5,000.

KEY #39

RANKING: Secondary Contributing

HIST. NAME: City Hall

COMMON NAME: Old City Hall

ADDRESS: 28 South Sixth Street

CITY: Cottage Grove

OWNER: Kurt & Kathleen Kupper

Rt. 3, Box 161 East, San Luis Obispo, CA 93401

T/R/S 20 03 28

MAP NO.: 20032834 **TAX LOT:** 3400

ADDITION: Long & Landess Addition

BLOCK: 3 **LOT:** 3 & 2 **QUAD:** NW

PLAN TYPE / SHAPE: Rectangle

NO. OF STORIES: 2

FOUNDATION MATERIAL: Poured concrete

BASEMENT (Y / N): Yes

ROOF FORM & MATERIALS: Shed with parapet; rolled composition and tar

WALL CONSTRUCTION: Poured concrete

PRIMARY WINDOW TYPE: Fixed display with transoms; 6:6 double hung wood sash

EXTERIOR SURFACING MATERIAL: Cement stucco, architectural terra cotta

DECORATIVE FEATURES: Terra cotta pediment and tiles at entrance; wood classical details inside entrance opening; pilasters and stepped cornice; decorative parapet with ornamental details and clay tile parapet.

CONDITION: GOOD X FAIR POOR MOVED: No (DATE):

EXTERIOR ALTERATIONS / ADDITIONS: Fixed pane display windows in south bay; staircase to east; openings altered and enclosed at east elevation and east end of north wall.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The property faces west on South Sixth Street with an alley running along the north side of the building. The public library is south and a cluster of retail businesses operate on the west side of the street.

ADDITIONAL INFORMATION:

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SOURCES: City Directories; Sanborn Fire Insurance Maps; Lakin, Kimberly. The Life and Work of John Hunzicker Architect (1867-1945); Cottage Grove City Council Minutes, May 17, 1926, July 15, 1926, Feb. 14, 1927; Cottage Grove Historical Society: vertical files, newspapers and photographs.

NEGATIVE NO.: XX-1
SLIDE NO.: A-9

RECORDED BY: JK / KJG
DATE: Feb. 10, 1992
SHPO INVENTORY NO.:

This stately building replaced an unusual vernacular frame structure that was used as a fire hall from at least 1898. Constructed to symbolize city government, this neoclassical building was designed by the prominent Eugene architect, John Hunzicker. Hunzicker arrived in Oregon from Wisconsin in 1903, and settled in Eugene, where he became a member of several fraternal organizations. It was through these organizations that he received many of his building commissions, which included commercial and residential structures, as well as civic buildings. Hunzicker designed several other Cottage Grove buildings, including the Armory, the Stewart Building, the Club Tavern and the Stewart residence.

Prior to accepting Hunzicker's bid for this building, the Cottage Grove City Council made arrangements to inspect city halls in other parts of the Willamette Valley. After a study of government architecture the City Council approved the hiring of the Hunzicker firm for the design of Cottage Grove's City Hall. The City Council held their first meeting in the new building on February 14, 1927. Originally constructed to include city offices, jail, fire station and the library, the building served this use until the new library was built in 1950, the new fire hall in 1969, and finally a new city hall in 1974. After the removal of the fire department in 1969 the folding wooden doors on the south bay were removed. Fixed pane glass, without transoms, were installed to utilize this space for offices. The building remained the property of the City until 1978 when it was sold to a private individual for use as office and retail space.

This City Hall was a typical multi-use municipal building of its era, as it was common for small rural communities to house several public facilities in one building. The interior has a central stairway with dark moldings and original doors on the first and second floors. Architectural terra cotta is the decorative material accenting the entrance opening with its ornate pediment and side walls. The words "CITY HALL" are engraved on the lintel tiles. Inside the vestibule there is wood detailing that articulates the moldings in the double passage doors. The horizontality of the roof line is accentuated by the geometrically decorated parapet with clay tile coping. The side parapets are stepped.

The old City Hall is located on a parcel of land that was part of the William Shield's donation land claim. This has been a publicly owned site since the platting of the block in the 1880s. Because this building was designed by Eugene

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architect John Hunzicker its significance is increased, and it is eligible for inclusion in the thematic portion of the nomination as a significant example of the work of John Hunzicker in the Cottage Grove community. This is a fine example of civic architecture for Cottage Grove and is a familiar landmark to local citizens.

KEY #40

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: Woodard Memorial Library **DATE OF CONSTRUCTION:** btwn 1943-48
COMMON NAME: City Library **ORIGINAL USE:** City Hall, Fire Hall, Library
ADDRESS: 40 South Sixth Street **PRESENT USE:** Bookstore, Offices
CITY: Cottage Grove **ARCHITECT:** Unknown
OWNER: City of Cottage Grove **BUILDER:** Woodard Lumber Co.
400 Main St, Cottage Grove, OR 97424 **THEME:** 20th Century Civic Architecture
T/R/S: 20 03 28 **STYLE:** Neoclassical
MAP NO.: 20032834 **TAX LOT:** 3400
ADDITION: Long & Landess Addition **BLDG. X STRUC. DIST. SITE OBJ.**
BLOCK: 3 **LOT:** 4 **QUAD:** NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 1
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Gable / wood shingle
WALL CONSTRUCTION: Brick
PRIMARY WINDOW TYPE: Fixed bay windows on west front; Palladian on south end; fixed
12 pane elsewhere.
EXTERIOR SURFACING MATERIAL: Common brick
DECORATIVE FEATURES: Gabled entrance w/ columns; cupola w/ finial; bay windows on
facade w/ metal roofs; Palladian window on south elevation; copper uppers and downspouts.
CONDITION: GOOD X FAIR POOR **MOVED:** No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: None.
NOTEWORTHY LANDSCAPE FEATURES: Large cedar at NW corner; shrubbery along
facade; lawn area to west and south.
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: The property faces west on South Sixth Street at the corner of Washington Ave. A
cluster of retail businesses operate on the west side of the street.
ADDITIONAL INFORMATION:
SOURCES: City Directories; Sanborn Fire Insurance Maps; Cottage Grove Historical Society;
vertical files, newspapers and photographs.

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NEGATIVE NO.:
SLIDE NO.:

RECORDED BY: DKV / KJG
DATE: Feb. 10, 1992; July 1993
SHPO INVENTORY NO.:

The local residents refer to this lot as the site of the John Bartels residence. In 1943 his son William transferred the property to the W. A. Woodard Lumber Co., which in turn donated the site to the Public Library Board of Cottage Grove for a new library building. The donation was conditioned upon a proviso that the building was to be constructed solely by the Woodard Co. sometime during the next five years. This fine building is an excellent addition to the public block that exists here, between the armory and the Old City Hall- which was still in use at the time of this building's construction. Legend has it that the building was designed by John Hunzicker prior to his death in 1945. The books were easily moved from the Old City Hall Building (Key #39, above) via a chute between the second floor window of City Hall and the new facility below. This building is a significant part of the public structures that still exist on this block, and a monument to Walter Woodard and his family, who owned a large lumber mill south of town for many years and employed hundreds of Cottage Grove residents.

KEY #41

RANKING: Secondary contributing

HIST. NAME: Oregon National Guard Armory
COMMON NAME: Cottage Grove Armory
ADDRESS: 628 Washington Street
CITY: Cottage Grove
OWNER: State of Oregon

DATE OF CONSTRUCTION: 1930-31
ORIGINAL USE: Armory
PRESENT USE: Armory
ARCHITECT: Hunzicker, Smith & Phillips
BUILDER: Stevens, Niblock & Leabo
THEME: Government / Military
STYLE: Art Deco

T/R/S: 20 03 28

MAP NO.: 20032834 **TAX LOT:**

ADDITION: Long & Landess **BLDG. X STRUC. DIST. SITE OBJ.**

BLOCK: 3 **LOT:** 5&6 **QUAD:** SW

PLAN TYPE / SHAPE: Rectangle with canted entrance

NO. OF STORIES: 2

FOUNDATION MATERIAL: Poured concrete

BASEMENT (Y / N): Yes

ROOF FORM & MATERIALS: Flat and gable / composition shingles

WALL CONSTRUCTION: Cast-in-place concrete

PRIMARY WINDOW TYPE: 6:6 double hung wood sash

EXTERIOR SURFACING MATERIAL: Poured concrete

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DECORATIVE FEATURES: Cast concrete panels with stylized organic elements above second story windows; similar brackets at entrance; circular beaver emblem above main entrance; metal art deco screens at side openings of entrance porch; cast concrete chevrons at cornice; decorative buttresses at entrances; curving main entrance steps at SE corner of 7th and Washington Streets; mortar shells mounted on entrance railings.

CONDITION: GOOD X FAIR POOR **MOVED:** No (DATE):

EXTERIOR ALTERATIONS / ADDITIONS: One window on east elevation replaced with aluminum sash window; fire exit door in window opening at south elevation; wooden flag pole replaced at main entrance.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: The main entrance faces southeast onto Washington and 7th Streets. Alleys on the west and north side of the building provide access to other parts of this large building. Grass plantings separate the building from the sidewalk.

ADDITIONAL INFORMATION:

SOURCES: Sanborn Insurance Maps 1893-1920; The C.G. Sentinel; Lakin, Kimberly The Life and Work of John Hunzicker, Architect (1867-1945), 1982; C.G. Historical Society and Museum: vertical files, newspaper clippings and photographs; Western Pioneer Title; interviews with military personnel; architectural drawings by the Hunzicker firm.

NEGATIVE NO.: J-21

SLIDE NO.: A-11

RECORDED BY: AG / KJG

DATE: March 23, 1992

SHPO INVENTORY NO.:

Prior to the construction of the Cottage Grove Armory the property was occupied by a dwelling and barn between 1893 and 1907. Sanborn Maps of 1912 illustrate that a frame grocery store was located on the corner of Washington and 7th Streets between 1912 and 1920. These structures were probably demolished or moved to make way for the construction of the Armory in 1927.

The Armory's designer was Phillips, partner in the architectural firm of Hunzicker, Smith & Phillips, of Eugene. This firm had designed other armories in Oregon. The new armory made the old armory quarters on the ground floor of the Eakin & Bristow building obsolete at West Main and North River Road. The armory was constructed between 1930 and 31, with dedication in April of 1931.

The building was constructed for \$60,000 by local laborers and with local materials. The subcontractors on the job included: J.H. Chambers and Son, lumber; Cottage Grove Manufacturing, millwork; Schofield Stewart, plumbing and heating; Gettys and Graber, gravel; Malcolm Horn, cement; Twin Oaks Lumber company, interior plaster, which had been donated by the architect.

With information gained from the blueprints of the building it appears that most of the interior spaces remain intact. The main auditorium (62x109 feet) has a stage at the north end and a balcony running along three sides. The

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basement has a lower lobby directly below the main lobby. A dining room, with kitchen, opens to the west from the lower lobby. The shiplap sided rifle range in the basement has been modified by the addition of wire cages that are used for storage of military equipment. The basement originally contained a meeting room for the American Legion and its auxiliary. The first floor weapons vault has been removed, with this space converted into an office. The exterior of the building is almost entirely intact with one window on the east elevation replaced with an aluminum sash.

The National Guard was once a social organization where people paid dues to belong. Around the turn of the century the National Guard became associated with the federal government. The Cottage Grove unit began as Company "E" 4th Oregon Infantry in 1907. It was converted in December 1911 to 6th Company of the Oregon Coast Artillery. Another change occurred when the unit became Company "D" 186th Infantry in December of 1921. It changed again to Battery "E" 249th Coast Artillery in April of 1926. Cottage Grove soldiers from this armory have served in World War I and II, the Vietnam War and Desert Storm. The National Guard not only serves its country, but also its community. Recruits assist in flood and fire control and local clean-up projects. The armory reflects this commitment to the local community. In the 1990s the first floor drill area was used for the coronation of the Bohemia Days queen. In the 1930s the auditorium was used for ballroom dancing and during World War II as a roller skating rink.

The property is significant locally, and to the State of Oregon, as one of a number of armories designed by the Hunzicker firm of Eugene. The property has always had a strong association with local families because many Cottage Grove youth have joined the National Guard over the years. The armory is a familiar landmark to the community and is the most intact example of the Art Deco style located in the city. The Hart building at 722-726 Main street is the only other example of Art Deco architecture in Cottage Grove.

KEY #42

Ranking: Historic Non Contributing in Present Condition

HIST. NAME: Wiser Building
COMMON NAME: Homestead Furniture Store
ADDRESS: 625 Main Street
CITY: Cottage Grove
OWNER: Norm Scoggins

DATE OF CONSTRUCTION: 1912
ORIGINAL USE: Commercial
PRESENT USE: Commercial
ARCHITECT: Unknown
BUILDER: Unknown
THEME: 20th Century Commercial
STYLE: Commercial - Broad Front

T/R/S: 20 03 28

MAP NO.: 20032834

TAX LOT: 1000

ADDITION: William Shields

BLDG. X STRUC. DIST. SITE OBJ.

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BLOCK: 2 LOT: 3 QUAD: NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 2
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Shed w/ parapet, rolled paper/built up tar
WALL CONSTRUCTION: Load bearing brick
PRIMARY WINDOW TYPE: New shop type display 1st floor
EXTERIOR SURFACING MATERIAL: Sprayed on concrete, wood slats (all new)
DECORATIVE FEATURES: Cornice (now covered w/ concrete)
CONDITION: GOOD FAIR POOR X MOVED: No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: Wood slats added, newer wood siding, 1st floor altered, sprayed concrete coating on exterior, six original 1:1 double hung windows on upper facade have been filled/covered by wood siding (newer).
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: Building faces north on Main Street
ADDITIONAL INFORMATION: Building has been much altered, rear of building has some segmented arches above windows, aluminum sashes
SOURCES: City Directories, 1912-1991; Sanborn Maps 1883-1928; Western Pioneer Title Co.
NEGATIVE NO.: XX-11
SLIDE NO.:
RECORDED BY: LTB;GB;KJG
DATE: March 15, 1992
SHPO INVENTORY NO.:

Built in 1912, the Wiser Building at 625 Main Street first housed Kinter Bros. Furniture. For several years (c. 1928-1944) this building was the site of Umphrey and Mackin, a general merchandise store with a grocery section, yardage, mens clothing and shoes. In the early 1950s Larry Levin owned and operated Western Auto Supply Co. at this address. It is unclear for whom the building is named. The building is currently a part of the Homestead Furniture Store.

The structure is a two-story rectangle. Both the interior and exterior have been extensively altered, and the Wiser Building, with its neighbor to the west, have in effect been remodeled into one (the entire space is used for the Homestead Furniture Store). The facade has been modernized with contemporary commercial storefront windows on the first floor and vertical wooden slats covering the second floor. Windows on the second floor front facade have been filled or covered with wood. The windows on the rear side of the building give hints to the original segmented arches, but are now infilled with aluminum sash windows. The exterior rear wall has been covered with a sprayed on concrete finish. Very little of the original fabric remains inside the building as well.

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housed a general store and an even smaller one story brick that housed the short-lived Commercial Savings Bank, built in 1891-92. Both of these earlier bricks were built by Charles Hamilton Wallace. These structures were partially demolished to make way for the new brick commercial structure that was designed by John Hunzicker, architect from Eugene. Hunzicker appears to be the preferred architect for the community. Local brickmaker Charles Hamilton Wallace was awarded the contract for the brick work. The interior carpentry work went to local carpenter L.F. Wooley. The building was completed in 1909 when the general merchandise store of Burkholder Woods began operation. In the 1920s a mezzanine was added to the interior of the building.

In 1936 the Irish Market, later the Irish Cash Store, operated at this location until the mid-1940s. Wolfard's Market was in business at this location in 1964 when Hoover's Shoe Store took occupancy. Prior to occupancy Ed Hoover remodeled the front of the building with new fixed pane display windows, mosaic tile, new sidewalks and a seven foot wide fixed awning. It was during this remodeling that the transoms were covered with vertical boards. Hoover's Shoe Store operated at this location until 1984. After a period of vacancy the building is now occupied by the hair salon, A Cut Above and the Country Flair western wear store.

The property is significant because the bricks were made and laid by Hamilton Wallace. Wallace was a local brickmaker, and minister, who operated in the Cottage Grove community from the early days of settlement. Additional significance is gained because the building was designed by John Hunzicker, who also designed the Pioneer Hardware, City Hall, Armory, and Club Tavern on Main Street. The Coca-Cola mural on the east wall was retouched to brighten the paint in 1987. This sign is a significant local landmark and probably dates from the late 1940s. This building ranks high in associative value, if the front facade could be restored to its original configuration it could become an important local landmark.

KEY #44

RANKING: Compatible Non Historic Non Contributing

HIST. NAME: ?
COMMON NAME: ?
ADDRESS: 701/705/709 Main Street
CITY: Cottage Grove
OWNER: Tillie Prager
845 E. 25th Ave., Eugene, OR 97405
T/R/S 20 03 28

DATE OF CONSTRUCTION: 1944 & later
ORIGINAL USE: Office / shops
PRESENT USE: Vacant
ARCHITECT: Unknown
BUILDER: Unknown
THEME: 20th Century Commercial
STYLE: Modern Commercial

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smokehouse existed in the southeast corner of the structure, the current owner tore this out when he obtained the building in the 1960s.

The building is constructed of poured concrete, and exhibits stucco surfacing on the north facade. There is virtually no decoration on this elevation. If the transoms were exposed the building would increase in significance because the front facade would exhibit more of the detailing of the period of construction. It is a good example of simple 1920s commercial construction, illustrating the transition in architectural styles of Main Street buildings in Cottage Grove.

KEY #47

RANKING: Vacant

OWNER: Robert Williamson

590 Broadway SE, Salem, OR 97309

T/R/S 20 03 28

MAP NO.: 20032834 **TAX LOT:** 1500

ADDITION: N/A **BLDG.** **STRUC.** **DIST.** **SITE** **X** **OBJ.**

BLOCK: 3 **LOT:** 3 **QUAD:** SW

This vacant lot is currently used for storage by the business occupying the Pioneer Hardware Building (Key #49, below). It is fenced off from Main Street with chain link. This property was the site of the Thompson Hotel for many years, and the upper floor of the Stewart & Hinds Building (Key #48, below) was originally built to serve as a hotel annex, much like the Stewart & Porter Building (Key #16, above.)

KEY #48

RANKING: Primary Contributing

HIST. NAME: Stewart & Hinds Building

COMMON NAME: Pioneer Hardware

ADDRESS: 733-737 Main Street

CITY: Cottage Grove

OWNER: Robert Williamson

590 Broadway SE, Salem, OR 97309

T/R/S 20 03 28

MAP NO.: 23 03 28-34 **TAX LOT:** 1600

ADDITION: Shields

BLOCK: 3 **LOT:** 4 **QUAD:** SW

DATE OF CONSTRUCTION: 1907-1908

ORIGINAL USE: Hardware Store

PRESENT USE: Antique & Second Hand

ARCHITECT: John Hunzicker

BUILDER: H.J. Clark

THEME: 20th Century. Commercial. Arch.

STYLE: Commercial

BLDG. **X** **STRUC.** **DIST.** **SITE** **OBJ.**

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both commercial spaces for its hardware business. The two commercial spaces are now occupied by the Third Hand Store.

The Thompson Hotel (later the Central Hotel), which used to stand to the west of the Stewart Building, provided lodging for miners from the Bohemia mines, and the second floor rooms in the Stewart Building provided for overflow. All visitors ate at the Central Hotel, as there were no cooking facilities in the Stewart Building. The second story doors on the west elevation of the Stewart Building once connected these two structures. In 1947 Dr. Robert Merrick began practice upstairs where Judge John Wells, attorney Maynard Wilson, and Cecil Caldwell's Lumber Co. were already occupying office space. The Caldwell Lumber Company operated from this address from 1947 to 1956.

At the end of each hall there is one toilet enclosure. There was one bath tub, at the end of the east hall, to service the tenants. A historic sign indicates that hot baths cost 25 cents. A Justice of the Peace rented a room for his professional services. The west office complex at the front of the building (second floor) is a suite of three rooms, with a central storage closet. The entry door has side lights, there are operable transoms above the doors. Interior finishes are intact. The east office complex is a suite of five rooms with two entry doors from the main hall. The main entry door has side lights. Interior finishes are also intact. All rooms were heated by wood stoves and chimneys are shared between rooms. Access to the second floor is gained by a wide flight of steps from the separate entry door at the west side of the front facade. The stairway is lit by a large transom above the door. Interior rooms are lit by the large light well that extends through the center of the second story. Moisture penetration has destroyed some of the plaster and interior finishes on the second floor.

The building remained in the Stewart family until 1989 when Earl Stewart, Clint E. Stewart's son, sold it to Robert Williamson, an attorney in Salem. There is speculation that this was one of the last buildings on Main Street to be built with bricks from the local Hamilton Wallace brickyard, although this has not been substantiated. The building measures 53' x 90', and is very nearly intact, both inside and out. There is some damage to the bricks both on the northwest and southeast corners, and along the west side, probably due to automobile impact. The large painted Coke sign on the east wall of the structure originally dates from the late 1920s and has been recently repainted.

The building is currently undergoing some remodeling. Carpeting has been laid in the east commercial space. It covers the historic wide board flooring, and the markers that were used to measure chains and lengths of rope. A dividing wall has been constructed and a new bathroom facility will soon be completed. The owner is unsure of what to do with the second floor and may knock out walls, and alter the floor plan to accommodate modern usage as a rental or office spaces. As it exists today it is an outstanding intact example of early 20th century commercial architecture for the city of Cottage Grove.

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KEY #49

RANKING: Primary Contributing

HIST. NAME: Cottage Grove Hotel
COMMON NAME: Cottage Grove Hotel
ADDRESS: 811 Main Street
CITY: Cottage Grove
OWNER: Martin Henner
PO Box 1558, Eugene, OR 97440
T/R/S: 20 03 28

DATE OF CONSTRUCTION: 1911- 21
ORIGINAL USE: Hotel & Post Office
PRESENT USE: Apts. & Commercial
ARCHITECT: Unknown
BUILDER: William B. "Billy" Cooper
THEME: 20th Century Commercial
STYLE: Modern Commercial

MAP NO.: 20032834

TAX LOT: 1700

ADDITION: Shield's

BLDG. X STRUC. DIST. SITE OBJ.

BLOCK: 4 LOT: 1 QUAD: NE

PLAN TYPE / SHAPE: Rectangle

NO. OF STORIES: 3

FOUNDATION MATERIAL: Poured concrete

BASEMENT (Y / N): Yes

ROOF FORM & MATERIALS: Shed with parapet / rolled composition and tar

WALL CONSTRUCTION: 3 withes common brick

PRIMARY WINDOW TYPE: 1:1 double hung wood sash; fixed display

EXTERIOR SURFACING MATERIAL: Concrete brick; common brick; cement stucco

DECORATIVE FEATURES: Denticulated belt courses; brick lintels with keystones;
corbelled parapet: rusticated concrete block pilasters at first floor.

CONDITION: GOOD X FAIR POOR MOVED: No (DATE):

EXTERIOR ALTERATIONS / ADDITIONS: Some window apertures infilled with concrete
brick; new display windows; entrance doors replaced.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN

SETTING: Faces north on the southeast corner of Main Street and Eighth Street, occupying
the entire lot. Highway 99 runs north and south further east of this building.

ADDITIONAL INFORMATION:

SOURCES: City Directories; Cook, Paula and Judge, Barbara: Masonry Report on Cottage
Grove Hotel, December 1990; Sanborn Fire Insurance Maps 1893-1920; Interview with Marcia
Allen, Feb. 1992; Golden Was The Past, 1850-1970.

NEGATIVE NO.: XX-2

SLIDE NO.: A-15

RECORDED BY: PCE / KJG

DATE: Dec. 10, 1992

SHPO INVENTORY NO.:

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Construction on the Cottage Grove Hotel was begun in 1911 by Cottage Grove building contractor, William "Billy" Cooper. The land was originally part of the William Shield's Addition, one of the earliest subdivisions in the community. The building is constructed of concrete block and brick, and is one of two such structures using this material in the town (see Key #34.) The Cottage Grove Post Office operated out of the west bay of the hotel building from 1911 until 1912, when the Rees-Wallace Store began operation in its place. The 1912 Sanborn map indicates that the armory was also housed in this building for a period of time.

Much of the building remained vacant until 1923 when the main floor and the two floors of rooms above were finally completed as a hotel. Mr. and Mrs. C.A. Bartell leased the hotel from Billy Cooper, with the lease specifying that the Bartell's would complete the construction of the unfinished areas. Upon opening, the hotel became known as the Hotel Bartell. The Bartell's had owned and operated the Oregon Hotel further west on Main Street from 1911 to 1921. The dining room was well known for its exceptional food, especially its trout and venison dinners. The Bartell's owned the Wolf Creek Fur and Game Farm, which provided fresh fish and game to hotel patrons.

The hotel became a local landmark after Buster Keaton, and the cast of the silent film "The General" stayed at the hotel in the 1930s. The Bartell's gave up ownership of the hotel in 1935. After that Herbert C. Schmeling took over and renamed it the Cottage Grove Hotel and Coffee Shop. Also in 1939 Bill's Super Market operated out of the northwest corner of the building. In 1946 the building was sold to Soloman Rosenberg, who leased out shops on the first floor until 1975 when the building was closed for fire and safety reasons. The building reopened in 1978 as the Cottage Grove Hotel, with shops on the first floor and apartments on the second and third floors.

The structure has had minor exterior alterations including one infilled storefront on the southwest corner at the time of construction, and a later infilled storefront on the northwest corner in the 1920s. Some glazing has been replaced on the first floor level. Interior alterations include the mezzanine addition to the original one and one-half story interior lobby.

The property is significant because of the early use of concrete block and brick materials used for construction. The Cottage Grove Hotel was the first three story building in the community and also served as a prominent social center for many occasions and visitors. It was a favorite stopover for itinerant businessmen riding the railroad and for auto tourists, and is a significant landmark representing the transportation themes of the district through its location on Highway 99 near the railroad tracks and depot sites.

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RANKING: Secondary Contributing

HIST. NAME: Fred's Place
COMMON NAME: Calapooya Mercantile
ADDRESS: 819 Main Street
CITY: Cottage Grove
OWNER: Ken Carlson
819 Main Street, Cottage Grove, OR 97424
T/R/S 20 03 28
MAP NO.: 20032834 **TAX LOT:** 1800
ADDITION: William Shields Addition **BLDG. X STRUC. DIST. SITE OBJ.**
BLOCK: 4 **LOT:** 2 **QUAD:** NW
PLAN TYPE / SHAPE: Rectangle
NO. OF STORIES: 2
FOUNDATION MATERIAL: Poured concrete
BASEMENT (Y / N): No
ROOF FORM & MATERIALS: Hipped / composition shingle
WALL CONSTRUCTION: Clay block tile
PRIMARY WINDOW TYPE: Casement
EXTERIOR SURFACING MATERIAL: Cement stucco
DECORATIVE FEATURES: None
CONDITION: GOOD X FAIR POOR **MOVED:** No (DATE):
EXTERIOR ALTERATIONS / ADDITIONS: Two window openings infilled on south elevation.
NOTEWORTHY LANDSCAPE FEATURES: None
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: UNKNOWN
SETTING: This building is the last commercial structure on the south side of Main Street, before reaching Highway 99. It faces north with the Cottage Grove Hotel situated to the west. Parking for Hollomon Ford is east of the building.
ADDITIONAL INFORMATION:
SOURCES: Sanborn Insurance Maps: 1893-1920; City Directories; Cottage Grove Historical Society: vertical files, newspapers and photographs; Interview with Marcia Allen and Paula Cook Eckman, Feb. 1992; Interview with Roger Braswell, 3-2-1992.
NEGATIVE NO.: XX-5
SLIDE NO.: B-14
RECORDED BY: PCE / KJG
DATE: March 22, 1992
SHPO INVENTORY NO.:

The Calapooya Mercantile was constructed in 1938, replacing a frame structure that had existed on the site for many years. The old building housed the Cottage Grove Leader in 1889, an early local newspaper which was first printed in Drain by E.P. Thorp. This frame structure was also home to the

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Woodruff Plumbing Shop for many years. Following the plumbing shop Fred's Place restaurant operated at this location for many years in close proximity to the railroad depot. In 1938 the owner, Bessie Braswell, had the frame structure torn down because the flood of 1938 had undermined the foundation. Mrs. Braswell and her sons had the current clay block tile structure constructed. Fred's Place continued to operate through the 1940s when ownership changed resulting in the renaming of the restaurant to the Grove Cafe. In 1960 the restaurant again changed ownership, becoming known as the Hot Spot Cafe, which it remained until 1989 when the Calapooya Mercantile took over ownership.

The Calapooya Mercantile is a pleasant commercial Main Street structure. With a hipped roof hidden behind a parapet wall, it is totally constructed of hollow clay block tile, with the north elevation clad in concrete stucco. The second floor windows are 9 pane Arts and Crafts casement windows with a large central pane. Fixed pane display windows comprise the first floor glazing. There appear to be no major exterior alterations to the building. During its restaurant days the building was a favorite Cottage Grove eatery. Architecturally the building is significant as a representative example of 1930s commercial architecture that reflects the changing tastes with the development of Main Street Cottage Grove.

KEY #51

RANKING: Vacant

OWNER: Ronald & Christine Clibborn
30959 Echo Hills Terrace, Lebanon, OR 97355
T/R/S 20 03 28

MAP NO.: 20032834 TAX LOT: 1900
ADDITION: William Shields BLDG. STRUC. DIST. SITE X OBJ.
BLOCK: 4 LOT: 3 QUAD: SW

This vacant lot is currently used for storage and display by Holloman Ford, located across the street. It is a paved lot that was once the sight of the Spray Building before the South Pacific Highway cutoff was created in 1940, and was occupied by a Shell gas station shortly thereafter which has also since been razed.

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SUMMARY STATEMENT OF SIGNIFICANCE

The Main Street Commercial Historic District of Cottage Grove is the most intact collection of early twentieth century commercial and government buildings that remain in Lane County, Oregon. It has been the primary commercial center of the South Lane County region since its creation. Collectively, the district ensemble clearly reflects the historic pattern of development that occurred in the community as it evolved from a village to a city during the early twentieth century. Its buildings have housed most of the area merchants, craftspeople, professionals, business offices, public entertainment, meeting halls, city government, lodging, transport and travel facilities continuously since before the turn of the century. Building bricks and lumber are almost entirely of local origin, and their erection the work of local contractors. The district was the focal point of local farming, Bohemia mining activities and a regional headquarters for a substantial wood products industry. Its significant role as the dominant regional rail and auto transportation node is expressed in its physical characteristics. The unique grouping of several buildings in the district that were designed by the prolific self-taught Eugene architect John Hunzicker over a thirty-year time span give the district an additional stylistic cohesiveness and architectural significance. The district continues to function as the heart of the city and provides much of its essential character and identity. Its buildings present a living record of civic history and development.

HISTORIC CONTEXT

The Cottage Grove Main Street Commercial District has been a direct physical expression of the commercial and civic aspirations of the City since its inception. Its patterns of growth and stagnation directly reflect the ongoing processes of change that have effected the area. The processes were often slowed to a standstill, while at other times they nearly exploded. Over all its ongoing life, it has retained its original role, purpose, and character as the ultimate locus of civic and regional activity. As the seat of at least two unsuccessful movements and bids for the formation of a separate county, Main Street shows its regional importance as a center for a large hinterland of about 3000 square miles.

Historically, there are two periods of relatively explosive growth that effected the old wagon road/property boundary now known as Main Street, Cottage Grove, and transformed it into the center of a city. Neither of them fall

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into sharply-defined separate historic periods, but they are nevertheless discernable and distinguished from each other. Both periods are primarily defined by transportation changes, and exemplify elements of larger social and economic trends that were vital during their times.

The first period of growth resulted primarily from the location of a railroad depot near the small village in 1879, and the reawakening of the Bohemia Mining District, essentially begun by the discovery of the ore-bearing ledge by local residents, and their ongoing efforts to exploit the lode. The mining activity provided a source of outside capital that funnelled into the town and expanded its commercial nature. The mining period began about 1890 and continued to about 1914. This primary period of growth along Main Street is roughly coincident with the Railroad Era and ends with the rise of the Motor Age. The primacy of the railroad as a means of transport during this period was reinforced locally by the construction of an independent short line. Originally developed to serve the mines, it became the basis of extensive development for the local logging and lumber industries. Forest products were to rise and dominate the city's economy during most of the twentieth century. The existing primary structures on Main Street were erected between 1902 and 1912, when two-story commercial brick blocks erupted with regularity.

The second period of growth for Main Street relates to the Motor Age and was occasioned by the rerouting of the Pacific Highway, the only federally-sponsored highway connecting the Pacific Coast states in existence at the time. The original route of the Highway traced the prehistoric trail that became the city's first disorganized Main Street on the west bank of the river, now called North and South River Road. The reroute of the Highway along the "new" Main Street was roughly coincidental with the establishment of the automobile as the primary force of movement in the country, eclipsing the previous dominance of the railroad. By the mid-1920s, a boom-and-bust timber industry was well-established in the area, and auto tourists and loggers filled the hostelrys once filled with miners, spending their money in the hotels, shops, stores and eateries of town. The end of this secondary period of growth along Main Street was occasioned by another change in the Highway, when a bypass of Main Street was installed in 1940.

Since its inception, there have have been certain characteristics and qualities that have remained important elements of the downtown core of Cottage Grove. Most of these traits were found along the old Main Street, now called River Road, either previously or concurrently with early Main Street developments. The structures and occupations that have always been present in the community have continually included hardware, dry goods, clothing and grocery stores, service shops such as blacksmiths, tinsmiths, photographers, printing and jewelers, livery and freight service, saloons, brothels, cigar, billiard, bowling, and other game rooms, hotels, churches and meeting halls. Only Prohibition interrupted the

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saloons- and nearly bankrupted the city in the process. The rest have gone on to rise and fall as their abilities and temperaments- and those of the citizenry- have supported and/or allowed along Main Street, Cottage Grove. The broad-based support for recognition of the street as an historic district is a testament to the importance and affinity that residents feel for the central core of their city.

The present Main Street of the city, between the river and the railroad tracks, is a living monument to the evolution of a small dispersed and organic village into a town and city. The streets, blocks and intensive commercial development abutting the sides of Main Street express a deliberate organization of space and growth that was not present in the semi-linear, hap-hazard village arrangement on the west side of the river that preceded its creation.

BEFORE MAIN STREET: THE SITE

The City of Cottage Grove is located at the beginning of the Willamette Valley in South Lane County, just south of the confluence of the Row and the Coast Fork of the Willamette Rivers. The Coast Range lies immediately to the west, the foothills of the Cascades rise to the east, and the Calapooya Mountains rise to the south, dividing the watersheds of the Willamette and Umpqua River Basins and forming a border between central and eastern portions of Lane and Douglas Counties. The Row River and Mosby Creek valleys wind east and southeast, and the Coast Fork descends from the London/Big and Little River Valleys to the south, between the Coast, Cascade and Calapooya foothills. Numerous creeks flow from the surrounding thickly forested hills and mountains to the Coast Fork and the Row, carrying the alluvial deposits that have formed the uplands of the South Willamette Valley between Cottage Grove and the confluence of the Willamette River Forks in the Eugene/Springfield Area, some twenty miles to the north. The relatively flat alluvial valley soils around and beneath the present City are some of the best agricultural lands in the county.

Fred G. Conley, Publicity Manager of the 1909 Cottage Grove Commercial Club, described the townsite for a 1910 Sunset Magazine article as being:

"...so geographically located that every telephone message, every telegram, every letter, every pound of freight, every traveller, going north or south between the Cascade Mountains and the Pacific Ocean, must pass through this commercial center."

What Conley fails to mention is that the same could be said of any town between the Cascades and the Coast Range mountains of Southern Oregon. What he perhaps meant to indicate was that the site of Cottage Grove roughly represented

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the accessible spot in this vast terrain where the rugged and tortuous mountains and valleys of Northern California and Southern Oregon finally began to open into the mild pastoral flatlands of the Willamette Valley that stretch to the north.

NATIVE INHABITANTS

Numerous Indians of the Calapuya tribes inhabited the area when the first white settlers began to claim land around 1847. There is some evidence that the area was a meeting place for several different tribal groups for many years. Relations between the white settlers and native groups appear to have been non-violent and even somewhat cordial. The Calapuyas were removed to a reservation in Yamhill County in 1856, but about half of them reportedly later returned to their previous grounds in the area. A story in the Cottage Grove Leader of February 20, 1897 describes how;

"The Indian camp, near Cottage Grove, Lane County, was destroyed by fire the other morning. The Indians all got drunk and left the camp, and in some way it caught fire and burned with its contents."

Native Indians lived along the Coast Fork River just north of town for many years, and white and Indian children played, swam and grew up together. "Indian Mary", a local resident for many years and one of the last of the native tribes, was buried in the McFarland Pioneer Cemetery in town after her death in the early 1900s.

THE TRAIL

The trail along the western banks of the Coast Fork, now known as River Road in Cottage Grove, was the major north-south travel corridor both into and out of the South Willamette Valley long before the arrival of the white settlers, who began arriving in the area about 1850. The Applegate Trail from Southern Oregon followed the banks of the Coast Fork north after twisting and winding through the Calapooya Mountains. In what would become Cottage Grove, a wooden bridge had been installed a bit north of where the road crosses Silk Creek in 1853. About 1855, the trail became part of the county Territorial Road leading from Eugene to Winchester, then the seat of Douglas County. By 1865, the main north-south stage lines were using the road. The section of this road that ran through town became the first "Main Street." About 1911, the road became a part of the Pacific Highway. The name changed gradually from Main Street to Main/West River, and to West River/Pacific Highway between 1900 and 1912.

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During the 1890s, the town had two Main Streets; the original county road, and the new stretch beyond the bridge on the east side that ran to the railroad depot. Two different Main Streets made sense at this time, since the town itself was split in two during this period. Present nomenclature and land use testifies as to the eventual hegemony of the newer east side section, as will be related below.

EARLY SETTLERS

James Chapin reached the area about 1847 by travelling north along the trail from Scottsburg on the Umpqua River. Chapin settled just south of the present City, near what would become the area called Latham. Mr. Chapin may have been the first settler in the area.

John Cochran arrived about 1849, and settled a claim. A portion of his land is now the northeast section of the City. In 1851, the William Shields family arrived and staked a claim adjoining Cochran's land to the south. The Shields Claim is now included within the City Limits. Legend has it that the Shields property was the original Cochran claim, and that he was so anxious to acquire neighbors that he forsook his original claim to the Shields' and claimed the land immediately to the north, convincing them to stay. Returning to the Cottage Grove area in 1853, after an initial visit in 1850 and a return trip to Missouri, John and James McFarland took claims to the west of Cochran and settled on the west side of the River. Henry Small took the land south of the McFarlands at about the same time. These Donation Land Claims contain the vast majority of the land that has since become the City of Cottage Grove.

The Hazelton train of five wagons arrived in 1851. The Hazeltons claimed land to the west of the present City Limits, and established a small sawmill on Silk Creek in 1857. Several settlers arrived in the area in 1853 as members of the Knox/Oglesby wagon train, which ended up in the Cottage Grove area after following the Oregon Trail from Kentucky via Missouri. By the time of their arrival, unclaimed land was becoming scarce. The Knoxes settled to the north and east of the Coast Fork and Row Rivers, and the Oglesby claim was along the Row a few miles into the Valley to the east. Both families were influential in the history and development of Cottage Grove and its surrounding area. Numerous other settlers arrived in the following years, and many purchased land from early landowners. The excellent soils made smaller sized farms a profitable venture.

Henry Small sold his claim to Jeremiah Yarnall and O. P. Adams in 1859 and moved to California. These two then proceeded to sell off smaller portions of the claim. Their willingness to sell parts of this property essentially determined the area within which the small village began to develop. Part of his claim became the first plat of Cottage Grove in 1869, and 17 smaller lots for development were thus made available to the more entrepreneurial members of area. The town

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would remain on the west side of the River for about three decades, and development was originally dictated by the available lots of the original plat now known as Hazelton's Addition.

The early parcelization of homestead claims in the area was an important factor in development of the town. Combined with the early agriculturally-oriented activity, the small farms created a development pattern akin to a rural village with dispersed homes spread upon the surrounding local landscape. The relatively high number of people still living beyond the city limits in the area serves as a reminder of this initial settlement pattern.

THE VILLAGE

The original small village with no known name grew up along the banks of the Coast Fork of the Willamette, along the Territorial Road near the confluence of Silk Creek. The first commercial/industrial structure may have been Harvey Hazelton's first saw mill near the confluence of Silk Creek and the Coast Fork, but he soon moved the mill further upstream to the west. The first plat of the town was filed in 1869 by Harvey Hazelton. The seventeen lots carved from the Henry Small Donation Land Claim in the area south of the present West Main Street and west of the Coast Fork River became a local center of commerce. A livery stable, blacksmith shop, saloon and general store, plus several other small businesses were established by the 1860s, and some small sawmills were in operation a few miles west and south of the site. Large slabs from the Hazelton mill, a few miles west up Silk Creek, were laid along the street to aid in muddy winter passage. The small village thereby earned itself the dubious name of "Slabtown."

The South Lane County post office was moved to town from the north about 1867. The small settlement received its present name of Cottage Grove from this same post office, which had originally been located in Greenbury Pearce's cottage in a grove of oak trees just east of the present town of Creswell, about eleven miles north. Arrival of the post office, combined with a location along the Territorial Road, was instrumental in making this small village of "Slabtown" into the leading regional center for South Lane County.

The first Cottage Grove Hotel was constructed about 1869. The 1870 Census lists, in addition to the hotel, a blacksmith, merchant and a saloon. In 1871, a grist mill, wooden dam and mill race were installed between Silk Creek and the River in Hazelton's plat. The mill was a successful and efficient operation, and served the ever growing number of settlers scattered about the surrounding lowlands and foothills on the increasingly subdivided Donation Claims lands. A Masonic Lodge was organized in 1871, and a Hall was built just south of the mill. By the 1870s, the small community had already established itself as the primary trade and service center for the South-Central Lane County Area, and other

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merchants, including a millinery shop, and a restaurant reportedly owned and run by a black man, had also been established.

A wooden bridge across the Coast Fork River had also been built by this time. The bridge was apparently located just north of Silk Creek at the old ford, near the present western terminus of Adams Avenue (called Bridge Street until about 1912)¹. The bridge was a key east-west link between a primitive road leading west up Silk Creek (Siuslaw Road, now named Willamette Court and West Main) and over the Coast Range foothills to the Lorane Valley and beyond into the Coast Range and Siuslaw River drainage, and the east side trails up the Row River and Mosby Creek Valleys into the Calapooya and Cascade Mountains.

During these early decades, the entire town has located along the west bank of the River, strung along the River Road. The west bank was chosen as the sight for early development not only because of the old trail, but for the same reason that the trail itself followed the west bank: It was much less susceptible to the ravages of flooding, which at this time was a fairly common annual event. Lands on the east side of the River were part of the Coast Fork flood plain. These prime fertile soils were productively developed into open fields of wheat and other cash crops, with a few dispersed orchards, houses and barns scattered about the fields. In and around the growing village, striking differences in land use and activity characterized the intensive agricultural east side from the commercial and wood processing west side of the river during the early decades of development.

THE BOHEMIA MINES - PHASE I

By 1858, William Oglesby, O. P. Adams and other local residents had begun exploring the hinterlands around the town and discovered gold in the Row River watershed of the Calapooya Mountains about thirty miles east of town. These gentlemen extracted enough gold panning from the tributary later known as Sharps Creek to more than pay for their efforts during the summer, and Adams and Frank Bouy travelled south to the Grants Pass area of Southern Oregon to investigate mining techniques, since none of these local men had any knowledge about mining.

After learning about sluice boxes, these prospectors set out again to the same area in the summer of 1859, and reaped considerable rewards for their efforts. Further exploration was conducted in the area, but the outbreak of the Civil War, Statehood and a general lack of mining knowledge combined to distract

¹This was north of the present site of the swinging footbridge. A foot bridge has apparently been located here since the early 1880s, and was used by students to reach the new school on the east side of the river.

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the men from further explorations. The riches already realized were enough, however, to etch the future possibilities deeply into the minds of these early adventurers.

In 1863, George Ramsey and James (John/Frank) "Bohemia" Johnson were allegedly forced to flee the town of Roseburg after killing an Indian, and the men retreated into the wilds of the Calapooya Mountains to the north. Legend has it that Johnson was skinning a deer for food "when his eye was caught by the glitter of gold quartz."² After unearthing some fine specimens, these men made their way down out of the mountains (moving purposefully north away from Douglas County, no doubt) to Cottage Grove, where the find was displayed. The entire mining country would take its name from Johnson, who was known as "Bohemia" due to his origins (or so it is said).

"A deluge of locating and development went on"³ during 1864 and 65, and Adams, Oglesby and future South Lane County Judge J.W. Vaughn, from Cottage Grove, were among the vanguard. Over 100 claims were staked by 1867, and a new "city" had been established with its own mining laws. By 1868, Bohemia City had a hotel, saloon, numerous cabins and a branch office of the Douglas County Recorder, since some of the mines were just over the border in Douglas County. Population is estimated at about 100 persons, which would have made Bohemia City about the same size as Cottage Grove itself at the time.

By the early 1870s, a road from Cottage Grove, up the Row River Valley and on into the mining area had been completed. This road was the key to Cottage Grove and Lane County control of the mining traffic. A road had also been started from Oakland, in Douglas County, but it was still not complete when the Knott Trail from the Culp Creek area on the Row River was finished. The first stamp mill was hauled into the Bohemia district on this "road" about 1873, after being transported by rail to the area. The mill only ran a few years until it was crushed by winter snows. The profits from the stamp mill have never been made public, but the first year run of 350 tons of ore yielded about \$4,700, a large fortune at the time. Mr. Knott, the owner, later opened a ferry in Portland, and part of the capital for the Ladd and Tilton Bank in Salem is rumored to have come from the operation. By 1877, it appears that interest in the mines had all but dissipated. Why this occurred is unclear, but the Knott operation was near the summit at about 5,000 feet, short of water, and quickly tied up in litigation. Technical knowledge was also scarce. The Bohemia District was to remain nearly dormant for more than a decade.

² Facts and Yarns of The Bohemia Gold Mines, Ray E. Nelson, The Sentinel Print Shop, Cottage Grove, Oregon, 1959.

³ *ibid.*

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This initial spurt of activity had a direct impact on the business community of the Cottage Grove Area. The town was so situated as to command the flow of commerce and trade to and from the mines. The much milder climate at 640 feet made for more comfortable winter quarters. Early dray services were established, and hardware, clothing, food, lodging, prostitution, gaming and drinking establishments began to spring up as the town became the center for mining activities to the east.

THE RAILROAD

In 1871 Ben Holladay's Oregon and California Railroad purchased from William Shields a right-of-way running roughly parallel to the River about a third of a mile east of the town. The first train rolled down the tracks toward Roseburg in July of 1872, where the line came to an unexpected and premature end.

The railroad established a depot about two miles south of what was then Cottage Grove. In typical fashion, Holladay's railroad company had purchased several acres of land around the tracks, platted the area, placed a depot dead center, and named the place Latham. The depot was nothing more than an open platform, but soon became the delivery point for the mail, now carried by the railroad through a government contract.

Apparently, the merchants and landowners had notions of their own as to how and where the town would evolve, because the attempt by the railroad to cause the relocation of Cottage Grove to Latham was unsuccessful. By this time, a very diverse, subdivided pattern of land ownership had been created in and around the small community at Cottage Grove, and speculation about the potential riches to be found in the Calapooya Mountains had already led to local investment in both the mine fields themselves and commercial ventures in town to service their development. Although Latham did grow into the nucleus of a small town, with houses, a store and a mill, it somehow could never match up to the Cottage Grove settlement. The Latham stop was destined to become an industrial spur for the fledgling lumber industry, and a sawmill specializing in ship masts was built there in 1879, the same year that a new depot near town was finally built.

The new Cottage Grove depot of 1879 was erected due east of the center of town, on the south side of what is now the intersection of the railroad tracks and East Main Street. Originally, it was nothing more than a raised wooden platform next to the tracks. At this time, Main Street did not exist, although an old primitive wagon road ran east from the bridge along a nearly identical path. This road probably defined portions of the north-south boundaries of the James McFarland and William Shields Donation Land Claims, respectively.

The establishment of this new depot is the key historic event in the shaping of the City, for it spawned the commercial growth and development of the

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present downtown core along what has become Main Street, Cottage Grove. The entire east side area, which now forms the central core and majority of developed land area in the City, was only sparsely settled as agricultural land prior to the railroad and depot. The industrial development of the City was also subsequently focused around the depot, which, combined with the commerce on Main Street, triggered the platting of the residential neighborhoods that now surround the City core.

MAIN STREET BEGINS - PRIMARY PERIOD: 1880-1918

Prior to 1880, there were apparently no commercial buildings on the east side of the River. The only public building east of the River was the Union Church/Good Templar Hall, a two-story wooden structure, which was near the east bank of the Coast Fork along the south side of the wagon road, near the site where the present Methodist church now stands. The Hall was built on a donated lot around 1873. The older Ira Conner residence, and the Lurch house- only recently constructed on the northwest corner of the Shields claim, were perhaps the only houses on the south side of the road. A wheat field apparently covered the remainder of the area, and there was an orchard south of the Lurch House near the river. Along the north side of the road in 1880, between the River and the railroad tracks, were the homes of Mrs. James McFarland, O. F. Knox, G. Van Schoiack, Joe Mann and the Griffins, moving from west to east, respectively. Another orchard was located behind the Griffin home to the north.

In 1880, Ben and Aaron Lurch lost their store on the West Side to fire, and the merchants decided to build a new establishment next to their new home east of the River. The Lurch Store, erected at what is now the southwest corner of 5th and Main, next door to their new residence, was the first business to locate east of the River.⁴

By the time the Lurch store was constructed, a wooden plank sidewalk was being laid from the bridge toward the railroad depot along what would soon become Main Street. The townfolk on the west side ridiculed the Lurch brothers for moving their store across the River and predicted doom for their new

⁴The Lurch house still stands, but has been moved to 412 Adams Street, about two blocks south of its original location. It may be the oldest remaining house in Cottage Grove. The store was torn down in 1931 to make way for a new gasoline station.

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enterprise. The germ of a rivalrous feud that was to last until the turn of the century was thereby planted.

EARLY DEVELOPMENT OF MAIN STREET

With the establishment of a depot platform for the railroad in 1879, a slow and often sporadic evolutionary pattern was inaugurated along Main Street that would eventually shape and give focus to the city. The development of Main Street was a combination of deliberate speculation, transportation changes, local spatial topography, and industrial requirements, all of which pulled the small town away from its haphazard linear arrangement along the old trail and road on the west bank out onto the fertile agricultural land of the flood plain to the east.

In 1880, about the same time as the Lurch construction, a new school was built on the east bank of the river, about two blocks south near what was then Bridge Street, and is now Adams Avenue. O. F. Knox was the schoolmaster. Knox was the son of local pioneer immigrants and had been educated at the Normal School at Monmouth and Willamette University in Salem. He would eventually become mayor of both Cottage Groves during the early twentieth century. Knox apparently was responsible for the second commercial building to be erected on Main Street, between the Lurches and the depot, after building a residence on the north side of the street. Knox's store was apparently built sometime between 1880-1883.⁵ The building was a two story wooden frame structure that became known as Knox Hall, because the upper floor contained a meeting hall space. This would be the site of the East Cottage Grove/Lemati City Council Meetings. The combined moves of the Lurches and Knox should perhaps be interpreted as the initial movement to found the new Main Street commercial district on the east side of the river. These two business structures were followed only gradually by others.

The initial buildings that arose on the east side were grain storage warehouses around the depot. They were clustered near the railroad platform, just east of the tracks. These tin-clad warehouses stored 40,000 bushels of wheat in 1881. A telegraph office was built at the depot about 1885, although a line had been run prior to its construction to a store on the west side from Latham. Other early structures included a combined hotel and restaurant, saloons, and, in 1884, the Fashion Livery Stable. Slowly over time, other wooden one- and two-

⁵The new K-C Drug store now occupies this space.

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story false front commercial buildings slowly sprang up along the Street and began to cover the newly created lots between the river and the railroad.⁶

By the end of 1882 both James McFarland and William Shields had filed the first plats on the east side of the river. These plats created the lots and blocks on each side of what was to become Main Street. The Shields Addition subdivided the first 100 feet south of his northern boundary between the Lurch property and the railroad right-of-way into four 200-foot-wide blocks of four 50 x 100 foot lots each, divided by four north-south streets 50 feet wide. The blocks fronted McFarlands Addition to the north, which he had platted less than three months before in similar fashion, creating five blocks of similar size and subdivision along the old road between the river and the rails. McFarland added five more blocks due north of his original plat in 1885, some of which were slowly occupied by dwellings. A slight rise in elevation within the McFarland blocks to the north probably helped make these sites more desirable for homesites to the merchants and craftspeople establishing themselves along Main.

Shields, who was an old man by this time, eventually sold much of his remaining land to the south and east in 1890 to J. C. Long and William Landess. Long and Landess created alleyways along the rear of Shields' blocks and added new blocks of their own of 175 by 200 feet, beginning adjacent to the alleys below the Shields lots on the south. The north-south streets created by the earlier plats were to become the present South 5th, 6th, 7th, and 8th Streets that were extended through the Long and Landess Addition. The east-west streets south of Main repeated its 65-foot width.

To the north, land was further subdivided and platted about the same time. Sherwood's, Harms and Stouffer's Additions were platted between 1890 and 1891. A triangular parcel of land north of Main owned by O. F. Knox was also further subdivided when he sold part of it to the Christian Church - who still have a church there today, in 1891.⁷

THE CITY IS CREATED: 1887

As land use intensified around the depot and the bridge between the old and new Main Streets, a need for local government and public services became apparent on both sides of the river. By 1887, the small village had grown large and prosperous enough to incorporate as a city under the name of Cottage Grove.

⁶Two buildings on Main Street, the Book Mine and the Allison Building, [see descriptions in section 7] remain as later examples that are similar to this early type of commercial building style.

⁷now called the Church of Christ.

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The original incorporation included both west and east side properties as one. The incorporation in February appears to have been instigated by internal politics, intensifying land use, growth and a desire to control future development. The mayor/council form of government was adopted, with city councilors representing different wards of town. By this time, competition between interests on the east and west sides of the river was becoming a serious element of town politics. The established businesses on the west side were certainly beginning to feel the effects of competition, as proximity to the railroad served the east side commercial "upstarts" to great advantage. A residential district had developed on the west side along the Siuslaw Road and to its north, while a red light district of brothels began to occupy the older business properties south of the bridge along the east side of old Main Street/River Road. While business slowly relocated to the east side, a growing number of residents and established west side firms began to actively fight for a more controlled type of development that would include the entire area but concentrate on the west side first. The birth of civic awareness at the end of the 1880s was congealed from a slowly-growing morass of health and business concerns, a changing moral awareness of social problems, and new technologies- all of which were blended and stirred by the Reform Movements that were activating American society in general at this time.

Just as the East and West Siders promoted their own interests and argued for their rights, a parallel schism became apparent between the moral and ethical values of the community that focused on commerce and behavior. While Good Templars promoted Prohibition and Suffragettes worked for the vote and clean streets, saloonkeepers, pimps, merchants and hotel owners backed free enterprise, laissez-faire government, and economic development to pay for urbanization and provide citizens with good incomes. The City of Cottage Grove incorporated itself against such a background.

With increased development on the west side had come problems with the water supply. At the time of incorporation, individual wells in the area were beginning to show signs of contamination. West siders, with the force of numbers, gained control of the city government at election. One of the first orders of business for the new city was the creation of a public water supply system. The first steps in creating the municipal system were approved by the council and involved development of water mains, dams and a reservoir on the west side of town. The east side was not included in this system. A later bond measure to install water and sewer lines on the east side was voted down- again, presumably by west side voting power. This was the culminating event in the move to create a separate east side city. Another major issue of contention was the Main Street bridge. While both sides had a vested interest in its existence, each felt that the bridge was the responsibility of the other. The bridge was left to deteriorate as the issue remained unsettled.

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The mounting feud between the growing, speculative and commercially-oriented East Siders and the conservative, entrenched, residentially-dominated and defensive West Siders came to a head in 1892 when Lane County Commissioners divided the single Coast Fork Precinct into the East and West Cottage Grove Precincts, with the river as the border.

THE BOHEMIA MINES PART TWO - THE GLORY DAYS: 1890-1918

Interest in the gold of the Bohemia District also awoke from its dormancy about 1890. Miners, many of whom were residents of the area, began to reopen their claims after a gold-bearing ledge was struck when Dr. Oglesby and Pearson discovered the Annie Mine. Adams, Kennady and Musick also revived their claims near the ledge. The Annie Trail was built in 1892. A vein of gold was tapped by all these gentlemen that had lain undiscovered a mere few yards away during the previous early mining phase. This marked the beginning of the "Golden Years" for the Bohemia Mines, a period that would last for over two decades, reach its zenith about 1910, and again fall into dormancy at the end of the First World War, when the fixed price of Gold combined with inflation to make the mines unprofitable.

By the early 1890s, a small but progressively larger stream of treasure hunters and out-of-state investors began to enter the area. Bohemia City, some thirty miles or so to the east, was reestablished. Cottage Grove and Lemati became the major source of supplies and recreation for the entire mining district. A road from Oakland in Douglas County was abandoned before it reached the area, and all traffic to and from Bohemia funnelled through the feuding towns of Cottage Grove via the Row River Valley. Mill stamps arrived by rail at the depot and were freighted up the valley by town teamsters. In 1897 a bridge was installed on the Row River near Sharps Creek, and a road up Hardscrabble Ridge to the mines was finished the following year.

By 1902 there were "not less than 2000 mining claims of record" and "about 60 head of stamps" in the district. Out of state companies from Chicago and elsewhere were consolidating holdings. In 1903 a huge New Jersey corporation called the Oregon Securities Company secured control of the Oregon and South Eastern Railroad and the Musik, Champion and Helena mine groups. The company built an electric plant and installed seven miles of power lines. A 6,000 foot tramway was built to move ore to the huge new mill. The company was reorganized as the West Coast Mines Company after the Panic of 1906. Investors from the East and Europe poured money into the local area. Locals did not recognize half the people congregating in their town, as hundreds disembarked at the local train depot.

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Many local families made money from the mines. Profits from Bohemia supplied the start-up capital for many of the merchants who were erecting their new stores and shops along Cottage Grove's new Main Street. Examples, to name a few, include Graber and Gettys, the Hemenways, Thompson, McQueen, and Bartels. Other mine owners invested in industry, such as J. I. Jones and Ambrose Woodard, both of whom built lumber mills near town. Several of the buildings and businesses that were to arise along Main Street were built using funds from strikes and profits from the Bohemia Mines.

PRIMARY PERIOD - THE PROGRESSIVE ERA: 1890 - 1918

Although 1879 marked the virtual beginning of what is presently known as "Main Street", it was nothing but an old wagon road at the time. The beginning can only be referenced for this time by referring to the establishment of the depot platform. It would take another few years before even a plank sidewalk was established along the street from the bridge to the platform. Lurch's establishment would not be followed by another for about two years, and early developments focused about the new railroad depot. It would take the mine discoveries in 1889 to truly instigate and invigorate the development of east side business along Main Street. By 1890 the trend had been set in motion for good, and the first phase of urban commercial development along Main Street erupted coincident with the mining activities begun in that year. The economic activity would rapidly meld with progressive technological improvements, local political power, and a desire to urbanize, exploit, and provide for all the needs of the region to the benefit of the community.

THE MINERAL COUNTY MOVEMENT: 1893

While townspeople bickered over the bridge, a group of ambitious city fathers were apparently busy with one grand final attempt to keep the new city unified and undo the county precinct split. In late January of 1893, O. F. Knox, W. S. Chrisman and A. H. Spare were in Salem to lobby the state legislature for a bill to create a new county, with Cottage Grove as its seat. Designation as a county seat would surely have pulled the two feuding sides back together. It would also have removed the necessity of travel to Eugene or Roseburg to conduct property transactions and other government business.

Mineral County was to comprise of much of South-Central and Southeast Lane County and a small portion of Northeast Douglas County. The entire Bohemia Mining District would thus be enclosed within the new county borders, and legal matters could be dealt with directly at Cottage Grove, rather than Eugene or Roseburg.

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A bill was introduced in the House by Representative Baughman of Lane County, accompanied by a petition signed by 700 of the 1000 eligible voters in the area. The bill was adamantly opposed by Eugene and Roseburg, and apparently languished in the Capital chambers. Instead, a law creating East and West Cottage Grove, splitting the city in two along the river, was passed. The matter of a new county would arise again in later years.

**THE BIRTH AND DEATH OF TWO CITIES - COTTAGE GROVE AND LEMATI:
1893-1899**

In 1891 the original charter of 1887 was withdrawn and the State Legislature passed a new law reestablishing the City of Cottage Grove, which included three new plats.⁸ After the precinct split by the county in 1892, the two sides of the City split themselves into East and West Cottage Grove in 1893. The stables, hotels, saloons, hardware and clothing shops along Main Street were thriving, and the East Siders were hungry and rich enough to want water, sewer and electric service developments for their properties. Since no compromise or consideration had been given the East Siders, the precinct split by Lane county and the subsequent defeat of the new county petition in Salem led to dissolution of the unified city. O. F. Knox carried the East Side petition to Salem, while Darwin Bristow, a banker and merchant representing the West Side, lobbied the Legislature against approval. The separate incorporation of the City of East Cottage Grove was entered into State Law in February of 1893. Knox Hall became the first City Hall of Lemati, and Knox its first mayor. At the next session in 1895, the East Siders again went to the Legislature and won approval to rename their separate town Lemati.

The first incident between the two was a lawsuit by West Cottage Grove for the return of the ledger of the City Recorder. The west side won, and the ledger was returned minus several torn-out pages.

Each town developed its own laws and separate fire departments. By 1895, Lemati had installed their own superior iron pipe water system, and had built a separate city hall building just off Main at 6th Street. The Cottage Grove sheriff found himself in the Lemati jail one day after crossing the bridge with his badge on. Rowdys took advantage of the two jurisdictions by scampering from the saloons on one side to the other. The Eugene newspapers had a field day reporting on the antics occurring in the two towns. Perhaps the most heated time

⁸ The new incorporated plats were: Sherwoods Addition, to the north of the McFarland Plat; Stouffers Addition, just east of McFarlands; and the Long and Landess Addition south of the Shields Plat. All three were platted by 1891 on the east side of the river around Main Street.

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of the Lemati era was when the new postmaster- a Lemati resident asked the new federal administration for permission to move the post office some 600 feet. After his request was granted, a band of Lemati residents crept across the river to the west side at night, loaded up the post office on a wagon and carried it across the river into Lemati. Loss of the post office under such dubious conditions was a major affront to the west siders.

Lemati bought a street grader in 1894 and gravelled Main Street the following year. Many lots in the McFarland and Shields Additions were subdivided, and wooden one- and two-story false-front commercial buildings sprang up, especially near the depot and on the central block. Between 1890 and 1900, the new Main Street in Lemati inexorably eclipsed the old Main Street on River Road, and most businesses on the west side slowly but surely relocated east across the river. By 1899, when the two towns finally patched up their differences and united as the City of Cottage Grove, the first brick buildings along Main Street had already been erected and occupied, including the large two story Sherwood Hotel, built in 1892⁹. The feud and differences would be quickly forgotten as a flurry of development and expansion snowballed through the first decade of the twentieth century.

COTTAGE GROVE ELECTRIC

Andy Nelson, a mining engineer from Bohemia, visited the Chicago Exposition in 1893 and became infatuated with the electric dynamos he saw there. Returning the same year, he installed an electric power generator at the flour mill on the millrace in 1893, and strung transmission lines into both sides of town. Cottage Grove became electric when the mill shut down at night and Nelson's generator was activated. This first generator burned up in 1895, and a new operation was built north of the mill along the Coast Fork near Bennett Creek. Demand rapidly outstripped the supply.

His third plant was purchased and funded by W. H. Abrams in 1900, who owned a timber mill on the west side before moving his operation to a newer facility across the tracks from the railroad depot. The new plant was built on the east side of the railroad tracks next to Abrams' mill in Lemati. The relocation of the power plant, combined with their superior water and sewer systems, gave the east siders the upper hand in local affairs for good. The planned construction of the short line railroad up the Row River Valley beginning in 1899 was another major motivational factor for the two towns to set aside their differences.

⁹ This building was situated on the present site of the Kem Building/Omer apartments, and was razed in 1923 after being rebuilt and remodelled in 1899.

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THE SHORT LINE RAILROAD IS BORN

The riches pouring out of Bohemia inspired the development of a short line railroad. The Oregon South and Eastern Railroad was conceived in 1899, and Governor Geer tossed the first spade of dirt in 1902. The line extended up the Row River Valley some seventeen miles east of Cottage Grove. Its depot was built in Cottage Grove next to the Southern Pacific facility at the end of Main Street. Local citizens pledged some \$3,000 as a "bonus" to insure the new depot would be sited in town. The ultimate destination to Bohemia City was never to be reached, but the line was extended up Row River Valley to the base of the mountainous mining district near the mouth of Sharps Creek at Disston by 1906.

The new Bohemia line seems to have inspired the Southern Pacific, and a new depot building three times larger was erected in 1902. The new rail line instigated a virtual eruption of growth and activity in Cottage Grove and along Main Street. The Bohemia Nugget editor complained, on June 6th, 1902, that there was "no housing available anywhere in the city, and people are camped in tents along all our roads."

At least five new business buildings went up on Main Street the same year. Long and Bingham erected a large new lumber mill adjacent to the depot on the east side of the tracks, W. H. Abrams bought the Glass Brothers Planing Mill and installed a dry kiln due north of the depot, an ice plant was constructed to its north alongside the tracks, and the Pacific Timber Company built a large extension to their operations on the west bank of the river just north of the bridge.

The "Old Slow and Easy" ran in the morning and evening to and from Disston in the Row River Valley, and a passenger car was added almost immediately to serve the public. The train would sometimes take hours to make the trip because it would stop wherever and whenever its services were requested along the line. Hundreds of miners and millworkers rode the train to Cottage Grove with pockets full of earnings, ready to paint the town red. Mothers brought their sick children to the doctor, or shopped along Main Street, careful to avoid the town brothels and saloons. Supplies and laborers were transferred into the area using the rails. With hundreds of lumber workers and their families strung along the river, the short line soon became as important as a commuter train as it was a hauler of goods.

Although gold poured from the Bohemia Mines for several years, the importance of the railroad was later redefined by the emergent lumber industry, which shipped millions of board feet down this road over the following decades.

**REUNIFICATION: DEVELOPMENT OF A REGIONAL COMMERCIAL CENTER:
1902-1912**

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The establishment of the new railroad line up the Row River Valley was accompanied on Main Street by a building boom, and there were some 122 lodging rooms in town by 1903. Many of the early buildings went up near the depots at the east end of Main. These were wooden structures, usually two stories high. The real core and center of development for local commerce and government was soon to focus on the blocks between what are now 5th and 6th Streets. These central blocks were the sight for the much more substantial block buildings of brick that began going up at about the same time at a rate of about one per year. This central brick core of buildings reached its apex of development between 1907 and 1912, during which time about a dozen two-story masonry blocks were constructed, including the two Stewart buildings, the Hemenway block, the Phillips and Lawson buildings and the new First National Bank. This five year period was the zenith of downtown construction activity, and the remaining buildings still occupy places of prominence along Main Street and define much of its character.

THE NESMITH COUNTY MOVEMENT

In early 1909, inspired by the success of Hood River County on the Columbia River, the city fathers of Cottage Grove again went to the State Legislature in another attempt to create a new county. Originally to be named "Bohemia," the bill was presented to create the new county of Nesmith after it was decided that the first name was too risqué. The bill was again fought by both Lane and Douglas Counties, and this time even by the City of Drain, who also dreamt of becoming a county seat for the North Douglas County Area. The bill was defeated by a vote of 33 to 20.

Still undaunted, the Cottage Grove representatives turned to the referendum process and placed the matter on a statewide ballot. Excitement ran high in Cottage Grove, but the ballot was also defeated by popular vote. The issue would remain an often discussed idea for many years, but the matter would not again rise in the State Capital or return to the State ballot again. The town would attempt revenge in 1911 by lobbying against funding for the University of Oregon in Eugene.

THE LUMBER INDUSTRY

The turn of the century marked the beginning of large commercial milling and lumbering operations in the South Willamette Valley, concurrent with the start of the railroad logging era. Vast forests of old growth fir and cedar blanketed

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the hills around Cottage Grove. The giant of Willamette Valley industry, Booth-Kelly Lumber Company, began their operations in 1897 when they acquired the J. I. Jones sawmill in Saginaw, a couple miles north of Cottage Grove. The operation quickly employed some 250 workers, and had a million feet of lumber on its docks to ship daily in 1900. Southern Pacific Railroad lowered its bulk freight rates in 1901, and moved vigorously to exploit their timber lands. Booth Kelly Lumber Company began building a huge mill in Springfield the same year, and contracted with the railroad to log their vast holdings in Lane County and ship lumber on their line.

Prior to this time, timbercutting and milling around Cottage Grove had been primarily focused on local needs, with some shipments of large specialty products to other areas. J. C. Stouffer had built a specialty planing mill next to the flour mill in 1882, and his shop produced specialty wood products ranging from trim and moulding for the local houses to rolling pins and other wooden specialty products. By the 1890s, there were several mills and woods operations nearby, but none of them were of any significant size. The Comstock Mill at Latham, built in 1879, employed 20 people and had a 10,000 board-foot daily capacity. The Southern Pacific owned part of the operation, and it supplied cord wood for fuel and railroad ties, in addition to specializing in large ship masts. Many local mills were small family businesses. Although the individual operations were small-scale, collectively, the industry was of major importance for the area and supplied a great deal of its employment and payroll.

By 1903 there were two lumber mills in Cottage Grove, one near the railroad tracks and another between the river and River Road, near the Main Street bridge on the west side of town. Another at the south end of town was also developed shortly thereafter. In 1900 the Glass Brothers converted one of the grain warehouse structures near the depot into a finish planing mill that supplied any sort of structural building need. Stouffer also moved his operations to the railroad tracks. By the last half of the 1900s, lumber and gold had significantly shifted the Cottage Grove economy from its agricultural roots toward a commercial trade, service, and primary processing industrial center, and by the mid-1920s, "green gold" was to have become the new focus of the community, with over half of its wages paid by the lumber industry. In 1909 there were a score of lumber mills within twenty miles of the city with a monthly payroll of over \$50,000. Some quarter sections of land in the Row River Valley were estimated to carry 22 million feet of timber each, with over fifty percent being clear high grade quality¹⁰ By 1926 the industry provided the payroll for about 1,000 men totalling some \$100,000 per month.¹¹

¹⁰ Western Oregon Leader, 10/22/09.

¹¹ Cottage Grove Sentinel, 1926.

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By the late 1920s, Cottage Grove was known as a major wood product supply area for lumber buyers, and the reputation would last into the 1970s and 80s. In 1939, the Dougherty firm, a local lumber broker with offices on Main Street, would make the largest sale ever in the history of the Northwest, committing to some 35 million board feet for the Army to build Fort Ord in California. By 1951, Lane County had some 220 mills and logging firms that led all Pacific Northwest counties in production each year since 1943. Total Lane County production in 1951 was one and a half billion board feet, with much of it coming out of the Cottage Grove Area.¹²

SECONDARY PERIOD - THE MOTOR AGE: 1918 -1941

PACIFIC HWY COMES TO MAIN STREET

Prior to about 1920, the Pacific Highway had passed through Cottage Grove along River Road. When the Highway, originally established in 1911, was rebuilt through South Lane County beginning in 1918, River Road was becoming a delapidated, narrow and dangerous road, especially to the south of Main Street. Consequently, the business interests along Main Street and the city government were successful in their efforts to reroute the highway up Fifth Street to Main, and two new bridges were built across the Coast Fork to the north and south of town, alongside the existing railroad bridges. A short stretch of new highway was built at the south end of town from its intersection with River Road, across the new south bridge and beside the rails up to the south end of 5th Street. The Highway was then routed north up 5th, and turned east along Main Street to the intersection of Main and Lane Streets, near the depot, where it proceeded north along Lane Street adjacent to the railroad tracks across the new north bridge and the road again connected with the older Highway route to Creswell and Eugene. A few years later, about 1924, a new section was built that rerouted the Highway north from Main Street up 9th. At the north end of 9th, a curving section was added that connected with the bridge and North Lane.

The rerouting of Pacific Highway along Main Street brought substantial change in the now-established downtown, and issued in its second major period of growth. Auto-oriented business and service shops erupted along its length in both new and older, converted buildings. Auto-oriented business concentrated at the eastern end of Main, near the intersections of 8th and 9th, where the highway

¹² Lane County Oregon, a county promo booklet, 1952

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turned north and at the intersection of its southern leg at 5th and Main. A new Woodson Brothers \$130,000 auto sales and service center was built on Main along its northward jog at 9th in 1920, just opposite their now inadequate garage on the south side of the street. The first floor of the old brick at 6th and Main (the Knickerbocker Building) was converted to a gas station and garage. Established businesses along Main were replaced by similar operations, unless they flourished from the new flood of auto traffic. Fashion Stables, the old home of the Bohemia Stage Line and now vacant for several years, was torn down in August of 1920 to make way for the Perini Brothers Auto Garage and gas station on the corner of 8th and Main. The vacant lot at the northwest corner of 5th and Main was developed with a new gas station across from the garage in the Knickerbocker Building, and in 1931, even the old Lurch Store across the street was torn down for another.

The highway traffic along Main also served to keep its hotel lodgings alive and well. Auto tourism, which by this time was becoming quite popular created new demand for accommodations that had served regular travellers, miners and loggers for so long. Apparently, some of the older, less desirable apartments in the second floors of the older primary buildings continued to be used as brothels into the 1940s and 50s.

The uncompleted new Cottage Grove Hotel, begun in 1911 at the southeast corner of 8th and Main Street was opened for business by William Bartell, a former travelling salesman, in 1921. The Hotel Bartell was well-known for its excellent accommodations and a cuisine that specialized in local deer and trout. The city park east of the railroad on Main was converted to a auto camping park during the summer, and new "motels" were opened both north and south of Main along the new highway. Whatever remained of the old commercial strip along River Road was left to slowly erode and deteriorate, and the center of the City was indelibly fixed upon Main Street.

The residential streets to its immediate north and south were gradually invaded by displaced commercial activity due to the intrusion of the Highway. Other auto dealers and repair shops also took up lots near Main on 5th and 9th. The optimistic and expanding city opted to build a new, modern City Hall on the old location of the Lemati Hall in 1925, and petitioned the state for a new armory building that was finally erected in 1931. The new City Hall was a modern multi-purpose public building that housed offices, police, jail and the fire department, and the beautiful Art Deco armory was considered to be one of the finest in Oregon. Both were built on lots just south of Main. The Odd Fellows also built an impressive new three-story hall on the west end of Main Street in 1925.

A new element in commercial business along the street was added during this period with the introduction of non-local chain stores, many of which were originally imported downtown as franchise operations secured by local merchants. A Safeway and Western Auto were early arrivals, both of which migrated along Main Street to various buildings from time to time during this era. J. C. Penney's

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and a movie theatre took space in a new tile block erected near the bridge.¹³ Safeway would finally construct a new facility a block north of 7th and Main at the end of the secondary period in late 1940.

The Great Depression is perhaps to blame for slowing the secondary growth phase along Main Street. After 1930, the street again slumbered, equipped with sufficient development to provide for the needs of the area. Building activity during the Depression was focused on remodelling of existing structures such as the Hart Building, which was converted to a church and rebuilt with a new Art Deco facade in 1938. Repeal of Prohibition in 1933 saw the return of the bars and saloons to Main Street. The Old Town Club (old Stewart and Porter Building,) which opened about this time, remains a tavern to this day (1993.) The ongoing slow and inevitable evolution of business along the commercial corridor was accomplished primarily through the movement of various existing enterprises to different locations along Main Street, much as had always characterized the gradual shifts and trends along the Street through most of its history. After the third rerouting of the highway off of Main Street in 1940, another major shift occurred when many of the auto-oriented businesses relocated from the street to positions along the new route. Merchants again replaced the deserted auto businesses, and Main Street again became a commercial store, shop and service location.

CONCLUSION: SINCE 1941

When, in 1940, the Pacific Highway was again rerouted through Cottage Grove, the dog-leg path along 5th, Main and North 9th was eliminated. A right-of-way along the west side of the railroad tracks between the south end of 5th and the intersection of 9th and Main was acquired. The new section of Highway between South 5th and the intersection of 9th and Main was completed by 1941. This initiated another major shift in business along Main. Many gasoline and auto service stations relocated from Main to the new section of Highway. Retail stores and shops gradually replaced the deserted auto-oriented locations. The exodus of these establishments was the first real period of decline on Main Street.

In the early 1960s Interstate 5 was built across the landscape east of downtown, and a connector road was built to link the old Highway 99 to one of its interchanges just east of the old north-end highway bridge. Despite a growing shift in activity around the freeway, Main Street has remained the downtown core of the city to the present, still serving the local commercial needs of the area in its

¹³ The site of this commercial complex is now a city parking lot. The entire block was destroyed by fire in 1963.

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traditional role since the turn of the century. The chain stores of the 1920s, 30s, and 40s have relocated to larger structures or folded and disappeared. The old Sears catalogue store recently closed in 1993. Many of the lodges that were so prevalent on the upper floors of the buildings have relocated to new facilities elsewhere or simply become inactive. Some of the old lodging and office rooms have been converted to rental apartments, but many upper floors are vacant.

A series of fires between the 1970s and 1990 have devastated or destroyed some of the downtown buildings. Some old primary structures were demolished in the early 1970s to make way for a new City Hall near the river. A few have been altered due to fire and deterioration. Today, specialty shops have occupied most buildings, but many retain their traditional uses to this day. The remodelling of facades has remained an ongoing process almost since the buildings were constructed, and many were altered during the 1960s. Most of the changes were superimposed on the existing fabric, such as the wooden grills now attached to the facades of the Homestead Furniture blocks and the Hart Building. Although new shopping centers and a travel strip have been developed in other sections of town, Main Street remains the essential heart and core of the community. The slow pace of its ongoing evolution reflects both its traditional character, changes in the surrounding land use and its continued importance as a historic locus of community identity. Much of the old still remains, and downtown Main Street is still a focus of community enterprise and government. The overall nature and character of Main Street today is nearly the same as it has always been, and the mixture of building types are landmarks that successfully convey the various phases of growth and development that have come and gone along Main Street over the years. Despite the many changes, the Cottage Grove Downtown Commercial District retains much of its historical integrity while it continues to function traditionally as the center of civic life in the community.

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BOUNDARY DESCRIPTION AND JUSTIFICATION

The Cottage Grove Downtown Commercial Historic District includes all of the the five blocks platted in the William Shields Addition and the southern lots of Blocks 2 through 5, between Main Street and the alleys, of the original J. H. McFarland Addition, in Lane County, Oregon. Both plats were filed at the Lane County Courthouse in late 1882. These two additions are located to each side, north and south, of downtown Main Street, in the City of Cottage Grove. They were the first two plats of land on the east side of the Coast Fork of the Willamette River in Cottage Grove, and were the first plats to include a street grid in the area. These plats appear to have been a principal action in a deliberate attempt to establish a new urban commercial core that would form the nucleus of the city.

The district boundary also includes Blocks 3 and 4 of the Long and Landess Addition to Cottage Grove, filed in early 1891. These two blocks abut on the alley that separates the Long and Landess Addition from the William Shields Addition 90 feet south of Main. Although the blocks of the Long and Landess Addition are otherwise separated by a regular street grid, the northernmost blocks (1 through 5) were separated from the Shields plat only by a 12 feet wide alley, and were apparently deliberately platted to enlarge the Shields blocks along Main Street. Blocks 3 and 4 have been historically developed for commercial and public use in direct relation to activities on Main Street and later, the Pacific Highway. Blocks 3 and 4 only are included within the district boundary because development on Blocks 1 and 2 is of recent origin and Block 5 was developed as residential properties, as were most all of the lots in the Long and Landess Addition.

Several tracts of unplatted land are also included within the district boundary. These properties are located on the south side of Main, between 5th Street and the Coast Fork River, and have always been an integral part of the Main Street commercial core. This land contained the first two public and commercial buildings built on Main, and presently contain the Odd Fellows Building and the first Bank of Cottage Grove.

The nominated district consists of some 9.7 acres of contiguous properties bounded by a single continuous boundary. The boundary is graphically indicated on the district maps included below. The Boundary line runs as follows:

Beginning at the northwest corner of the intersection of Main and North 9th Streets, then due north about 95 feet along North 9th to the southwest corner of its intersection with the alley running parallel to, and

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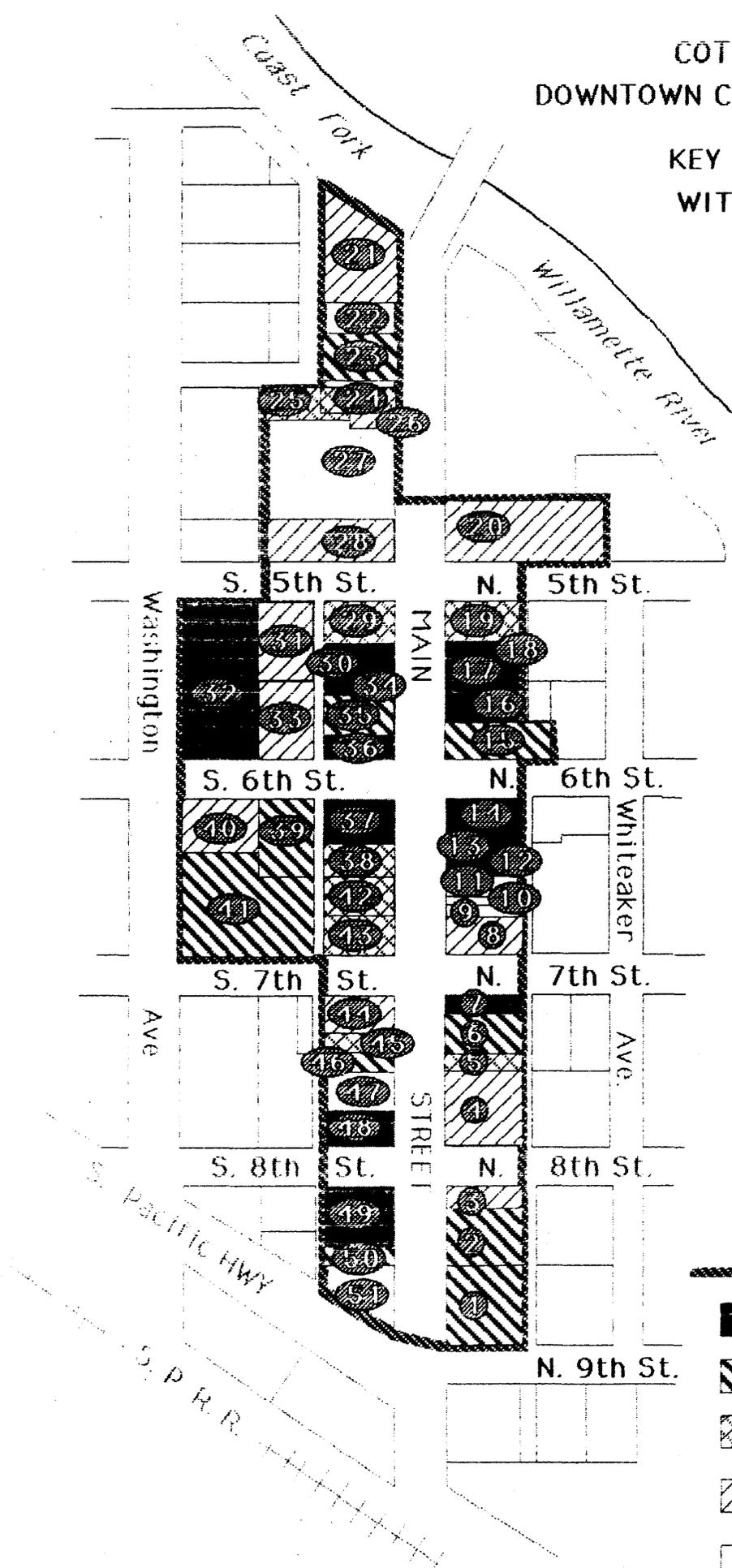
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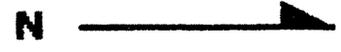
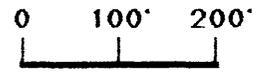
lying between Main Street and Whiteaker Avenue. From this corner, the boundary continues due west along the alleys to the west side of North 6th Street, then due north about 30 feet to the northeast corner of the Omer Apartments Building property (tax lot 20 03 28 31 14700), due west to the northwest corner of same, then south along the west side of same to the south side of the alley, then due west along the same to the west side of North 5th Street. Then the line proceeds due north along the same about 90 feet to the northeast corner of the First Interstate Bank parking lot (tax lot 20 03 28 32 13600) then due west to the northwest corner of said lot, then due south to the south side of Main Street, then due west along the same to the Coast Fork of the Willamette River. The boundary then proceeds to the southwest about 125 feet along the river to the northwest corner of the alley between Main Street and Washington Avenue, then due east along same to the west side of the Community Center property (tax lot 20 03 28 33 00400) and due south to the northwest corner of the alley between Main Street and Washington Avenue due east to the east side South 5th Street, then due south to the northeast corner of the intersection of South 5th Street and Washington Avenue, then due east along the north side of Washington Avenue to the northeast corner of the intersection of South 7th Street, then due north to the northwest corner of the alley between Main Street and Washington Avenue, then again due east along the north side of the alleys to the northwest corner of the alley and South Pacific Highway, then northeast along the west side of the Highway to the northeast corner of the intersection of Main Street and South Pacific Highway and from said corner due north to the point of beginning at the northwest corner of the intersection of Main and North 9th Streets.

COTTAGE GROVE DOWNTOWN COMMERCIAL DISTRICT

KEY NUMBER MAP WITH RANKINGS



SCALE: 1:2400



Legend

-  District Boundary
-  PRIMARY
-  SECONDARY
-  HISTORIC NON CONTRIBUTING
-  COMPATIBLE NON HISTORIC
-  VACANT

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LIST OF PHOTOGRAPHS

All the photographs listed below are of the Cottage Grove Downtown Commercial District, located in the City of Cottage Grove, Lane County, Oregon.

All photographs designated as "current" date from July 1993. The photographer for all current photographs was David Voss (author).

All negatives are held at:
Dept. of Planning and Development
City of Cottage Grove
400 Main St.
Cottage Grove, OR 97424

PHOTO #1 historic
KEY #
view: Cottage Grove from atop Mount David, looking southeast.
address:
photographer: Unknown
date of photograph: ca. 1900

PHOTO #2 historic
KEY #
view: Main St. looking east from the bridge.
address:
photographer: Unknown
date of photograph: ca. 1893

PHOTO #3 historic
KEY #7
view: looking northwest. The Cottage Grove Brass Band in front of

The Book Mine Building at the corner of 7th and Main.
address: 702 Main St.
photographer: Unknown
date of photograph: ca. 1893

PHOTO #4 historic
KEY #
view: looking east from the intersection of 5th and Main.
address:
photographer: Unknown
date of photograph: ca. 1915

PHOTO #5 historic
KEY #
view: looking east from the 300 block near the bridge.
address:
photographer: Unknown
date of photograph: ca. 1926

PHOTO #6 historic
KEY #
view: looking east from the intersection of 5th and Main.
address:
photographer: Unknown
date of photograph: 1920s

PHOTO #7 historic
KEY #
view: looking southeast from the Knickerbocker Building at the northeast corner of 6th and Main.
address:
photographer: Unknown
date of photograph: 1920s

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PHOTO #8 historic
KEY #

view: looking northwest from the
intersection of 7th and Main.
address:
photographer: Unknown
date of photograph: 1920s

date of photograph: early 1940s

PHOTO #13 current
KEY #

view: looking west from intersection
of N. 9th, S. Pacific Hwy and Main
from RR tracks.
address:
photographer: David Voss
date of photograph: July, 1993

PHOTO #9 historic
KEY #15

view: looking northwest from
southeast corner of 6th and Main.
The Kem Building/ Omer Apts.
address: 534 Main St.
photographer: Unknown
date of photograph: probably 1930s

PHOTO #14 current
KEY #12, 13, 14

view: looking northwest from the
south side of Main, 600 block.
address: 602-606, 612, 616 Main St.
photographer: David Voss
date of photograph: July, 1993

PHOTO #10 historic
KEY #5, 6, 7

view: looking north/northeast from
south side of Main, 700 block
address: 702, 722-26, 730 Main St.
photographer: Unknown
date of photograph: 1938-39

PHOTO #15 current
KEY #15, 16, 17

view: looking northwest from the
southeast corner of 6th and Main.
address: 514-518, 522-524, 534
Main.
photographer: David Voss
date of photograph: July, 1993

PHOTO #11 historic
KEY #

view: looking west from intersection
of N. 9th and Main.
address:
photographer: Unknown
date of photograph: 1930s

PHOTO #16 current
KEY #

view: looking southeast from the
northwest corner of 5th and Main.
address:
photographer: David Voss
date of photograph: July, 1993

PHOTO #12 historic
KEY #

view: looking west from intersection
of N. 9th, S. Pacific Hwy and Main
from RR tracks.
address:
photographer: Unknown

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PHOTO #17 current
KEY #23, 24
view: looking southeast from the
north side of Main, 400 block. The
IOOF Building and old Bank of
Cottage Grove/ Covered Bridge
Restaurant.
address: 319-321, 401 Main St.
photographer: David Voss
date of photograph: July, 1993

address:
photographer: David Voss
date of photograph: July, 1993
negative:

PHOTO #18 current
KEY #32, 33
view: looking southwest from the east
side of S. 6th.
address: 21-35, 49 S. 6th St.
photographer: David Voss
date of photograph: July, 1993

PHOTO #22
KEY #
view: bird's eye view of downtown
area looking east from the corner of
W. Main and River Rd.
address:
photographer: David Voss
date of photograph: July, 1993

PHOTO #19 current
KEY #36
view: looking southwest from the
northeast corner of 6th and Main.
The 1st National Bank Building.
address: 537 Main St.
photographer: David Voss
date of photograph: July, 1993

PHOTO #20 current
KEY #
view: looking southwest from the
north side of Main, 600 block.
address:
photographer: David Voss
date of photograph: July, 1993

PHOTO #21
KEY #
view: looking southeast from the
northwest corner of 7th and Main