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 Decomplete 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, anter "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.

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NATIONAL

ОМВ No. 10024-0018 8//

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5 1994

1. Name of Property

| toric name | Reese and Re | dman General Merchan | dise Store | |
|--|--|--|---------------------|-----------------------|
| ner names/site number_ | Adams Grocer | У | | |
| Location | | · · · · · · · · · · · · · · · · · · · | | |
| eet & number | 130 S Main S | treet | N | ZAnot for publication |
| y or town | Adams | | | |
| | regon_code_OR_c | county <u>Umatilla</u> | code059 | _ zip code97810 |
| State/Federal Agency | Certification | | | |
| | cial/Title Deputy SHPO | | | |
| | storic Preservation | on Office | | |
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| Oregon State His State of Federal agency and In my opinion, the property | storic Preservation nd bureau y meets does not me | on Office bet the National Register criteria. (Date | See continuation sh | ····· |
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Rees and Redman General Marchandise Store

Name of Property

Umatilla County, Oregon

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 Prop (Do not include previously listed resources | |
| ⊠ private ☐ public-local ☐ public-State ☐ public-Federal | ☑ building(s) □ district □ site | Contributing Noncontributing | buildings |
| | ☐ structure ☐ object | | |
| | | 1 | • |
| Name of related multiple p (Enter "N/A" if property is not par | property listing t of a multiple property listing.) | Number of contributing resources in the National Register | s previously listed |
| N/A | | <u> </u> | |
| 6. Function or Use | | | |
| Historic Functions (Enter categories from instructions) |) | Current Functions (Enter categories from instructions) | |
| <u>Commerce/Trade:</u> department store, general store; specialty store, | | <u>Commerce/Trade:</u> specialty store, de | store, grocery licatessen |
| | cery store | | |
| | | | |
| 7. Description Architectural Classification | | Materials | |
| (Enter categories from instructions) Late Victorian: Ital |) 1ianate | (Enter categories from instructions) | |
| Late victorian: Ita | | foundation <u>brick</u> | |
| | | walls brick | |
| | | roof asphalt - built-u | p |
| | | other <u>metal</u> : iron shut | ters, hardware |
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Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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National Register of Historic Places Continuation Sheet

Section number 7 Page 1

SUMMARY

The Reese and Redman General Merchandise was built in 1885 by two of the founders of the City of Adams to serve the needs of the local wheat ranchers and the growing town. The exterior of the building appears almost exactly as when it was built. A tin roofed overhang extends out over the front doorway where a wooden one used to be. The present one is to be removed by the owners and replaced with awnings as it was in the 1950's (see photograph). The original doors and iron shutters will also be re-installed on the front.

The interior of the store, in the front, retail portion is the same as it has been for the last 58 years, with only the store fixtures changing. The rear renovation that took place in the 1930's has not changed, either. The second floor has had two rooms partitioned off in it, also during the remodeling of the 30's, the flooring, plaster walls and ceiling all being original.

Being one of only four brick structures in Adams, and only two of them commercial, it is impossible to have any comparisons. The Reese and Redman brick was the first brick structure erected in Adams, with the IOOF and the Boyd house following; the brick schoolhouse was built much later in 1918, and is no longer used.

As the Reese and Redman brick is still in use, for the same purpose as it has been for the last 80 years, and the fact that it has been an operating retail business in Adams for the last 108 years, makes it an eligable nomination.

Builders Reese and Redman, two businessmen instrumental in the settlement of Adams, and the biggest wheat brokers in the area, with a wheat warehouse and scales located next to the store (see Sanborn Maps) and subsequent owner J.T. Lieuallen, a prominent merchant and eventual mayor of Adams, are linked to the building, historically.

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SITE AND SETTING

The Reese and Redman brick building is located on the southwest corner of Main and Center Streets, in Adams, Oregon. Reese and Redman ran the first general merchandise store in the town of Adams, opening it in 1885. One of only three brick buildings built at this time in town, the others being the IOOF Building, also on Main Street, and the Bernard Boyd home, a private residence. The brick factory was located at the corner of Preston and College in Adams and was owned and operated by A.D. Sills. Sills began manufacture of brick in the spring of 1884, and the Reese and Redman store was the first to receive the brick. It is the oldest building in Adams.

Adams is, and always was, a wheat ranching community, and the Reese and Redman store, and the Msrs. Reese and Redman were very prominent in the early history of Adams, being both founding settlers of the town, and wheat buyers and shippers, owning one of only two wheat warehouses in Adams.

The building is rectangular, measuring 33 feet along Main Street, by 84 feet long along Center Street. The building is constructed of locally kilned brick, including the foundation. The front of the building has a typical Italianate appearance with long narrow windows, a central door and lintels and sills of metal. The front doors and windows originally had iron shutters that were closed and latched at night, and they are still intact on the back doors and window. There were originally four windows on the north and south sides of the buildings, as evidenced by the Sanborn maps of 1893, by no sign of them remains today.

The ceiling in the front part of the store was lowered in the 1930's with the original 5 inch shiplap ceiling still in place and some of the original built in shelving is still evident in the walls. This can be seen upon entering the attic portion of the second story of the building. The attached block garage, measuring 20 feet by 30 feet long was built on to the north side of the building in the 1940's by Alvin Foreman.

The two attached wooden shed off the rear portion of the building were added on (there were originally three) in the late 1890's, as seen on the Sanborn maps of 1896 and 1900.

EXTERIOR FEATURES

The ornamental details on the front of the building are limited to four pilasters on either side of the windows and doors, with dentils across the top above one of the original name plates which now reads GAS AND OIL. The semicircular pediment, which is also a nameplate, still reads INLAND MERCANTILE GENERAL MERCHANDISE. This would have been from the years 1905-1913.

The nameplate and cornice area are above the roofline, giving the illusion of a taller building, which was popular in developing towns throughout the west. The north and south side walls also rise five feet

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above the actual roof.

INTERIOR ORGANIZATION AND FEATURES

The original interior design consisted of a single large room with built-in floor to ceiling shelving. The Sanborn Map of 1896 shows two windows each on the north and south walls that are no longer in existance. The original ceiling was five inch cedar shiplap, and it is still completly up and in good condition. The original front doors and iron shutters are no longer on the building, but are on the premises and the present owners plan on restoring the front to its original condition. The rear doors and shutters are still intact, and the only window on the west wall is still intact with its iron shutters. The original walls were plastered over the brick, and a lot of this still exists. Four original stove pipe holes are still visable in the walls.

The store changed from a general merchandise to a grocery with the 1913 purchase by the Kirbys. In the late 1930's or early 40's he divided the first floor up into the rooms as it exists today, to use as living quarters for his family. The upstairs space was also partitioned off into rooms at this time. These living quarters were used until 1986. The ceiling in the front portion was lowered at this time also.

The rear downstairs portion of the living quarters are now in use as two dining rooms and kitchen for the deli.

An oak telephone booth was installed into a section of wall that was originally built-in shelving. The booth was installed in the 1920's. It was sold out of the store in 1983. The phone booth has been located by the present owners and is being repurchased to put back in its spot..

According to Sheldon Lieuallen, grandson of J.T. Lieuallen, owner of the store from 1889 to 1899, as a boy he remembers stairs leading up to the second floor from the back end of what is now the retail part of the grocery store (the dividing wall was not downstairs at all, the ceiling in front was still at its full height.) He recalls all the old stock from the general merchandise store daysbeing upstairs fand for sale. It was all brand new but very outdated. This was in 1924 or 25.

Reese and Redman General Merchandise Store

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.
- 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.
- \Box **C** a birthplace or grave.
- \Box **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

Bibilography

(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 # _____

Umatilla County, Oregon County and State

| Areas of Significance | |
|---|---------------------------------------|
| Areas of Significance (Enter categories from instructions) | |
| Architecture | · |
| Commerce | |
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| Period of Significance | |
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| Significant Dates | |
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| - | |
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| 1885 | |
| 1885 Significant Person | |
| 1885 Significant Person (Complete if Criterion B is marked above) | |
| 1885 Significant Person | |
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| 1885 Significant Person (Complete if Criterion B is marked above) N/A Cultural Affiliation | |
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| 1885 Significant Person (Complete if Criterion B is marked above) N/A Cultural Affiliation | |
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| 1885 Significant Person (Complete if Criterion B is marked above) N/A Cultural Affiliation | |

Primary location of additional data:

□ Other State agency □ Federal agency

Local government

University

Name of repository:

□ Other

□ State Historic Preservation Office

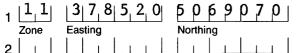
| Reese | and | Redman | General | Merchandise | Store |
|---------|--------|--------|---------|-------------|-------|
| Name of | Proper | ty | | | |

10. Geographical Data

Acreage of Property less than one (0.

UTM References

(Place additional UTM references on a continuation sheet.)



Verbal Boundary Description

(Describe the boundaries of the property on a continuation

Boundary Justification

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

Umatilla County, Oregon County and State

| 31) | Adams, Oregon: 1:24000 |
|---------|---------------------------|
|) | |
| | 3 J Zone Easting Northing |
| | Zone Easting Northing |
| | See continuation sheet |
| sheet.) | |
| | |

| 11. Form Prepared By | | | |
|----------------------|--------------------------------|------------------------|--|
| name/title | Patricia T. Benner, proprietor | | |
| organization | Adams Grocery | date December 1, 1993 | |
| street & number _ | 130 S Main Street | telephone 503/566-3739 | |
| city or town | Adams | | |
| Additional Docum | nentation | | |

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 t | he request of SHPO or FPO.) | | |
| name | J. D. and Patricia T. Benner | | |
| street & number | 130 S Main Street | 503/566-3739 telephone | |
| city or town | Adams | stateOR zip code97810 | |

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.

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Reese and Redman General Merchandise, Umatilla Co. OR

SHPO SUMMARY

The Reese and Redman General Merchandise Store, better known today as Adams Grocery, meets National Register Criterion C as one of the rare examples of historic brick masonry commercial building construction in Adams, Oregon. This store, the IOOF Hall and the Bernard Boyd House were the only buildings erected of locally manufactured brick. The short-lived Adams brick yard was established by A. D. Sills in 1884 and operated until 1887. The Reese and Redman store was the first of the exclusive group to be erected. It was brought to completion by the townsite proprietors and opened in 1885.

Adams is strategically situated on Wildhorse Creek along the historic route of travel between Pendleton, the Umatilla County seat, and Walla Walla, Washington. It is one of a cluster of small agricultural trading centers on the rolling high Columbia Plateau country north of the Umatilla Indian reservation. The cluster of communities includes Helix, Athena and Weston. The town of Adams was platted in 1883 by the Adams Real Estate Association.

The nominated building epitomizes the importance of local trading establishments in isolated rural communities and it embodies this town's only significant small period of growth based on agricultural shipping. Isham Reese and John Redman, prominent area wheat brokers, were active in the development of the townsite. They built platforms and warehouses at the railroad siding to accommodate wheat farmers of the surrounding district. In its heyday through the end of the 19th century, Adams was one of the high-volume wheat shipping points on the Oregon Railway and Navigation Company line [now Union Pacific] through this section of the Pacific Northwest. For a time, during completion of the railroad between Pendleton and Walla Walla 1882-1887, Adams was the effectively the railhead when construction was delayed for an alignment over Dry Creek.

Because the Reese and Redman mercantile enterprise was one of the pivotal businesses contributing to the local economy to the time of general turn-down in the Great Depression, the building is significant also under Criterion A.

Rising to the height of one and a half stories, the store stands prominently at the southwest corner of Main and Center streets on

National Register of Historic Places Continuation Sheet

Section number _____8 Page ____B Reese and Redman General Merchandise, Umatilla Co. OR

a parcel of about a third of an acre [0.31], facing east onto Main Street. With a footprint of 33 x 84, it is one of the largest buildings on Main street.

The building front, like that of the slightly later Odd Fellows Hall, has a three-part organization in the Italianate tradition. Structural bays are marked by strip pilasters. The upper facade, with its fully articulated entablature, is distinguished by an inset frieze panel and a stepped and semi-circular gabled parapet above a corbeled cornice. Generous storefront bays have been altered with replacement glazing and some reversible weatherboard infill that has been in place at least since the post war era. The store owners plan a restoration of the display windows and toplights and removal of the non-historic, pole-supported canopy.

Facade face brick bears the ghosts of painted advertising signs in spandrels, frieze and parapet which reflect the store's changing line of merchandise and services over the years. At one time, the store appears to have had a gasoline pumping station.

The store interior is generally well preserved from the time of its remodeling in the Depression era. The retail space, originally undivided, had floor-to-ceiling shelving. During the 1930s, the ceiling was lowered and the rear area was subdivided for living quarters. The original shiplap ceiling is intact but obscured as a consequence of these modifications. Some of the original shelving remains. The upstairs stock room, originally reached by a side-wall, straight-flight stairway which is no longer extant, also was subdivided for living space. The original flooring, plaster wall finish and ceiling are intact on this level, however.

Original iron-clad security shutters are in place on the rear elevation. Those for the storefront are on the premises and will be reinstalled. There is a 20 x 30-foot concrete block garage addition on the north elevation which dates from the 1940s, and two shed additions of early date on the rear. Although non-historic, the garage is not separately counted as a non-contributing feature since it is an attachment to the main building.

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SIGNIFICANCE STATEMENT

The best preserved commercial building in Adams, in terms of its physical condition and retention of its original character, the Reese and Redman brick possesses integrity in all of the essential qualities of location, design, setting, materials, workmanship, feeling and association. The property meets National Register criterion A as the most important and only remaining built representation of the business acheivements of Isham T. Reese and John T. Redman, two of the original founders of Adams, operaters of the first general merchandise store in the City of Adams, and wheat buyers in this farming community. The original town of Adams was platted in May of 1883, and Mssrs. Reese and Redman were in the group of developers known as "Adams Real Estate". In September, 1883, it was announced in the East Oregonian newspaper that "Messrs. Reese and Redman will build platforms and warehouses to accommodate shippers and receivers of freight. This is a very enterprising firm" By October if 1883 Reese and Redman were buying wheat at the rate of 1000 bushels per day, and had shipped 33,327 bushels out.

In July, 1885, Reese and Redman built a warehouse 40 X 100 and platform space 40 X 100feet. As evidenced in the Sanborn maps, this was located on the south side of the Brick building, along with "A large wagon scale which will greatly facilitate the unloading and weighing of wheat" (East Oregonian July 17, 1885)

The local brick yard of A.D. Sills, was located at the corner of Preston and College Streets in Adams. The Reese and Redman Brick was the first brick building to be built of this local brick in Adams. Only three buildings were constructed of this local brick before the kiln relocated to Weston. According to one former owner, Lowell Bruck, there are over 200,000 brick in the building and its foundation which extends 3 feet below ground surface.

The property meets criterion C in both its architectural style and construction materials, being the first example of the commercial style of the late 1880's in the west, with the false front, to give the illusion of extra height, the typical Italianate appearance with long narrow windows and a central door and lintels and sills of metal. The building being constructed of the aforementioned locally kilned brick makes it a unique nomination.

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The Reese and Redman Brick represented state-of-the-art, local, commercial construction techniques of its day.. The building also represents Adams' greatest period of economic development and growth. As previously stated, the property's commercial and agricultural signifigance are due both to its historic uses and to its association with Isham T. Reese and John T. Redman. Its architectural significance is due to its fairly well preserved condition in lacking any alterations in the last 60 years, and being in continual use for the last 109 years for basically the same purpose for which it was built. The Reese and Redman Brick has also retained its original character. The few alterations made to the building have not obliterated or covered up its original appearance, thus encouraging its restoration now at nominal cost. The construction materials are rather ordinary, and, in fact, need some repair. However, they are all still evident with virtually no modern materials added, except a recent metal awning (that is going to be removed) and a block garage. Certain features, such as the shutters on the rear doors and window, lend the building a special feeling of historic integirty.

The Reese and Redman Brick is probably the most significant historic building in Adams, Because of the men associated with it, and because of the economic functions it has served in the community for the past 109 years, and hopefully the next 109 years.

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OWNERS Reese and Redman Brick Adams, Oregon 1885 - 1993

| 1885 - 1888 | Isham T. Reese and John T. Redman |
|--------------------------|--|
| 1888 - 1889 | Wm. Anderson and D.B. Watson |
| 1889 - 1899 | J.T. and Lucille Izora Lieuallen |
| 1899 - 1901 | Wm. and E.G. Nash |
| 1901 - 1905 | J.J. Roulstone |
| 1905 - 1913 | The Inland Mercantile Co., H.A. Richardson, Mgr. |
| 1913 - 1947 | I. Susan, Albert H. and Edith Kirby |
| 1947 - 1953 | Alvin Foreman |
| 1953 - 1968 | Dorothy Ingalls/Walters |
| 7-1-68 - 2-21-86 | Lowell and Marge Bruck |
| 2-21-86 - 10 -14- | -92 Pauline Thompson |
| 10 - 14 - 92 - 10 - 29 - | -93 BettyJane Bugbee and Cathy Thompson |
| 10-29-93 - | J.D. and Patricia T. Benner |
| | |

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BIBLIOGRAPHY

 History of Adams, Volume I 1883 - 1893; a collection of East Oregonian articles published by Inland Printing, Walla Walla, WA 1993

2. <u>History of Adams, Volume II 1894 - 1903</u>; a collection of EastOregonian articles published by Inland Printing, Walla Walla, WA 1993

3. <u>Way Back When;</u> by Mildred Searcy East Oregonian Publishing Co., Pendleton, OR 1972

4. American Vernacular Design, 1870 - 1940 An Illustrated Glossary; by Herbert Gottfried and Jan Jennings published by Van NOstrand Reinhold Co.

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Section number _____ Page ____ Reese and Redman General Merchandise, Umatilla Co. OR

Verbal Boundary Description

The nominated property is located in NE 1/4 SE 1/4 Section 4, Township 3 North, Range 34 East, Willamette Meridian, in Adams, Umatilla County, Oregon. It is legally described as Lots 6, 7 and 8 of Block 8, Original Town of Adams, and is otherwise identified as Tax Lot 3200 at said location.

Boundary Justification

The nominated area of 0.31 acres encompasses all of that portion of the tax lot fronting on Main Street which is presently associated with the historic Reese and Redman General Merchandise Store [Adams Grocery].

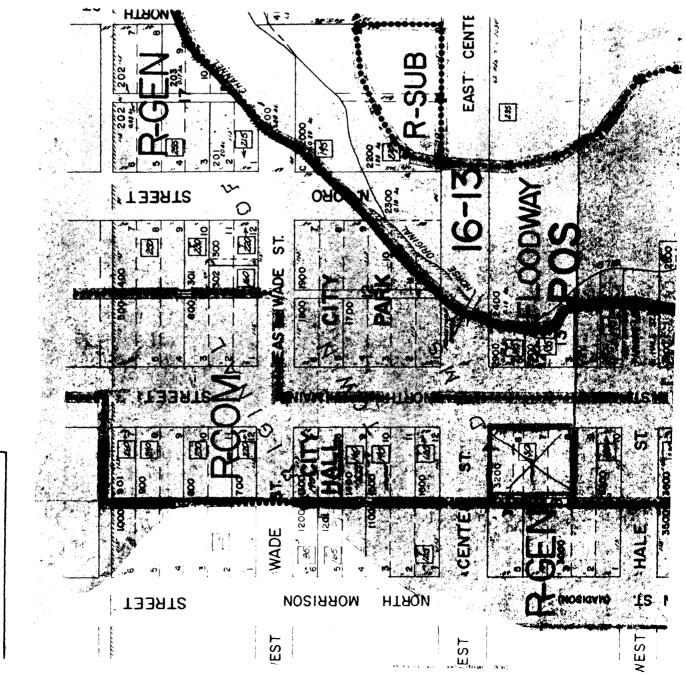
URBAN GROWTH BOUNDARY CITY LIMITS Zoning Boundary Flood Hazard Zone

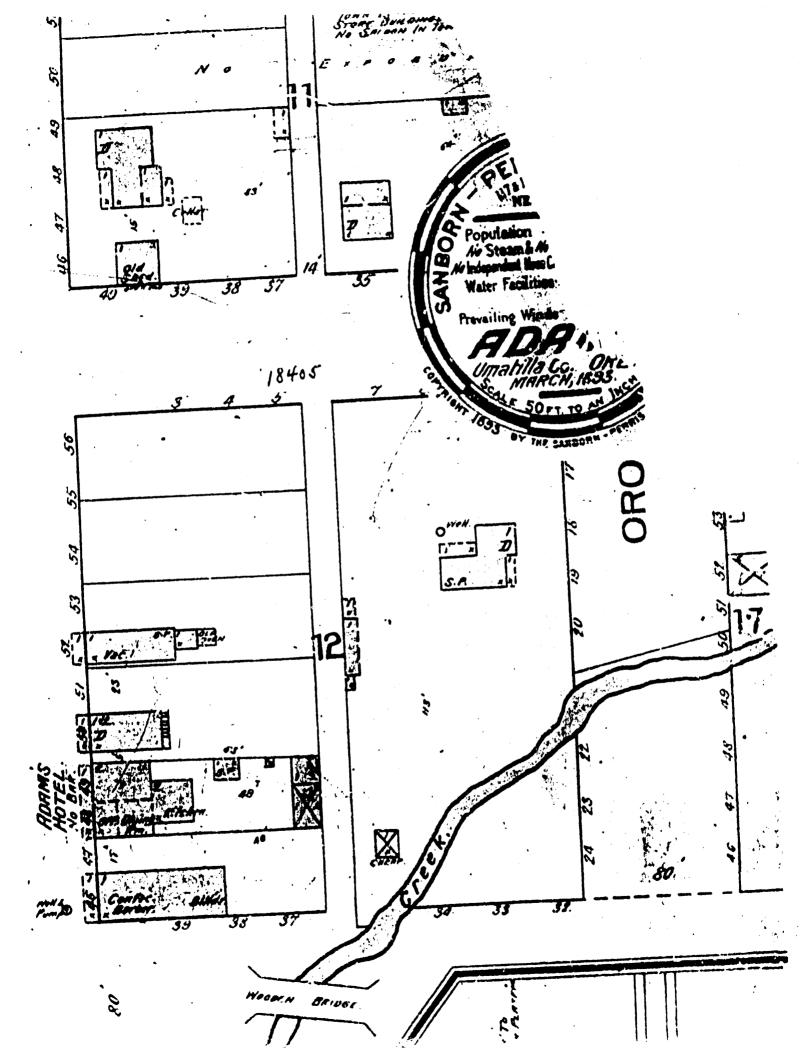
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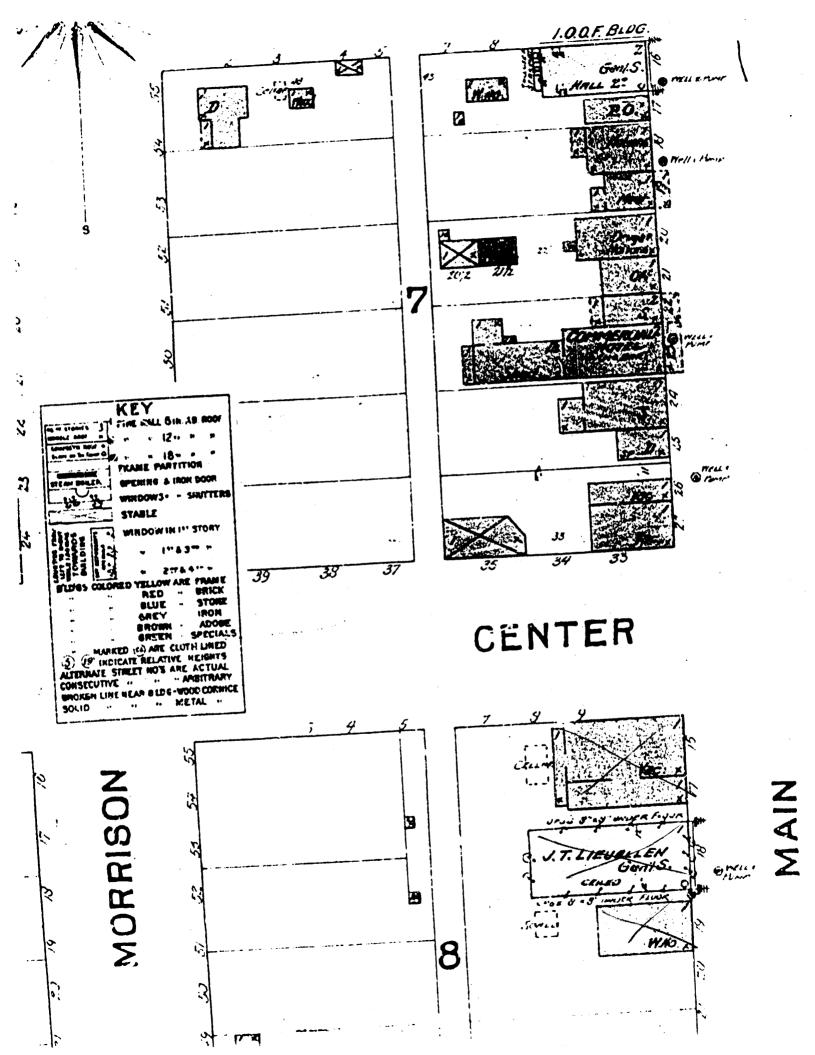
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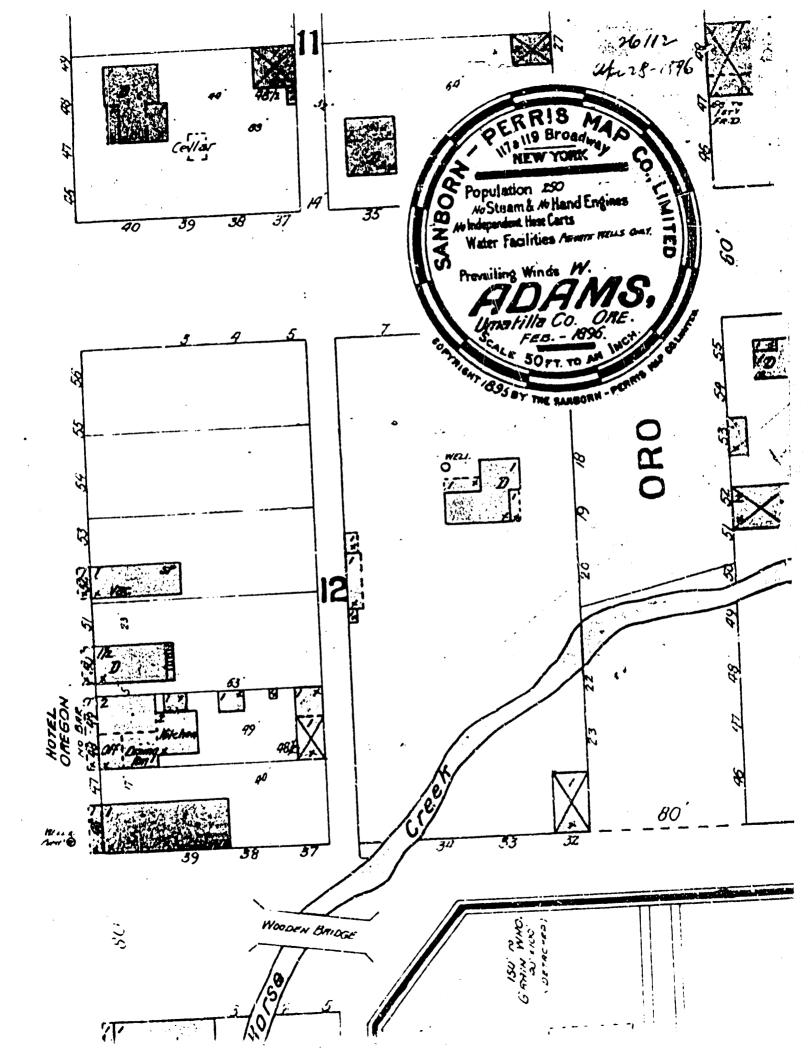
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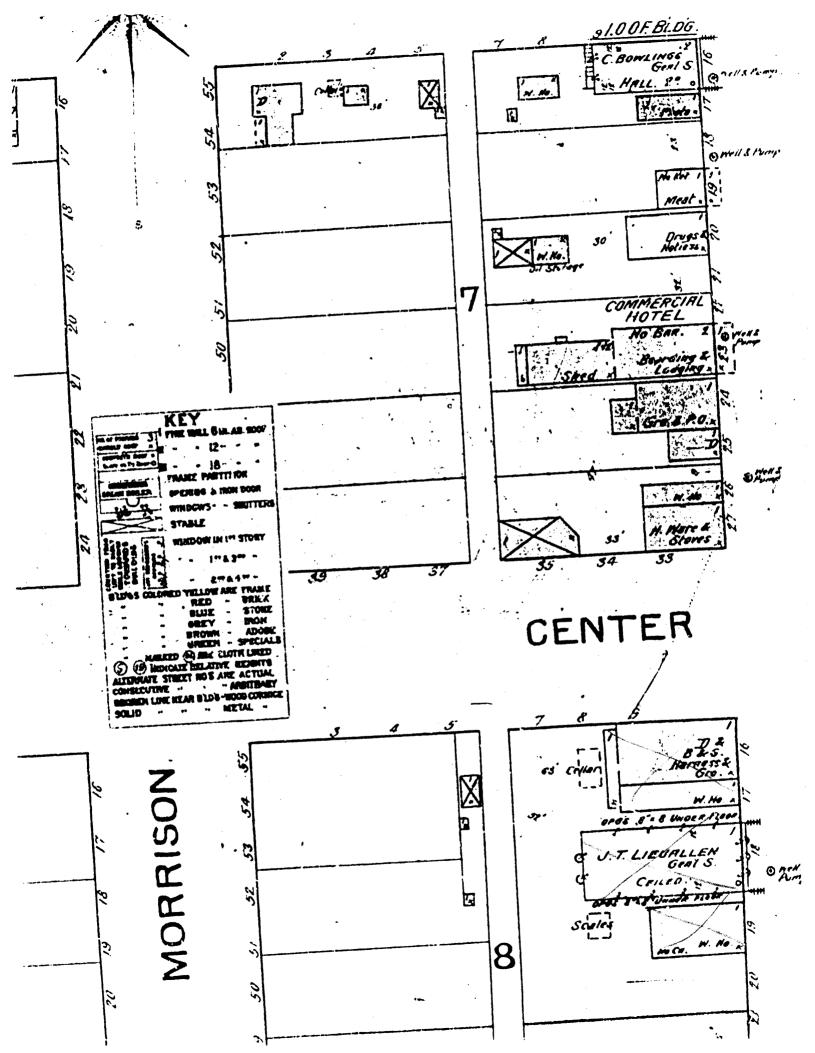
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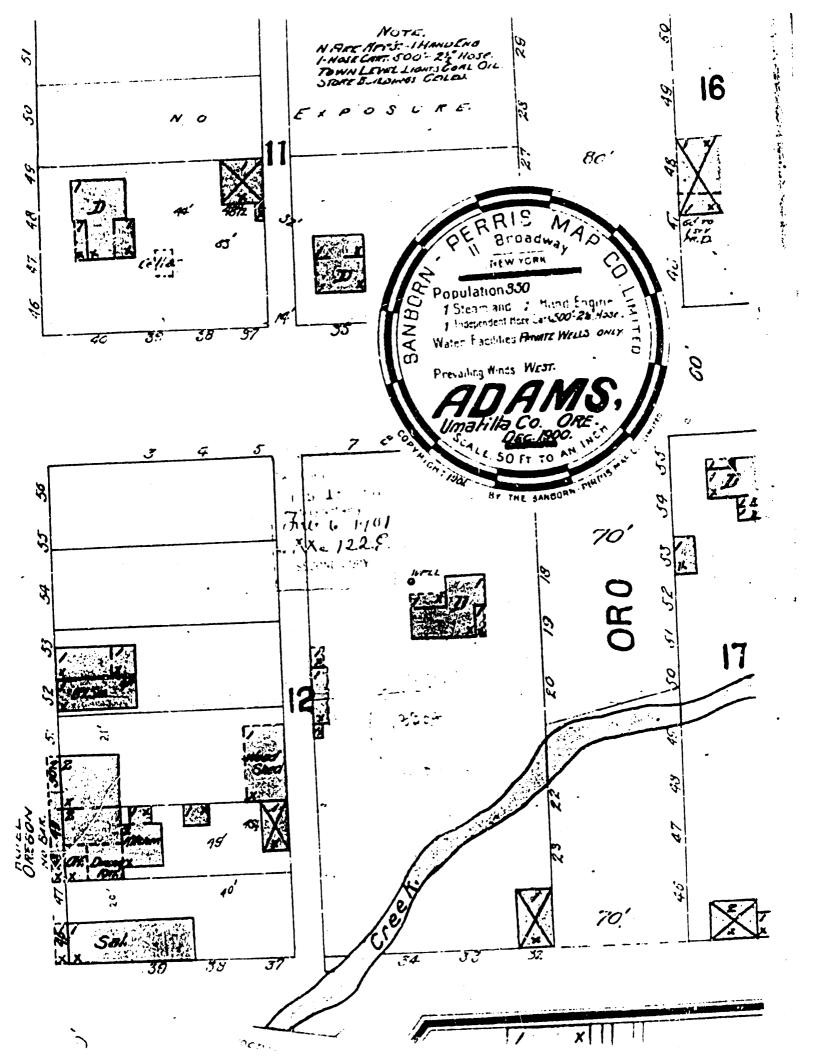


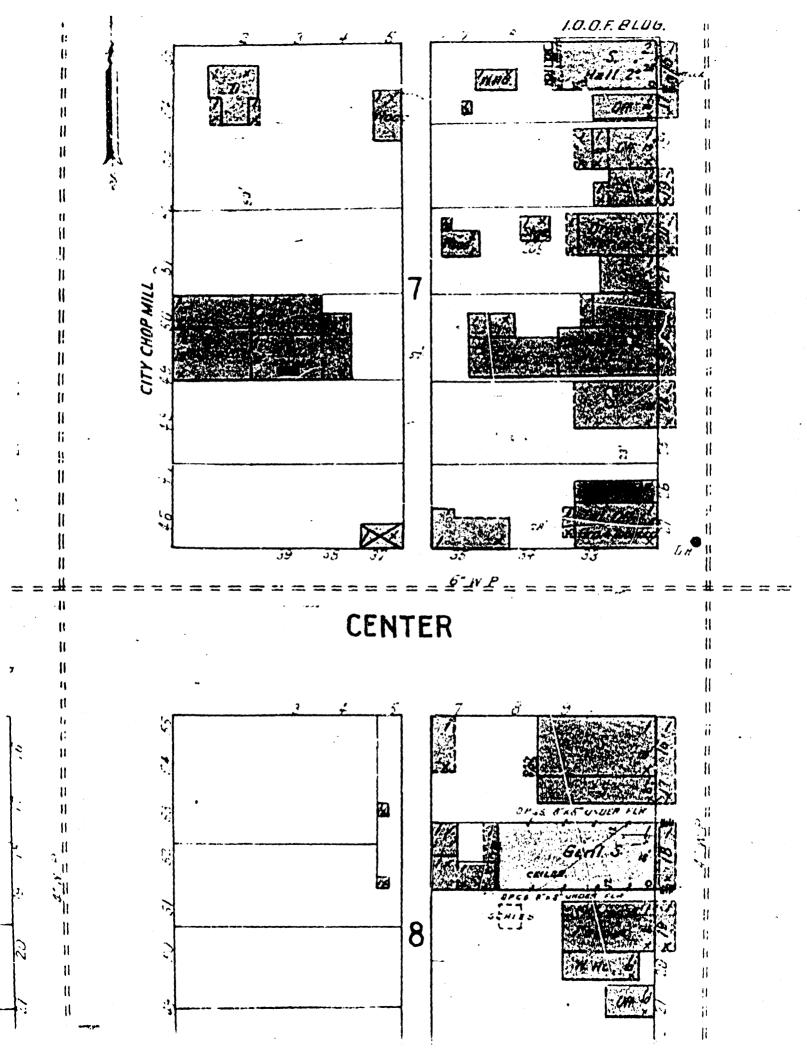


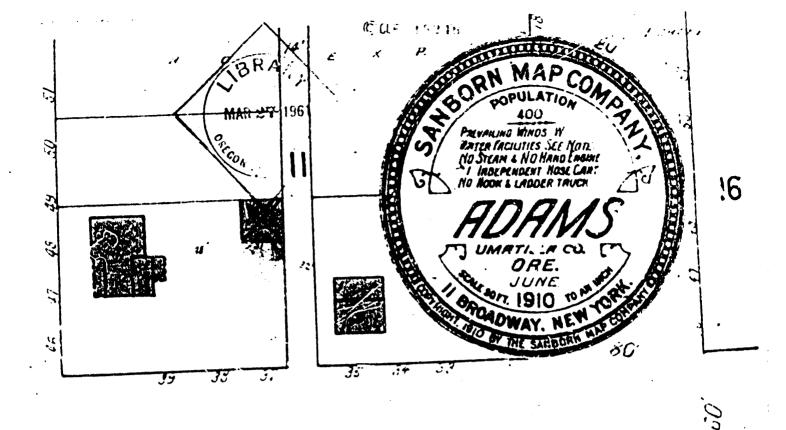


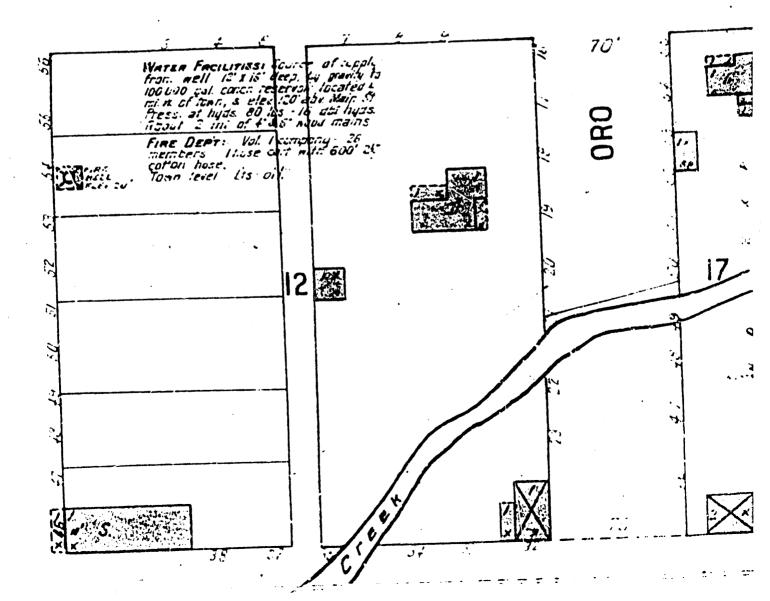


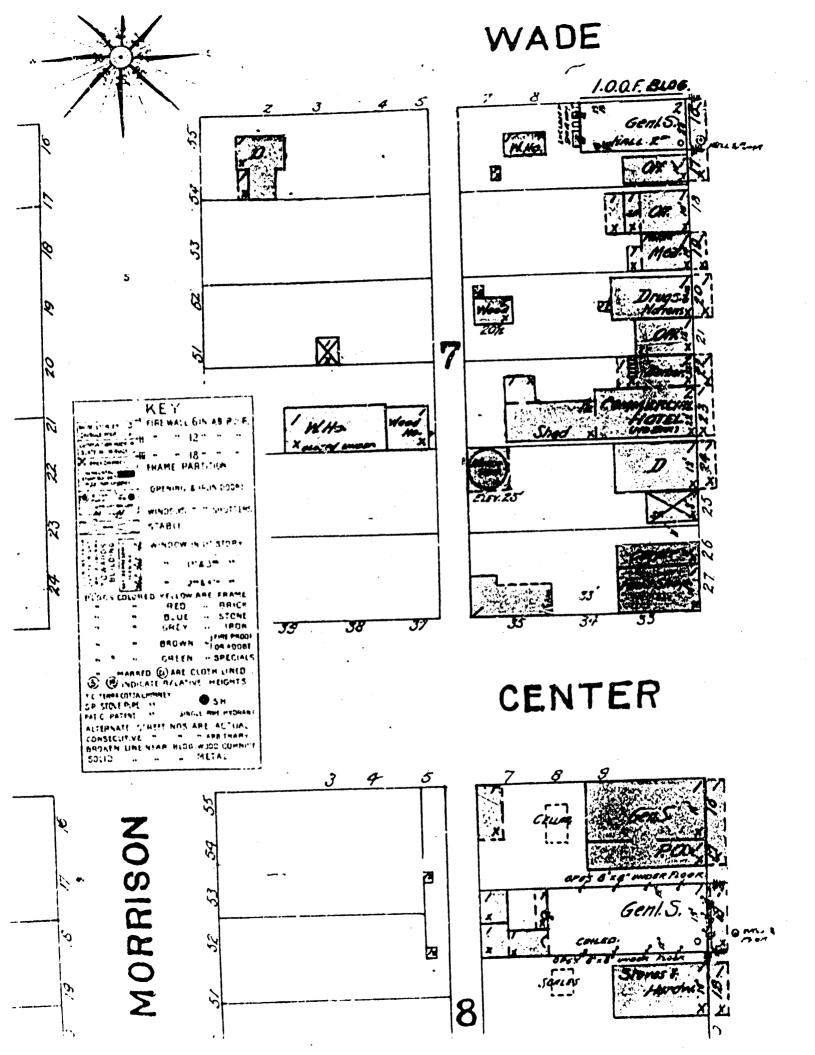




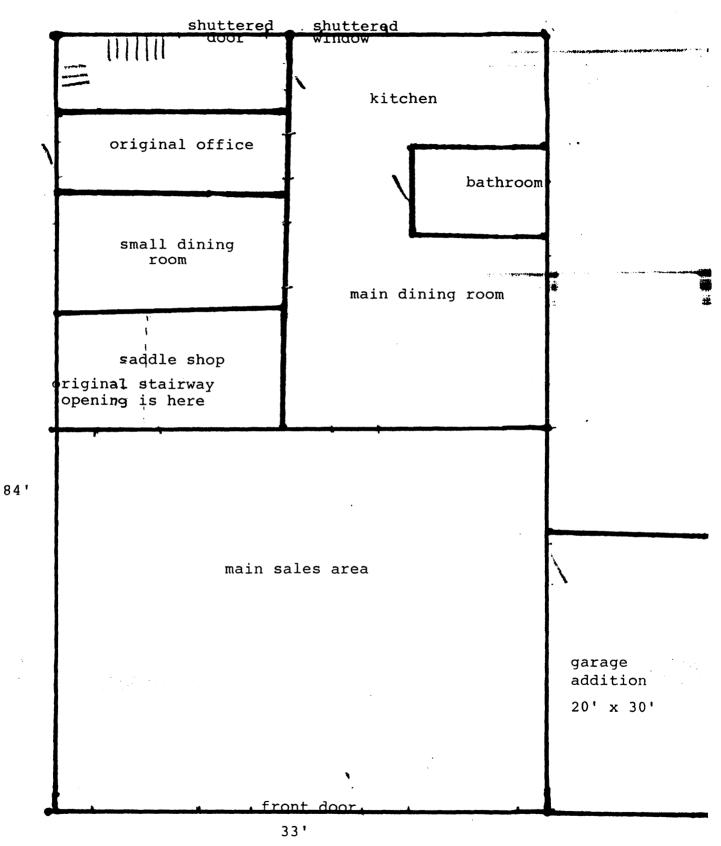








Reese and Redman Brick/ Store Adams, Umatilla, Oregon



Main Street

