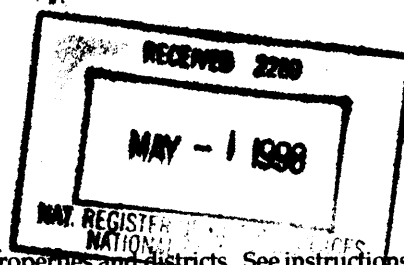


United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

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

1. Name of Property

historic name: Peery, E. C., Building

other names/site number: Schrunk, Percy W., Drugstore

2. Location

street & number 38731 N. Main Street N/A not for publication  
city or town Scio N/A vicinity  
state Oregon code OR county Linn code 043 zip code 97374

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this  nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

April 20, 1998

Signature of certifying official Deputy SHPO

Date

Oregon State Historic Preservation Office

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register  
 See continuation sheet.

determined eligible for the  
National Register

See continuation sheet.

determined not eligible for the  
National Register

removed from the National Register

other (explain): \_\_\_\_\_

Signature of the Keeper

Edson H. Beall

Date of Action

5/29/98

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**PEERY, E. C., BUILDING (c. 1881, 1913)**38731 N Main Street  
Scio, Linn County, Oregon**COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE**

The two-story vernacular brick commercial building that was erected about 1881 on the west side of Main Street in Scio, Oregon is believed to be the second oldest building of brick masonry in the downtown, and it is typical of the larger commercial buildings which stood on both sides of North Main Street at the end of the 19th century. After a fire in 1906 eliminated comparable buildings on the west side of Main Street, the one and two-story buildings of the 1880s and '90s making a block-long street wall on the east side of North Main became the best remnant of the town's historic business center.

The building known historically as the Peery Pharmacy and Masonic Lodge Hall has a narrow footprint of 23 x 86 feet, including a 1940-vintage frame and sheet metal shed addition on the rear face which replaced a traditional lean-to storage attachment. The building occupies a narrow lot at the northeast corner of North Main and First Avenue, a scant half block north of the Main Street crossing of Thomas Creek at the heart of the small Willamette Valley farming community.

As constructed, the simple rectangular two-story volume with exposed common bond face brick on the street elevations, rose from a stone foundation. The west-facing Main Street facade was organized as three symmetrical bays. The side street elevation, extending to six bays, is blind on the ground story but for a single window and secondary entry door at the east end. Rowlock, segmental arched window openings of the upper story, both front and side, lighted a two-room suite used as a social gathering hall. Wood window sash are double hung, with one over one lights. The ground story storefront was repaired and updated at different times, but nevertheless reflects its original structural organization, which includes a side entry door to a straight flight, fully enclosed staircase leading to the upper story which, for most of the building's history was owned separately from the retail story. The storefront consists of a recessed entry between shop display windows in which the original cast iron columns are in place. Above a flat suspended wood sidewalk canopy are three pairs of fixed transom lights and a single transom window over the second story entrance bay. The exterior is finished at the top of the wall with a simple corbelled cornice. Originally, there were four brick stove flues along the south parapet. Only one is standing today. The street elevations were stuccoed in 1890.

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National Park Service****National Register of Historic Places  
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The ground story interior, traditionally used as a pharmacy, was organized as a front retail space with storerooms behind. The space has been modified somewhat for its current use as a veterinary clinic, and, even earlier, ceilings had been dropped, new flooring added over the original, and pharmaceutical shelving and case pieces were imported to line the north and east walls. The upper story is intact but long unoccupied and somewhat deteriorated. The present owner, Dr. Sally Cole, envisions rehabilitating the upper rooms for residential purposes. The space is divided by a transverse partition at the stair landing. There are two doorways in the partition between front and back rooms as well as independent access to either room from the stair landing. Finish work includes lath and plaster walls and ceilings, low tongue and groove wainscot with molded chair rails, plain base trim, plain door and window surrounds, four-panel doors, and original hardware.

Based on local tradition, Sanborn maps and diagnostic analysis, the Peery Building is believed to have been built in about 1881. Responsibility for its construction is attributed to Jackson Bilyeu, who in 1902 sold the second story to Scio Lodge No. 39, Ancient Free and Accepted Masons, the oldest fraternal organization in the community. The Masons and their auxiliary Order of the Eastern Star occupied the hall until 1932. After the Second World War, a Veterans of Foreign Wars post met in the rooms for a time, but the upper story has been largely vacant during the last thirty years. After Linn County foreclosed on the space, the second story was acquired by the owner of the downstairs pharmacy in 1995, thus consolidating ownership of the building for the first time since 1902.

In 1906, the original developer, Bilyeu, sold the ground story to Scio druggist E. C. Peery, who sought a replacement for his drugstore which burned in the fire of that year along with other buildings on the west side of Main Street. Peery made various improvements to his new property, such as installing a concrete sidewalk in 1910 and laying tile pavement incorporating his name in the entryway. In 1913, he replaced the storefront windows for a second time and built an adjoining building which used the north wall of the pharmacy building as a party wall. Peery sold his enterprise in 1918, and from 1928 to 1997, the pharmacy was owned and operated by Percy and Dean Schrunk, father and son, successively.

The E. C. Peery Building meets National Register Criterion C as Scio's most intact late 19th century commercial building, albeit with historic modifications. It is one of six buildings dating from the 1880s and '90s making up a solid row on the east side of Main Street, between First and Second Avenues. Because of the degree of alteration displayed by the others, the Peery Building stands out as the most representative of its period and type. Historically, it represents Scio's

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period of growth at the end of the last century which proceeded from the Oregon and California Railroad's connecting Willamette Valley agriculturalists to a wider market. The main line railroad between Portland and Sacramento, California was completed through Linn County in the early 1870s. The company was merged with the Southern Pacific Railroad shortly after the last link was completed in southern Oregon in 1887.

Stylistically, the building is a simplified version of commercial architecture in the Italianate tradition with its arcuated fenestration and corbelled cornice amounting to scarcely more than a thin band. A historic view of about 1895, looking north along Main Street, shows that a building very much like it, but with a few more embellishments, stood on the opposite side of the street before the fire of 1906. The kindred two-story building with its three-bay front appears to have had a modillioned cornice and a triangular parapet crest.

Peery, E. C., Building

Name of Property

Linn County, OR

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/ specialty store

SOCIAL/ meeting hall

Current Functions

(Enter categories from instructions)

COMMERCE/ professional

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/ Italianate

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

roof ASPHALT

other METAL: Cast iron

CEMENT

Narrative Description

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

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Peery, E. C., Building

Linn County, Oregon

**SUMMARY**

The Peery Building, constructed in c. 1881, is a two story brick, vernacular Italianate style building with a rectangular plan, flat roof, corbelled cornice and display windows with cast iron turned engaged pilasters on the first story of the west facade. The exterior walls are constructed of brick four courses thick, which are covered with a concrete skim coat on two sides, and capped by a cornice. The building rests firmly on a stone foundation, constructed from river rock. A lean-to with wood frame and corrugated metal construction was rebuilt to replace the existing lean-to on the rear of the building in the 1940s. The building is located at the corner of Main Street and NE First Avenue in downtown Scio, at the end of a row of six historic commercial buildings on the east side of the street. All of the commercial buildings on the west side of Main Street have been demolished or modified. The Peery Building encompasses the entire property, measuring approximately 23 feet by 86 feet. The exterior of the property is in excellent condition; the interior of the first floor is in fairly good condition; however, the second floor of the interior is currently in poor condition.

**EXTERIOR DESCRIPTION**

**Form and Setting**

The 4,130 square foot building is located at the end of a row of commercial buildings on the east side of Main Street, which were constructed between the late 19th and early 20th centuries. Most of the buildings are currently operating as businesses, save for one building which is seeking tenants. The Peery Building shares a party wall with a two story commercial building that was constructed in 1913 by E. C. Peery. Located at the corner of Main Street and NE First Avenue with an alley to the east, the property stands above all other commercial buildings on this block of Main Street, giving it a dominant presence in the landscape.

**General Characteristics**

The overall shape of the plan is rectangular, with a one story lean-to located on the east side of the building. Access to the building is available through the primary entrance on the west elevation, and an additional entrance is located on the east side via the lean-to. A set of double doors located on the south side of the building has been boarded up, making access through this entrance impossible. Access to the second story is available only through a door that is located on the west facade of the building, to the left of the show windows. The door opens to a closed stairway which leads to the second floor,

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Peery, E. C., Building

Linn County, Oregon

which is comprised of two large rooms divided by a north/south interior wall. The interior space on the first and second floors has remained relatively unchanged since its construction in c. 1881. On the first story, the large front room served as the space for the sale of commercial goods, and a smaller room beyond the primary room provided storage for products and equipment. The lean-to creates additional storage space and is accessed through the storage room or through a sliding wood door from the exterior.

The west elevation is divided into three bays by the double hung windows with segmented tops on the second story. Below the three second story windows, a wooden awning separates a horizontal band of seven fixed windows from the display windows on the first story. Two cast iron columns extend from the ground to the top of the horizontal band of windows. Below the awning, the display windows give way to a recessed cant doorway with a tiled exterior entrance inscribed with "PEERY". The south elevation displays six double hung windows with segmented tops, which are similar to the west elevation windows. A large painted sign, which currently reads "SCHRUNK'S DRUG STORE" dons the first floor of the southwest corner of the building on the south elevation. Historically, various signs have been painted in this location. A concrete skim coat covers the exterior brick on the west and south elevations. The east elevation is dominated by a corrugated metal lean-to. A c.1895 photograph indicates that a lean-to was on the rear of the building at that time. The exposed brick on the east facade displays common bond with six rows of stretchers between each row of headers. Resting firmly on a 12 foot thick stone foundation, the four course thick brick walls are load bearing. The brick was stuccoed over in 1890, according to the *Scio Weekly Press*.<sup>1</sup> A corbelled cornice trims the flat roof which is comprised of asphalt and tar.

### Specific Features

A most notable feature, the large display windows on the west elevation are accented with cast iron pilasters which are located at the corners of the recessed cant entrance. An exterior entrance way of small, hexagonal white tiles is accented with red-brown tiles which spell "PEERY", added in 1913. In 1913 property owner E. C. Peery also replaced the display windows on the west facade to give the building a more modern appearance. Engaged, cast iron pilasters, original to the construction of the building, extend from the base of the building to the top of the horizontal band of windows.

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<sup>1</sup> Carol Bates. *Scio in the Forks of the Santiam*. Gates, Oregon: Gates Graphics, 141.

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Peery, E. C., Building

Linn County, Oregon

The windows are uniform in size and shape on the second floor of the west elevation, while the first floor on the west elevation is dominated by large, display windows capped by a horizontal band of smaller windows. Four large fixed display windows face the street, and four additional windows form the recessed cant entrance. The 8' tall fixed display windows are subdivided into a larger window in the lower portion with a smaller window above. The larger window is made of clear glass, and the small window is made of frosted, ribbed glass. The ribbed windows encompass approximately the upper one-third of the show windows, while the clear glass windows dominate the lower two-thirds. A skirting of elongated stretchers capped by downward angled headers assists to support the display windows. This may have been added in the 1913 remodel by Peery. Three pairs of small, fixed rectangular windows reside in a band above the display windows. A single, fixed, rectangular window is located above the door which leads to the second story. Windows on the second story have segmented tops, are one over one double hung with simple 5 1/4" wood casings and wood stools and aprons. A row of six windows, three of which are boarded over, dons the second story of the south elevation. A single window is located on the first story of the south elevation; however, the window opening has been modified. The segmented top was filled in and the original window was replaced with glass block in the 1940s. On the windows with segmented tops, the side casings are plain with lug head casings. The windows on the south elevation display stools and aprons that extend into the wainscot; however, on the windows on the second story of the west elevation, the wainscot serves as the stool and apron.

The front door stands 8 feet 6 inches, and is wood with a fixed glass pane dominating. A brass kick-plate is anchored onto the bottom rail. The door was probably a part of the front facade renovation in 1913 by Peery. The door leading to the second story of the building is solid wood, and is probably not original to the building. Double doors are located in the storage room, but they have been boarded up on the exterior. Each wooden door has four panes of windows in the top third of the door with two elongated, vertical, recessed panels with raised inner panels below the panes. The four panes in the west door have been boarded over, and four rectangular windows above the two doors have also been covered with plywood. A folded-up, green awning still remains above the transom windows. The doors appear to be original to the building. Professor Emeritus of Architecture, Philip Dole, from the University of Oregon, believes the doors may originally have been solid wood, and that the four glass panes were added during the 1913 renovation. The muntins between the four panes do not



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Peery, E. C., Building

Linn County, Oregon

match the width of the muntins in the transom. Two doors which are back to back, one interior and one exterior, lead from the storage area into the lean-to. The interior door is solid wood with four recessed panels with raised inner panels in a two over two configuration. The upper panels are twice as long as the lower panels, and a wood lintel is located above the door. The exterior door is solid wood covered with metal and lacks hardware except for hinges. An arched lintel above the metal covered door is constructed of two rows of rowlocks. A sliding, plank wood door provides access from the lean-to to the exterior of the building.

A single brick chimney with a corbelled cap protrudes from the roofline; historic photographs reveal that four chimneys were originally located along the roof. Bricks from the other three chimneys, which have collapsed, were removed from the roof in early 1997, and the remaining chimney is no longer operable.

**Decorative Elements**

Reflecting the late 19th century commercial building design in Oregon, the decorative traits are relatively subdued. A stepped cornice constitutes the primary decorative feature, and the building is further enhanced by the span of windows with segmented tops on the west and south elevations. The large early twentieth century display windows increase visibility into the interior of the building and provide ample opportunity for natural light to brighten the front room on the first floor. The cast-iron turned pilasters with rectangular bases also accentuate the display area, and provide evidence to the late nineteenth century construction date.

**Interior Features**

The interior has remained relatively unchanged, with only minor modifications to the first floor layout. The interior organization is similar to many historic drugstores, with a large front room and smaller room to the rear in a long narrow building.<sup>2</sup> Entrance through the main west doorway permits access to a large anterior room for public interaction. A display area, which is 25" deep and 22" tall, follows the form of the display windows and is ornamented with a skirting made of 3 1/4" boards. The original pharmacy area has been left in tact, including the tincture shelving that line the north

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<sup>2</sup> Jan Jennings and Herbert Gottfried. *American Vernacular Interior Architecture: 1870-1940*. New York: Nostrand Reinhold Company, 371.

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Peery, E. C., Building

Linn County, Oregon

and east interior walls. Marble baseboards at the bottom of the shelves are 9 3/4" tall; the cases are comprised of 24 drawers in the bottom half of the case and three rows of wood shelves above. Additionally, a large glass-topped wood case stands behind a paneled half wall opposite the north wall and serves to store medications and supplies. Tincture shelving identical to a case on the north wall resides against a north/south half wall that extends into the middle of the room. A large wood display case dominates much of the south wall, and has the same marble base as the other cases. This case, however, is intended for displaying items for sale, and thus has angled display areas covered with glass. This lower display area rises 32 1/2" above the marble baseboard. Three rows of shelves are located above the angled cases, and the entire piece of furniture is trimmed with molding. The case along the south wall extends halfway down the length of the wall; wood paneling continues from the top of the cases to the ceiling. A second case along the south wall which extended to the storage area was removed by the present owner, leaving an exposed-brick wall.

The present owner is a veterinarian and has added some low walls to create two exam rooms and a surgical area. This serves to disrupt the space in the main front room; the walls, however, are not permanent in that they do not extend to the ceiling. The original interior wall separating the large front room from the storage area is lathe and plaster finished with 11 1/4" x 1" boards on the interior of the storage room. Remnants of posters advertising E. C. Peery's Drugstore are still attached to the storage room walls. Four course thick brick walls form the remaining three walls of the storage area and a door on the east wall of the storage room provides access to the lean-to.

Entrance to the second story is made through a door on the exterior of the building. A narrow stairway with a single flight, closed string staircase leads to the second floor. Twenty-four stairs have 10" treads with 6" risers. On the north wall, wainscot capped with molding serves as the railing, while the south wall of the staircase is panelled with vertical 3 1/2" boards with V-notch. The south wall siding extends to the level of flooring on the second floor with lathe and plaster above. A small, pentagon-shaped hallway resides at the top of the staircase, providing admittance to a smaller front room and a large room to the rear. The two second floor rooms are separated by a wall constructed of lathe and plaster, and two doors on the wall allow circulation between the front room and the rear room. The hardware on the doors displays spheroid porcelain knobs with a lockset with key. Wainscot with V-notched 3 1/2" boards

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Peery, E. C., Building

Linn County, Oregon

decorates all the interior wall on the second story in addition to 6 1/2" baseboards with molded basecap.

**Alterations**

The building was originally exposed brick; however, in 1890 John Berry from Albany stuccoed over the brick on the west and south elevations.<sup>3</sup> Soon after the building was purchased in 1906 by E. C. Peery from Jackson A. Bilyeu<sup>4</sup>, Peery made some modifications to the building. A fire in Scio in 1906 caused the original windows in the Peery Building to crack. Peery substituted French plate glass in the front of the building for those broken by the fire.<sup>5</sup> Seven years later, in November 1913, Peery removed the entire front display windows and replaced them with more modern, large show windows and added a tiled entranceway.<sup>6</sup> In June 1910, Peery installed cement walks in front of the building with his name inscribed, where it remained until 1987 when a city sewer project ordered the removal of the sidewalks.

Percy Schrunck purchased the building in 1928 and made minor modifications to the building. In 1951, the shelving and marble that are currently on the first floor of the building were purchased from a drug store in Corvallis. Percy Schrunck also installed new floor covering at this time to cover the original wood plank floors.<sup>7</sup> According to Percy's son, Dean Schrunck, the window on the south facade on the first floor was replaced with glass block in the 1940s. Further, the lean-to was rebuilt in 1940 by Percy Schrunck of wood frame covered with corrugated metal to replace an existing deteriorated lean-to.<sup>8</sup> After Dean Schrunck began operating the store in 1961, he also made some modifications to the interior. He covered the original 14' ceilings with a drop ceiling and 8' lighting systems. Schrunck also covered the plaster above the wood cases with panelling because the plaster was in disrepair. He made no changes to the back room on the first floor.

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<sup>3</sup> Bates 141.

<sup>4</sup> Linn County Deeds and Records.

<sup>5</sup> "Local News". *The Santiam News*. June 29, 1906.

<sup>6</sup> "Local News". *The Santiam News*. November 13, 1913.

<sup>7</sup> Bates 455.

<sup>8</sup> Dean Schrunck. Personal interview. September 28, 1997.

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Peery, E. C., Building

Linn County, Oregon

The current owner, Dr. Sally Cole, installed three-quarter walls in the front room to create two closed examination rooms in 1997. She has also covered the floor tiles with vinyl flooring material. She intends to continue maintenance efforts on the building, and would like to convert the second story to living space.

Peery, E. C., Building  
Name of Property

Linn County, OR  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

c. 1881-1913

**Significant Dates**

c. 1881

1913

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

unknown

**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 # \_\_\_\_\_

**Primary Location of Additional Data**

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

Name of repository:  
\_\_\_\_\_

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Peery, E. C., Building

Linn County, Oregon

**Statement of Significance**

**SUMMARY**

The Peery Building, built c. 1881, meets National Register Criterion C, in the area of architecture, as an example of the most intact late nineteenth century vernacular version of the Italianate style building with an early twentieth century storefront in downtown Scio. The Peery Building is one of six commercial buildings on the east side of Main Street that were built between the 1880s and 1910s. Contextually, it is associated with the optimism and prosperity of the business owners in the late nineteenth and early twentieth centuries. The display windows, which were installed in 1913, also reflect the desire of the owner to modernize the building. Situated on the east side of Main Street to the north of Thomas Creek, it is a well preserved example of an early twentieth century storefront on a late nineteenth century building.

**BACKGROUND**

Improvements to Main Street in Scio began approximately around June 1868, when an ordinance passed by Mayor George M. Stroud stated that Main Street should be graded and graveled.<sup>1</sup> By February, 1871, Mayor J. B. Irvine signed an ordinance that stated lot owners were to build the sidewalks adjoining their properties and crosswalks on alleys. Four years later, in 1895, the Scio City Council ordered that 600 feet of new water mains be laid from the fire hydrant on the corner of Main and Mill Streets to the new school grounds, two blocks west of the corner.<sup>2</sup> The commercial buildings on Main Street at that time were predominantly wooden structures, save for three brick buildings, which according to local Scio historian Carol Bates, were constructed in c. 1880, c. 1881, and c. 1890.<sup>3</sup> The first brick building was constructed on the northwest corner of Main and Mill Streets, and approximately one year later the second brick two-story building was built directly across the street from the first one, on the northeast corner. Around 1890, a third two story brick building was constructed on the west side of Main Street.

In 1890, Scio witnessed a boom, precipitated by the introduction of electricity and a spur line of the Southern Pacific Railroad from West Scio to Scio. The *Scio Weekly Press*

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<sup>1</sup> Carol Bates. *Scio in the Forks of the Santiam*. Gates, Oregon: Gates Graphics, 1989. 78.

<sup>2</sup> Bates 139.

<sup>3</sup> Bates 139.

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Peery, E. C., Building

Linn County, Oregon

reported that the building of the railroad was a great convenience to the businessmen and to the public in general. Property values were reported to have increased 25 percent in the days surrounding the discussion of the spur.<sup>4</sup> The railroad, the newly constructed paint mills, and the new City Hall made Scio one of the "most enterprising and go ahead cities of the Central Willamette Valley".<sup>5</sup> The Scio Weekly Press publisher, Tom Duggers, commented in 1890, that "if the spirit of enterprise on the part of our citizens continues, nothing can prevent Scio from becoming one of the leading commercial and manufacturing cities of Oregon."<sup>6</sup> Scio began to grow commercially, and between 1891-1894, a series of businesses opened, including J. S. Morris & Co. (1892); W. H. Ramsey's, a furniture store (1891); Prettyman & Eastburn, a butcher shop (1894); and Gill and Clavan, a hardware store (1892). Socially, the city was growing as well. According to the *Scio Weekly Press*, there were eight secret societies in Scio in 1890, including: I.O.O.F., A.F. & A.M., A.O.U.W., and I.O.G.T.<sup>7</sup>

The Peery Building, located on the northeast corner of Main and Mill Streets, was reportedly built in 1881, according to Carol Bates; however, there have been no written records found to confirm the construction date. Analysis of the building by Professor Emeritus of Architecture Philip Dole and Professor of Architecture Art Hawn, both from the University of Oregon, confirmed the construction date of c. 1881. The load bearing engaged cast iron pilasters and narrow vertical windows are indicators of a c. 1881 construction, according to Dole and Hawn. A photograph dated c. 1890 indicates that the cast iron pilasters were original to the construction. This photograph was submitted with this National Register nomination as photograph 14 of 15. Further, the building appears on a 1890 Sanborn Fire Insurance map, which confirms the building was built in the 1880s. The building was reportedly constructed by Jackson A. Bilyeu, according to Carol Bates; however, no written records confirm this information. Linn County deed records verify that J.A. Bilyeu did own the building, because he sold the second story to Scio Lodge No. 39, A.F. and A. M. in 1902, and he sold the first story to E. C. Peery in 1906.

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<sup>4</sup> *Scio Weekly Press*, 13 September 1890.

<sup>5</sup> *Scio Weekly Press*, 27 September 1890.

<sup>6</sup> Ibid.

<sup>7</sup> Bates 182.

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Peery, E. C., Building

Linn County, Oregon

The building reportedly functioned as a general merchandise store under the management of S. M. Daniel, and later as a grocery store, managed by J. F. Weseley.<sup>8</sup> The first floor of the building was purchased on June 11, 1906 by businessman E. C. Peery. According to local history, Peery bought the building from Bilyeu as his wood frame drug store across the street was burning in the fire of 1906, which destroyed most of the wooden commercial buildings on the west side of Main Street. Weseley, who was operating a grocery store on the first floor, moved to the brick building directly across from the Peery Building on Main Street.<sup>9</sup> Soon after purchasing the first floor, Peery made considerable repairs to the store room, and substituted the French plate glass in the front facade for those broken by fire.<sup>10</sup> By August, 1906, Peery had installed glass showcase counters, giving Scio "a drugstore the equal of any house in the valley in point of conveniences and fixtures."<sup>11</sup>

Peery's obvious prosperity enabled him to further add to the development and modernization of the downtown when he installed cement walks on the west and south side of his building in June 1910.<sup>12</sup> His name remained inscribed in the sidewalk until 1987, when the sidewalks were removed because of the a city sewer project. Peery's success evidently continued into the 1910s: in 1913 he removed the display windows, and replaced them with "a modern front with large show windows, adding materially to appearances on the corner."<sup>13</sup> In 1913, Peery also built a building directly next to his building, which has tiled entrances inscribed with "1913". Peery owned the drug store until January, 1918, when Thomas Laird purchased the store. Laird had been working for Peery since March, 1916.<sup>14</sup> Thomas Laird only operated the store for several months. In November, 1918, Laird traded all stock of drugs, propriety medicines and fixtures with John Kelly of Gervais, Oregon.<sup>15</sup>

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<sup>8</sup> Bates 384 and 144.

<sup>9</sup> Bates 144.

<sup>10</sup> "Local News," *The Santiam News* 15 June 1906.

<sup>11</sup> "Local News," *The Santiam News* 3 August 1906.

<sup>12</sup> "Local News," *The Santiam News* 10 June 1910.

<sup>13</sup> "Local News," *The Santiam News* 13 November 1913.

<sup>14</sup> Bates 234.

<sup>15</sup> "Local News," *The Santiam News* 18 November 1918.



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Peery, E. C., Building

Linn County, Oregon

Kelly assumed ownership of the drug store until Percy W. Schrunk purchased it from him in July, 1928. Schrunk also purchased Kelly's house at the same time.<sup>16</sup> According to Dean Schrunk, no major changes were made to the building during their occupancy. The wood floors were covered with tiles and the lean to was reconstructed in the 1940s in the footprint of the existing lean-to. Percy purchased wood display cases from a drug store in Gervais, Oregon and installed them in 1951. Dean Schrunk installed a drop ceiling and paneling over the walls in the 1960s.<sup>17</sup> Percy Schrunk operated the drug store until 1961, when his son, Dean Schrunk, assumed operating the business. Dean Schrunk continued to run the drug store until January, 1997, when he sold the building to Dr. Sally Cole.<sup>18</sup>

The second floor of the building functioned as a Masonic hall from 1902 until 1932. The oldest established organization in Scio, the Scio Masonic Lodge No. 39, Ancient Free and Accepted Masons (A.F. and A.M.), purchased the second floor in 1902. According to *The Santiam News*, the organization bought the space and planned to "fit the building up for a lodge room."<sup>19</sup> In 1904, the Masonic lodge had completed the remodel of the space, which included plastering and papering and adding chairs. A room was also "set aside...to be used as a kitchen and in it is a cook stove; cooking utensils, in fact everything necessary for a kitchen."<sup>20</sup> According to Professors Philip Dole and Art Hawn, the window and door casings, wainscot, hardware, and windows appear to date to the c.1881 construction.

Other social organizations in Scio used the second floor as a meeting hall, including: the Order of Eastern Star Chapter, Cascade, No. 81, which was instituted in Scio in 1903; and Dierdorff Lodge, Independent Order of Oddfellows, No. 54, the second oldest fraternal organization in Scio.<sup>21</sup> The Masons occupied the hall until 1932, when Scio Lodge No. 39, A.F. and A.M. paid \$1,250 for half interest in the Knights of Pythias Hall.<sup>22</sup>

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<sup>16</sup> "Kelly Drug Store Sold," *The Scio Tribune* 26 July 1928, A1.

<sup>17</sup> Dean Schrunk. Personal Interview. 28 September 1997.

<sup>18</sup> Linn County Deeds and Records.

<sup>19</sup> "Local News," *The Santiam News* 31 January 1902.

<sup>20</sup> "Local News," *The Santiam News* 27 May 1904.

<sup>21</sup> Bates 190.

<sup>22</sup> *The Santiam News* 19 March 1932.

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Peery, E. C., Building

Linn County, Oregon

Following WWII, a Veterans of Foreign War group formed in Scio, Post No. 2501, and met over Percy Schrunk's drugstore.<sup>23</sup> According to Dean Schrunk, the hall remained vacant for a number of years until Linn County foreclosed on the second floor. Schrunk purchased the second floor from the County in 1995.<sup>24</sup>

The Masons celebrated their centennial anniversary in 1967, which commemorated the charter they received in June 1867. Old minutes of the Lodge identified members who were instrumental in forming the City of Scio, including George Stroud, the first mayor of Scio. The first meeting was held February 16, 1867. Other original members included Thomas Thorp, worshipful master; James Pennebaker, senior warden; and Isaac Griffin, junior warden.<sup>25</sup>

**NATIONAL REGISTER CRITERION**

The Peery Building is eligible under Criterion C in the area of architecture. Located on Main Street in downtown Scio, it exemplifies the most intact late nineteenth century vernacular version of an Italianate style building with an early twentieth century storefront in Scio. The Scio Comprehensive Plan Background Study revealed that several commercial buildings were constructed on North Main Street between 1880 and the 1910s. However, all of the buildings on the west side of Main Street were razed in 1966, save for one two-story brick building at the corner of Main Street and 1st Avenue. This building, however, currently lacks integrity because it has been modified to a one story building with an altered facade. The buildings on the east side of Main Street are still in place, yet many have been modified. According to Nadji Vogel, property owner of two buildings on the north end of the row, the buildings have been altered in many ways. The building on the north end has a modified exterior with new facade and display windows, added in 1996. The building next to it was rebuilt in 1996 after the flood because it was in disrepair. All studs and walls have been replaced, new electrical and heating systems were installed, a new roof was added, and drop ceilings were installed. T-111 siding was added to the facade of the hardware store next to the Peery Building.<sup>26</sup> The Scio Bank, which is third building in the row from the north, was built in c. 1890; however, the facade was completely modified in January, 1901 and iron

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<sup>23</sup> Bates 188.

<sup>24</sup> Dean Schrunk. Personal Interview. 28 September 1997.

<sup>25</sup> Bates 189.

<sup>26</sup> Nadji Vogel. Personal Interview. 25 November 1997.

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Peery, E. C., Building

Linn County, Oregon

columns were added because the wooden frame had given way.<sup>27</sup> The Peery Building stands apart from the other buildings on the block as the best example of an intact late 19th century vernacular Italianate building with qualities of an early 20th century storefront. The Peery Building predates all other buildings on the block.

The property is a locally distinctive example of a late nineteenth century construction with an early 20th century storefront. It is the oldest extant two story brick building in downtown Scio, Oregon.

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<sup>27</sup> Bates 113.

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Peery, E. C., Building

Linn County, Oregon

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"Local News," *Scio Weekly Press* 13 September 1890, 27 September 1890.

Schrunk, Dean. Personal interview. 28 September 1997.

Vogel, Nadji. Personal interview. 25 November 1997.

Peery, E. C., Building  
Name of Property

Linn County, OR  
County and State

**10. Geographical Data**

Acreege of Property 0.05 acres Scio, Oregon 1:24000

**UTMReferences**

(Place additional UTM references on a continuation sheet)

1	<u>10</u>	<u>51210.0</u>	<u>494997.0</u>	3	<u>    </u>	<u>    </u>	<u>    </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>    </u>	<u>    </u>	<u>    </u>	4	<u>    </u>	<u>    </u>	<u>    </u>

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 B**

name/title Jeannie Brush  
organization University of Oregon date December 1, 1997  
street & number 625 E. 18th Ave. telephone 541-484-1379  
city or town Eugene state Oregon zip code 97401

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

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

**Property Owner**

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

name Dr. Sally L. Cole  
street & number 38427 Goar Rd. telephone 503-394-2035

city or town Scio state Oregon zip code 97374

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

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

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Peery, E. C., Building

Linn County, Oregon

**VERBAL BOUNDARIES**

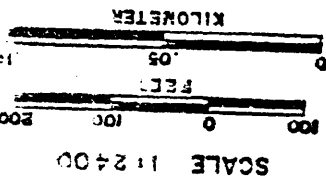
The nominated area is located in Section 18, Township 10, Range 1W, Willamette Meridian in Scio, Oregon. It is legally described as the Southerly 24.31 feet of Lot 3, in the Town of Scio. It is otherwise identified at Tax Lot 4000 at said location.

**BOUNDARY JUSTIFICATION**

These are the original boundaries as deeded to Scio Lodge No. 39 (second floor) in 1902 and to E. C. Peery (first floor) in 1906.

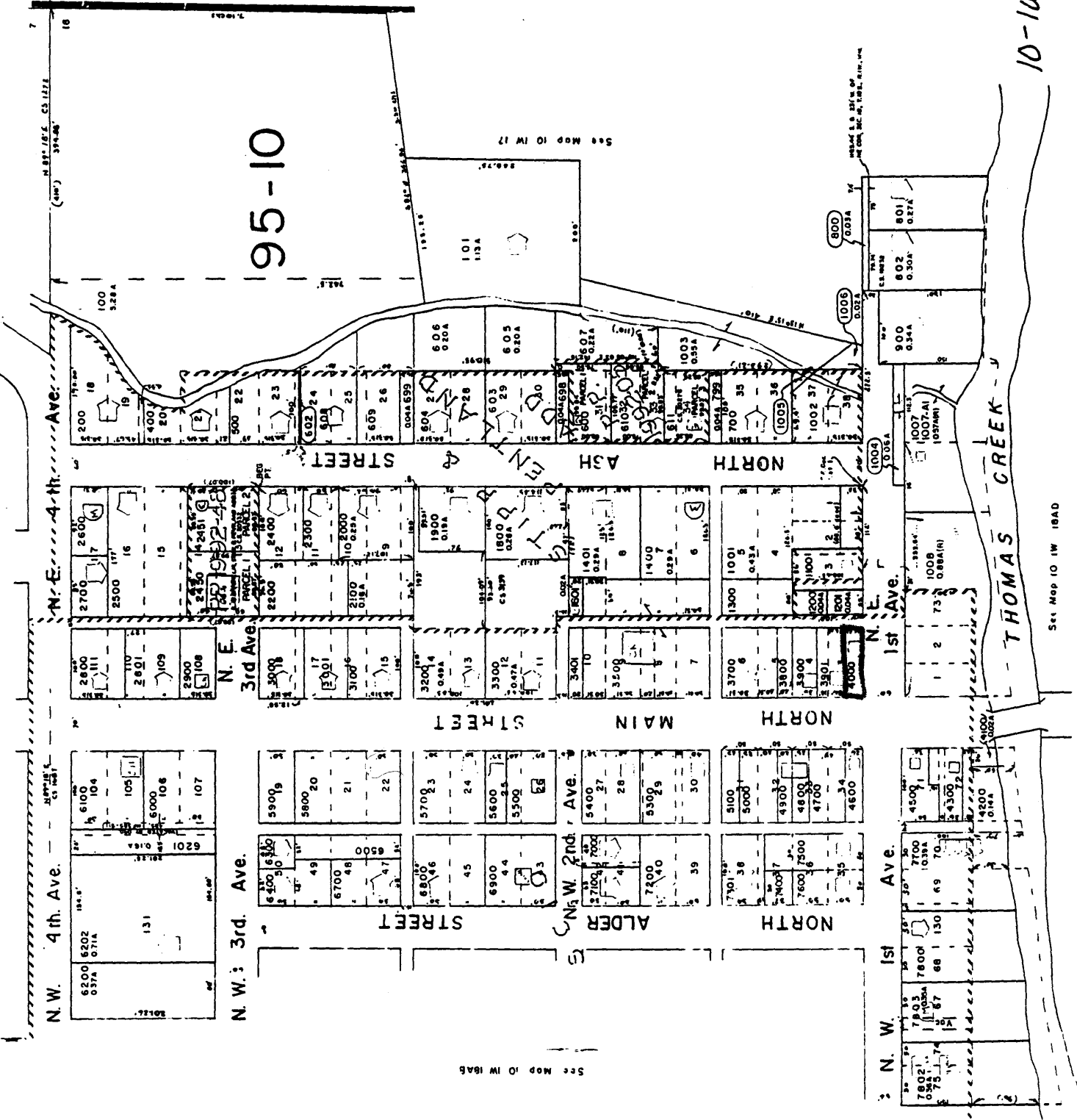
See Map 10 IW 700

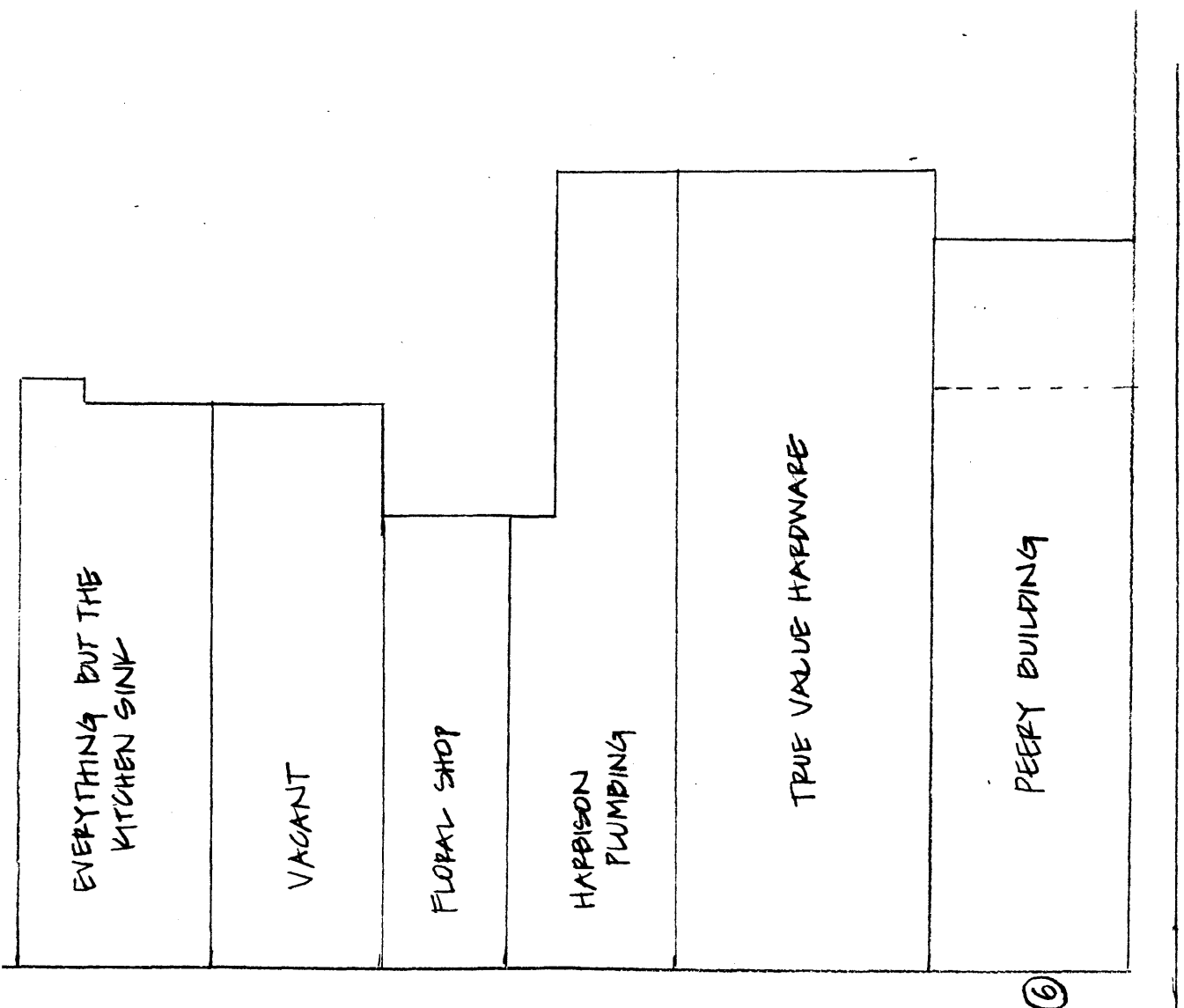
See Map 10 IW 18AD



RECEIVED  
 JUL 22 1996  
 DEPT. OF REVENUE  
 STATE OF OREGON

See Map 10 IW 18AD





EVERYTHING BUT THE  
KITCHEN SINK

VACANT

FLORAL SHOP

HARRISON  
PLUMBING

TRUE VALUE HARDWARE

PEERY BUILDING

MAIN STREET

NE 1st AVENUE

PEERY BUILDING  
38731 N. MAIN STREET  
DANIEL, N.D. 58101 11'-00'0"

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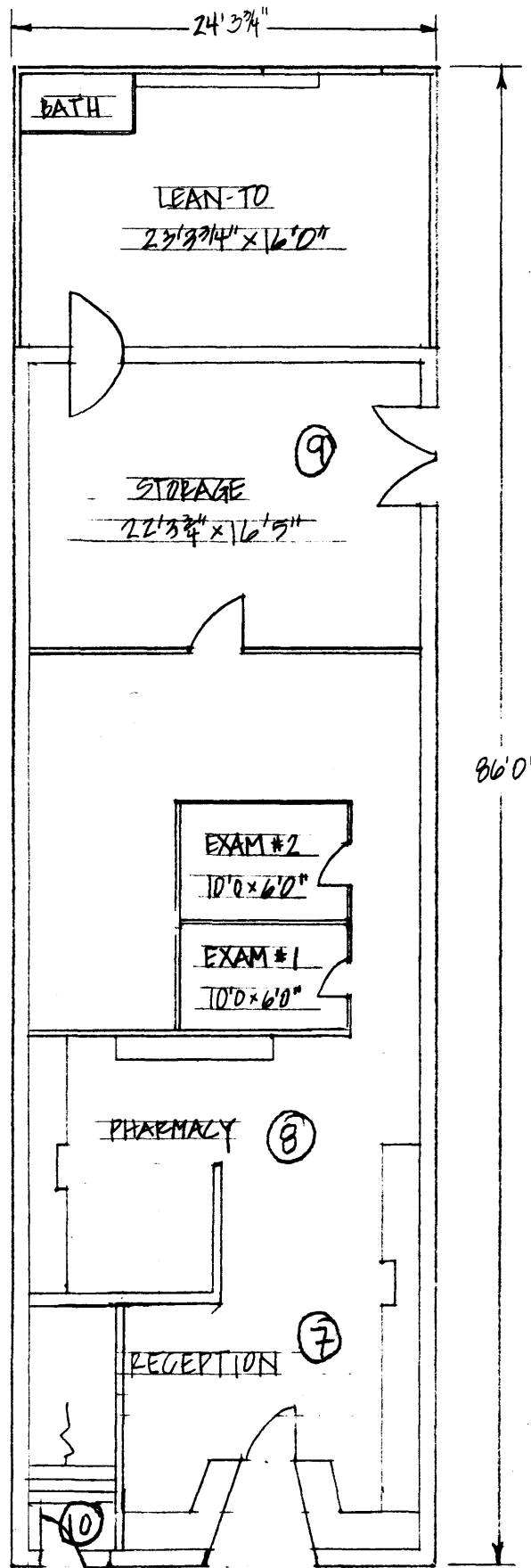
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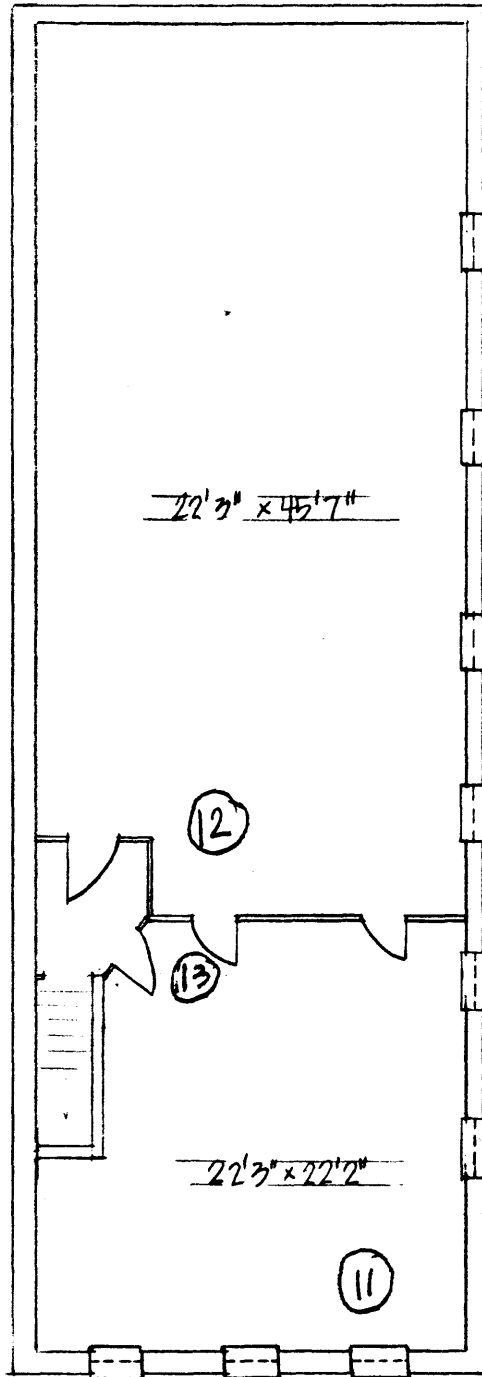
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FIRST FLOOR

PEERY BUILDING  
1" = 10' 0"



SECOND FLOOR

PEERY BUILDING  
1" = 10'0"

1" = 10'0"