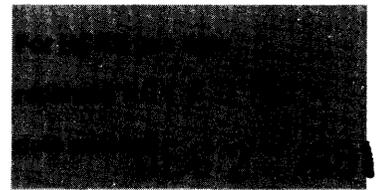


**United States Department of the Interior
Heritage Conservation and Recreation Service**



**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 Kyle, William and Sons, Building

and/or common Cooper Brothers Store

2. Location

street & number 1297 Bay Street not for publication

city, town Florence vicinity of congressional district Fourth

state Oregon code 41 county Lane code 039

3. Classification

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

4. Owner of Property

name Stuart and Joann Henderson, and Ronald Hoagland (Box 930, Florence OR 97439)

street & number P.O. Box 1762

city, town Florence vicinity of state Oregon 97439

5. Location of Legal Description

courthouse, registry of deeds, etc. Lane County Courthouse

street & number 125 East Eighth Avenue

city, town Eugene state Oregon 97401

6. Representation in Existing Surveys

title Statewide Inventory of Hist. Properties has this property been determined eligible? yes X no

date 1977 federal X 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 checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The William Kyle and Sons Mercantile Store was built in 1901. It is a two-story wood-frame building which faces south toward the Siuslaw River on the old main street of Florence, Oregon (formerly Front Street). The main building is 90' x 40' and the single-story shed-roofed warehouse addition on the west is 90' x 20'. Both are constructed of fir milled by the original owner at Spruce Point, south of Florence. The gabled roof of the main building and the shed roof of the warehouse are faced with the false-front common to western buildings around the turn-of-the-century. Both exhibit Italianate styling in the use of paneled frieze and bracketed cornice. The raking cornice of the main building conforms to the gable end of the roof. The false front of the warehouse addition, on the other hand, is peaked at the center to echo the storefront treatment. Fenestration in the storefront is regular, with two double-hung windows with two lights over two and hooded lintels on either side of a central bay of paired windows surmounted by a pediment. A signboard hangs on the upper wall. Ground story shop fronts of glass in wood frames with two symmetrically arranged recessed entrance bays, remain remarkably intact, with trim consisting of a bracketed belt cornice and stylized "washboard" decoration on the uprights. Corner boards of the second story level are finished as pilasters with channeling and necking. Drop siding is used throughout.

The general store is entered from the south side. There are two inset wooden doors with center glass panels, transoms and side-lights in this front facade, completed by twelve foot windows on each side. On the east side there is a glass door with side lights, which must have been added at a later date because it is not visible in earlier pictures. Double doors on the north end have glass in the top half and are graced on either side by 6' x 7' windows, nine panes each. There is a door in the front west wall which leads to the warehouse addition. All doors and windows throughout the interior have wide casings scored vertically, with corner blocks. The 14-foot ceiling of the main store is supported by 10" x 12" chamfered fir girders, running north-south in the center. Each girder is 45' long, and the full length is achieved by splicing in the center. They are tapered-cut and pinned with large handmade dowels. This girder is supported by six turned posts of solid fir, the tops and bottoms of which are 10" squares, each of them 3 feet long. This divides the space in half. The walls are centered V'd ceiling boards (tongue and groove) placed vertically. The floors are oiled 1" x 4" fir boards. During its earliest history, the store was used for general merchandising, post office, soda fountain and butcher shop. Its heavy use is attested to by wear created by Cork boots. After its day as a general store, it became a more or less dormant space used for storage. After its purchase from the Erskine estate in 1970, this space was used for the design and manufacture of hand-printed wallpapers. The space is to be occupied by a tenant who can make use of the entire ground story space without subdividing it.

The second floor is one large well-lighted room, originally used for storage of furniture and other large items. Later, some partitions were built for a kitchen and bathrooms on the north end. These lasted through the building's use as a meeting hall and dance hall/roller rink. Its original fir floor was covered by walnut flooring for these purposes. When the present owners began renovation in 1971, partitions were taken down. The bathroom remained and was restored for use in a living space created by the erection of a double wall in the center, running east-west. The original kitchen counters were rebuilt with fir and cedar, and the rusted tin sinks were replaced. One structural change was the addition of five windows on the west side. The front portion of this upper story is open and being used as studio space. The double wall can be removed to restore the room to its original size. The walls are painted white, as are the tongue and groove ceiling boards.

The original flight of stairs leading to the second floor is attached to the back exterior and is covered. There is also a wide staircase leading from the west yard. There are three single stack chimneys on the western edge of the roof. Two are being used.

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Continuation sheet Kyle, William & Sons, Building Item number 7

Page 1

The warehouse attachment has five rooms. The interior walls, floor and ceiling are centered V'd tongue and groove fir, unpainted for the most part. The front room was partitioned for use as an insurance office when the Kyle Brothers were in this business. The present owners took down the partitions and sheet rock, exposing the fir walls. The floors were refinished throughout and the addition of two large windows between the first room and main room, sixteen panes each, provided more light. The central room is approximately 20' x 40'. It has a shed ceiling which is 16' high at its highest point. There is one window placed horizontally at a distance of five feet from the floor in the west wall. It measures 7' x 2½' and has twelve panes. This is the original window. There are three small rooms in the back half of the warehouse: one contains the original bathrooms and a storage box built against the west wall. Over this is a window identical to that in the main room. Beyond this is a small room whose floor is raised six inches above the rest and a larger room painted white with one large nine-paned window in the north wall. All doors throughout are fir with glass panels and porcelain knobs, except for the original dock door on the west wall of the main room. This warehouse attachment was originally used for storage of grain and petroleum products. There are large circles burnished into the floor from spillage. It has remained almost completely in its original state. One skylight was put in the roof for light.

In 1972, part of the foundation of the main building was replaced with the same size and type of wood timbers as the original. There are six 10" x 12" beams running north-south which rest on brick pier blocks. The rest of the foundation is made of 2" x 12" joists on 16" centers, running east-west. Small areas of broken siding were replaced on the outside of the building with copies of the original. In 1973, the outside of the building was sand-blasted and painted light grey. In 1975 it was painted creamy white. The original William Kyle and Sons signboard was repainted. In 1976 the roof was recovered with brick red composition shingles. This was a Bicentennial Restoration Project and the intent was to replace the original cedar shingles. However, stringent building and fire codes prohibited their use without major alterations, including fire walls and sprinkler system, which would have jeopardized the integrity of the interior.

The William Kyle and Sons building was barely saved from the wrecker's ball in 1971. Its present condition is good, but some structural repairs are anticipated. There is more dry rot in the main beam of the foundations, and some structural members will have to be judiciously replaced in the front facade.

8. Significance

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

Specific dates 1901 Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Kyle Building is significant to the Florence-Mapleton area of coastal Lane County as a remarkably well preserved example of the false-fronted general store which served as a center of trade and social intercourse in small towns throughout the West. Moreover, the store has some architectural pretention. It was built in 1901 in the Italianate Style by William J. Kyle, a Scotsman who came to Florence in 1884 and played a significant role in commercial development, the rise and decline of prosperity, in the Siuslaw Valley. Kyle was the third small-time entrepreneur, after Duncan and O. W. Hurd, to settle in Florence, and his ambition was to gain a monopoly on business in the valley at a time when it was speculated that Florence would grow to the size of San Francisco. Kyle's papers are an important resource shedding light on the early development of the Pacific Coast. Kyle's store is "clearly a key image in putting together a mental picture of the history of the Florence area." Its restoration has served as a catalyst for the revitalization of Old Town Florence. The store embodies the distinctive characteristics of the typical large, well-built country general store of the turn of the century, and it possesses integrity of location, design, setting, materials, workmanship, feeling and association with a key figure in the town's development. The store was the center of Kyle's operations, and it is the only building now standing in Florence associated with Kyle and his sons, who were his business partners.

William Kyle's store in Florence was the second of two he built on the coast, the first -- smaller in scale -- having been erected in Mapleton. His partnership with Michael Meyer enabled him, in 1884, to build a cannery on the Siuslaw waterfront across from the Florence store. It was one of three canneries in the area and produced fifteen thousand cases of salmon annually. His sawmill at Spruce Point supplied the lumber used in the Kyle store. To make his enterprises a success, Kyle went into the shipping business with a small "bald-header" schooner, the Bella, which could carry about 400,000 board feet of Kyle's lumber. She was the last ocean going vessel to be built on the Siuslaw River. Meyer and Kyle purchased the passenger steamer Lillian, and as the prosperity of the mills and canneries, and ultimately the whole valley became dependent on schooner trade, they bought the tug Roberts to bring them across Florence's treacherous bar. Thus began Kyle's attempted monopoly on trade in the Siuslaw Valley. The tug hauled schooners and freight the length of the Oregon Coast, and the Bella ran between Portland and San Francisco.

The Kyle store was the center of operations. Until 1913 it housed the first Florence post office (Kyle and his sons were the successive post masters). There was a sodafountain, butcher shop and general store on the main floor and a furniture store in the spacious upper story. A warehouse attached on the west side housed grain and bulk staples in the early days, and petroleum products when the automobile arrived. Many things contributed to the decline of the schooner trade and the fortunes of the Siuslaw Valley, among them Kyle's business practices. The Meyer/Kyle partnership dissolved and Kyle went into business with his three sons: William Jr., David and Edward. For many years the store continued to be a gathering place for loggers, farmers and fishermen. It is said that local residents sat around a stove which could hold a six foot log, in the back of the store.

It was evident that Florence was not to become a major port. Kyle eventually closed his saw mill and cannery, turned the store over to his sons, and moved with his wife to San Francisco.

9. Major Bibliographical References

See attached continuation sheet.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Siltcoos Lake, Oregon

Quadrangle scale 1:62500

UMT References

A

1	0	4	1	1	3	2	5	4	8	6	8	5	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 The Kyle Building is located in NE $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 34, T. 18S., R. 12W., W. M. It occupies Lots 1, 2, 3 and 4 of Block 7 of the Original Plat of Florence, Lane County, Oregon.

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Joann Henderson

organization Old Town Committee date July 1980

street & number 1297 Bay Street telephone 503/997-7964

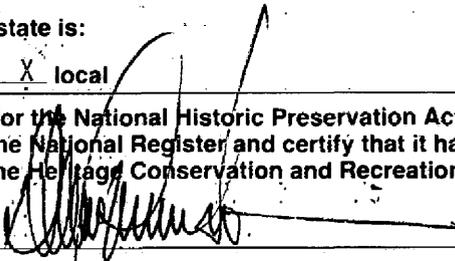
city or town Florence state Oregon, 97439

12. State Historic Preservation Officer Certification

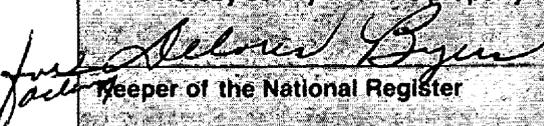
The evaluated significance of this property within the state is:

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 June 29, 1981

For HCRS use only	
I hereby certify that this property is included in the National Register	Entered in the
	National Register
Keeper of the National Register	date <u>12/2/81</u>
Attest:	date
Chief of Registration	

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Continuation sheet Kyle, William & Sons, Building Item number 8

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The town was still self-sufficient to a degree, and what could not be found locally was brought overland from Eugene or the south coast. In the late 1930s a bridge was built across the Siuslaw and the automobile became the next important factor in the changing fortunes of the business community. It began a steady shift from the waterfront to the coast highway. In the late 1940s, the Kyle Sons turned over management of the store to Dan and Esther Cooper, who maintained it in its original state, providing many of the same goods. The Coopers also supplied the credit so badly needed by seasonal workers as the Kyles had done before them. The second floor was used for meetings and dances. The Elks laid hardwood floors and added kitchen and bathroom partitions. The Florence Civic Theater Group performed there, and the Kyles encouraged other community activities such as roller skating and U.S.O dances.

The waterfront slipped into a period of dormancy. The Kyles sold the store to the Erskines, who held a great deal of property in the area. The Coopers closed their doors in 1961, and except for the storage of furniture, the Kyle store sat empty for ten years. In 1971 Jarman, Henderson and Bruce bought the Kyle store from the Erskine Estate and began a slow restoration of its exterior. Bay Street Productions, a hand silk-screened wallpaper manufacturer occupied the store. Members of the new enterprise ran the business and lived in the building with their families. Minor changes were made to make it livable. The warehouse addition became a residence, and the upper story was divided into two spaces, the back half being a residence. The front has been used for square dances, ballet classes, a woodworking shop, and is now an artists studio.

At this writing Bay Street Productions has moved as a result of shift of ownership to Henderson and Hoagland. The store space is being repainted and rewired for the next tenant.

The purchase of the Kyle Building in 1971 seems to have signalled a turn in the fortunes of the waterfront area. As work progressed on the building, interest was generated in restoring what remained of the oldest part of town. In ten years, the Old Town neighborhood has come back to life as a vital business community. The Kyle Store is an important link to the town's past as the oldest and most prominent building remaining on the waterfront.

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Continuation sheet Kyle, William & Sons, Bldg. Item number 9

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Portrait and Biographical Record of the Willamette Valley (Chicago: 1903), p. 1532.
Note on William Kyle.

The West (July 19, 1901), (August 23, 1901). Newspaper reportage on completion of construction and opening of store.

"The Last of the General Stores," Coast Valley Journal, (March 22, 1973), p. 3, 5.

Cox, Thomas R., "William Kyle and the Pacific Lumber Trade: A Study in Marginality,"
Journal of Forest History (January, 1975), 4-14.

"Oldtown Makes a Comeback," The Siuslaw News (October 30, 1975), 8.