

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received JUL 2 1986  
date entered

OCT 10 1986

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

1. Name

historic N/A Number of contributing properties: 25  
and/or common South Main Street Commercial Historic District Number of non-contributing properties: 8

2. Location

street & number A five and a half block area bounded by Dorion Avenue on the north, the Union Pacific Railroad on the south; by SW 2nd St. N/A not for publication on the west, and SE 1st Street on the east.  
city, town Pendleton N/A vicinity of Second Congressional District  
state Oregon code 41 county Umatilla code 059

3. Classification

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

4. Owner of Property

name Various, See Inventory in Section 7.  
street & number N/A  
city, town N/A N/A vicinity of state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Umatilla County Courthouse  
street & number 216 SE Fourth Street  
city, town Pendleton state Oregon 97801

6. Representation in Existing Surveys

title 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, 525 Trade Street SE  
city, town Salem state Oregon 97310

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" 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 checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		_____ N/A _____

### Describe the present and original (if known) physical appearance

The South Main Street Commercial Historic District is a compact, five and one-half block area in downtown Pendleton characterized by its distinct relation to development of the railroad. The district is located between Dorion, Frazer, SW First and SE First Streets with two extensions; the first extension, to the west, includes the John F. Kilkenney United States Post Office and Courthouse; the second, a full block to the south, includes the existing Union Pacific Railroad Passenger Station and the site of the original Oregon Railway and Navigation Company Station at the foot of Main Street, between Frazer Avenue and the railroad tracks. Of notable importance within the historic district are six buildings currently listed in the National Register of Historic Places: Masonic Temple Building, Matlock-Brownfield Building, Bowman Hotel, U.S. Post Office and Courthouse, Empire Block and Hendricks Building. In addition, three other buildings are listed in the Statewide Inventory of Historic Properties: City Hall, Union Pacific Railroad Passenger Station and St. Elmo Hotel. The predominant architectural style within the historic district is Italianate, the older buildings being the most elaborate in their detailing. All buildings within the South Main Commercial Historic District possess integrity of location. Two historic buildings of the primary period have been substantially altered over the years and no longer contribute to the character of the district. The remainder display their essential architectural character notwithstanding the ubiquitous storefront alterations. In fact, the recently rehabilitated Empire Block retains the only original ground floor storefronts in the district. The majority of the buildings in the district house retail space on the ground floor and commercial lease space above.

Within the compact district of 11.8 acres there is remarkable continuity of street facades owing to the common building scale (one and two stories; 25, 50 and 100-foot street frontages), common building materials (principally brick, sometimes stuccoed), and common color treatment (predominantly red and buff). Italianate and Georgian facade detailings predominate and, through string courses, arched window openings, cornice lines and parapet terminations, provide unifying visual elements from building to building and block to block.

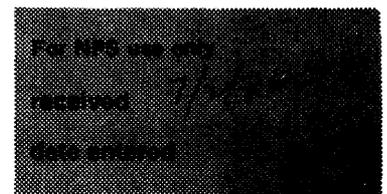
### ESTABLISHMENT OF PRIMARY AND SECONDARY PERIODS OF CONSTRUCTION

Within the historic district, the first and primary period of building began in 1881 (standing resources date from 1887, however) and ended in 1905, by which time South Main Street, between Dorion and Frazer Avenues, was essentially developed. The secondary period extends from 1907 to 1937, during which time there was gradual infilling of adjacent streets, replacement of wood frame buildings on Main Street, and remodeling of earlier buildings. There appears to have been no new building activity in the district in 1906, but earlier projects were completed in that year.

Court Street runs east and west along the flat Umatilla River bottom, roughly following the route of the Oregon Trail. It was the major road through town from the time of the earliest settlers until completion of the Interstate 84 freeway in the 1960s. Strip development along Court Street has been the predominant pattern for commercial growth in Pendleton. This was reinforced by location of the Umatilla County Courthouse at SE Fourth and Court Streets in 1889. Main

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Street, on the other hand, runs north and south, connecting the steep hillsides on either side of the river. It always was secondary to Court Street. Location of the railroad several blocks to the south of Court Street in the early 1880s and the extension of Main Street to the O.R. & N. Co. Station in 1882 provided the stimulus for development in this secondary commercial district in Pendleton. Development followed conventional gridiron platting, though block sizes in the district do vary.

In more recent years, as the importance of rail travel has declined, commercial growth has shifted almost entirely to strip development along Court Street. Even the major Interstate freeway connections to downtown avoid Main Street in favor of Court Street and its eastbound counterpart, Dorion Avenue. As a result, many historic buildings in the oldest parts of the city, along Court Street, have been relentlessly modernized while the South Main Street Commercial Historic District has remained relatively intact.

PRIMARY BUILDINGS

The construction of the Oregon Railway and Navigation Company Station on Reservation land just south of town in 1881 was the first spark to encourage the spread of commercial development along Main Street. Wood frame commercial buildings sprang up immediately along the new street and were later replaced by more substantial brick buildings, many of which remain today. The first to start this trend was the Masonic Temple Building, built in 1887. Soon thereafter, two adjacent commercial buildings were constructed on the opposite side of Main Street. These have been irreversibly altered, now housing a T.V. repair shop, a hardware store and a vacant retail space. Others followed rapidly. By 1905, Main Street between Dorion and Frazer was entirely lined with brick buildings, except for the site of the present C. J. Koch building, which was used annually for a District Fair prior to 1914. The Bowman Hotel replaced a wood framed hotel, also called the Bowman Hotel, built in 1884. The site was then vacant for several years prior to the construction of the existing building in 1905.

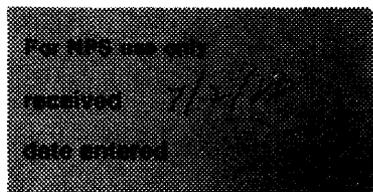
The existing buildings from the primary period of construction exhibit elaborate Italianate detailing. Many have bracketed cornices, tall and narrow one-over-one, double-hung sash windows, decorative moldings above the windows, segmentally arched window openings, recessed panels and decorative corbelling in the brick parapets, and brick flues extending above the parapets. Exceptions to the typical pattern of arched windows found in the primary buildings of the district are the La Fontaine Building and the Matlock-Brownfield Building, both of which have flat-arched openings capped by stone lintels.

SECONDARY BUILDINGS

Buildings erected in the secondary period, after 1905, are typically simpler Commercial style buildings retaining some of the detailing of their predecessors. One major exception, the Bowman Hotel, is Richardsonian in its

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facade organization. Of brick masonry construction, the Bowman is entirely compatible with its Italianate neighbors. The Bowman's central entry bay, flanked by pilasters, echoes the rhythm of its Italianate neighbors, but the long expanse of windows to either side is quite distinct from the Italianate buildings whose facades are typically divided into bays by pilasters or changes in window spacing. Another exception among the secondary buildings is the Union Pacific Railroad Station built in 1909. This one story brick building, with its Mission-tiled hip roof, is not typical stylistically, but is compatible with the character of the District in its materials and coloration.

DEFINITION OF CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Contributing resources, comprising 79% of the properties within the district, include buildings erected during the 50-year historic period 1887-1937 and adequately convey their essential architectural character. Contributing resources also include the site of the original O.R. & N. Co. Passenger Station and Freight House adjacent to the existing station building. The importance of the city's initial rail road facility, historically, justifies inclusion of the property as the only site now vacant which contributes to the significance of the district.

Non-contributing buildings, comprising 21% of the properties within the district, include three which are historic but do not display their original character at present, as well as those less than 50 years old which are compatible or non-compatible.

BREAK-DOWN OF 33 PROPERTIES IN DISTRICT BOUNDARIES\*

1 Historic Site - Non-contributing

- (2) Site of original O.R. & N. Co. Passenger Station and Freight House (1881)

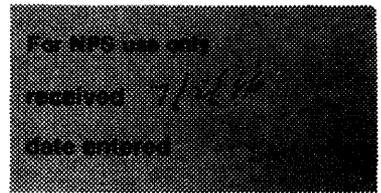
25 Contributing Buildings

14 Primary Period (1887-1905)

- (4) Masonic Temple
- (5) Matlock-Brownfield Building
- (6) Bowman Hotel
- (8) St. Elmo Hotel
- (11) 28 SE Emigrant (Gun House & Barnums Trading Post)
- (12) Hotel State/Oregon Hotel
- (17) Oak Hotel
- (19) 12 SE Dorian (retail)
- (21) Columbia Hotel
- (22) LaFontaine Building
- (24) Hendricks Building (New York Store)

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- (27) 349 S. Main Street (Bronco Tavern)
- (28) 343-347 S. Main Street (Elkhorn and Pony Keg Taverns)
- (29) Medernach Building

**11 Secondary Period (1907-1937)**

- (1) Oregon Railway and Navigation Company/Union Pacific Railroad Passenger Station
- (3) Moe Gollock Building
- (7) C. J. Koch Building
- (16) Temple Hotel
- (18) City Hall
- (25) 353 S. Main (retail)
- (26) Rivoli Theater
- (31) W. C. Lloyd Garage
- (32) Troy Laundry
- (33) Empire Block
- (34) U. S. Post Office And Courthouse

**7 Non-Contributing Buildings**

**1 Compatible - Non-historic**

- (30) Western Heritage Savings and Loan

**3 Compatible - Historic, Non-contributing in current condition**

- (10) B. J. M. Building
- (20) Bond Building
- (23) 342-358 S. Main (retail)

**3 Non-compatible**

- (9) 400 & 406 S. Main (retail)
- (13) 421 & 423 SE First (apartments)
- (14) Eagles Lodge

\*Note: The inventory number (15) is unassigned

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**SOUTH MAIN STREET COMMERCIAL HISTORIC DISTRICT, PENDLETON  
UMATILLA COUNTY, OREGON**

**INVENTORY OF HISTORIC DISTRICT RESOURCES**

1. Address: Frazer St. between S.W. First  
and S.W. Second Streets

Tax Lot: 2N 32 11BC

Common Name: Union Pacific Railroad Passenger Station  
Historic Name: Oregon Railway and Navigation Company Station

Current Owner: Union Pacific Railroad

Significance: Contributing - Secondary Period      Date Constructed: 1909

Listed on the State Inventory of Historic Places

Description: Following traditional railroad station architecture of the period, the rectangular, one-story brick building has a hipped roof with overhanging eaves carried on decorative brackets. The roof cover is red Mission tiles. Long axis is parallel with tracks. Most original sixteen-over-one double hung windows and paired doors with multi-pane transom lights are still intact. The windows are accented by narrow pilasters and a belt course of contrasting brick encompasses the building just below their sills. This building replaced an earlier wood frame depot on the adjacent site to the east, it was first opened to the public on July 9, 1910.

2. Address: Main St. between Frazer and R.R. Tracks

Tax Lot: 2N 32 11BC

Common Name: City Parking Lot  
Historic Name: Oregon Railway and Navigation Company Station (site)

Current Owner: Union Pacific Railroad

Significance: Historic Site - Non-contributing      Date Constructed: 1881

Description: The site of the original Oregon Railway and Navigation Company depot is now a paved city parking lot adjacent to the existing Union Pacific depot. The original two story wood frame depot was built in 1881 in the Victorian Stick style. On September 15, 1882 the East Oregonian reported that " Main Street will be extended to the depot and side- and crosswalks will be laid making the journey pleasant". Development of the South Main Street Commercial Historic District was initiated with the building of the first railroad depot. It was the Oregon Railway and Navigation Company which gave impetus to development within district boundaries during the historic period 1887-1905. The importance of the city's initial railroad facility, historically, justifies inclusion of this property as a site relating to the continuity of development in the district.

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3. Address: 34 S.W. Emigrant Ave.

Tax Lot: 2N 32 11BC 02000

Historic Name: Moe Gollock Building

Current Owner: Bert and Patricia Arndt

Owner's Address: 104 S.E. Fifth St., Pendleton, OR 97801

Significance: Contributing - Secondary Period

Date Constructed: 1933

Description: This one story, L-shaped, stuccoed concrete building was constructed as an automobile service garage. Large storefront windows with awnings have replaced overhead doors to the two service bays. Along with the remodeled Temple Hotel, this represents the final phase of historical development in the district. Both catered to the growing number of automobile users. The building's rounded corner with wrap-around bay window is a hallmark of streamline Moderne architecture popular in the 1930s. The hotel also was updated in this style.

4. Address: 18 S.W. Emigrant Ave.

Tax Lot: 2N 32 11BC 01500

Common Name: Masonic Temple Building

Historic Name: Same

Current Owner: Kenneth Shulberg

Owner's Address: 403 S. Main St., Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: 1887

Listed on the State Inventory of Historic Places and the National Register of Historic Places

Description: The Masonic Temple is a two story brick building in the High Victorian Italianate style. Original detailing is plainly evident even though the front facades have been covered with stucco and painted. The ground floor shops are oriented toward Main Street and the storefronts have been substantially altered. However, the second floor facade facing Main Street and the north facade facing Emigrant Avenue are both essentially intact. The second floor has been continuously used by local Masons since its initial use in 1888. The oldest remaining building within the Historic District, the Masonic Temple is also the first brick building constructed on Main Street south of Dorian Avenue.

Additional information can be found in the National Register Nomination completed for this building by Bert Arndt in 1981.

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5. Address: 413-425 S. Main St.

Tax Lot: 2N 32 11BC 01600  
and 01700

Common Name: Matlock-Brownfield Building

Historic Name: Same

Current Owner: Bert and Patricia Arndt

Owner's Address: 104 S.E. Fifth St., Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: 1904

Listed on the National Register of Historic Places

Description: The Matlock-Brownfield building is 90 feet deep with a facade 100 feet long facing Main Street. The buff colored brick facade accomodates five shop bays and a narrow off-center stairway and entrance bay. Brick pilasters extending above the parapet as flues and recessed panels with clipped corners mark the shop bays at the parapet level. Eleven regularly spaced, one-over-one double hung sash windows are capped with rectangular stone lintels. Commercial style architecture with some Italianate detailing, such as the corbelled belt cornice. Two cast iron columns, framing the "Fins and Feathers" storefront, are all that is left of the original ground floor facade.

Additional information can be found in the National Register Nomination completed for this building by Bert Arndt in 1981.

6. Address: 17 S.W. Frazer Ave.

Tax Lot: 2N 32 11BC 01900

Common Name: Bowman Square

Historic Name: Bowman Hotel

Current Owner: Wayne and Ann Schwandt

Owner's Address: Route 2, Box 87, Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: 1905

Listed on the State Inventory of Historic Places and on the National Register of Historic Places

Description: The Bowman Hotel is a 50 by 200 foot, three story brick building. Facade organization is based on Richardsonian Romanesque style. Long facade overlooks Frazer Avenue and the site of the original O.R. & N. depot. The Center bay consists of an arched entry portal at the first floor, a group of three rectangular windows at the second floor and a group of three arched windows at the third floor. A triangular panel extends above the parapet. The entry bay is flanked by heavy pilasters on each side and smooth walls

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penetrated by eighteen window bays. Second story windows are all rectangular one-over-one double hung sashes with transom lights above. The third story windows are arched and accented by a decorative brick molding which echoes the arched window forms and is continuous on the three exposed facades. The classical cornice, made of hammered metal, is decorated with dentils and garlands. A similar hammered metal band, decorated with floral motifs, caps the ground floor store fronts. The rough hewn stone characteristic of the style, is seen only in the window sills at the third story and in the belt course at the second story window sills.

Additional information can be found in the National Register Nomination completed for this building by Steve Randolph in 1980.

7. Address: 424-436 S. Main St.

Tax Lot: 2N 32 11BC 01200

Common Name: C.J. Koch Building  
Historic Name: Same

Current Owner: Fraternal Order of Eagles  
Owner's Address: P.O. Box 246, Pendleton, OR 97801

Significance: Contributing - Secondary Period      Date Constructed: 1914

Description: This one story brick building is typical of Italianate Commercial-style buildings from the secondary period which abound in the District. The Main Street facade is capped by a corbled brick cornice and structural bays are marked by strip pilasters which continue their rhythm along the otherwise unadorned south facade. The center bay is accentuated by a raised parapet and cornice line. The remaining storefronts on Main Street display relatively minor alterations. Most of the building is now occupied by the Eagles lodge.

8. Address: 412 S.Main St.

Tax Lot: 2N 32 11BC 01300 U1  
and 01300 U2

Common Name: Sherwin Williams Store  
Historic Name: St. Elmo Hotel (and earlier the St. Helens Hotel)

Current Owner: Otis Lieuallen and D. Lieuallen  
Owner's Address: P.O. Box 85, Adams, OR 97810      P.O. Box 112, Adams, OR 97810

Significance: Contributing - Primary Period      Date Constructed: 1903

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Listed on the State Inventory of Historic Places

Description: The two story, brick St. Elmo Hotel Building is built in the High Victorian Italianate style. Ground floor storefronts have been remodeled through the years, however, the second floor and parapet maintain their original appearance. The arched window openings are symmetrical about a slightly projecting center bay with one larger window opening. The pilasters of this center bay continue to the ground. On-over-one double hung windows are typical throughout. A flat wall surface, with a decorative center panel framed by short pilasters, extends above the bracketed cornice and is topped by a rough hewn stone coping.

9. Address: 400-406 S. Main St.

Tax Lot: 2N 32 11BC 01400

Common Name: Agritimes and Master Printers Northwest

Current Owner: E.O. Publishing Company

Owner's Address: 211 S.E. Byers, Pendleton, OR 97801

Significance: Non-contributing - Non-compatible

Date constructed: 1963

Description: This recent one story building is constructed of concrete masonry units with a decorative diamond pattern exposed on the Emigrant Avenue and Main Street facade.

10. Address: 20(?) S.E. Emigrant Ave.

Tax Lot: 2N 32 11BC 00990

Common Name: B.J.M. Building

Current Owner: Henry and Eva Wahl

Owner's Address: P.O. Box 67, Pendleton, OR 97801

Significance: Non-contributing - Compatible Historic Date constructed: c. 1915

Description: This site has long been occupied by one story commercial buildings. The present building may well date from about 1915, however, its Emigrant Street facade displays diagonal and horizontal wood siding which is not representative of its original character. The building may be considered compatible because its scale and storefront organization are consistent with its historical predecessors.

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11. Address: 28 S.E. Emigrant Ave.

Tax Lot: 2N 32 11BC 00900

Common Name: Gun House & Barnum's Trading Post

Current Owner: Clair Barnum and Eugene Nash

Owner's Address: 28 S.E. Emigrant, Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: c.1904

Description: This one story brick building is 100 feet deep and has only 25 feet of facade fronting on Emigrant Avenue. The corbeled brick cornice links it to other Italianate buildings within the District. The storefront, though not original, maintains the buildings historic character.

12. Address: 40 S.E. Emigrant Ave.

Tax Lot: 2N 32 11BC 00800

Common Name: Porky's Saloon

Historic Name: Hotel State 1905-1916 (and Oregon Hotel 1920's)

Current Owner: Helen and Jabin Vaught and W.B. and Dorothy Hollenbeck

Owner's Address: P.O. Box 30, Bend, OR 97709

Significance: Contributing - Primary Period

Date Constructed: c. 1905

Description: This two story brick building has seen only minor exterior alterations. The original storefronts along Emigrant Avenue have been filled in, but the original character of the building is quite evident in the brick pilasters, corbeled brick cornice, triangular center parapet panel and one-over-one double hung windows. These elements are common among buildings of the secondary period.

13. Address: 421-423 S.E. First St.

Tax Lot: 2N 32 11BC 01000  
and 01002

Common Name: Apartments and ancilliary building for Porky's Saloon

Current Owner: Dorothy Hollenbeck

Owner's Address: P.O. Box 30, Bend, OR 97709

Significance: Non-contributing - Non-compatible

Date constructed: 1929

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Description: These one story buildings do not contribute to the historic character of the district. The apartment building is of wood frame construction, with a shed roof and the other is of unadorned masonry construction. 1986 fire damage is expected to result in demolition of the former.

14. Address: Corner S.E. First and Frazer Ave.

Tax Lot: 2N 32 11BC 01100  
and 01001

Common Name: Eagles Lodge and adjacent alley

Current Owner: Fraternal Order of Eagles

Owner's Address: P.O. Box 246, Pendleton, OR 97801

Significance: Non-contributing - Non-compatible

Date constructed: 1930  
Extensively remodeled in 1965

Description: The Eagles lodge is a one story, exposed aggregate concrete building with an upside-down crenellated wood parapet. It is an intrusion because its materials and massing and the rhythm of its parapet do not harmonize with the historic buildings in the District. Immediately north of the lodge building is an access alley.

15. (number not assigned)

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16. Address: 368 S. Main St.

Tax Lot: 2N 32 11BB 11100

Common Name: Temple Hotel

Historic Name: Hotel St. George and Hotel Dorion

Current Owner: Irene Ferris and FIMA Temple Co.

Owner's Address: P.O. Box 1151, Pendleton, OR 97801

Dates constructed:

1900 - Floors 1-2, main volume

1903 - Floor 3, main volume

Floor 1, East addition

1927 - Floors 2-4, East addition

1937 - Floors 4-6, main volume

1961 - Single-story addition

Significance: Contributing - Secondary Period

Description: Developed in five distinct episodes between 1900 and 1961, the hotel best conveys the district's secondary historic period and consists of three volumes, including a six-story Art Deco style building on the corner of Main Street and Emigrant Avenue; a four story Italianate style addition fronting Emigrant Avenue; and, attached to the latter, a one-story addition on the corner of S.E. First Street and Emigrant Avenue. The hotel has contributed significantly to the district since its initial construction in 1900, but its penultimate configuration is a striking reflection of the fashionable modernity of the automobile age. By far the tallest building in the district, it nonetheless continues traditional building patterns of the historic period in its formal facade organization with strip pilasters, corbelled belt cornice, parapet wall articulated as a blind arcade and so on. The Art Deco elements are the principal ground story facade and colossal, rusticated corner pilasters.

The original Hotel St. George was a two-story Italianate building with rounded corner bay, corner of Main Street and Emigrant Avenue, built in 1900. In 1903 a third story, identical to the existing second story, was constructed and the interior room arrangement was modified, making the Hotel St. George the first hotel in the city to have all exterior rooms each with a private toilet room. The latest remodel, in 1937, transformed the hotel to the present six story, Art Deco style building, a rarity in Eastern Oregon. The original brick structure established the structural bay system which was continued in the additional stories. Arcuated openings in the ground story face on Emigrant Avenue have not been altered, though all the rest of the stilted segmental-arched openings of the lower stories were modified in the 1937 remodelling, which also included stuccoing exterior face brick.

A single story Italianate addition to the rear wall of the hotel, added in 1903, was made four stories in 1927 and is intact today as it was ultimately enlarged. The original corbelled brick cornice of the one story addition is still visible in the existing facade and ground story strip pilasters were extended to the cornice of the fourth story of the addition. The addition also has segmentally arched window openings with one-over-one double hung sashes, brick string courses, and a sheet metal cornice with modillion blocks and swag-decorated frieze. Exterior walls are brick. The Italianate style of this part of the hotel was intended to complement, if not precisely match, the main hotel building, which faces Main Street. The hotel's East addition was the latest distinctly Italianate style building to be constructed in the District or anywhere else in the city.

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In 1961, a one story addition known as Temple Gardens was constructed on the corner of S.E. First Street and Emigrant Avenue to house parking, a swimming pool and other recreation facilities serving the hotel. This part of the hotel is non-contributing in the Historic District. It represents a hopeful but ultimately futile attempt to update the failing hotel to compete with local motels. Built in a developer's version of the California Mission style, the building has a false mansard type parapet covered with pressed metal 'tile' roofing. The masonry walls are stuccoed and painted white. Large window openings have been sealed off with particle board to deter vandalism in the vacant building,

17. Address: 327 S.E. First St.

Tax Lot: 2N 32 11BB 10900

Common Name: E-L Building (occupied by the Packer Scott Company)  
Historic Name: Oak HotelCurrent Owner: Henry and Eva Wahl  
Owner's Address: P.O. Box 67, Pendleton, OR 97801

Significance: Contributing - Primary Period Date Constructed: c.1904

Description: The two story, brick E-L Building displays simple Italianate features at the second floor and parapet. The characteristic center bay is flanked by pilasters and segmentally arched window openings. The low relief corbeled brick cornice extends in a wide band across the S.E. First Street facade. The buildings historic name is clearly visible on the south wall of the building. The two ground floor storefronts are identical, each with a tri-folding and partially glazed service door, a fully glazed wood entrance door and a pair of one-over-one double hung windows. Diagonal wood siding has been used for shutters to seal off the second story windows.

18. Address: 34 S.E. Dorion Ave.

Tax Lot: 2N 32 11BB 10800

Common Name: City Hall  
Historic Name: SameCurrent Owner: City of Pendleton  
Owner's Address: 34 S.E. Dorion Ave., Pendleton, OR 97801

Significance: Contributing - Secondary Period Date Constructed: 1908

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## Listed on the State Inventory of Historic Places

Description: The City Hall is a two-story brick building on a high basement, and it has a projecting three-story square tower centered in the principal facade on Dorion Avenue. The building is mixed stylistically, but, with its flat-arched window openings with radiating voussouirs and projecting keystones and its classical portico at the head of a flight of steps leading to the central entrance, its essential character is Georgian. Although a civic building, the street facades of City Hall are articulated in harmony with neighboring commercial buildings of the district by means of strip pilasters marking the structural bays and a deep corbelled brick cornice above which rises a shallow parapet, or classical attic story. Strip pilasters and parapet are decorated with a lozenge motif of patterned brick work.

19. Address: 12 S.E. Dorion Ave.

Tax Lot: 2N 32 11BB 11500

Common name: Retail

Current Owner: Rita Clark and Lori Turping

Owner's Address: 205 S.E. Dorian Ave., Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: c. 1900

Description: The east half of this one story brick building was constructed about 1900 in the modest Italianate style. The store front area has been altered but the building still displays its original corbeled brick cornice and pilasters. The brick is now painted in off-white and brown. The west half of the building was built several years later, also in brick. The narrow Main Street facade at the west end of the building has been superficially altered.

20. Address: 308-318 S. Main St.

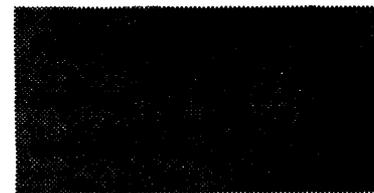
Tax Lot: 2N 32 11BB 11400

Historic Name: Bond Building

Current Owner: Marjax Investment Company

Owner's Address: Route 1, Box 321, Hillsboro, OR 97123

Significance: Non-contributing - Compatible Historic Date Constructed: c. 1905

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Description: The facade of this two story brick building has been extensively remodeled. The original pilaster locations are denoted by painted vertical bands. The original windows were not only removed, but the openings were widened and partially filled with glass block, thereby lessening the likelihood of the improvements being reversed. The rear of the building is essentially still intact, displaying the original brick work and segmentally arched door and window openings. The building's compatibility in the district is based on its continuation of the traditional second story roofline height and vertical demarcation of regular structural bays.

21. Address: 322-326 S. Main St.

Tax Lot: 2N 32 11BB 11300

Common Name: Sunset Cafe and Pendleton Beauty College  
Historic Name: Columbia HotelCurrent Owner: Henry and Eva Wahl  
Owner's Address: P.O. Box 67, Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: c. 1900

Description: This two-story painted brick building is Italianate in style. Its upper facade is formally organized into three bays on either side of the central entrance bay, which is set off by strip pilasters and a triangular crest at the parapet. Central and corner pilasters are rusticated at ground story level and decorated above with inset panels and corbelling. Ground story shop fronts have been remodeled, but the upper facade, with its stilted segmental-arched openings, continuous framing string course and corbelled brick crown cornice, is wholly intact.

22. Address: 332-338 S. Main St.

Tax Lot: 2N 32 11BB 11200

Common Name: Jayne's Business Machines and F.& H. Computers  
Historic Name: LaFontaine BuildingCurrent Owner: Alan Feves  
Owner's Address: P.O. Box 1561, Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: c. 1902

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Description: The LaFontaine Building, like the City Hall, is Georgian in spirit. Its facade is symmetrically organized into two bays on either side of a wide central bay. Double-hung windows are capped by keystone, flat-arched lintels, a hallmark of the Georgian style, and the upper facade is crowned by a sheet metal cornice with modillions, brackets and an embossed garlanded frieze. The center bay contains a pair of windows capped by a brick faced lintel, which echoes the shape of the other stone lintels, and has a stone keystone. The parapet wall is topped by a stone coping, interrupted at the bay divisions by brick extensions suggesting pilasters. Ground floor storefronts have been altered but the central, horseshoe-arched portal which originally gave access to the stairway to the second story is largely intact.

23. Address: 342-358 S. Main St.

Tax Lot: 2N 32 11BB 11101

Common Name: Zimmerman's and Mr. T.V.

Current Owner: Irene Ferris and Robert Sawalish

Owner's Address: 1210 N.W. Ingram Ave., Pendleton, OR 97801

Significance: Non-contributing - Compatible Historic Date Constructed: 1890-1896

Description: This two story brick building was constructed in several phases, beginning with a one story building at the south end. A one story building was constructed next on the north end, to which a second story was added. Finally, a second story was added on the south end, completing the structure for the building we see today. The existing facade has been substantially altered from its original appearance but traces of the bay divisions of the two buildings are still apparent. The central ground floor entries are traditional, and the large column at the party wall remains. The latest of the remodeling efforts link this building to the adjacent Temple Hotel by use of stucco facing, frameless window openings with metal-framed casements and bold, rusticated corner pilasters on the upper facade. As is documented by historic photographs, however, this incorporation of two buildings as a single facade post-dates 1937, the end of the historic period. The building is compatible largely for its harmony with the adjoining Temple Hotel and its continuation of the traditional second story roofline height.

24. Address: 369 S. Main St.

Tax Lot: 2N 32 10AA 12700

Common Name: New York Store Building

Historic Name: Hendricks Building

Current Owner: John and Molly Saul and Bert and Patricia Arndt

Owner's Address: 104 S.E. Fifth St., Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: 1897

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Listed on the State Inventory of Historic Places and on the National Register of Historic Places.

Description: The two-story brick Hendricks Buildings is a very well preserved example of the Italianate style. One-over-one, double hung, segmentally arched windows on the second story are capped by a continuous brick molding. The cornice corbeling was done in a triangular motif reminiscent of brackets. The pilasters are accentuated at the cornice and extend above the parapet as flues. All the flues are intact with the original corbeling still in good condition. The parapet has recessed panels, one of which displays the date of the buildings construction, 1897. One irregularity in this resource is the off center location of the entry bay on Main Street. It is marked by a pair of windows under one broad segmentally arched brick molding. It appears as though an addition was planned on the north side of the building. A belt course projects on both exposed facades at the second story window sill level. Door and window openings along the Emigrant Avenue facade at the ground floor are also segmentally arched. A prominent brick corner pilaster rests on an original cast iron column still visible at the ground floor.

More details can be found in the National Register Nomination prepared in 1981 by Bert Arndt.

25. Address: 353 S. Main St.

Tax Lot: 2N 32 10AA 12600

Common Name: Retail

Current Owner: Doris Kannard and Bert and Patricia Arndt

Owner's Address: 104 S.E. Fifth St., Pendleton, OR 97801

Significance: Contributing - Secondary Period

Date Constructed: 1900 with  
2nd story addition c.1913

Description: This building was originally constructed as a simple one story brick storefront about 1900. In 1913 a second story was added, reportedly to house a bordello. The second stories of many buildings in the District reportedly housed bordellos at one time or another. The Sanborn Insurance Company Maps euphemistically labeled these establishments as 'ladies lodgings'. The upper story of this building, no wider than 17.5 feet, is distinguished by two frameless window openings with double hung sash and by extremely simple detailing of the parapet with two string courses and coping. The ground floor storefront has been altered but the building essentially displays its original historic character.

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26. Address: 355 S. Main St.

Tax Lot: 2N 32 10AA 12500

Common Name: Centre Theater (vacant)  
Historic Name: Rivoli Theater

Current Owner: Leonard Family Trust  
Owner's Address: 10094 Los Nidos Lane, Escondido CA 92026

Significance: Contributing - Secondary Period  
Date Constructed: c.1900 with  
2 story addition by 1922

Description: The original one story brick building contained four storefronts. By 1922 a two story addition was constructed and the entire building was converted for use as a movie theater, the Rivoli. The lower half of the facade has been altered, but the upper portion remains as it was originally built. The upper facade is articulated by a band of diaper-pattern leaded windows alternating with blind panels decorated with raised lozenges, the whole of which is set in a frame-like Classical entablature.

The above-described ribbon windows are visually supported by low relief quoins at each corner of the facade. These are accentuated by their contrasting paint color. Three very narrow windows are the only articulation at the mezzanine level. Classical elements displayed on this building harmonize with Italianate detailing found throughout the District.

27. Address: 349 S. Main St.

Tax Lot: 2N 32 10AA 12400

Common Name: Bronco Tavern

Current Owner: Lucille Proebstel  
Owner's Address: Brown Building, Apt. 310, Pendleton, OR 97801

Significance: Contributing - Primary Period  
Date Constructed: 1896-1903

Description: The single story, brick Bronco Tavern building was originally constructed to infill between the two one story buildings on either side. Although displaying none of the elaborate detailing typical of the primary period of building in the District, this building remains essentially intact as constructed. The recessed panel above the storefront is the only articulation found on the building. The storefront itself has been infilled and is punctuated by an aluminum entrance door and two irregularly shaped windows.

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28. Address: 343-347 S. Main St.

Tax Lot: 2N 32 10AA 12300

Common Name: Elkhorn Tavern and Pony Keg Tavern

Current Owner: Roy Hattenhauer

Owner's Address: 3103 S.W. Marshall Ave., Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: 1889

Description: This one story brick building essentially retains its original appearance. The unadorned parapet wall is raised over the center portion of the building, reminiscent of the Italianate false fronts typical on wood frame buildings in the District at the time it was constructed. The two storefronts have been remodeled.

29. Address: 333-339 S. Main St.

Tax Lot: 2N 32 10AA 12100  
and 12200

Common Name: Medernach Building

Historic Name: Same

Current Owner: Henry and Cecelia Lorenzen

Owner's Address: Star Route, Box 780, Pendleton, OR 97801

Significance: Contributing - Primary Period

Date Constructed: 1898-1902

Description: The two-story brick Medernach Building displays a High Victorian Italianate facade. The fully intact cornice is supported by decorative brackets, characteristically paired over the pilasters at bay divisions. The simple parapet has triangular crests centered over either store. Two pairs of one-over-one, double hung and segmentally arched windows occur at the second story above each storefront. Each pair of windows is trimmed by a corbeled brick arch with a distinctive keystone. The center bay contains a single, round-arched window opening filled with brick and accented with keystone. The central ground floor entrance to the upper story has been filled. A belt course projecting at the second floor level is decorated by tiny, semi-circular pediments resting on paired brackets at each pilaster. The two existing storefronts are modern, each with a roof projecting out over the sidewalk. The southern most is a shingled shed roof supported on a single square post, the northern most is a steep gable extending up above the second floor line. Both storefront canopies are egregious.

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30. Address: 301 S. Main St.

Tax Lot: 2N 32 10AA 12000

Common Name: Western Heritage Savings and Loan (and adjacent parking lot)

Current Owner: Western Heritage Savings and Loan Association

Owner's Address: P.O. Box 1128, Pendleton, OR 97801

Significance: Non-contributing - Compatible

Date constructed: 1979

Description: Western Heritage is a three story buff colored brick building and is the most recent addition to the District. Although not imitative of any historical style, this building harmonizes well with the character of the Historic District. The broad band of windows on the Main Street facade are divided into vertical sections with proportions similar to the tall, narrow Italianate windows. The buff brick used has also been used on some of the historic buildings and the blocky rectangular massing with horizontal projections is typical. Essentially, the building is a compatible, but non-historic "bridge" to a pivotal building, the United States Post Office and Courthouse.

31. Address: 342-344 S.W. First St.

Tax Lot: 2N 32 10AA 13000

Common Name: Retail

Historic Name: W.C.Lloyd Garage

Current Owner: Cecelia and Henry Lorenzen

Owner's Address: Star Route, Box 780, Pendleton, OR 97801

Significance: Contributing - Secondary Period

Date Constructed: 1910-1922

Description: This one story brick building displays the typical corbeled brick cornice and recessed panels with clipped corners. The plain pilasters divide the facade into two large storefronts, originally used as garage bays, and a smaller center bay reminiscent of the entry bays found on its two story neighbors. The storefronts, though altered, do not detract from the historic character of the building.

32. Address: 348-352 S.W. First St.

Tax Lot: 2N 32 10AA 12900  
and 12990

Common Name: Professional Offices

Historic Name: Troy Laundry

Current Owner: Charles and C.A. Peterson and Robert and Doris Pfeiffer

Owner's Address: P.O. Box 606, Pendleton, OR 97801

Significance: Contributing - Secondary Period

Date Constructed: 1910-1922

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Description: The single-story Troy Laundry Building has a plain brick facade and two storefronts. Originally constructed as a Chinese laundry, the building now houses two professional offices. The center portion of the parapet wall is raised as a shallow rectangular crest. Together with the neighboring garage, the building presents a street facade of exceptional continuity, as do other groupings in the district.

33. Address: 21-27 S.W. Emigrant Ave.

Tax Lot: 2N 32 10AA 12800

Common Name: The Empire Block  
Historic Name: Same

Current Owner: Bert and Patricia Arndt  
Owner's Address: 104 S.E. Fifth St., Pendleton, OR 97801

Significance: Contributing - Secondary Period      Date Constructed: 1907

Listed on the National Register of Historic Places

Description: The Empire Block is a two story brick building, uniquely retaining its original storefronts at the ground floor. The asymmetrical Emigrant Avenue facade is composed of five storefront bays and an off-center entry bay. The irregularly spaced windows at the second floor are all paired, one-over-one, double hung sashes. Each window forms one half of a segmental arch. Each pair of windows is trimmed by a corbeled brick arch. Strip pilasters, marking the bay divisions, extend from the ground floor to just above the parapet. Low relief, corbeled brick trim, reminiscent of an Italianate blind arcade, extends as a broad horizontal band between the pilasters. This relatively flat wall treatment was copied on several later buildings located on Court Street. Matching awnings over each storefront extend between the pilasters also, so that the vertical emphasis of the pilasters is unbroken. A small one story addition facing S.W. First Street duplicates the details of the larger building.

More details can be found in the National Register Nomination prepared in 1981 by Bert Arndt.

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34. Address: 104 S.W. Dorion Ave.

Tax Lot: 2N 32 10AA 13300

Common Name: United States Post Office and Courthouse

Historic Name: Same

Current Owner: U.S. Postal Service

Significance: Contributing - Secondary Period

Date Constructed: 1916

Listed on the National Register of Historic Places

Description: The U.S. Post Office is a stately Georgian building in the tradition of the American Renaissance. The largest of two public buildings in the district, it is linked to railroad history. The symmetrical Dorion Avenue facade is divided into seven bays, the center five of which project slightly. Pilasters with stone capitals and resting on a stone belt course frame the bays of the central, projecting section. Ground story brick work imitates rusticated stone coursing. The building is crowned by a full Classical entablature, balustraded parapet. Round arched openings frame doors and windows of the center section at the first and second stories.

More details can be found in the National Register Nomination prepared in 1984 by H.J. Kolva.

## 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 checked="" 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 checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1887-1937

Builder/Architect

Largely anonymous

### Statement of Significance (in one paragraph)

The South Main Street Historic District in Pendleton, Umatilla County, Oregon, is locally significant under National Register criterion "a" as the largest and best-preserved concentration of historic buildings associated with railroad-related commerce during the period 1887-1937. The number of hotels concentrated in the nominated area is noteworthy. No less than 20% of resources contributing to the significance of the district are former hotels strategically situated to serve the railroad passenger clientele. The district's historic period of significance spans 50 years and is extended merely one year beyond the normal 50-year cut-off date to encompass the last major development within the district before the Second World War. The culminating development was enlargement and remodeling of the Temple Hotel as an up-to-date, six-story hotel in the Art Deco style. The hotel remodeling of 1937 and construction of a 1933 garage in the streamlined Moderne style in 1933 not only reflected the new taste for modernity which attended the Depression era, these projects signaled a turning point in the growth of the district and foretold the ultimate supremacy of motor vehicles in certain aspects of local economy. The district is further Register-eligible under criterion "c" for the exceptional scope of its collection of intact historic building cornices. These include bracketed galvanized sheet metal cornices in the High Victorian Italianate style, corbelled brick cornices displaying a full range of elaboration, and Classical sheet metal cornices in the Georgian vein having modillion blocks and embossed friezes of garlands. Finally, the nominated district provides the context for several commercial properties and a United States Post Office earlier listed in the National Register on an individual basis.

Although not the oldest commercial district, due to development patterns over the years the South Main Street District is the commercial area in Pendleton which best retains its historic character. Continuous modernization and replacement of old buildings along Court Street and the two blocks of Main Street between Byers and Dorion Streets has destroyed most of the historic character of the oldest part of the city. The nominated district is significant for its impetus from development of a major transportation system, the railroad. Rail transportation was completed coast-to-coast in 1884. Pendleton was located on the main east-west rail line which closely followed the earlier route of the Oregon Trail. Businesses which sprang up along Main Street catered both to travelers arriving in town as well as to local townspeople who enjoyed strolling to the Station to see who might be coming or going. Therefore, not only hotels and saloons sprang up in the area, but also meat markets, drug stores and clothing stores, to name just a few. The earliest buildings were wood frame, followed by brick buildings in the High Victorian Italianate style. These elaborate buildings, constructed by 1905, were followed by smaller scale commercial buildings of Italianate influence typical of many small towns in Eastern Oregon.

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property 11.8

Quadrangle name Pendleton, Oregon

Quadrangle scale 1:24000

### UTM References

A 

1	1	3	6	1	2	9	0	5	0	5	8	9	6	0
Zone			Easting				Northing							

B 

1	1	3	6	1	2	9	0	5	0	5	8	6	0	0
Zone			Easting				Northing							

C 

1	1	3	6	0	7	8	0	5	0	5	8	6	0	0
Zone			Easting				Northing							

D 

1	1	3	6	0	7	8	0	5	0	5	8	9	6	0
Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

### Verbal boundary description and justification

See Continuation Sheet

### 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 Gail Sargent

organization James Lynch & Associates, A.I.A. date August 14, 1985 - April 22, 1986

street & number 221 SW First Street telephone (503) 276-8625

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 National Park Service.

State Historic Preservation Officer signature

title Deputy SHPO date June 26, 1986

For NPS use only  
I hereby certify that this property is included in the National Register

date 10/10/87

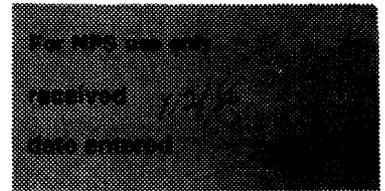
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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BOUNDARY

The boundary of the historic district reflects the limits of commercial development and decline, centered along Main Street, which resulted from the respective development and decline of the railroad. To the east and to the west of the district development has been primarily residential. To the south, industrial and commercial enterprises developed along the railroad right-of-way. Continuing development of the downtown commercial area to the north has created a natural border. In the nominated area, development declined after the initial fervor associated with the coming of the railroad. The South Main Street Commercial Historic District is thus today a distinct enclave within Pendleton's central business district.

COMMERCE

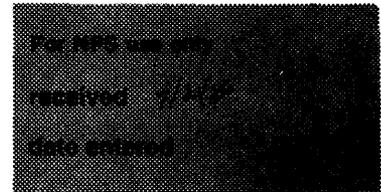
Commercial development in Pendleton has its roots in the road houses established along the Oregon Trail to serve the weary pioneers. One such outpost was located two miles west of the downtown. This site, known variously as Marshall's Station, Swift's Station and finally Middleton, was located on a corner of the William McKay Donation Land Claim. It was the home of the first Umatilla County Courthouse in 1862 and the first bridge in this area over the Umatilla River. Concurrently, Abraham Miller established a feed yard and roadhouse at the site of downtown Pendleton. This establishment competed fiercely for business with Swift's Station. During high water the river could not be forded by wagons, thus prompting Miller to construct his own bridge in 1865 to draw more of the travelers to his establishment. Little is known of the eventual disappearance of Middleton, but subsequent development has centered around the site of Miller's Bridge.

The trails shown on the map of the Historic District as the Oregon National Historic Trail corresponds to the earliest immigrant route used before settlement occurred in the area. With the building of Abraham Miller's bridge and settlement of the area, the trail shifted closer to the river and became Court Street when the city was platted in 1868. As late as the 1880s, the East Oregonian reported wagon trains coming through town along this route. It was natural for commercial development to occur along Court Street. The street connecting Court Street with Miller's bridge was platted as Main Street and attracted commercial development of its own for at least a block to the north and to the south of Court Street. The corner of Court and Main Streets as thus been the center of town since before Pendleton became a town in 1880.

With the completion of the transcontinental railroad, local agricultural products such as cattle, wool, wheat and flour could be shipped nationwide. Pendleton quickly blossomed into a regional inland shipping center. The economic base of the region, which had always been agricultural, now broadened in Pendleton to include a wide variety of commercial activities as well. The opening of a stately new United States Post Office and Courthouse in Pendleton in 1916 was an acknowledgement on the part of the Federal government of the city's stature as a commercial center and, consequently, a center of population.

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South Main Street Commercial

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**TRANSPORTATION**

Historically, Pendleton's growth has been closely tied to its proximity to major east-west transportation routes. Fur traders and explorers forged the first trails through Eastern Oregon. Their reports, describing the land and opportunities of the west, paved the way for massive emmigration which followed. With the first wagon trains blazing the Oregon Trail, a settlement sprang up along the Umatilla River in the vicinity of present day Pendleton. The broad river valley was a natural place for travelers to rest after their difficult passage through the Blue Mountains. Within 20 years after the first immigrants followed the Oregon Trail, railroads came to Eastern Oregon, providing additional stimulus for the growing city of Pendleton.

Railroad development occurred quickly in Pendleton. In 1881 the Oregon Railway and Navigation Company began operation of a line to Umatilla Landing (near the present town of Umatilla), thus providing a link with Portland via the Columbia River. The trails were located a few blocks south to the incorporated town of Pendleton on right-of-way granted by the Indians of the Umatilla Reservation. The southern boundary of Pendleton at that time was located along the northern boundary of the Umatilla Indian Reservation. Also in 1881, a two-story wood frame passenger and freight station was constructed in the Victorian Stick style by the Oregon Railway and Navigation Company (O.R. & N. Co.). On September 15, 1882 the East Oregonian reported that Main Street, complete with sidewalks and crosswalks, would be extended to the station. Small wood frame commercial buildings immediately, and illegally, pushed across the Reservation boundary toward the new station. In 1884 rail connections to the East Coast were completed and Pendleton, located on the main east-west line, could be assured of continued growth and prosperity.

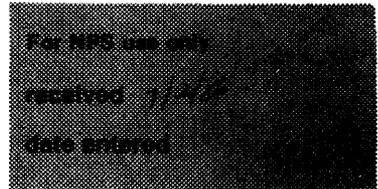
In 1885 a portion of the Umatilla Indian Reservation was annexed into the city. The Reservation Addition lay directly south of the Original Town of Pendleton, including most of the South Main Street Commercial Historic District as well as the railroad yards and Pendleton's South Hill residential area. The annexation of this area into the city finally allowed for more permanent construction to begin between Dorion Street and the railroad station. Thus began the development of the South Main Street Commercial Historic District as we see it today. The Union Pacific Railroad took over its subsidiary, the O.R. & N. Co., and the existing passenger station, which was built in 1909.

**ARCHITECTURE**

Architectural styles represented in the nominated district were used for commercial building elsewhere in the historic period, of course. Because of the perpetual modernization which has occurred in other areas of the city, however, the South Main Street Commercial Historic District provides the most complete illustration of early Pendleton architecture. Nowhere else do we find the continuity and concentration which characterizes the South Main Street Commercial

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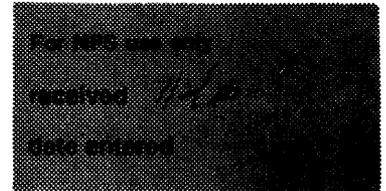
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**Historic District.**

The Italianate style became popular in the small towns of Eastern Oregon somewhat later than it did on the East Coast. Textbooks indicate that the style was no longer fashionable by 1890, but Italianate buildings were still being constructed in Pendleton for at least another ten years. Later buildings in the district show other Classical influences, most notably the Georgian style.

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Umatilla County Surveyors Office, Survey Notes of Township 2 North; Range 32 East, Willamette Meridian, Oregon, by David P. Thompson.

City Directories, 1890 & 1893, 1921; Umatilla & Morrow Directory, 1921.

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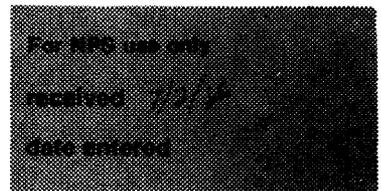
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**United States Department of the Interior  
National Park Service**

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



Continuation sheet South Main Street Commercial Historic District Item number 10 Page 1

**BOUNDARY DESCRIPTION**

The South Main Street Commercial Historic District encompasses the largest concentration of buildings directly associated with the growth and development of Pendleton due to the coming of a railroad connection to Eastern markets. The district occupies approximately 5-1/2 city blocks and lies between the earliest commercial areas of town and the rail lines south of Frazer Street.

The earliest commercial areas of Pendleton developed along Main Street between the River and Dorion Street and along Court Street from Main to SE Second. While continuous development in this original commercial district over the years has eroded the historical character of the buildings, the South Main area remains comparatively untouched by recent development with the exception of ubiquitous storefront remodelings.

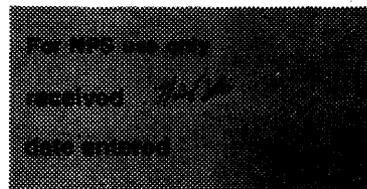
The bounds of the nominated district are dictated, generally, by the historical relationship of buildings to freight and passenger stations of the Oregon Railway and Navigation Company. The railroad, immediately south of the two historic station sites, constitutes the southern boundary of the compact, 11.8-acre district. Boundaries on the north, west and east are demarcated by non-conforming development, such as multi-family residential and church property along the west boundary and at the northwest corner; or by non-historic development, including modern banking, retail and warehouse buildings on the north and east. Owing to the consistent use of red and buff-colored brick as a building material during the district's historic period and because of an overall continuity of building scale and facade detailing in the Italianate and Georgian styles, the nominated area is a distinct enclave within Pendleton's central business district.

The South Main Commercial Historic District is more particularly described as follows:

Commencing at the center intersection of SE Dorion Avenue and SE 1st Street, said intersection being the true point of beginning; Thence southeasterly along the centerline of SE 1st Street and the Southerly extension thereof to a point on the Southerly right-of-way line of SE Frazer Avenue. Thence Southwesterly along said Southerly right-of-way to the Southwest corner of the intersection of South Main and Frazer Avenue; Thence Southeasterly along the Westerly right-of-way line of South Main Street a distance of 190.00 feet; Thence Southwesterly along a line parallel to the Southerly right-of-way line of SW Frazer Avenue to a point on the Westerly right-of-way line of SW 2nd Street if extended Southeasterly; Thence Northwesterly along said SW 2nd Street extension a distance of 190.00 feet to a point on the Southerly right-of-way line of SW Frazer Avenue; Thence Northeasterly along said Southerly right-of-way line to its intersection with the Southerly extension of the centerline of SW 1st; Thence Northwesterly along said centerline and its extension thereof to its

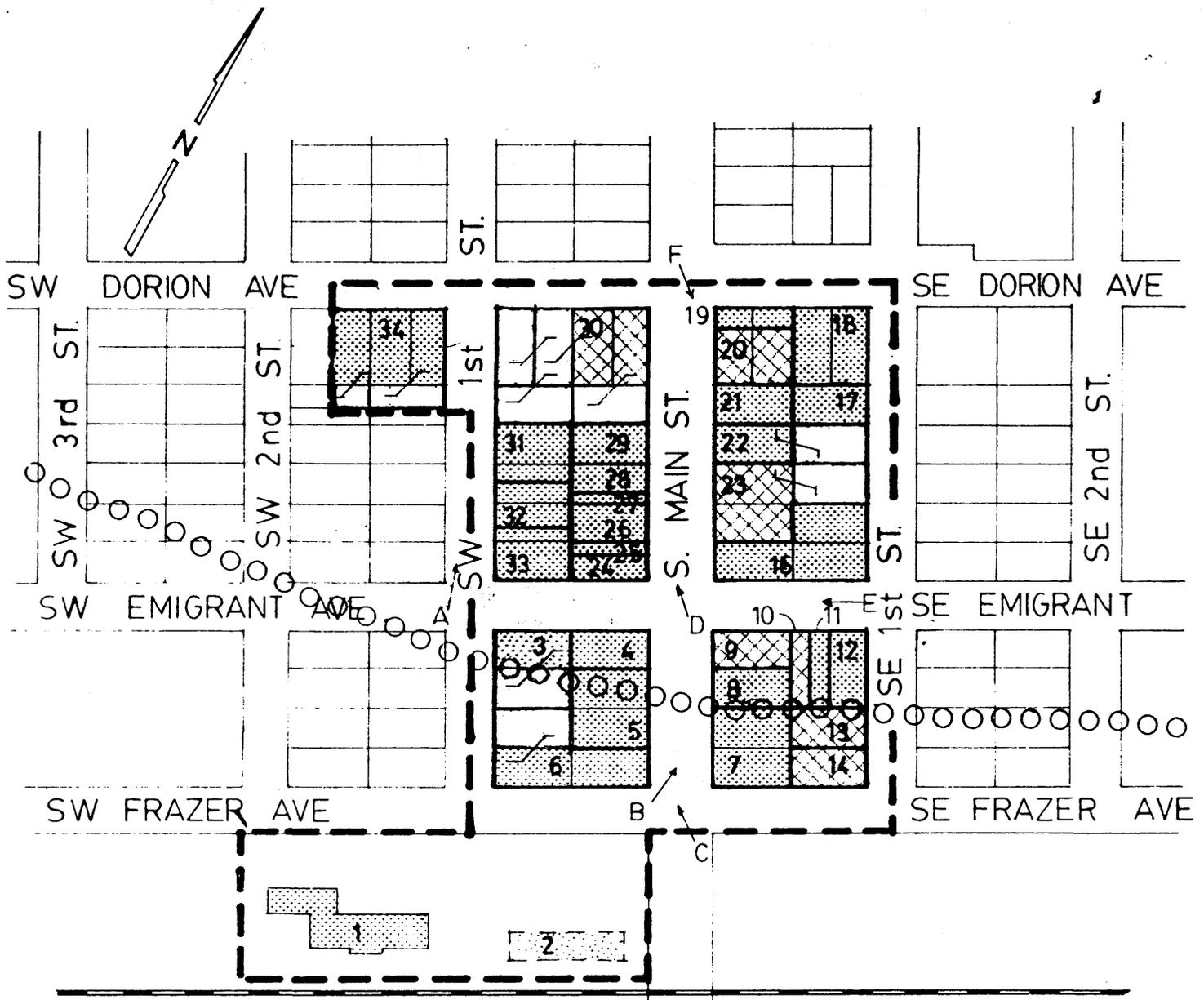
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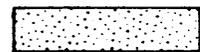
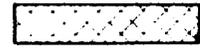


Continuation sheet South Main Street Commercial Item number 10 Page 2  
Historic District

intersection with the Easterly extension of the Southerly Boundary of Lot 3 Block 58 Reservation Addition to the City of Pendleton; Thence continuing Northwesterly along said centerline and its extension thereof a distance of 20.00 feet; Thence Westerly along a line parallel to the Southerly boundary of said Lot 3 to a point lying 50.00 feet Westerly of the East boundary of Lot 12 Block 58 Reservation Addition to the City of Pendleton; thence Northerly along a line, said line being the extension of the Easterly boundary of Lot J Original Town of Pendleton to its intersection with the centerline of SW Dorion Avenue; Thence Northeasterly along said centerline of SW Dorion Avenue to the true point of beginning, containing in all 11.8 acres, more or less.



# LEGEND

-  HISTORIC DISTRICT
-  OFFICIAL ROUTE "OREGON NATIONAL HISTORIC TRAIL"
-  RAILROAD
-  NON-CONTRIBUTING SITE (HISTORIC)
-  CONTRIBUTING BUILDING
-  NON CONTRIBUTING BUILDING
- RESOURCE NO. (see Inventory)

SOUTH  
MAIN  
STREET  
COMMERCIAL  
HISTORIC  
DISTRICT

7/2/02