

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

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



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

1. Name

historic Howe (C.J.) Building

and/or common Howe Brothers Store

2. Location

street & number 104 Spaulding Ave, not for publication

city, town Brownsville vicinity of congressional district 4th

state Oregon code 41 county Linn code 043

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 checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Davenhouser Associates

% William Davenport

street & number 2540 Woodland Dr.

city, town Eugene vicinity of state Oregon 97403

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, Linn County Courthouse

street & number

city, town Albany state Oregon 97321

6. Representation in Existing Surveys

title has this property been determined eligible? yes no

date _____ federal _____ state _____ county _____ local

depository for survey records

city, town _____ state _____

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" 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		

Describe the present and original (if known) physical appearance

The C.J. Howe Building was built c. 1908 as a grocery/mercantile and used for that purpose for over 25 years. It is a brick commercial structure with little ornamentation, typical of such structures built in small towns at the turn of the century. It was probably not designed by an architect and, instead, may have been built by local or itinerant brick-masons, with the brick coming from the Brownsville Brick and Tile Yard, which opened in 1907. It is in good condition today, occupied in part by two offices, with the remainder unoccupied.

The building is located in NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 31, Township 13 South, Range 2 West, Willamette Meridian, on Lot 1, Block 9, City of North Brownsville, Linn County, Oregon. The building stands at the southeast corner of a major intersection of Main Street and Spaulding Avenue, with its major entrance facing north, while secondary entrances are on the west side. This siting emphasizes the importance of the building, and the orientation is common in small town commercial districts in Oregon, where storms often come from a southwesterly direction.

The building exists today within the central business district of Brownsville, and the town's leading commercial establishments stand next to, or across from the building. These include a bank, newspaper, grocery, museum, pharmacy. Its commercial importance in the past is emphasized by its location today. The building is bounded by sidewalks constructed in 1912

The walls of the two-story building are brick, which was sandblasted in the early 1970s to remove the whitewash applied in the previous decade. It has a full unfinished basement, and its foundation is built of local stone. The roof is conventional tar paper, concealed on three sides by a free-standing parapet, 4' high, with metal flashing above the top coursing. The building is 90' in length and 30' in width; 26' high.

The exterior is entirely brick masonry; brick panels have replaced original panels of wood at the sides of the front entry. It is almost entirely intact, appearing much as it did 70 years ago, with a few exceptions: an additional entry and display window now occur at the northwest corner, fire escapes and the small upstairs window at the same corner accommodated the occupants when the building was converted to apartments during World War II.

The interior is brick, with wood lath and plaster removed to expose the original brick. It has retained all of the beams, trusses and load-bearing walls, but new walls have been added for various space planning reason (e.g, for toilets for public use). Original wood floors remain. The first floor retains its original spatial organization. The second floor, however, was altered during its conversion to apartments. There was originally an elevator connecting the two floors, but it has been removed.

The west wall is framed by simple brick pilasters and is organized as a long panel, separated at the first ceiling level. Segmented arches occur above the second-story windows, and decorative brick coursing denotes an obvious transition between the first and second stories. This checkerboard effect is repeated in the parapet coursing, which also has a band of sawtooth pattern and one of a diamond pattern. Photographs show that much of the glazing is original; glass above the large plate glass windows on the north is opaque. Additional decorative elements show iron cylindrical posts at the main entry, and a transom divided into five parts, surrounded by wood.

8. Significance

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

Specific dates c. 1908 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The C.J. Howe Building is the largest historic commercial building remaining in the Willamette Valley town of Brownsville, an important early agricultural trade center platted in 1853 which grew with the development of wool manufacturing and other enterprises until it reached its peak at the turn of the century. In the words of Barbara Bailey, the facades of brick buildings such as the Howe Building "presented vernacular interpretation of the fashionable brick city buildings," yet their construction was probably guided by masons rather than architects. Unlike their urban counterparts, which may have given way to urban renewal, vernacular buildings such as the one built for C.J. Howe about 1908 have tended to survive in their small town settings.

The Howe Building is significant to Brownsville for two reasons. It is one of the few buildings to have survived a fire of July 12, 1919, which destroyed the wooden structures in the central business district. Only those few buildings of brick survived. The Howe Building also is an authentic representation of turn-of-the-century commercial architecture. During the 1960s, a well-intended but misguided movement to "early up" storefronts in Brownsville to attract tourists reduced further the number of unaltered historic buildings on Brownsville's main street.

C.J. Howe was one of several brothers who had come to Brownsville from Massachusetts, and a deed shows that the Howes had purchased land within the district as early as the 1890s. A grocery was purchased in 1905, and two of the brothers formed a partnership in 1907, apparently to enlarge the business. The store was operated by the family until the Great Depression, when the familiar pattern of unpaid accounts contributed to its failure. Since that time, it has housed various forms of commercial activities--appliance store, shoe store, tire store, antique store--and, as noted earlier, the upper story was converted to apartment during the Second World War. Located at a major intersection, the store served as a gathering place for local merchants and farmers.

Brownsville, whose population numbered 1274 in 1978, has been identified as a fifth-order town (Holtgrieve, 1975), representative of a community which thrived earlier in Oregon's Willamette Valley (the region of the state's earliest white settlement). Its present lack of economic diversity (its employment is largely in primary economics of wood products and agriculture) and its distance-decay factor from the interstate freeway and major economic centers have contributed to the town's lack of major growth in recent decades.

This lack of growth, however, has contributed to the preservation of the town's architectural resources. Many churches, homes and farmhouses on the perimeter of the downtown core attest to Brownsville's origins in the 19th century. For example, the John B. Moyer House, an Italian Villa of 1881, and the John and Amelia Brown House, an Italianate farmhouse of 1876, have been entered into the National Register of Historic Places. The C.J. Howe Building is Brownsville's best preserved example of commercial architecture dating from the time when the town was at the height of its commercial and economic importance.

9. Major Bibliographical References

"An Act to Incorporate the Town of Brownsville, in Linn County, Oregon," and North Brownsville General Laws of the State of Oregon, 1876. Special Law Section, pp. 85-92. Salem: Mart V. Brown, State Printer, 1876.

(see continuation sheet)

10. Geographical Data

UTM NOT VERIFIED

Acreege of nominated property less than one (30x100')

ACREAGE NOT VERIFIED

Quadrangle name Brownsville, Oregon

Quadrangle scale 1:62500

UMT References

A

1	0	5	0	1	3	2	5	4	9	1	5	4	1	5
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

Tax Lot 7200 (portion of Lot 1), Block 9, North Brownsville Plat, City of Brownsville, Linn County, Oregon.

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Deirdre Malarkey

organization Quaestio, Inc. date November 9, 1979

street & number 1131 E. 20th telephone 503/343-5378

city or town Eugene state Oregon 97403

12. State Historic Preservation Officer Certification

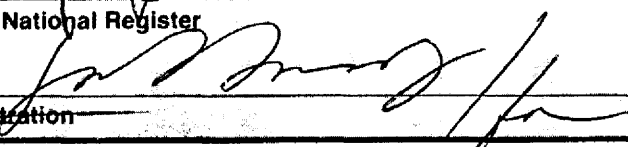
The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature 

title Deputy SHPO date 21 January 1980

For HCERS use only	
I hereby certify that this property is included in the National Register	
<u>W. Ray Luce</u>	date <u>4/1/80</u>
Keeper of the National Register	
Attest: 	date <u>3/25/80</u>
Chief of Registration	

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED JAN 29 1980

DATE ENTERED

APR 1 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER

9

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- Atlas of Oregon. Eugene: University of Oregon Books, 1976.
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- "Brownsville's Love Affair with the Past." Old Oregon, March-April, 1966, 34-35.
- Brownsville Times, May 3, 1907 and July 18, 1919.
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- Historical Atlas Map of Marion and Linn Counties, Oregon. San Francisco: Edgar Williams & Co., 1878.
- Harlow Zinzer Head. "The Oregon Donation Claims and Their Patterns." Unpublished doctoral dissertation, University of Oregon, 1971.
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- Mildred Kerr. "The Calapooya," in "Willamette Tributaries." Oregon Historical Quarterly, Vol. 54, No. 2, 163-171.
- Norman Klein. "Health and Illness in Kirk's Ferry, Oregon." Unpublished doctoral dissertation, University of Oregon, 1975.
- Alfred L. Lomax. Later Woolen Mills in Oregon. Portland: Binford and Mort, 1974.
- _____. Pioneer Woolen Mills in Oregon. Portland: Binford and Mort, 1941.
- Deirdre Dexter Malarkey. "Processes of Land Conversion: An Example of Wilsonville, Oregon." Unpublished doctoral dissertation, University of Oregon, 1978.
- John Phillip Prestion. "The Impact of National Interstate Route 5 on Adjacent Non-agricultural Land Uses in the Willamette Valley, from Salem to Portland, Oregon." Unpublished masters thesis, Oregon State University, 1967.
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- Leslie M. Scott. "History of the Narrow Gauge Railroad in the Willamette Valley." Oregon Historical Quarterly, Volume 20, No. 2, 141-158.
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- _____. (Ibid.) Writers Program. History of Linn County. n.d. /1941/
- Thomas Vaughan, editor. Space, Style and Structure. Portland: Oregon Historical Society, 1974.

Interviews: Nov. 5, 1979: Philip Dole, Professor, Architecture, Univ. of Oregon.
Nov. 3, 1979: staff, Linn County Museum.

Correspondence: Mrs. Donald Menefee, Brownsville, OR.