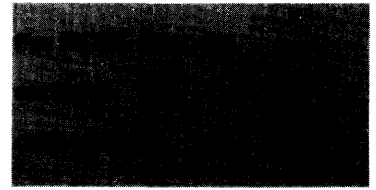


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Masonic Temple

and/or common Masonic Temple

2. Location

street & number 18 SW Emigrant Avenue N/A not for publication

city, town Pendleton N/A vicinity of congressional district Second

state Oregon code 41 county Umatilla code 059

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	<u>N/A</u> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<u>N/A</u> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: Fraternal

4. Owner of Property

name Masonic Hall Association

street & number 18 SW Emigrant Avenue

city, town Pendleton N/A vicinity of state Oregon 97801

5. Location of Legal Description

courthouse, registry of deeds, etc. Umatilla County Courthouse

street & number 216 SE 4th Street

city, town Pendleton state Oregon 97801

6. Representation in Existing Surveys

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

date 1976 federal state county local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

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 type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> N/A </u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Masonic Temple is a 50 x 100-foot two-story stuccoed brick masonry building located at the southwest corner of the intersection of South Main Street and SW Emigrant Avenue in the central business district of Pendleton. The building was constructed in 1887 and completed and opened for use in 1888 as the Masonic Temple. The lodge hall and related facilities take up the entire second floor, allowing three commercial rentals to be located on the main floor, and all have been used continuously for the original purpose since the time of construction. Stylistically, it is, by local standards, an elaborate example of the High Victorian Italianate Style characterized by rusticated pilasters, segmental arched windows with pedimented architrave molding joined to a belt course, a bracketed cornice of sheet metal, and a pedimented parapet crest. The architect employed by the Masonic Hall Association was D. D. Neer of Portland, Oregon, who drew the plans and specifications which were let out for bid on July 15, 1887. After initial bids were rejected, C. M. Bennett of Umatilla, Oregon, was awarded the contract for construction of the building at a price of \$12,000. Delos D. Neer is noted in Oregon architectural history as the designer of numerous county courthouses, including those for Clackamas, Benton, Lane, Polk, and Washington Counties -- all erected in the 1880s and 1890s. Of these, only the Benton and Polk County courthouses are standing today.

Though the Masonic Temple's ground story shop fronts have been remodeled from time to time over the years, and various improvements, mostly of a mechanical nature (heating, ventilating, electrical wiring and plumbing) have been installed in the lodge area for the Masonic Hall Association, the building is structurally sound. There is presently evidence of deferred maintenance throughout.

The rectangular building is oriented east to west with its shops fronting South Main Street. Commercial tenants at the present time are Galé's Appliance and Refrigeration Company at 409 S. Main (south store) and Great Pacific Wine & Coffee Company at 403 S. Main (corner store). The third rental space at 20 SW Emigrant Avenue (west store, or annex) is vacant. In 1965, the Main Street store fronts were remodeled with aluminum framing and new plate glass windows. The stucco exterior was last painted in 1954.

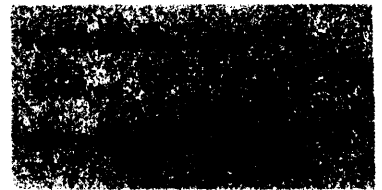
Site

The 50 x 100-foot site of the Masonic Temple purchased June 2, 1884 from J. W. Flack for a total price of \$500, plus interest, is legally described at Lot 1, Block 73, Reservation Addition to the City of Pendleton, Umatilla County, Oregon. In order that the building could be constructed to the lot lines, Charles Brownfield, the owner of property on the south side of the lot, gave 21½ inches of land for construction of the south wall with the provision that the south wall be a party wall. According to its minutes, the Masonic Hall Association initially proposed to build a 50 x 80-foot building, but the building was expanded to the west lot line to accommodate the stairway and the westerly ground story rental space. The store fronts of Main Street with their central recessed entries measured 25 feet each, and had cast iron fronts and large, colorful fold-down awnings. The lodge hall entryway was located 80 feet west of the front corner on the Emigrant Avenue facade.

Pendleton's commercial Main Street is but four blocks long, running from Frazer Avenue adjacent to the railroad tracks on the south to the Umatilla River on the north. All of Main Street continues today as a viable and active commercial district undergoing change as it meets the competitive challenge of new shopping centers west and south of

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town. Though once aswirl with activity, South Main Street has in more recent years been passed over for reinvestment, and the buildings have attracted tenants less capable of paying higher rents. Within the last year, the Bowman Hotel a block to the south on Frazer Avenue (entered into the National Register in November 1980), has undergone refurbishing, including careful brick cleaning and painting and installation of awnings and street trees. The Bowman Hotel project has substantially improved the image of South Main Street and has attracted new tenants. Furthering this activity, tenants of the Masonic Temple continued the street tree plantings along Main Street and Emigrant Avenue.

Structural Details

The 50 x 100-foot two-story Masonic Temple is rectangular in plan except for an 8 x 10-foot offset in the southwest corner. As was typical of local construction in this era, lime mortared sealstone and rubble were used in foundation construction. On August 1, 1887, the Association purchased some 200,000 all kiln-dried brick at a price of \$1,200 for use in wall construction of the Temple. In all, 263,920 bricks were used in the main building and 1,500 more were used in the cellar arches. The roof material is built-up hot tar. The cornerstone, purchased from J. H. Jett of Baker City, Oregon, for \$25.00, was laid by the Grand Master on October 5, 1887. Total cost of the building including site preparation and interest on borrowed money was \$20,991.40. Except for work on the interior, the building was completed on February 24, 1888, with formal dedication ceremonies held May 15. Contractor Bennett, as it turned out, was less than a responsible individual. Suppliers began contacting the Association for direct payment on materials and several liens were filed. Roof repairs were made in December 1888, November 1889, and February 1890. Plumbing repairs were made in June 1889 and April 1890 -- all within two years of completion.

Salient Features of the Exterior

The second story of the principal facade fronting South Main Street is formally organized into two sections of three bays each marked off by rusticated pilasters. Segmental arched windows are fitted with double-hung sash and framed by pedimented architraves joined to a belt course. The north street facade on Emigrant Avenue is organized into eight bays with similar windows. An elaborate bracketed cornice of sheet metal is surmounted by a plain parapet with a central pedimented crest flanked by posts with corbeled caps. The crest bears the Masonic symbol and the date 1887. On the secondary facade, the lodge hall stairway entrance is framed by fluted pilasters of cast iron identical to others on this face aligned under rusticated pilasters of the second story. A cast iron threshold is also found at this entrance. The exterior surface is painted stucco. Brick flues with corbeled caps originally rose from the corners of the principal facade and along the north elevation.

Original Internal Spatial Organization

First Floor -- The corner store with its 25-foot frontage on Main Street runs 80 feet west to the lodge entry and is organized into front sales area with storage, restrooms and basement stairway in the back. The southerly store with a similar frontage, runs 90 feet deep and, likewise, has the sales area in front with office, restroom, stairway

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and freight elevator to the basement in the rear. The westerly commercial space, now vacant, has a 10 foot frontage on Emigrant Avenue and depth of 42 feet. The basement is partitioned for use by the Main Street tenants. The lodge entry at the west wall of the corner store contains a staircase and a utility closet and measures approximately 11 x 25 feet.

Second Floor -- From a 9 x 10-foot hallway at the top of the staircase, lodge members may proceed to the lounge (13' x 19') on the north or to a vestibule (18½' x 20') on the south. East of the vestibule is the tiler room (10' x 13') which leads to the main lodge meeting room (31' x 55') occupying the southeast corner of the building. Located north of the tiler room is the preparation room (11' x 13') containing a stairway leading to the film projection booth. Doorways connect the preparation room with both the tiler room and main lodge meeting room. East of the lounge is the kitchen (13½' x 14½'), and east of the kitchen is the dining room (17½' x 46') adjacent to the north wall of the main lodge meeting room. The commandery room situated over the west ground story rental space is entered through a doorway on the west wall of the vestibule. Paraphernalia rooms of various sizes are located throughout the upstairs. Restrooms are located off the south wall of the lounge and off the stairway landing. There is no hallway. Circulation from one room to the other is through doorways. Except for Main Street store fronts, alterations have been generally minor since original construction.

Interior Finish

The original interior finish was painted plaster over wood lath with use of three-foot wainscot on the stairway, stairway hall, vestibule, tiler room, and preparation room.

The Main Street stores have been refinished from time to time with the change of tenants. In the front corner store a mezzanine office has been constructed, and the plaster removed from the brick along the east portion of the north wall.

The main lodge room floors are maple, those of the dining room are oak. All other floors on the second floor are linoleum. A coved ceiling is found in the main lodge room, and molded base boards and door and window frames in the Eastlake tradition are used throughout the upstairs.

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 checked="" 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 checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input 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 1887–1888 **Builder/Architect** Delos D. Neer, architect

Statement of Significance (in one paragraph)

The Masonic Temple, a two-story, stuccoed brick masonry building commenced in 1887 and completed and opened for use in 1888, is one of a small, homogeneous group of commercial buildings in the Italianate Style arrayed along South Main Street and Emigrant Avenue in downtown Pendleton, the governmental seat of Umatilla County in the wheat-growing and cattle range country of Oregon's Columbia Plateau. A component of one of two pairs of contiguous historic buildings in the cluster, the Masonic Temple is situated on the north end of the block occupied by the Bowman Hotel of 1906, a substantial National Register property with a 200-foot frontage on Frazer Avenue overlooking the Union Pacific Railroad Passenger Station. A 50 x 100-foot volume, the Masonic Temple is oriented to South Main Street but displays its major frontage on Emigrant Avenue. Its south wall adjoins the Matlock-Brownfield Building (1904). Together with the Matlock-Brownfield Building and the east end of the Bowman Hotel, it makes a complete block of intact historic commercial architecture which is unusual in Pendleton today. Not only is the Masonic Temple the most noteworthy example of late 19th century fraternal lodge hall architecture in the community, it is significant as an example of work by Delos D. Neer, architect of a number of county courthouses in various parts of Oregon in the 1880s and 1890s, including most notably, the Benton County Courthouse of 1888 in Corvallis, a National Register property. The building's two shop fronts on South Main Street were altered with plate glass in aluminum framing and by reversible sheet metal facing, but the second story exterior and interior remain unaltered--partly a result of the Masons having occupied the lodge hall to the present day. With its rusticated strip pilasters, pedimented architrave molding joined to a belt course framing second story segmental-arched windows, its elaborate bracketed metal cornice and its central pedimented crest containing Masonic emblem and date of construction, the Masonic Temple embodies the distinctive characteristics of High Victorian Italianate architecture which pervaded larger towns and cities in the American West in the late 19th century. An intact example of its type and style, the Masonic Temple possesses integrity of location, design, setting, materials, workmanship, feeling, and association with the historic, social and commercial life of Pendleton.

Of the fraternal lodge buildings in Pendleton, including those of the Knights of Pythias, Odd Fellows, Elks, and Eagles, the Masonic Temple is the most noteworthy architecturally by dint of its age, design and state of preservation. While its neighbors in the cluster of historic buildings have ground floor occupancy, only the Masonic Temple is being occupied fully. Its second floor has been in continuous use by the Masons for 93 years. The lodge records attest that Pendleton's leading business men and political figures of earlier days were members, and, thus, the building has come to be associated with community leadership.

The following excerpt from Charles A. Laing's History of the Masonic Hall Association completed May 25, 1980, outlines the genesis of the Masonic Temple project and identifies the important figures in the formation of a Masonic Hall Association.

"The Masonic Temple in Pendleton was conceived August 1, 1881, went through

9. Major Bibliographical References

Oregon Statewide Inventory of Historic Sites and Buildings data sheet, 1976.
 Laing, Charles A. History of the Masonic Hall Association, Pendleton, 1980.
 Macnab, Gordon A Century of News and People in the East Oregonian, 1875-1975, East Oregonian Publishing Company, 1975.
 Umatilla County Historical Society, A Backward Glance, E.O. Master Printers, 1981.

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Pendleton, Oregon

Quadrangle scale 1:24000

UMT References

A

1	1	3	6	0	9	5	0	5	0	5	8	7	8	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 Masonic Temple is located in NW $\frac{1}{4}$, Sec. 11, T. 2 N., R. 32 E., W. M. It occupies Lot 1 of Block 73 of the Reservation Addition to Pendleton, Umatilla County, Oregon. The site is otherwise described as Tax Lot 1500.

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

state	N/A	code	county	N/A	code
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state	N/A	code	county	N/A	code
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11. Form Prepared By

name/title Bert Ardnt

organization _____ date August 31, 1981

street & number 104 SE 5th Street telephone (503) 276-7071

city or town Pendleton state Oregon 97801

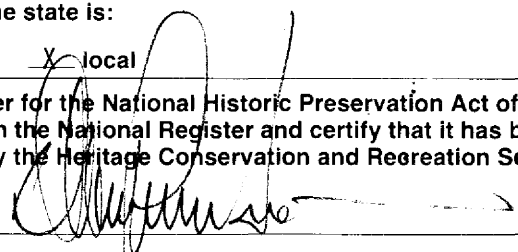
12. State Historic Preservation Officer Certification

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 State Historic Preservation Officer

date April 14, 1982

For HCRS use only

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

Entered in the National Register

date 6/1/82

Keeper of the National Register

Attest:

date

Chief of Registration

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a gestation period until April 16, 1887, suffered labor until April 1, 1888, and finally bore fruit on May 14, 1888.

This Masonic Temple was the original purpose for the formation of the Masonic Hall Association. At a Stated Communication of Pendleton Lodge #52 A.F. & A.M. held on August 1, 1881 a committee consisting of Brothers James H. Turner, Samuel Rothchild, J. Frank Dunn, William M. Beagle and Henry Bowman was appointed to ascertain the possibility of building a Masonic Temple. There are no written records of this committee's functions. However, they must have created quite a stir as the Odd Fellows Lodge reduced the rent they had been charging Pendleton Lodge. The rent was \$60.00 per year.

On November 5, 1883, Pendleton Lodge was notified by the Odd Fellows that beginning January 1, 1884 the rent would be increased to \$100.00 per year. That started the wheels turning again, and at the Stated Communication held on January 21, 1884 Brothers Samuel Rothchild and John A. Guyer were appointed to draft Articles of Incorporation and a Constitution and By-Laws for the purpose of erecting a Masonic Temple in the Town of Pendleton - said Association to be called the Masonic Hall Association.

These hand-written documents were presented to the Lodge on February 4, 1884. The documents were approved by the Lodge and the Lodge Trustees were empowered to subscribe for 30 shares of stock in the Association at a cost of \$1,500.00, and to proceed with the incorporation.

The Articles of Incorporation were signed by the Trustees of the Lodge on February 9, 1884. The signatures of Jeremia DeSpain, Henry Bowman and Samuel Rothchild were notarized by John A. Guyer, a Pendleton attorney and a member of Pendleton Lodge. The documents were filed with Secretary of State R. P. Earhart in Salem, Oregon on February 12, 1884 through the offices of Guyer and Fitzgerald, Attorneys at Law and a filing fee of \$2.00 was paid. A copy of these documents was also filed with the County Clerk on July 29, 1884, with Deputy Clerk Joe H. Parkes (a member of Kunzie Lodge #83) signing for County Clerk James P. Bushee (a member of Pendleton Lodge #52)."

The following is recorded in a small journal in the Masonic Hall Association records . . .

Stock subscription list of the Masonic Hall Association, a Corporation duly incorporated February 9, AD 1884.

We the undersigned hereby subscribe for the number of shares of Stock of the Masonic Hall Association set opposite our names respectively and premise and agree to take the same upon issuance thereof, and pay therefore the sum of Fifty Dollards for each and every share of such stock, or so much thereof as may be assessed by said Corporation against said shares of Stock.

Dated at Pendleton, Oregon, February 11th, 1884.

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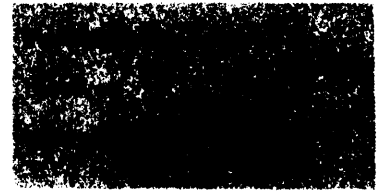
2

	<u>Number of Shares</u>	<u>Amount</u>
Pendleton Lodge #52 AF & AM	30	\$1,500.00
Rothchild & Bean (General Mdse.)	20	1,000.00
W. C. Jagers	2	100.00
Henry Bowman (Co. Commissioner)	4	200.00
Hawn & Guyer (mill owner & lawyer)	6	300.00
J. M. Bently (mill owner, Co. assessor)	5	250.00
T. H. Lacefield	2	100.00
A. Hensley	2	100.00
J. H. Rudy	2	100.00
J. H. Turner (lawyer)	6	300.00
Sam P. Sturgis (power company owner)	2	100.00
Thos. B. Hopper	2	100.00
J. F. Dunn	6	300.00
A. C. Webb	4	200.00
Mose Paruh	2	100.00
J. H. Raley	4	200.00
D. W. Bailey	2	100.00
Thompson & Barnhart	20	1,000.00
Nye Bros.	6	300.00
J. M. Bentley	5	250.00
J. DeSpain (liveryman, councilman)	6	300.00
W. M. Beagle (councilman)	5	250.00
J. P. Bushee (merchant)	5	250.00
J. M. Leezer	5	250.00
H. W. Stevens	2	100.00
F. A. Vincent (power company president)	1	50.00
M. E. Folsom (mortitian, councilman)	3	150.00
Will J. Furnish (Pendleton sav. bank pres.)	2	100.00
Rothchild & Bean	16	800.00
Rothchild & Bean	5	250.00
Thompson & Barnhart	21	1,050.00
W. J. Furnish	39	1,950.00
J. M. Bentley	31	1,550.00
W. M. Beagle	36	1,800.00

As this journal shows, there are 161 shares subscribed on February 11th, 1884, and the last six entries were subscribed on March 15, 1887. The three entries which are crossed out were cancelled on December 27, 1886 as there had not been any payments made. J. Frank Dunn had passed away in October, 1884, W. C. Jagers had moved away and F. A. Vincent has been expelled after deserting his family and fleeing to Mexico in 1886. This brought the total subscription down to 300 shares. On June 5, 1893 there were 19 shares cancelled for non-payment of assessments: James P. Bushee - 5 shares, Hawn & Guyer - 6 shares and J. H. Turner - 8 shares. J. H. Turner had assumed the two shares of D. W. Bailey. Thus only 281 shares were ever sold and paid for. J. H. Turner had passed away in 1891 and his family elected not to pay for his stock subscription.

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At a Stated Communication of Pendleton Lodge #52 held on June 2, 1884 a Warrant was ordered drawn in favor of John M. Bentley for \$100.00 to make a down payment on a piece of property for a Masonic Temple. This was owned by J. W. Flack. Brothers Dunn and Bentley were appointed as a committee to dispose of the building on the property. This building was sold to Jeremia DeSpain for \$200.00.

The first meeting of the stockholders was held in the Lodge room on Tuesday, June 24, 1884, where John M. Bentley was elected temporary chairman and Samuel Rothchild was elected temporary secretary. The meeting was adjourned 'until tomorrow at 8 o'clock P.M.'

The second meeting was held in the offices of Guyer and Fitzgerald, Attorneys, on June 25, 1884, and the following five directors elected: R. G. Thompson, James M. Leezer, William M. Beagle, John M. Bentley and Samuel Rothchild.

John M. Bentley and Samuel Rothchild were appointed as a committee to settle with J. W. Flack for the building situated on the property.

The 5 elected Directors met this same day the Temporary Chairman John M. Bentley presiding. The Directors the proceeded to elect Samuel Rothchild as President, John M. Bentley as Vice-President, James M. Leezer as Treasurer and William M. Beagle as Secretary"

The Temple of the Pendleton Lodge, with lodge hall on the second floor and three ground floor commercial rental spaces to provide income for the Lodge, has been used for its original purpose since the Lodge took occupancy, May 15, 1888. D. D. Neer, Portland architect, was engaged by the Association to provide plans and specifications for the building. The call for bids was advertised on July 15, 1887. After the initial bids were rejected, C. M. Bennett of Umatilla was awarded the contract at a price of \$12,000 , and construction began.

It is of interest to note in the minutes recorded for October 6, 1921, the Association voted unanimously against allowing the use of the Temple for the formation of a Chapter Ku Klux Klan.

A partial record of tenants of the ground story spaces of the Masonic Temple is as follows.

<u>Corner Store</u>	<u>Merchandise or Services</u>	<u>Date</u>
Great Pacific Wine & Coffee	Delicatessen	1980
Anna Lee's	Women's Dress	1979
Stefoni	Athletic supply	1972
Ken Melton	Athletic supply	1972
Christy's (M. T. Jerome)	Health studio	1960
Earl Gillanders	Wholesale grocery	1945
Hergert, Estep, Toner & Pozegar		1934
Folsoms	Funeral parlor	1920
M. A. Rader	Furniture/carpet/undertaker	1900

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<u>South Store</u>	<u>Merchandise or Services</u>	<u>Date</u>
Gales	Appliances	1970
Lucile Smith	Dress shop	1965
Goodwill	Used goods	
L. G. Rice	Photo studio	1949
Earl Gillanders & Burroughs	Wholesale grocery	1945
Peer Vakish		1934
Zimmerman	Storage	1930
Mr. Young		1930
Umatilla County	Storage	1930
Mr. Smith		1929
Max Gorfkle	Hides, junk	1923
Charles Conroy	Cash grocery	1920
M. A. Rader	Furniture/carpet/undertaker	1900
<u>West Rental Space</u>		
Ken Melton	Coaches room	1972
Bert Littig	Bental technician	1951
Fern Ogle	Happy Hour Cafe	1949