

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 7 1987
date entered FEB 10 1987

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

1. Name

historic Manning, S.A. Building Number of contributing features - 1
Number of noncontributing features - 0
and/or common Manning, S.A. Building

2. Location

street & number 200 State Street N/A not for publication
city, town Salem N/A vicinity of Fifth Congressional District
state Oregon code 41 county Marion code 047

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input 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 checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" 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 Jerry D. & Margaret F. Alexander
street & number 810 Liberty Street NE
city, town Salem N/A vicinity of state Oregon 97301

5. Location of Legal Description

courthouse, registry of deeds, etc. Marion County Clerk (Records)
street & number Marion County Courthouse
city, town Salem state Oregon 97301

6. Representation in Existing Surveys

title Historic Salem - an Inventory of
Historic Places has this property been determined eligible? yes no
date February 1984 federal state county local
depository for survey records Room 305, 555 Liberty Street SE
city, town Salem state Oregon 97301

7. Description

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

Describe the present and original (if known) physical appearance

This building is located on the corner of the recently constructed Front Street by-pass and State Streets. It was earlier part of Salem's industrial and wholesale/retail area along the railroad tracks. The changed use of the building reflects the removal of the industrial and wholesale activities along Front Street and the restriction of access from Front.

The building most recently has functioned as a furniture warehouse. It is currently being modified on the second story to house ceramic artist's studios. The lower floor is currently unleased and will be developed to relate to the growing retail and office uses on State Street, linking downtown with the City's planned Riverfront development.

The current owners are maintaining the building's largely unaltered exterior and will replace the west entrance and overhead door on the north facade which appear to have been added after the original construction.

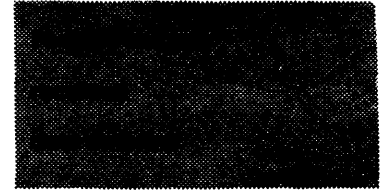
The exterior bearing walls of the building are of common brick except at the south end of the building where an addition was constructed with poured concrete walls on the west and south, which have been stuccoed, and a structural clay tile wall on the east facing the alley. The building measures 149 feet on the west side; 60 feet on the north side (front of the building); 149 feet on the east side; and 60 feet on the south side. The original building was 60 feet by 124.2 feet. An extension 24.8 feet by 60 feet and an elevator was added between 1917 and 1927, according to Edwin Bingenheimer. Mr. Bingenheimer related in an oral interview in 1986, that at the time of his tenancy (1942 to 1953), the floor in the new addition was about 4 feet higher than the floor in the original building. He said this area was used for feed and seed cleaning.

The north facade has a plain, galvanized metal cornice just below the parapet and another galvanized metal belt cornice just below the sill of the second story windows. The sky profile of the facade is simple and straight and the upper brick story is punched by six regularly spaced windows with three over three lights in double-hung sash. There is no special embellishment to the brick work which utilizes metal lintels and a common running bond every six courses.

The lower story features masonry corner piers and two nicely detailed cast iron piers separating the three 18' bays. The wooden windows are divided into lights which provide scale to the elevation. The original mullions are delicate in dimension and are reinforced by common stock 2 x 4's and 1 x 4's. The wall construction is not weather-tight insulated, nor finished construction. The store front glasswork and bulk heads are original.

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The ground story of the building contains one office enclosure with glazed borrow lights. Restrooms in the southeast corner and a freight elevator form the only link between the main building and the rear addition. The internal structure is heavy mill construction with 11"x11" timber columns with steel gusset bearing plates supporting two lines of 11"x25" beams which divide the building into three spans. The joists are 3"x16" x at 16" on center with a heavy 2x6 tongue and groove deck.

The roof structure crowns at the center bay of the west facade and slopes to a scupper at the northeast and a drain at the south center of the building. It features 8x8" wood columns supporting a line of 8x16" girders which in turn supports spacer posts on which the roof beams rest. Rafters run perpendicular to the floor joists. The roof system includes lateral corner bracing which pinwheels around the columns. It is insulated and will be covered with gypboard.

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 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 checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1908 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The warehouse known as the S.A. Manning Building is located in Salem Oregon, at the foot of State Street, where State intersects with Front Street on the east bank of the Willamette River. This intersection is the heart of the original industrial-wholesale district of the capital city which once extended along Front Street from Trade Street on the south to Marion Street on the north. Directly across State Street from the subject property is the Reuben Boise Building (1913), at least five years later in date than the Manning Building. The Boise Building has been listed in the National Register. Together, these two-story warehouses anchor the easternmost end of a two-block long corridor of 19th and early 20th Century commercial buildings of such unusual density in downtown Salem, the area was once considered the east-west axis of a potential historic district. Owing to significant losses in recent years along the north-south cross axis of Commercial Street, the potential for district designation has faded. In 1970, other elements of the district were lost to the Front Street Bypass improvements. The former Salem Iron Works of 1868 was one of the oldest in the district, yet was subsequently demolished in the 1970's. Additionally, the former Oregon Electric Railroad Freight Station was lost in the mid 1970's due to a right-of-way relocation. Other losses have included the Marion Hotel (or Chemeketa House) due to fire. The Manning Building has been considered to be eligible for listing in the National Register of Historic Places in the Front Street Improvement Environmental Impact Statement of 1979, but the determination has never been ratified by the Keeper of National Register.

The Manning Building meets National Register criteria "a" and "c" in the context of Salem's historic role as an agricultural marketing and shipping center for a large portion of the Willamette Valley and as one of the oldest and best preserved examples of early 20th Century warehouse construction in the city.

The riverfront area is the capital city's equivalent of Portland's Northwest Industrial "triangle." Owing to development of a Front Street by-pass which eliminated the Salem Iron Works of 1868 in 1977, the subject property is now one of the oldest and least altered buildings remaining in the historic industrial/wholesale section of downtown Salem.

The Manning Building was built between 1905 and 1908 as a traditional, two-story warehouse of heavy timber post and beam construction with brick masonry walls. Its ground plan measured 60 x 124' until the building was expanded by a 25' rear addition of reinforced concrete in the 1920s. Its ground story display windows are largely intact, including the two cast iron piers dividing the facade into three equal bays, although modifications were

9. Major Bibliographical References

Note Attached Continuation Sheet

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Salem, West, Oregon

Quadrangle scale 1:24000

UTM References

A

1	0	4	9	6	8	1	0	1	0	4	9	7	1	6	1	0	1	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 S.A. Manning Building is located NE 1/4 NW 1/4 Sec. 27, T.7S., R.3W., W.M. It occupies essentially the easterly 60 feet of Lots 7 and 8 of Block 47, of the original Town Plat of Salem in Marion County, Oregon. The nominated property is more particularly described as follows:

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

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Irene M. Hammer

organization N/A date September 29, 1986

street & number 5875 Basil Street NE telephone (503) 364-9211

city or town Salem state Oregon 97301

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 December 19, 1986

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

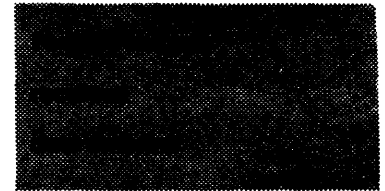
 date 2/10/87
for Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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made to entrances in later years. Upper story fenestration is regular, confined to the north and west elevations, and consists of double-hung wood sash having three lights over three. The openings are without frames, and the only detailing on the facade consists of galvanized sheet metal belt and parapet cornices.

The earliest occupants of the site were blacksmiths, who served neighboring industrial plants and wholesalers. While possibly built for S. T. Northcutt as early as 1905, the nominated building was acquired soon after it was built by Samuel A. Manning, a dealer in farm machinery, automobiles and bicycles. Salem City directories from 1907 - 1921 indicate the occupancy of the building by Manning's firm. Manning held the property until 1921, leasing portions of it to such concerns as the Salem Truck and Dray Company. The elevator and rear addition date from the building's longtime use as a warehouse for grain and feed and seed after 1921.

Salem dates its founding from 1840, when the principal station of the Methodist Mission was relocated on Mill Creek. The Indian Manual Labor Training School was established by the missionaries in 1841, and the town was laid out in 1846-- partly as a means of supporting the Methodist-sponsored academic enterprise which ultimately became Willamette University.

In 1851 the Oregon Legislature named Salem the Territorial capital, but the designation did not become a fixed reality until 1855. With the advent of Statehood, in 1859, Salem was the undisputed capital. The town was incorporated in 1860. While its early growth owed equally to higher education and politics, the town's situation on the Willamette River was an advantage in terms of commercial development. Flour and woolen mills were among the earliest manufactories to be established. Business enterprises grew up along Commercial Street, which parallels the east bank of the river. Always a waypoint along the main corridor of travel up and down the broad Willamette Valley, Salem was reached by the Oregon and California Railroad in 1871, and a new age of commercial growth was ushered in. Lumber and paper mills were added to woolen and flour industries, the iron foundry, banking and retail enterprises. Thereafter, Salem was the center of growth and activity in the mid-Willamette basin.

The Dictionary of Oregon History relates the early development of flax, hops, hay and orchards in the fertile areas outlying Salem. With the development of water and road transportation, the perishable crops, chiefly vegetables and fruit, became more accessible to regional markets.

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An indicator of the relationship of buildings such as the S. A. Manning Building and the local agricultural economic base of the period 1905-1925 is given by Harry Stein in his A Pictorial History of Oregon's Capital.

" . . . the Salem area was garden-like in its flourishing orchards, which in these decades replaced many wheat farms. Huge amounts of fruit as well as abundant flax, nuts, hops and wool came into the appreciative town."

" . . . downtown began to appear more like a small city than a farm trading and service center. Small boat yards launched wooden ships into the Willamette River. Businesses shifted in the new century from Commercial Street to a concentrated mercantile zone around Liberty and State Streets."

"In the new century, Salem made fruit processing its leading industry. Farm co-ops and private concerns started or enlarged small canneries and dehydration and pressing plants. It became acceptable for women and children, not just men, to work seasonally in canneries, hop fields, and orchards. To encourage better cherries, the Elks in 1903 began a small annual Cherry Festival. As official Cherry City of the World, Salem expanded the festival in 1908 into an all-encompassing exhibition and celebration of orchardists and itself."

The Cherry Festival was a proud civic celebration and reflection of the importance agriculture had assumed in Salem's economy. The S. A. Manning Company was only one of a number of firms which supplied implements and mechanized equipment to the area's farmers (in the historic period 1905-1925), but its building is one of the ten remaining and the best preserved of its type in the City.

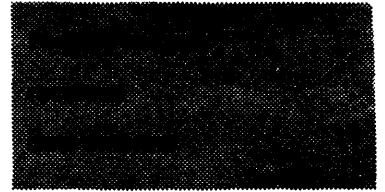
The building site is located on property which was part of the original town plat recorded in 1850 and re-recorded in 1871. By 1880, Thomas Holman, proprietor of Salem Electric Light Works and Salem Abstract and Land Company as well as manufacturer of grain cleaning machines, had acquired the property by two separate transactions, one in December 27, 1880 and the other on January 20, 1873.

Holman sold the property to S. T. Northcutt on January 7, 1889.

In 1864 Northcutt had purchased a farm about 10 miles north of Salem, after coming here from the southern Oregon gold fields. He sold this farm in 1889 at the death of his wife and bought the subject property. He mined in the Cascade Mountains until 1905. He bought and sold several farms in the Willamette Valley until his death in 1926.

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During Mr. Northcutt's ownership of the building it was rented or leased to:

1889-90	C. W. Scriber & Herman Pohle, Blacksmiths
1891	Herman Pohle, Blacksmith
1893	Arthur Glover & Edward Pugh, Blacksmiths; Herman Pohle Blacksmith; Henry Pohle, Carriage & Wagon Maker
1896	Herman Pohle & Clyde Bellinger, Carriage Makers; Arthur Glover & Edward H. Pugh, Blacksmiths
1902-10	William H. Siegmund & Edward H. Pugh, Blacksmiths

Mr. Northcutt sold the parcel to S. A. Manning on September 3, 1908.

While there were improvements located on Northcutt's property during his ownership, it is believed that the subject building at 200 State Street was not built until 1905-1908, based on Sanborn maps and Marion County Assessor's records.

The 1884 Sanborn map indicates a frame building at this site occupied by Holman's Fan Mill manufacturing with power supplied by Salem Iron Works. The 1888 and 1890 Sanborn maps still show a wood frame building occupied by Glover and Pugh Livery and Feed. The 1895 Sanborn map shows that one property continued to be occupied by a frame building.

A significant change in construction and building type appears to have occurred between 1905 and 1910. In 1905, the Marion County Assessment rolls on file with the Oregon State Archives indicate that there were improvements valued at \$1,200. By 1908, the Sanborn maps indicate that the earlier frame structure was replaced by a two-story brick-walled building of post and beam construction with a composition roof, metal cornice, and 24" fire wall above the roof.

A short time later, in 1910, the Marion County Assessor's records show a dramatic increase in value, with the improvements worth \$5,000 and the land at \$6,300.

It would appear therefore that the building was constructed sometime between 1905 and 1908.

Samuel A. Manning purchased the building from S.T. Northcutt, September 3, 1908. According to an article found in the January 1, 1908 issue of the Oregon Statesman, Mr. Manning operated a business located at 119 to 125 Liberty Street. He held a prominent position among the leading retail establishments of the city, which contributed to the importance of Salem as the market place for a large portion of Willamette Valley. He carried a

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complete line of farming implements, machinery and vehicles of all kinds. He was the local agent for Studebaker automobiles, McCormick harvesting machinery, John Deere farming equipment, and Petaluma incubators, famous throughout the west as the most nearly perfect made. He handled a large part of the bicycle business in Salem. Mr. Manning had been in this type of business for five years at various locations prior to his purchasing the building at 200 State Street in 1908. Salem City Directories revealed that Manning owned and occupied the nominated building until December 21, 1921, at which time he sold the property to Frank N. and Marion A. Derby.

An article in the September 1, 1910 Daily Oregon Statesman reported that Salem Truck & Dray Company was located in the Manning Building on the corner of State and Front Streets. A copy of a photo acquired from Mr. Ed Culp shows this office to be 200 State Street. The 1917 Salem City Directory still showed them doing business at this location.

The Derbys did not operate a business at this location, but, according to the Salem City Directories, between 1921 and 1931, Charles R. Archard leased the space from which to sell farm implements, grain, feed and seed as well as Shell oil and gas lines.

The 1927 Sanborn Map shows an addition of reinforced concrete was made to the south end and an elevator was installed between the old and the new parts of the building. The addition was being used for grain cleaning and the original building was being used for implements at that time.

Between 1932 and 1953 Salem Seed & Implement Company occupied the building. Again, the property was used for the retail sale of farm implements, feeds, seeds, Ford Tractors, Gould Pumps, Viking Cream Separators, dairy supplies, Miller Products, fertilizers and spray and seed cleaning.

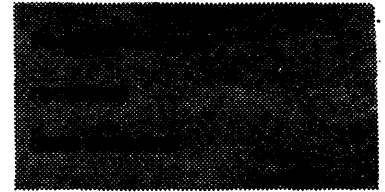
During 1953-54, E. H. Bingenheimer Distributing Company conducted business on this site. Mr. Bingenheimer was owner and manager of Salem Seed & Implement Company between 1942 and 1953.

Mr. Bingenheimer said while he occupied the building he upgraded the seed cleaning equipment to make it more efficient. The equipment is no longer on the premises. During the 1940's he had a contract with the Oregon State Prison to do all the prison industry's flax seed cleaning.

C/2367E

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LEGAL/TITLE:

Capital Title Company, Indexes

Marion County Surveyor's Office

Marion County Assessment Rolls

Sanborn-Perris Company Insurance Atlas of Oregon 1884, 1888, 1890, 1895,
1898, 1908, 1927.

OCCUPANCY RECORD:

R.L. Polk Co., Salem City Directories: 1889-90, 1891, 1893, 1896, 1902,
1905, 1907-08, 1909-10, 1911, 1913, 1915, 1917, 1921, 1926-27, 193-0-31,
1932, 1934, 1935-36, 1940-41, 1942, 1945, 1947, 1949, 1951, 1953-54, 1955
- vacant to 1970's

CONSTRUCTION:

No actual records or plans located. The clues to establishing the
construction date of only brick building are contained in the 1905-1910
Marion County Assessed Rolls and 1908 Sanborn maps.

Oregon Statesman: January 1, 1908, "S.A. Manning Implement House."

September 1, 1910, "Salem Truck & Dray Company" Salem,
Oregon.

Undated historic photo graph (c 1917): Salem Truck & Dray Company, 200 State
Street (Ed Culp Collection)

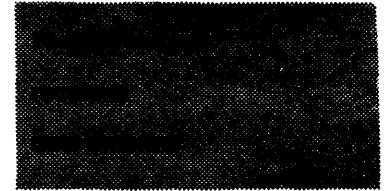
Edwin H. Bingenheimer: Interview in 1986 by Irene Hammer with Mr.
Bingenheimer, tenant of the building between 1942 and 1954.

Stein, Harry - A Pictorial History of Oregon's Capital, Donning Company,
Publishers, Norfolk, Virginia 1981.

Corning, Howard McKinley Corning, ed. Dictionary of Oregon History, Binford &
Mort, Publishers, Portland, OR 1956.

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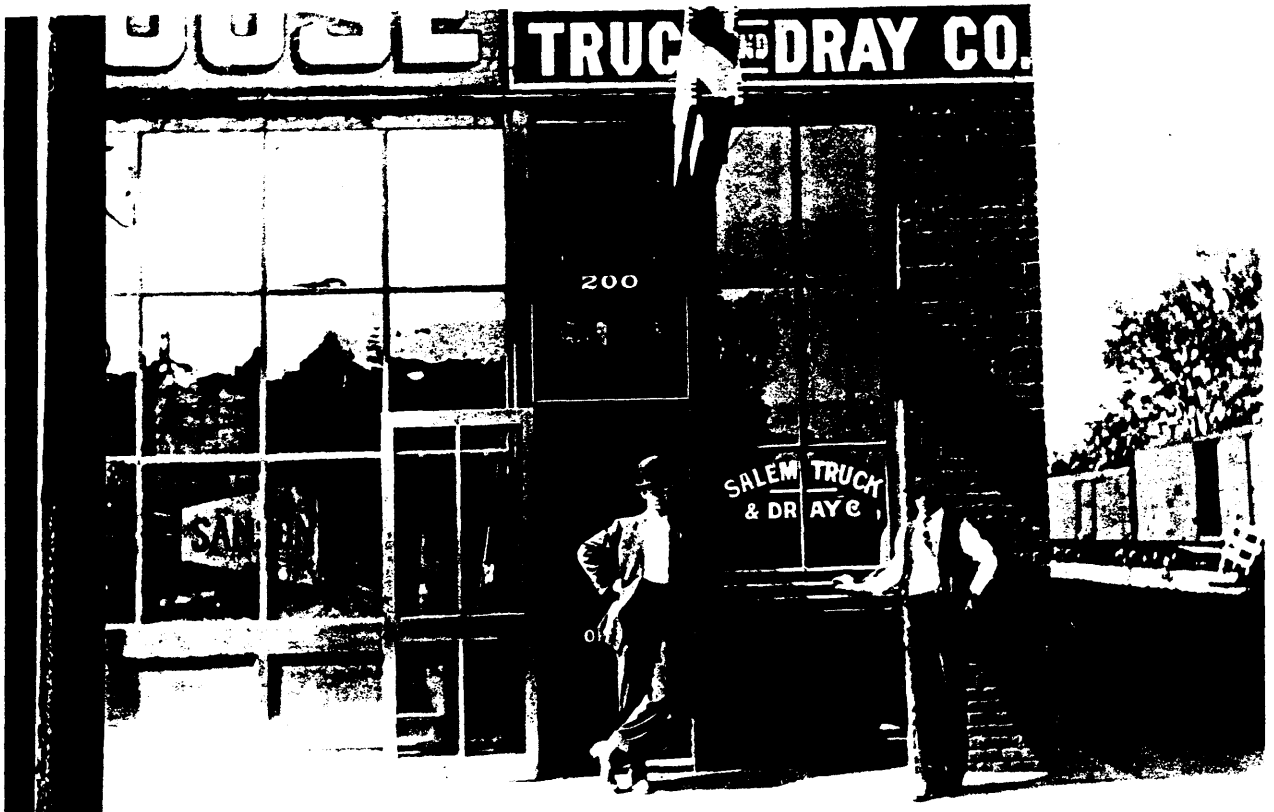
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Beginning at the Northwest corner of Lot 8, Block 47, in the City of Salem, Marion County, Oregon; thence East, along the North line of said Lot 8, 60.0 feet; thence Southerly parallel with the West line of Lots 8 and 7 of said Block, 123 feet 9 inches to the Southeast corner of a tract of land conveyed to S.A. Manning by deed recorded in Volume 104, Page 272, Deed Records for Marion County, Oregon; thence East, parallel with the North line of said Lot 8, 6.0 feet more or less to the Northwest corner of a tract of land conveyed to Loren Loose by that certain instrument dated July 13, 1942, and recorded July 28, 1942 in Volume 273, Page 443, Deed of Records for Marion County, Oregon; thence South along the West line of said Loren Loose tract, 24.8 feet to the Southwest corner of said tract; thence West, along the South line of Lot 7, Block 47, Salem, Marion County, Oregon, 66.0 feet to the Southwest corner of said Lot 7; thence North along the West Line of Lots 7 and 8, to the place of beginning.

C/2368E

Photo from Ed Culp
collection - between
1910 and 1917

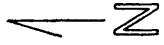


Manning, S. A., Building
200 State Street
Salem
Marion County
Oregon
Historic view, ca. 1910

NE 1/4 NW 1/4 SEC. 27 TWP. 7S. RGE. 3W. WM MARION COUNTY, ORE.

7 3W 27BA
CITY OF SALEM

DELETED TAX LOT
NUMBERS
2900
2200
2600



1"=100'
26-DEC-84

MILL ST
LIBERTY STREET SE
TRADE STREET SE
STREET SE
STATE STREET
FRONT ST



SEE MAP 7 3W 22CD

SEE MAP 7 3W 27AB

SEE MAP 7 3W 27MD

LEGEND

- LINE TYPES
- TAX LOT BOUNDARIES
- OLD PROPERTY LINES
- RIVERS, LAKES, ETC.
- CREEKS, POND, ETC.
- RAILROADS
- TAX CODE BOUNDARIES
- SUBDIVISION BOUNDARIES

SYMBOL TYPES

- CONTROL POINTS
- SHIRLEY MONUMENTS
- 64.D. CURBERS (APPROX) (FOUND)
- SECTION
- 1/4 SEC.
- 1/16 SEC.
- D.L.C.
- OREGON STATE PLANE COORDINATE SYSTEM GRID MARKS

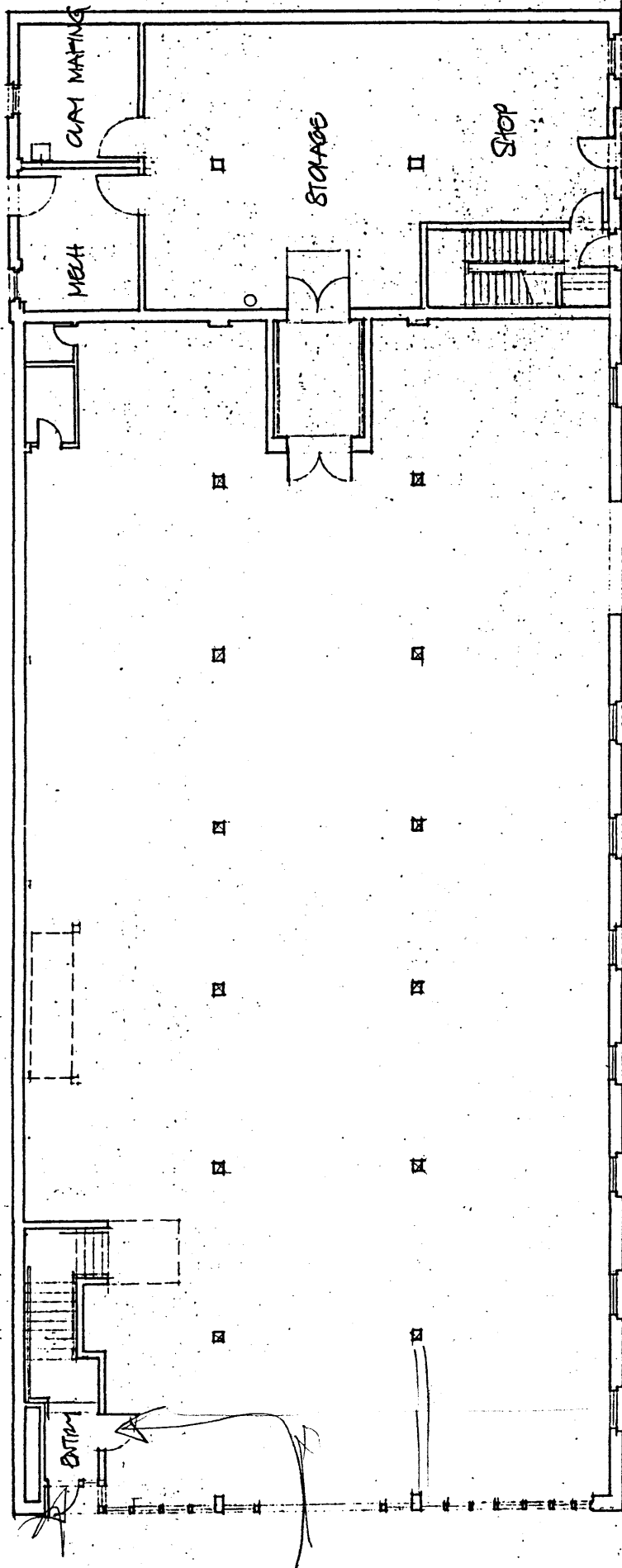
NUMBERS
TAX CODE, INT.
000 00 00 0

ALNABE - ALL AREAS EXCLUDE ANY PORTION THAT MAY LIE WITHIN THE INDICATED PUBLIC RIGHT OF WAY.

TICK MARKS - WHEN A TICK MARK IS INDICATED ON THE EXTENSION OF A LINE, THEN THE DIMENSION GOES TO THE TICK MARK. GENERALLY THIS IS USED WHEN DIMENSIONS GO INTO PUBLIC RIGHT OF WAYS.

AREAS NOT USED WITH DIMENSIONS IN AREAS OF GREATER COMPLEXITY.

NOTICE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY!



Proposed Restoration (Adaptive Use)
 First Floor

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

Manning, S. A., Building
 200 State Street
 Salem
 Marion County
 Oregon