

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received SEP 27 1984
date entered OCT 29 1984

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

1. Name

historic Bailey & Massingill General Store

and/or common Same

2. Location

street & number 4 North "E" Street N/A not for publication

city, town Lakeview N/A vicinity of Second Congressional District

state Oregon code 41 county Lake code 037

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"/> N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> 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 Dennis C. and Barbara J. Mooney

street & number 709 North "F" Street

city, town Lakeview N/A vicinity of state Oregon 97630

5. Location of Legal Description

courthouse, registry of deeds, etc. Lake County Courthouse

street & number N/A

city, town Lakeview state Oregon 97630

6. Representation in Existing Surveys

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

date 1984 federal state county local

depository for survey records State Historic Preservation Office
525 Trade Street, S.E.,

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 checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" 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

The Bailey and Massingill General Store is a large rectangular commercial storefront which displays a modest Italianate cornice. Dating from 1900, it is the only example of a building sheathed in embossed sheet metal remaining from Lakeview's historic period. Although the display windows have been replaced, the building retains a high degree of interior and exterior integrity.

Located on the southwest corner of the intersection of "E" (Water) and Center Streets, the building is oriented to the west and occupies the South 44 feet of Lot 1 in Block 1 of the Original Plat of the Town of Lakeview, Lake County, Oregon. Otherwise known as Tax Lot 4700, the building appears in Section 15, Township 39 South, Range 20 East of The Willamette Meridian. All other structures in the immediate area date from the same period. Most commercial buildings in town are of brick and the nominated structure is the only building in Lakeview which employs sheet metal as a wall covering.

Rectangular in shape, the dimensions are 44 x 96 feet with the eastern 22.5 feet being composed of bearing wall brick. Erected in common bond, windows are set into arched brick openings but set into rectangular or square wooden frames. On the interior, walls are lath and plaster. This section of the building houses the mezzanine level, the vault, boiler, chimneys, offices and restroom facilities.

There is a full dug basement with the foundation for the brick section being basement walls of random coursed, rubble stone wall, "battered" with mortar. The remainder of the basement is soil with wooden plank walls and floors suspended on single bricks.

The remainder of the building is single story, constructed of pine balloon-frame construction with 1 x 3 inch tongue and groove boards in the interior. The majority of the exterior elevations on the south and west (front) are covered in embossed sheet metal in imitation of rough faced ashlar with beaded joints. This material is in very good condition.

The main elevation display windows were replaced at an unknown date and the entrance centered on the elevation. However, the double entrance doors are probably original and the diagonal entrance bay simulates the original. Single light transoms appear above the new display windows and a canopy shelters the lower facade. Originally, a metal "fire awning" appeared above the current transom windows. A centered title crest is missing as are urn finials which once appeared on the corner brackets.

The roof is supported by a series of posts which are centered in the undivided space and are oriented east/west. A divider screen wall has just been installed off the south elevation freight entrance to enclose newly arrived freight, and separate the public and general store area from stocking operations.

Intrusive and historic stairways have been moved and closed for safety code reasons. Historically, the stairs to the mezzanine were at right angles, central to the building with the descending basement stairway below. The basement stairway was replaced in 1979-82 with a ramp in the south one-third of the brick portion, and a circular staircase providing basement access to a carpeted and paneled section. This stairway has been removed for safety reasons and much of the carpet and press board have been removed to allow the plank floor to breath again. The paneling and ceiling tile remain in the western two thirds of the basement, concealing the sidewalk freight elevator from inspection or repair.

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STORE

The mezzanine stairway has been moved to the north wall and the mezzanine divided into three office spaces. On the ground floor, in the brick section, the rest rooms appear to have been added, date unknown, with the brick vault west wall forming their east wall.

As stated, the basement beneath the brick portion is lined with a random course, rubble stone wall, with outstanding workmanship and in good shape, excepting a four foot ± section suffering water erosion. The foundation of the frame portion of this building is actually a series of tabular stones lying on the soil, with a main stringer beam directly on these. The mid-structure stringer beams are supported by a number of vertical black iron pipes on concrete piers, original upright beams on pads, and the vault and east wall foundation.

All 2 x 12 inch main floor joists run N-S on two foot centers. Two layers of tongue and groove flooring, both E-W, have been topped with carpeting. At some point in time, most likely 30 to 40 years ago, a concrete foundation was poured along the south wall. This has covered the ends of the 2 x 12 inch main floor joists.

The roof is sound, tarred, flat but sloping to the rear with a covered over central skylight.

In 1982 the structure was converted to a mini-mall with the addition of temporary interior walls. These have all been removed.

The interior wood wall sheeting will be painted with the super graphic logo of peach and poppy around the top six feet. The ceiling and remainder of the walls will be painted white. Florescent light fixtures from the M. W. Bullard grade school have been salvaged and installed in the main store area.

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/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1900 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Bailey and Massingill General Store, located at 4 North "E" Street in Lakeview, Lake County, Oregon, was built by Messrs. Harry Bailey and W. A. Massingill in 1900 after their recently purchased establishment, dating from 1876, burned on May 22, 1900. Designed to respond to any potential future fire hazard, the store's sheet metal sheathed walls and other fire preventive elements are a unique resource in Lakeview and merit consideration for listing under Criterion "c." In addition, the building can be evaluated under Criterion "a" as a long-lived commercial enterprise in Lakeview on whose site one of the city's earliest buildings was erected.

This building was constructed to replace the first "business house" of the nascent town of Lakeview, Oregon. Begun in April of 1876, by A. and C. U. Snider, the store was completed in September of 1876. On June 5, 1876, the county seat of Lake County moved from Linkville (now Klamath Falls) to Lakeview largely because of the commercial activity at "Bullard's Creek in Goose Lake Valley." The population boom, stimulated by U. S. Army activity, had begun with the arrival of the first settler in Goose Lake Valley in 1867. By 1874 Charles U. Snider was partners with his uncle A. Snider (a storekeeper for the United States Army). At that time, there was a 5/4 population ration in favor of the east side of Lake County. According to the 1875 tax record a certain John A. Moon already held land of \$2,675 in Goose Lake precinct. Late in 1876, Mr. Moon purchased the south 44 feet of Lot 1 Block 1 in "Bullard's Creek: townsite, and in fact the entire townsite, from the patented deed holder, Mr. M. W. Bullard. Construction of the first store in the town to be, began in April of 1876. In 1877, C. U. Snider purchased Mr. Moon's interest in the store. Of equal import to C. U. Snider was his return to Lakeview from Shawneetown, Illinois, where he had married Miss Mary E. McCallen on May 2nd. Therefore, when the June referendum was held, there was at least one more individual at the new townsite of the future Lakeview, Lake County seat, Oregon. Before the incorporation of Lakeview on February 20, 1889, this original store building had been sold by C. U. Snider to his uncle/partner Mr. A. Snider in 1881. Ten years later (1819), a Mr. Hawley bought A. Snider's interest in the store.

In 1897 two partners, Harry Bailey and W. A. Massingill, purchased the business from Mr. Hawley. The Bailey and Massingill general merchandise store burned to the ground the night of May 22, 1900 along with all but two out of the four brick buildings in town and virtually all other frame structures. The blaze was observed over 100 miles to the North, West South and Southeast. The loss to Bailey & Massingill of \$18,000 was the greatest single loss reported in the town. In contrast, C. U. Snider lost \$4,000 in dry goods and the Bank of Lakeview lost \$6,000. The construction of the present structure was an immediate response by the two partners to this fire.

The structure represents a relatively inexpensive building with fire precautions taken. The brick portion provided excellent security for the vault containing the safe. Futile attempts to remove the impressive safe for "safe keeping" have left their telltale signs on the walls. The brick portion also housed the boiler, chimneys, and fuel storage office space and later, the restrooms.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property less than one

Quadrangle name Lakeview NE, Oreg.

Quadrangle scale 1:24000

UTM References

A

1	0	7	1	9	3	6	0	4	6	7	4	0	5	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 Bailey and Massingill General Store occupies the south 44 feet of Lot 1 in Block 1 of the Original Town of Lakeview, in Lake County, Oregon, and is located in Section 15, Township 39 South, Range 20 East of the Willamette Meridian.

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 Hugh Bunten, Jr., Cultural Resource Specialist

organization None date March 30, 1984

street & number Route 2 Box 77 telephone (503) 947-3921

city or town Lakeview state Oregon 97630

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

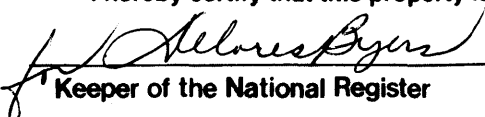
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date September 5, 1984

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


Keeper of the National Register

Entered in the National Register date 10-25-84

Attest: _____ date _____

Chief of Registration

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STORE

Enclosing the frame portion with the pressed tin siding and providing a "fire-awning" to close the front window was supposed to provide protection against any outside fire. The effectiveness of this treatment was demonstrated in 1902, when the building survived another large fire unscathed.

The Bailey & Massingill General Merchandising Store of Lakeview, Oregon, had far reaching historic, social and economic influence in south-central Oregon. It was the site of the first "business house" in Lakeview, instrumental in the growth of the town and thus acquisition of the county seat for Lake County. The Bailey & Massingill Corporation controlled the big wool warehouse on the tracks and thus all wool shipped by rail from Lake County. They also transferred most of the grain raised in the county as well as supplies used through out the county, and gave credit when no one else would.

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STORE

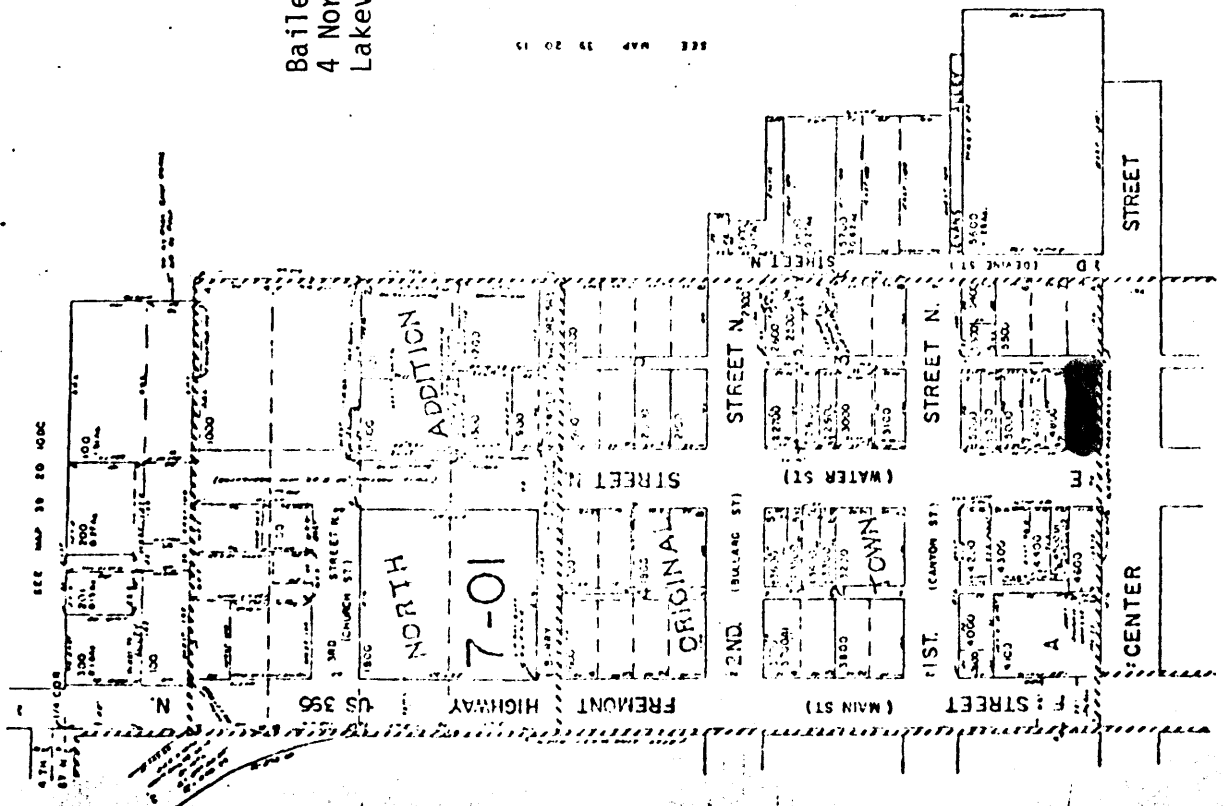
"Now Under New Management," Lakeview Examiner (1952). Illustration is 1917 historic photograph of storefront.

Barry, Bob, From Shamrocks to Sagebrush, Examiner Publishing Co., Lakeview, Oregon, 1969.

An Illustrated History of Central Oregon, embracing Wasco, Sherman, Gilliam, Wheeler, Crook, Lake and Klamath Counties. Spokane: Western Historical Publishing Co., 1905.

39 20 15AB
LAKEVIEW

NW 1/4 NE 1/4 SEC 15 T.39S R.20E W.M.
LAKE COUNTY



CANCELLED 10/2
1000.000
200.000

Bailey and Massingill General Store
4 North "E" Street
Lakeview, Lake County, Oregon

1 2 3 4 5 6 7 8 9 10

39 20 15AB
LAKEVIEW

SEE MAP 39 20 15A