

**United States Department of the Interior
National Park Service**

For NPS use only

received **OCT 31 1985**

date entered

DEC 2 1985

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

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

1. Name

historic Foley Building Number of contributing resources: 1

and/or common Foley-Bouvy Building Number of non-contributing resources: 0

2. Location

street & number 206 Chestnut Street N/A not for publication

city, town La Grande N/A vicinity of Second Congressional District

state Oregon code 41 county Union code 061

3. Classification

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

4. Owner of Property

name Robert I. Fallow, Ross E. Hearing, DBA Mac-Or (joint venture)

street & number PO Box 996

city, town La Grande N/A vicinity of state Oregon 97850

5. Location of Legal Description

courthouse, registry of deeds, etc. Union County Clerk's Office

street & number Courthouse

city, town La Grande state Oregon 97850

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no

date 1985 federal state county local

depository for survey records State Historic Preservation Office, 525 Trade St. SE

city, town Salem state Oregon 97310

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		_____ N/A

Describe the present and original (if known) physical appearance

The Foley Building, built in two phases, was constructed in white brick and is designed in a Renaissance-influenced Commercial Style common in the early 20th century. The first phase of the Foley Building was built in 1912. A three-story wing, a light court, and a two-story wing were added in 1921. The ground level was intended and used for retailing with the upper stories of the earlier five-story building developed for office space; the upper levels of the added wings were offices and rental apartments. The present condition of the building is excellent. The basic structure and exterior finishes are sound and intact. The mechanical and electrical systems, although presently operable, are in need of retrofit.

As one of the tallest buildings in LaGrande the commercial property occupies a prominent corner lot and is situated on Lots 14, 15 and 16 of Block 115, Chaplin's Addition to LaGrande, Union County, Oregon. The building abuts Adams Street (LaGrande's main street) to the west, Chestnut Street to the south, an alley to the east, and a two-story building to the north. It is U-shaped with a central light court opening to the north. The south portion is five stories in height, the west portion is three stories in height, and the east portion is two stories in height. A basement is located under both the buildings and the light court.

Structurally, the building has masonry bearing perimeter walls, except the light court walls which are plaster-clad wood frame. The foundations are concrete. The floor and roof systems are heavy timber. The interior non-bearing partitions are plaster-clad wood frame.

The primary exterior facades (on Adams and Chestnut Streets) originally featured the following: a first-story base with rusticated masonry columns (white brick with ochre mortar), large display windows with bulkheads below and transoms above, an elliptical arch entry emphasized by a bracketed balcony above. The base is terminated by blank frieze topped by a narrow string course. The next three stories feature alternating bays of rusticated brick and paired elliptical arched windows with one-over-one sash at each story in white brick and ochre mortar. This section is terminated by a thick articulated cornice in the ochre colored brick. The top portion of the five-story building features a flat band with paired windows of five-over-one sash. It is terminated with a pattern band of both the white and ochre brick topped with a parapet and small cornice. The parapet is raised above the main entry bay and the cornice is elaborated with dentils of the ochre brick. In the west wing three-story addition, the pattern is the same, but a cream colored brick was used for the base work and the trim brick has more of a red cast than the original. The other facades are of plaster or red brick and utilitarian in character.

The exterior of the upper stories of the building has not been modified. In the lower level of the five-story portion, the masonry and the transoms in four bays have been painted. Wood awnings have been added at the transom position on the four corner bays. In three bays of the west wing addition, the columns have been covered with stone. The transoms have been covered with plywood, and the original glazing has been replaced.

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Continuation sheet FOLEY BUILDING

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The original internal spatial organization of the ground floor was open retail space with an entry lobby to the upper stories. This organization is still intact today. The upper stories were originally organized for office space in the five-story section and apartments in the two added wings. In the early 1950s, the upper levels of the five-story portion were converted to apartment units, incorporating a variety of modifications for this conversion. The upper level corridors, however, still retain their original character, including, for the most part, the original doors, hallway relites, and wood trim. The original lobby finishes (including marble floor and wainscot) are still intact, although some of the woodwork has been painted.

Plans are currently being formulated for a rehabilitation of the property.

8. Significance

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

Specific dates 1912–1921 **Builder/Architect** J. E. Foley, attributed

Statement of Significance (in one paragraph)

The Foley Building, erected for J. E. Foley in two phases (1912, 1921) is a Commercial Style building, five-stories in height at its apogee, constructed in white brick with ochre brick details. Located at 206 Chestnut Street in LaGrande, Union County, Oregon, the property displays Renaissance decorative motifs on its main elevations, most of which are intact.

As LaGrande's first "skyscraper" containing its first elevator, the building meets criterion "c." Character-defining elements of the U-shaped structure include: identical width bays articulated by shallow rusticated brick pilasters which rise to the cornice level below the fifth floor; elliptical arched entry framed by a classicized balconette supported by brackets and consoles; original storefronts with off-set entrance and multi-light transoms; paired one-over-one sash set in elliptical and rectangular frames with brick lintels and modest label moldings; and various details in ochre colored brick. Surviving the interior are the original marble floor and wainscot in the lobby and classicized wooden staircase, original doors, relites and other detailing.

The building is also significant under criterion "a" for its role in the shift in development of downtown LaGrande to an area previously occupied by Chinese. Furthermore, the property can be evaluated under criterion "b" for its association with original owner J. E. Foley and his descendants, who owned the building until the early 1970s.

In 1888, the site at the northeast corner of Adams Avenue and Chestnut Street where the Foley Building is located was vacant and an irrigation ditch ran through the property. By 1893, the irrigation ditch had been filled in and three wood-frame structures built at the east end. There was a photo studio adjacent to the property and a restaurant and lodge across the alley on Chestnut Street. The Foley Hotel had been constructed in 1891 across the street at the southeast corner of Adams Avenue and Chestnut Street. Chinatown was located just south of the Foley Hotel. The 1903 maps show no further development of the site, but the vicinity had undergone some changes. The Foley Hotel had expanded both to the east and to the south. This development forced the relocation of the Chinese district further to the north on Adams Avenue, and by 1923 the area was well developed. Both portions of the Foley Building were complete and the Telephone Exchange, adjacent to the north, was being completed. The railroad now had a freight depot, several offices and a passenger station.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name LaGrande SE, Oregon

Quadrangle scale 1:24000

UTM References

A

1	1	4	1	4	2	4	0	5	0	1	9	9	2	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification The Foley Building occupies lots 14, 15 and 16 of Block 115, Chaplin's Addition to La Grande, Union County, Oregon, a 90 x 100-foot parcel.

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

state None code county code

state None code county code

11. Form Prepared By

name/title John E. Larson, Partner

organization Lundgren, Larson & Associates

date November 26, 1984

street & number 1911 Court Street, PO Box 772

telephone (503) 523-7401

city or town Baker

state Oregon 97814

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

title Deputy State Historic Preservation Officer

date October 25, 1985

For NPS use only

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

Entered in the National Register

date 12-2-85

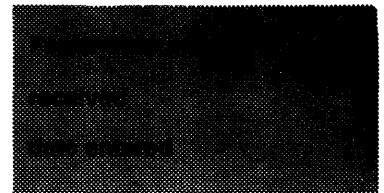
Attest:

date

Chief of Registration

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The actual construction of the first five-story portion of the Foley Building began on March 26, 1912. On that day, the EVENING OBSERVER billed it as a "skyscraper for Adams Avenue." The article continued:

The building is to have every tone of fashion and modernness. The marble corridors and entrance, the elevators, in fact, everything that makes metropolitan skyscrapers, will be included in the building. The first floor is for store purposes and the upper stories for modern offices rooms.

The bid was let to the Portland Construction Company for \$25,000. "Happy" Day of Baker had the contract for constructing the basement and foundation.

The newspaper during this period of time mentioned a local architect, C. B. Miller, quite often in reference to other buildings. There is no mention of this architect's involvement in the Foley Building. J. E. Foley is stated as being the "builder." The character of the Foley Building appears to have been derived from a number of revival styles. Because of the variety of influences, the unique masonry work in terms of brick color and pattern, an inability to find any mention of an architect, and because of his strong background in engineering and construction, it is our opinion that J. E. Foley either designed or modified standard plans for the original building and its additions.

On September 18, 1912, as the building neared completion, an article in the EVENING OBSERVER stated, "La Grande's first eclectic elevator is installed and in working order in the new Foley Building skyscraper."

Further newspaper discussions indicated that the Commercial Club, La Grande's original Chamber of Commerce, was one of the initial office tenants and that the Union Pacific Railroad offices were located in the upper floors. When the new depot and railroad offices were built in 1921, Union Pacific relocated their offices. There was some discussion at that time regarding the incorporation of the Foley Building into the Foley Hotel, which was then being remodeled. This plan was never implemented, and the upper floors remained in use as offices until after J. E. Foley's death.

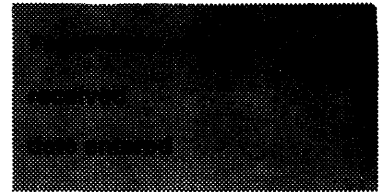
On June 6, 1921, the EVENING OBSERVER announced the following:

The contract for a three-story building adjoining the present new Foley Building was signed this morning. Heisner, Nielson, Harris bid on the work was accepted by Jerry Foley, owner of the Foley Building, who is building the new structure. The bid was \$26,055.00.

The plans call for a building with full basement. The excavation for the basement and walls have already been completed. The first story to be occupied by store rooms. The two upper floors will be divided into office rooms and apartments according to present plans.

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Mr. Foley announced this morning that it is possible that an additional two stories will be built immediately. The plans, as drawn, provide walls of sufficient strength to carry another two stories. Architecturally, the new structure will conform with the old Foley Building.

J. E. Foley (1850-1922) was a self-taught bridge engineer and builder from Indiana. He worked for the Union Pacific Railroad on the original line west as far as Salt Lake City. He then came to Eastern Oregon to work for the O. R. & N. Railroad Company (later to become the Union Pacific), which was building a line through Eastern Oregon. He originally arrived in La Grande in 1881, but continued his bridge work between La Grande and Portland until 1886. The old "Steel Bridge" in Portland was one of the bridges Foley helped erect. In 1886, he married Theresa Gangoff of La Grande. She was a daughter of the original settlers in the La Grande area of the Grande Ronde Valley.

In addition to the Foley Building and its additions, J. E. Foley built the Foley Hotel in La Grande (in 1970). The hotel, a three-story masonry structure, was considered for many years to be one of the finest hotels in Eastern Oregon and the first building east of Portland with a steam heating and electrical generating system.

After J. E. Foley's death in 1922, the Foley Building was split at the line of the 1921 addition and assigned to his heirs. Dr. Lee Bouvy (J. E. Foley's son-in-law) established and operated a clinic and hospital, utilizing the entire third floor of the five-story portion of the building during the 1920s and 1940s. In the early 1950s, the upper levels of the building were converted to apartment units which are still in use today.

In 1970 and 1972, the buildings were purchased by the present owners from the descendants of the original heirs and brought back into one ownership.

The Foley Building has played a significant role in the history of La Grande and Eastern Oregon. Its unique architectural character and its scale relationship to downtown La Grande, both originally and today, make it a prominent feature. When it was built in 1912, it was the highest building in downtown La Grande. With the hotel across the street, it formed a developmental focal point for the downtown. Today its height is exceeded by only one other building downtown and still provides the central business district with a physical focal point. The present owners are planning a restoration and retrofit effort which will reinforce this strong physical presence with uses which will again make it a vital part of the downtown.

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LaGrande Gazette:

1/29/1892, article regarding the Foley Hotel
6/3/1892, article regarding the Foley Hotel

La Grande Observer:

10/4/22, J. E. Foley obituary

La Grande Evening Observer:

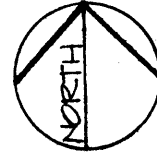
August 2, 1911, article on plans for Foley Building
August 9, 1911, article on Foley Hotel
September 7, 1911, article on Foley Hotel
March 26, 1912, article on Foley Building
September 18, 1912, article on elevator at Foley Building
March 2, 1912, article on Foley Hotel
June 6, 1921, article on addition to Foley Building

City of La Grande, Building Permit Record, March, 1912 - March, 1917, p.4.

Sanborn Map Co., La Grande, Union County, OR, 1888.
Sanborn Map Co., La Grande, Union County, OR, January, 1893.
Sanborn Map Co., La Grande, Perry and Island City, Union County, OR, July, 1903.
Sanborn Map Co., La Grande, Union, County, OR, January, 1923.

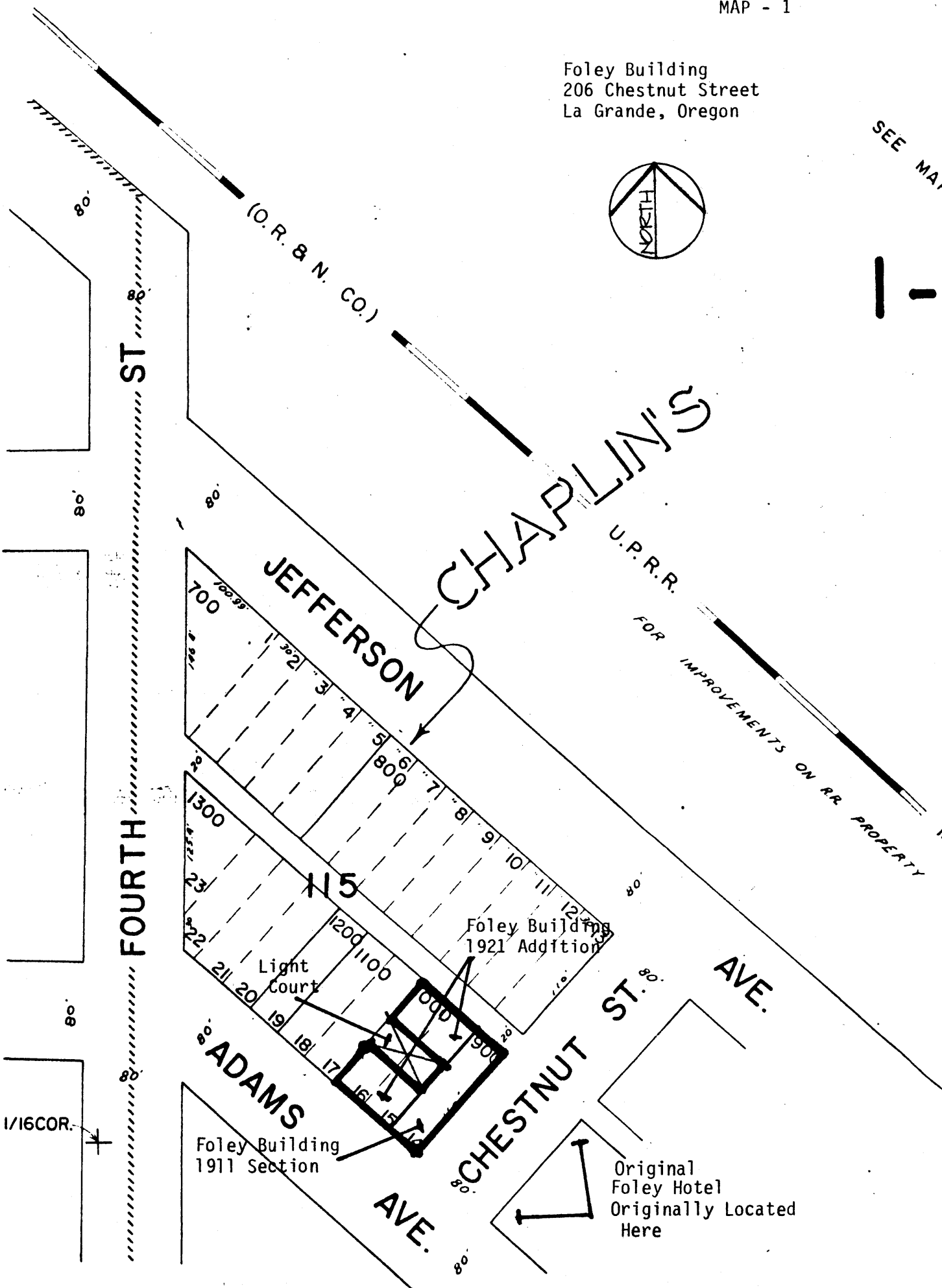
Mr. Jack Evans, Eastern Oregon State College, interview, October 9, 1984.
Ms. Joan Bouvy, J. E. Foley's granddaughter, interview, October 9, 1984.

Foley Building
206 Chestnut Street
La Grande, Oregon



SEE MAP

SEE MAP 3 38 6DA



FOURTH ST

(O. R. & N. CO.)

JEFFERSON

CHARLES

U.P.R.R.

FOR IMPROVEMENTS ON RR PROPERTY

FOURTH

ADAMS

CHESTNUT ST. AVE.

Foley Building
1911 Section

Foley Building
1921 Addition

Light
Court

Original
Foley Hotel
Originally Located
Here

1/16COR.