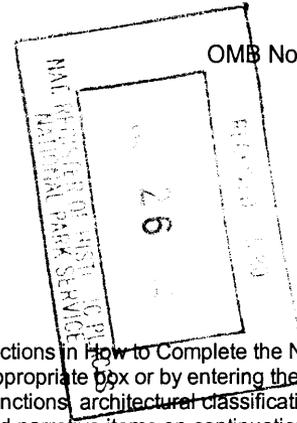


United States Department of the Interior
National Park Service



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**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Vale Drug Store

other names/site number N/A

2. Location

street & number 158 Main Street North (northeast corner of Main and A Streets) not for publication
city or town Vale vicinity _____
state Oregon code OR county Malheur code 045 zip code 97918

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick

July 23, 2002

Signature of certifying official/ Deputy SHPO

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of Keeper

Date of Action

Edson H. Beall 9/6/02

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5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Cat: Domestic Sub: Offices
Commerce Specialty Store

Current Functions
(Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling
Commerce

7. Description

Architectural Classification
(Enter categories from instructions)

Commercial

Materials
(Enter categories from instructions)

foundation stone & concrete
walls Stone, brick & concrete
roof built-up asphalt
other

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheets.

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Setting

The two-story Vale Drug Store is a good example of a Commercial Style building with strong ornamentation indicative of the early examples. The building is located at the northeast corner of the intersection of Vale's two main thoroughfares, Main and A Streets. The building is located in the center of the historic downtown commercial district. Most of historic downtown Vale radiates east and west along "A" Street.

General Features

The shape of the two-story building is rectangular. The footprint of the building measures 28 x 94 feet. The total dimensions of the building include a one-story addition on the north side of the building. The original building measured 28 x 75 feet, and that is still the dimension of the second floor of the building.

The foundation of the building is native tuff stone from the local quarry that supplied much of the building materials for the early buildings in Vale. The structural support for the second floor is unknown as no original plans for the building has been found. There are no support posts in the first floor retail space, suggesting that the exterior brick walls and interior walls provide the support for any beams that support the floor above.

The south and west walls of the building are tuff stone at the first floor level, and red brick laid in common bond at the second floor, separated by a tuff stone belt course. The north and east walls are concrete. There is no indication of any reinforcement used in the walls. Although the structure is not visible in the building, the owner believes the roof of the building is wood joist and wood decking. The roofing material is built-up asphalt.

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The front façades (south and west elevations) of the building is rough-faced, cream-colored tuff stone with red tuff stone used as a contrasting, decorative feature, at the first floor level. The red tuff is used in every other course to emphasize window and door openings and used as every other block under the belt course.

A highly decorative brick entablature accentuates the south and west elevations. The entablature consists of architrave, frieze and cornice and which creates a parapet to disguise the flat roof. Three courses of projecting bricks comprise the architrave. The frieze consists of inset brick panels that emphasize the fenestration of the building. The cornice has projecting brick courses at the top, with a decorative cross brick pattern below.

Six chimneys provided heating ventilation to the building when constructed. These chimneys are interior, along the west and east elevations of the building, with caps, barely visible to the passerby. A seventh chimney was added later to provide venting for the heating system in the northern one-story addition.

Fenestration throughout the building is wood sash, one over one, double-hung variety with lamb's ear detailing in the upper sashes. The windows have stone lintels and sills.

Exterior

The building has a southwest facing corner entrance to accommodate foot traffic from both main streets. The corner entry is a large arched opening containing a single, wood-frame glass entry door with sidelights capped by an elliptical, single-pane fanlight. At the second floor level, there is a single window.

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The building's south elevation is symmetrical, containing two large-paned display windows with three-light transoms. Decorative pressed tin cornices with fleur-de-lis detailing cap the windows. The second floor of the south elevation contains three evenly spaced windows. These windows are echoed by decorative insets in the brick cornice.

Just north of the entry at the first floor level, the building's west elevation contains a display window identical to those on the south elevation. Approximately center in the first floor of the west elevation is a fixed, single-light window capped with a three-light transom. At the northern extreme of the historic building is a paneled pedestrian door with single light, capped by an elliptical fanlight, which provides access to the building's second floor. The second floor of the western elevation contains six windows. Each is emphasized by insets in the decorative brick cornice above.

The only feature in the building's north elevation is a centered window at the second story level. The first floor is obscured by the one-story addition. The building's east elevation contains three windows at the second story level, concentrated in the center of the building. The one-story building abutting the building on the east obscures the first floor.

Changes to the building on the exterior are limited to include the enclosure of an original, additional pedestrian door in the building's west elevation, just south of the existing pedestrian door. This door probably provided access to the rear of the building's first floor and could have served as a delivery entrance. However, the entrance was in filled early, with similar, if not identical tuff stone (an enclosed c.1915 photo shows the pedestrian door still in use). The smaller window in the first floor level was added later than the

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original construction of the building; however it also is an early change to the building, given the window type (c.1920s). Historically, striped canvas retractable awnings shaded the windows. One display window in the south elevation and the west elevation display windows still have awnings.

Historic Exterior Changes

These early changes to the building can be determined by the construction materials used in the building. The native stone used to construct the first floor, is the tan or buff colored tuff. However, around window and door openings a contrasting red color, similar to the color of the brick used for the second story level, were used for decorative emphasis. Therefore, because the enclosed pedestrian entrance on the west elevation has this decorative use, it can be assumed to be an original feature. In contrast because the central window in the west elevation does not contain this decoratively colored stone, it is assumed to be a later feature.

In 1942 a small one-story concrete addition was added to the north elevation of the building. The addition contains abuts another building to the east and features are limited to a modern one-light one panel door in the north elevation and one-light, one-panel door with transom and a pair of casement windows in the west elevation.

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Interior

Historic Appearance and Finishes

This first floor was used as the drugstore and was finished with tile floor, walls, and tin ceiling with coved cornice. The space contained a soda fountain with bar back and wood display cases mounted on the west, north and east walls. The center of the first floor contained display cases for items for sale. The interior contained 1550 square feet of display space. Items available for sale included medicines, candy, cigars, and schoolbooks and supplies.

The historic interior finishes included plaster walls with wooden display cases, tin ceiling with coved cornice, and encaustic tile floor. The north end of the building was used for storage.

The second floor was use for doctor's offices and used the same finishes as the first floor, except for the floor, which was finished with either the same encaustic tile or tongue-and-groove flooring.

According to interviews with several natives and long-time locals, much of the interior changes were done to the building in the early 1960s when the Nichol's purchased the property, converting the second floor to their personal dwelling and modifying the first floor to accommodate several small businesses instead of a single business. These interior changes are detailed below.

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Current Appearance and Finishes

Currently the interior of the historic building at the first floor level contains five finished rooms for retail space, a walk-in cooler, three bathrooms, and a storeroom. Interior finishes on the first floor currently consist of painted walls and wood paneling over the original plaster walls along the exterior walls, and more modern materials on the non-historic interior divider walls. The ceilings are covered with a mixture of historic lath and plaster and non-historic finishes including drywall and acoustic tile that have lowered much of the first floor ceiling from its' original height. However, both the historic and modern ceiling material simply obscures the intact original tin ceiling. Floors consist of linoleum and carpeting over the historic wood flooring. There is a stairwell at the northwest corner of the historic building, entered from the exterior, which provides access to the second floor of the building. All wiring and plumbing is exposed.

The second floor of the building contains five bedrooms, a living room, a kitchen and dining area, and a bathroom all accessed by a center hallway. The finishes in the second floor are a mixture of historic and non-historic. Some walls and ceiling are painted plaster and lath. Some ceilings are acoustic tile, while some walls are wallpapered or painted drywall. However, in several areas of the second floor, the original tin ceiling can be seen. It is simply obscured by historic and non-historic finishes. Other intact historic features in the second floor include window and door surrounds with bulls-eyes, picture rail, cornice moldings, and baseboards in many of the rooms. Also wood paneled doors with transoms access the bedrooms.

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1942 Addition

The interior of the addition contains two finished rooms, a furnace room, bathroom, and kitchen. This addition is finished with a combination of drywall walls and ceiling and linoleum, concrete and carpeted floors. All wiring and plumbing is exposed.

Native Stone Buildings

The native stone buildings of Vale built before 1886 used rough dressed stone blocks quarried east of town. These building with two exceptions (Hope Bros Store 1893) and (Fell's Saloon, 1902) generally included arched doorways and windows. The stone and brick buildings of 1906-14 also featured the same design.

The early stone buildings of Vale, after the Stone House (1872); Hope Bros Store (1893); the Natatorium (destroyed by fire), the original school house (demolished), the second courthouse (demolished), and First Bank of Vale (National Register listed) were all built around 1900. The First Christian Church is also a dressed stone building.

Only three of Vale's significant historic structures are listed on the National Register of Historic Places. Of those, the Old Stone House and the Vale Hotel & Opera House are undergoing restoration.

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From the MALHEUR BOOSTER, Sept 1 1908

VALE BUILDING STONE

The Best in the West is Found Within One Mile of this City

The native Stone at Vale is recognized as the best in this part of the country, and Mr. Begg, the proprietor of the quarries here, states it is the best he has ever had anything to do with. He stated he had never been in a place where there was obtainable, three different grades and colors of sandstone for building purposes. He has taken up three different quarries. One has 100 acres in it, and is buff stone of a harder composition than the general run of soft sandstone, and is of dark buff. This he used in the finishing work of the Odd Fellows building, making the top three links from it, and the top trimmings. His other claims are 40 acres each of deeded land. One of these is a hard stone, which he uses for foundation work. It is very light sandstone of fine composites and will withstand almost any amount of pressure. It is impervious to moisture, and makes an excellent base for the lighter weight stone. The other 40-acre tract is the regular stone he uses in the construction of his buildings.

When we were talking with him, he said "I come here unheralded, and with a gunny sack on my back. I tramped the hills around Vale for several weeks, hunting just what I wanted, and I found it in the three claims I located, all of which are worth big money when opened up for work. I have built five building in Vale using this stone, and put up the Y.M.C.A building in Payette, the Washington School House, and the Union Block in Caldwell, besides shipping to three different contractors in Caldwell for other big buildings there. I expect to get the stone contract for the new Nyssa School House, which has been let by contract to Harding & Williams of Caldwell. I also built the Sevey building, one of Caldwell's fine stone buildings. I am going to Portland, Seattle and Tacoma this coming week, and shall interview the stone contractors there, while down. This stone will sell at a premium over any Pacific Coast stone of which I am acquainted, and I expect to have it on the market in proper shape. I just finished a sandstone monument for William Grant, at Beulah, It stands 5 feet 8..." inches high, and is one of the finest sandstone monuments I have ever seen. I used the white sandstone

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from my quarry, that which you saw a sample of a few days ago, and it worked up better than one would expect. People around here would not buy it of course, generally they would prefer to have me ship it out to the tombstone manufacturies, and then have it shipped back later as tombstones. I have shipped two carloads of this stone to Caldwell Monument works, and have other orders which I expect to fill as soon as I can get to them. MY supply of this stone is unlimited, and it works up in better shape than any stone I have ever worked. The base stone is hard and works down almost as smooth as granite and for a sandstone is the very best. I have not located any of the red stone but have confined my locations entirely to the buff. It will take \$50,000 to develop these quarries and install the necessary machinery. We will develop these quarries as soon as possible. In the mean time we are shipping out considerable stone." The beauty of these quarries is the accessibility to market, being less than one mile from Vale and not a mile apart.

NATIVE STONE	CONSTRUCTION	CONDITION
BUILDINGS		
Old Stone House	1872	restoration – NR Listed
Hope Bros stone store	1893	used as fire hall
Hope Bros stone residence	c1895	Private residence
Stone schoolhouses	1895	demolished
Vale Hotel & Grand Opera House	c1896	restoration – NR Listed
Natorium	1900	demolished
First Bank of Vale	1901	private residence – NR Listed
Fell's Saloon	1902	abandoned
Second County Courthouse	1902	demolished
Christian Church	1907	not used
Vale Drug Store	1907	private residence

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Proposed Restoration

The current owner intends to begin restoration work in the near future. The plans include restoration of the exterior, to include repointing the masonry, reconstruction of the damaged parapet, roof repairs, and restoration of portions of the first floor storefronts, including the restoration of transom windows and canvas awnings, and the use of signage appropriate to an earlier time period. Interior restoration work will include restoration of as much of the historic fabric as possible while allowing for retail businesses below and a single-family dwelling at the second floor.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

Commerce
Architecture

Period of Significance

1907-1944

Significant Dates

1907

Criteria Considerations

(Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.) See continuation sheets.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

See Attached

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Malheur County Historical Society

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Introduction

The two-story Vale Drug Store is located at the northeast corner of Main and A Streets in the center of the downtown business district in Vale, Oregon, the county seat of Malheur County. The building is significant in its association with the early commercial development of Vale from 1907 to 1944, as well as an important example of early Commercial style architecture.

The building served as the drug store and mail order business for John Boswell, local merchant and Postmaster for Vale from the building's construction in 1907 to 1927. The building continued to operate as a drug store and soda fountain under the ownership of W.F. and Mary Reiner until they sold the property in 1944. The drug store and soda fountain played a vital role in the growth and development of Vale and its' role as the county seat. The building was also an important part of Vale's social history. The building meets National Register criterion A for its' association with the growth and development of Vale.

The Vale Drug Store is also eligible under Criterion C as a good example of Vale's early commercial architecture. The simple façade with storefront windows, use of local tuff stone, and corner entry are indicative of early commercial architecture. The building is one of the earliest intact buildings that use the tuff stone that hasn't been demolished or experienced extensive interior or exterior changes. A review of other tuff buildings in Vale demonstrates that the Vale Drug Store is one of the best-preserved commercial buildings in terms of its physical condition and retention of original character.

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Historical Development of Vale

Vale is located in southeastern Oregon on the Malheur River about sixteen miles west of Ontario, and the Idaho border. Vale's early history started with the Oregon Trail crossing of the Malheur River, which saw its first wagons this far west in 1843. The hot water springs near the crossing provided the early travelers a place to wash clothes, bathe and even cook fish in the hot water. A trading post was established in current day Vale around 1853.

In the fall of 1863, Jonathan Keeney built a small log house at the Malheur Crossing on the south side of the river and this cabin served as a wayside inn for the accommodation of emigrants passing over the Oregon Trail from 1863-1870. In the autumn of 1870, Louis B. Rinehart bought Mr. Keeney's holdings at Vale Hot Springs and the next year started construction of the historic Stone House, which he completed in 1872. On New Year's Day, 1873, Mr. and Mrs. Rinehart opened it as a hotel with a grand ball to celebrate the New Year. This was the first memorable occasion of the County, and folks from as far away as Boise came for the event.

During the 1870s a considerable number of travelers passed over the emigrant road and the Stone House became a popular wayside inn. This building served for many years as not only a hotel, but also as the post office, a refuge from the Indians, a trading post and stage stop. Later in 1878, a stage line was established between Boise and Canyon City and a stage station was set up at the Rinehart Place.

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Vale soon became a center of commerce for the area with wagon trains and pack trains hauling supplies west. In 1885-1886 movements began to form a separate county, breaking away what was to be Malheur from Baker County. There was little opposition to the forming of the new county and an act to that effect was passed by the State Legislature to take effect April 1, 1887.

This new county started a fight over the location of the county seat, although the act of legislation named Vale as the temporary seat of government, pending an election to chose a permanent site. No less than six town sites were in that first election in 1887. Vale topped Jordan Valley by only 13 votes, while Ontario was 52 votes behind the leader. Of the 758 votes cast, Vale got 315, Jordan Valley 202, Ontario 163 and Paris, which had excellent promotional backing, ran close to 146. Grove City got 30 ballots and Basterville received 2 votes.

Since only a majority of the voters could decide the permanent site, Vale and Jordan Valley ran it off in a special election, with Vale winning handily. The first courthouse was built in Vale in 1887 at a cost of \$1,400. This city served as the county seat until 1900, when Ontario again raised the question of moving the county seat. Both Vale and Ontario raised money for a permanent building, and since Vale raised the funds and erected a stone building for the courthouse, the election failed to materialize. Again, in 1912, residents of Ontario raised the question, and after a long and bitter battle an election was held that Vale won handily.

As the seat of County government, Vale has been dependent upon business from both legislative and judicial activities from the time of the County's founding. Although the

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County has been spared any famous criminal elements with its attendant court trials, many of the early disputes that ended in court involved the potentially dangerous questions of cattle vs. sheep and water rights that created the very profitable agricultural lands. As these early disputes were fought in court, interested spectators thronged into Vale.

Vale was incorporated in 1889. The early city council passed an ordinance that only allowed stone and brick buildings to be constructed in the business district and thus prevented a catastrophic fire that was common to early towns. The sandstone was quarried south of town and at one time there were two brickyards in the area.

Agricultural and livestock interests soon vied for importance in the region, but it was the Oregon Short Line Railroad, which provided the growth stimulus that created Malheur County. In 1906 the railroad branch from the mainline near Ontario reached Vale. A branch line was constructed north to Brogan and later the main line was finished to Burns. This caused a building boom in Vale with the construction of many new businesses down town and homes in the residential areas.

Once the railroad outlet was made at Ontario, commercial activities in the livestock industry rapidly began shifting from Baker, with cattle and sheep being drive to Ontario in increasing thousands. Business interests in Vale grew in proportion to the government business and also as the surrounding agricultural interests expanded. The Vale Chamber of Commerce was organized in 1910 with a membership of about seventy.

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The year 1911 marked the greatest progress and building development in Vale up to that time, totaling over \$250,000. The main street of Vale, for many years, ran north and south from the depot to the park, placing the Vale (Drexel) Hotel at the center of town. Now that the "main" streets of town are the two one-way parts of U. S. Highway 20, Washington and "A" Streets are the main traffic funnels through town and across the Malheur River, from east to west.

Through the years, Vale has progressed from a bustling frontier town to the trade and business center, as well as center of government for the Valley, to today's picture of a declining older country town surviving on a declining portion of County activity. This decline has had the benefit of allowing the historic architecture erected in its early years to remain standing, rather than to be replaced with "modern" buildings, as many other faster growing cities.

John Boswell & the Vale Drug Store

John Boswell, son of W.S. Boswell, was born and raised north of Vale, in the town of El Dorado, where his father and mother emigrated to from Iowa to Oregon in 1862. He staked a claim and owned 160 acres three miles northwest of Vale as part of the Malheur Irrigation Project, and an additional 160 irrigated acres in Idaho.

The Vale Drug Store was founded by John Boswell, and first opened its doors to the public in 1898. In the 1901 election, John Boswell was elected treasurer for the City of Vale. He was noted as the owner of a drug store at that time. The mayor elected that

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same year was Charles E. Boswell, who owned the Vale Commercial Company, a general store. [It is not known if the two Boswell's were related.]

According to a 1909 article in the Caldwell [Idaho] Tribune, the store is "quite different this store of splendid stature from what it was 11 years ago when its' founder and present owner, John Boswell, first opened its doors to the public." The Vale Drug Store was the sixth business in Vale, following the creation of one store, two hotels and two saloons.

The stone and red brick building was new in 1908, replacing an older wooden structure that was on the site, due to a 1906 Vale ordinance which required all downtown buildings to be constructed of brick or stone, fearful of the threat of fires which have plague. The Vale Drug Store was highly successful because it also offered an extensive mail order business for its' clientele. Anything that could be purchased in the store was available to customers through the mail. One reason that this unique business was possible was because the owner of the drug store was also Vale's postmaster, processing an average of 29 mail sacks a day.

In addition to being owner and operator of the Vale Drug Store, Postmaster and the manager of 320 acres of farmland in Vale and Idaho, John Boswell also owned a home and over a dozen undeveloped lots in town. His upstanding qualities and amiable nature gave him the reputation as one of Vale's finest businessmen and citizens.

The building served as a drug store downstairs and doctor's offices upstairs. Doctors Taylor and Roberts and their offices at the second floor of the Vale Drug Store building

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housed some of the finest, most modern medical facilities in all of Malheur County after the turn of the century, including an X-ray machine valued at over \$1,000.00. Dr. Taylor specialized in abdominal surgery, while Dr. Roberts focused in eye, ear, nose and throat specialties. Dr. Taylor was also the County physician. While not originating from the Vale vicinity, the two physicians were good friends and prominent citizens, and quickly won the favor of the locals.

John Boswell continued to operate the Vale Drug Store until he sold the building to W.F. & Mary H. Reiner in September of 1927. It was during this period that the small one-story addition on the rear of the building was added. The addition served as additional storage space for the first floor functions and also housed the coal-burning furnace, with electric coal feeder and coal storage room. The Reiner's operated the drug store/soda fountain until 1944.

At that time the Reiner's sold the property to the First National Bank of Portland, for \$9,000.00. To accommodate the change in use of the building, interior changes were made, to include the addition of some interior walls. Three years later the building was sold to the U.S. National Bank of Portland, costing \$3,000.00.

According to interviews with long time Vale residents, during the late 1950's the downstairs was operating as a restaurant and tavern, while the upstairs was functioning as offices, including lawyer Charlie Swan and Strout Realty and Farmers Insurance.

In September of 1960 the property was sold to Orville and Ernestine Nichols, who divided up the interior space on the first floor to accommodate several retail businesses

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and leased out the space. Dale Allen, a long-time Vale resident, indicated during the mid-1960s when the Bully Creek Reservoir was under construction, that the construction crews would drink and play cards at the "Town Tavern" in the first floor of the Vale Drug Store, when their shift was up. Jim and Theo Stacey ran the tavern and a restaurant. The last interior change occurred in 1979, when Tony Mendive further divided up the southeast corner of the first floor to create space for his barbershop.

During their ownership, which spanned four decades, the Nichols modified the second story, in order to occupy second story for their residence, with new materials obscuring some of the historic materials, and a few new interior walls, according to Donna Nichols Duncan, their daughter and wife of State Senator Verne Duncan. The Nichols sold the property to the current owners, Regan and Tammy Lee in October 2000. Tony Mendive operated his barbershop in the first floor until the spring of 2001. While the first floor of the original building is currently vacant, the rear addition is still used for commercial space.

Rehabilitation Plans

Through the State Special Assessment program, the current owners intend to continue to reside in the building's second floor, while restoring the exterior, and restoring and rehabilitating the building's interior.

Conclusion

The Vale Drug Store is significant for its association with the early commercial development of Vale from 1907 to 1944, as well as an important example of early Commercial style architecture. The drug store and soda fountain played a vital role in

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the growth and development of Vale and its' role as the county seat. The building was also an important part of Vale's social history. As a result, the building meets National Register criterion A for its' association with the growth and development of Vale. Also, the Vale Drug Story is eligible under Criterion C as a good intact example of Vale's early commercial architecture.

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SOURCES

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Reprint for the Malheur County Historical Society, October 1977.

Edwards, Dottie Crummett. Tales of Yesterday in Malheur County; the Southeaster Oregon Frontier. c.1969.

Gregg, Jacob Ray. Pioneer Days in Malheur County: Perpetuating the Memory of Prominent Pioneers and Preserving an Authentic History of the County. Lorrin L. Morrison Printing and Publishing, Los Angeles, 1950.

An Illustrated History of Baker, Grant, Malheur and Harney Counties, with a Brief Outline of the Early History of the State of Oregon. Western Historical Publishing Company. Spokane, Washington, 1902.

Malheur Country History. Malheur County Historical Society, c1988.

Interviews with Regan Lee.

Allen, Dale. 2001. Telephone interview by author. 17 October.

Duncan, Donna (wife of State Senator Verne Duncan and daughter of Orville & Ernestine Nichols). 2001. Telephone interview by author. 17 October.

Johnson, Shamrock. 2001. Telephone interview by author. 17 October.

Mendiola, Larry. 2001. Telephone interview by author. 18 October.

Mendive, Tony. 2001. Telephone interview by author. 18 October.

Stacey, Theo. 2001. Telephone interview by author. 18 October.

Vale Drug Store - Chain of Title information

1. Isaac H. Holland and Henry S. Eldredge sold lots 5 and 6 of Block 25 of Eldredge's Addition to the City of Vale for the sum of \$250.00, to J.J Kime, A. W. Kime and Charles Kime on December 17, 1889. The deed states the transaction is for the land and all appurtenances.
2. On June 7, 1900, J.H. Kime and his wife Bella Kime, A.W. Kime, and Charles Kime and his wife Eliza sold lots 5 and 6 of Block 25 in Eldredge's Addition to Margretha Kime of Malheur County, for the sum of one dollar.
3. Margretha Kime and her husband Frank Kime sold the property to John Boswell for \$650.00, for both lots on August 9, 1901, together with all appurtenances.
4. On September 6, 1927, John Boswell and his wife C'Ceal, sold lot 5 to W.F. Reiner, for two dollars and "other valuable considerations."
5. W.F. Reiner conveyed half interest in the property and its appurtenances to his wife Mary H. on March 2, 1944.
6. On May 9th, 1944, W.F. and Mary H. Reiner sold lot 5 for \$9,000.00, to the First National Bank of Vale.
7. The United States National Bank of Portland acquired the Vale National Bank in May 1947, in a transaction with the Continental National Bank and Trust Company of Salt Lake City, at that time owner of the institution. The deal was reported to have cost \$3,000.00 (Page 318, Pioneer Days)
8. The United States National Bank of Portland sold off the east 21.75 feet of Lot 5, Block 25, to Ollie and Stella Olson, for the sum of two dollars and other valuable consideration on December 27, 1952.
9. However, the United States National Bank of Portland sold Lot 5 of Block 25, to the United States National Corporation, for 10 dollars on February 1, 1954.
10. The Unites States National Corporation sold the west 28.25 feet of Lot 5, Block 25 to Orville Nichols on September 23, 1960.
11. On June 1, 1967, Orville Nichols and his wife Ernestine sold the west 28.25 feet of Lot 5 to Eleanor Bean for \$10.00. That same day she sold the property back to Orville and Ernestine Nichols.

12. On October 19,2000, Ernestine Nichols, and her three daughters, Deanna, Wanda and Donna sold the property to Regan and Tammy Lee.

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10. Geographical Data

Acreege of Property Less than one

UTM References (Place additional UTM references on a continuation sheet)

Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>480840</u>	<u>4869710</u>	3	_____
2	_____	_____	4	_____	_____

Verbal Boundary Description Lot 5, Block 25 in Eldredge's Addition, to Vale, Malheur County, Oregon

Boundary Justification The nominated area is the tax lot on which the Vale Drug Store sits and was originally constructed.

11. Form Prepared By

name/title Regan & Tammy Lee

organization N/A date 08/01/01

street & number 158 Main Street North telephone 541-473-9609

city or town Vale state OR zip code 97918

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

name Regan & Tammy Lee

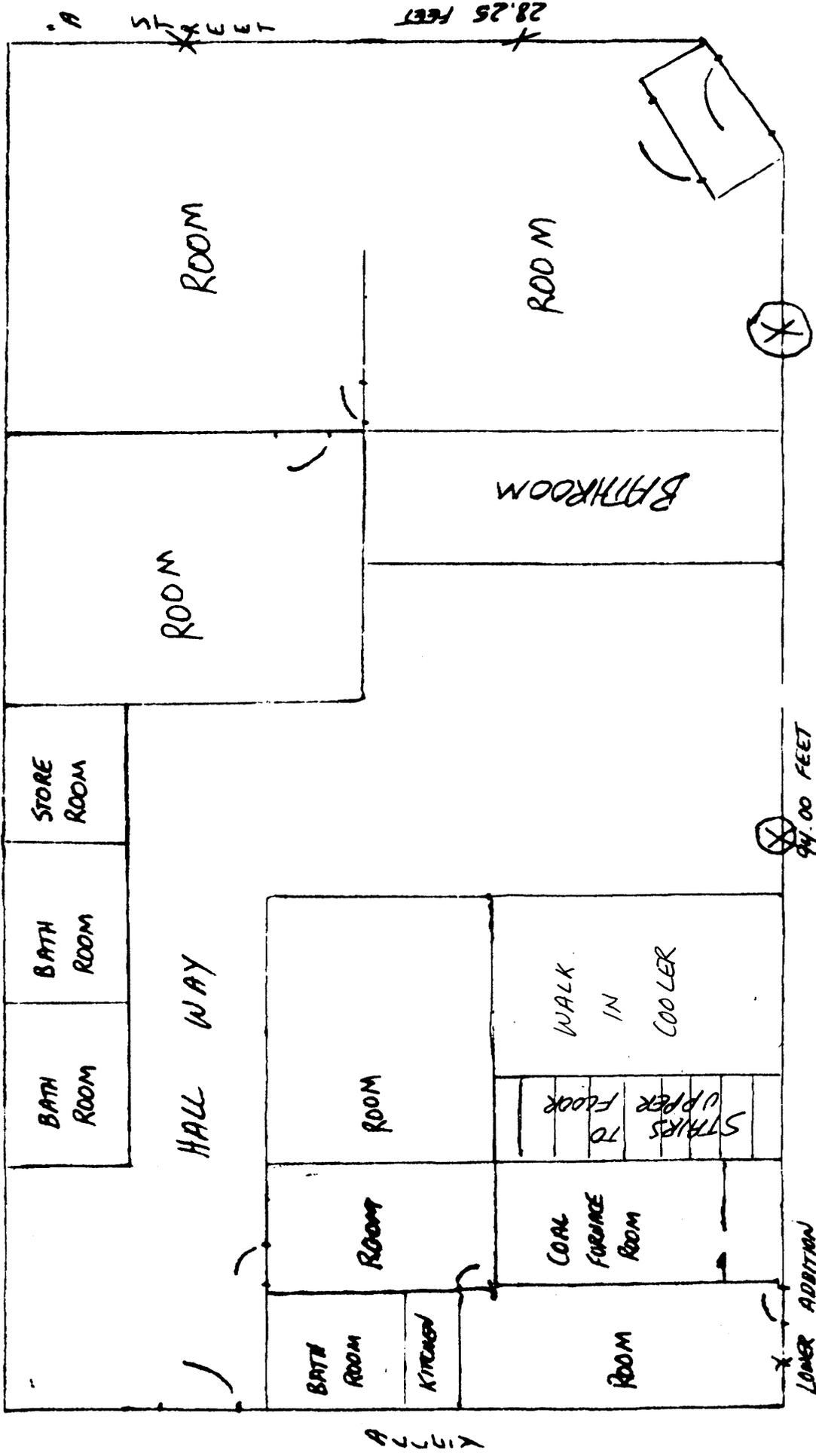
street & number 158 Main Street North telephone 541-473-9609

city or town Vale state OR zip code 97918

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

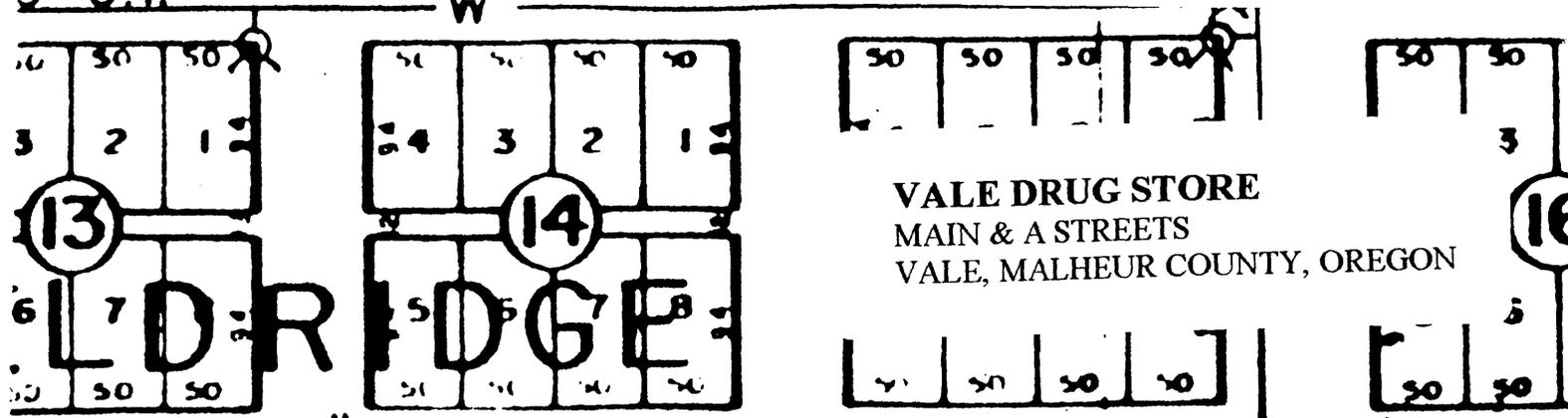
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

LOWER FLOOR LAYOUT

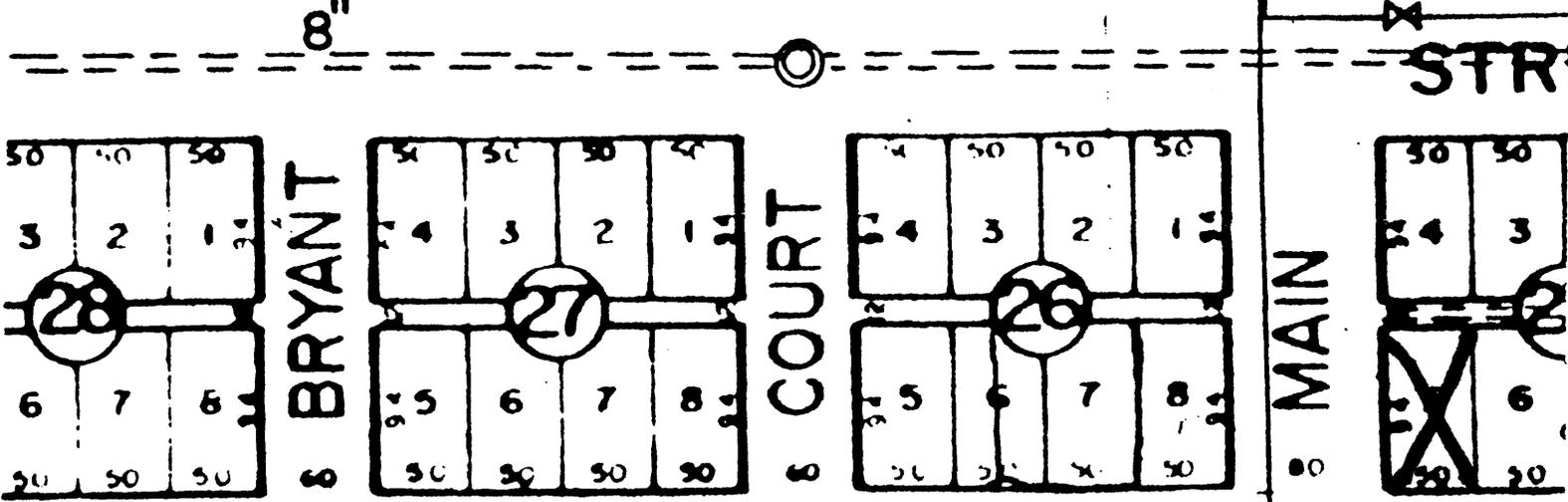


BLOCK 25 LOT 5 ELDRIDGE ADDITION

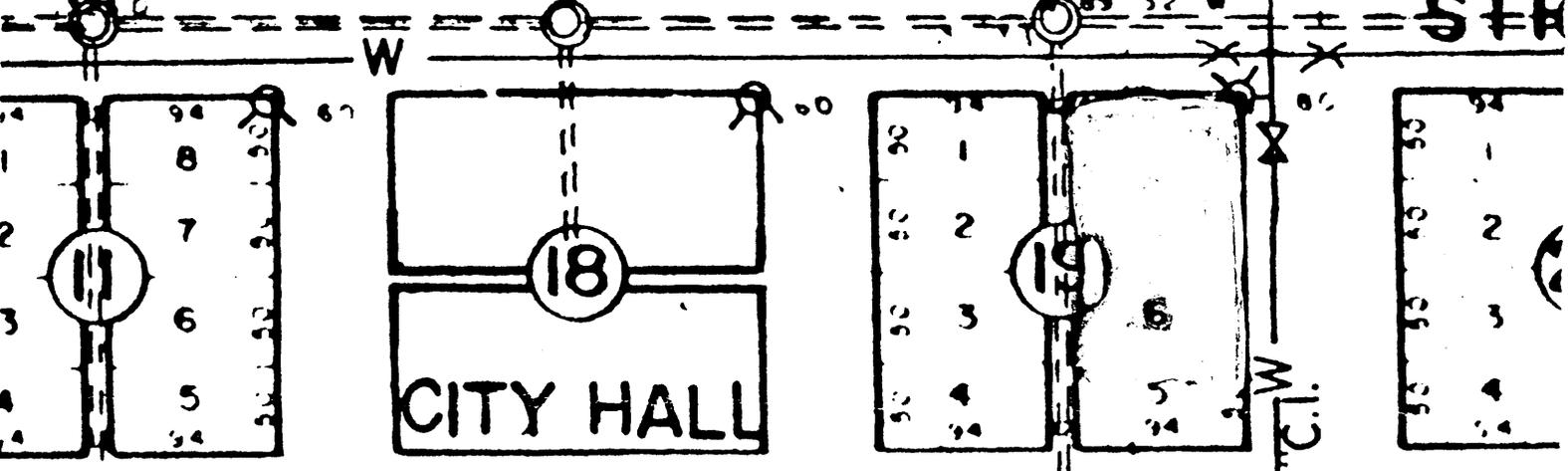
NOTE: X MARKS WINDOW LAYOUT



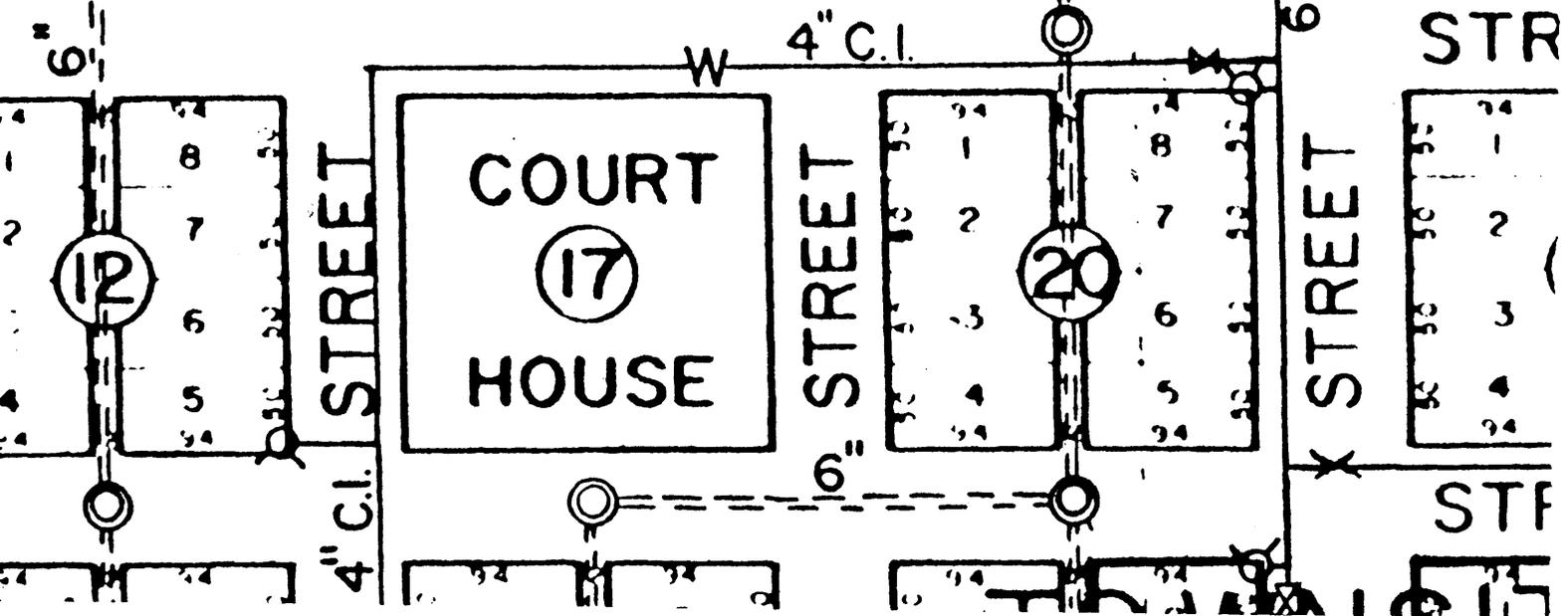
VALE DRUG STORE
 MAIN & A STREETS
 VALE, MALHEUR COUNTY, OREGON



"A" Street



CITY HALL

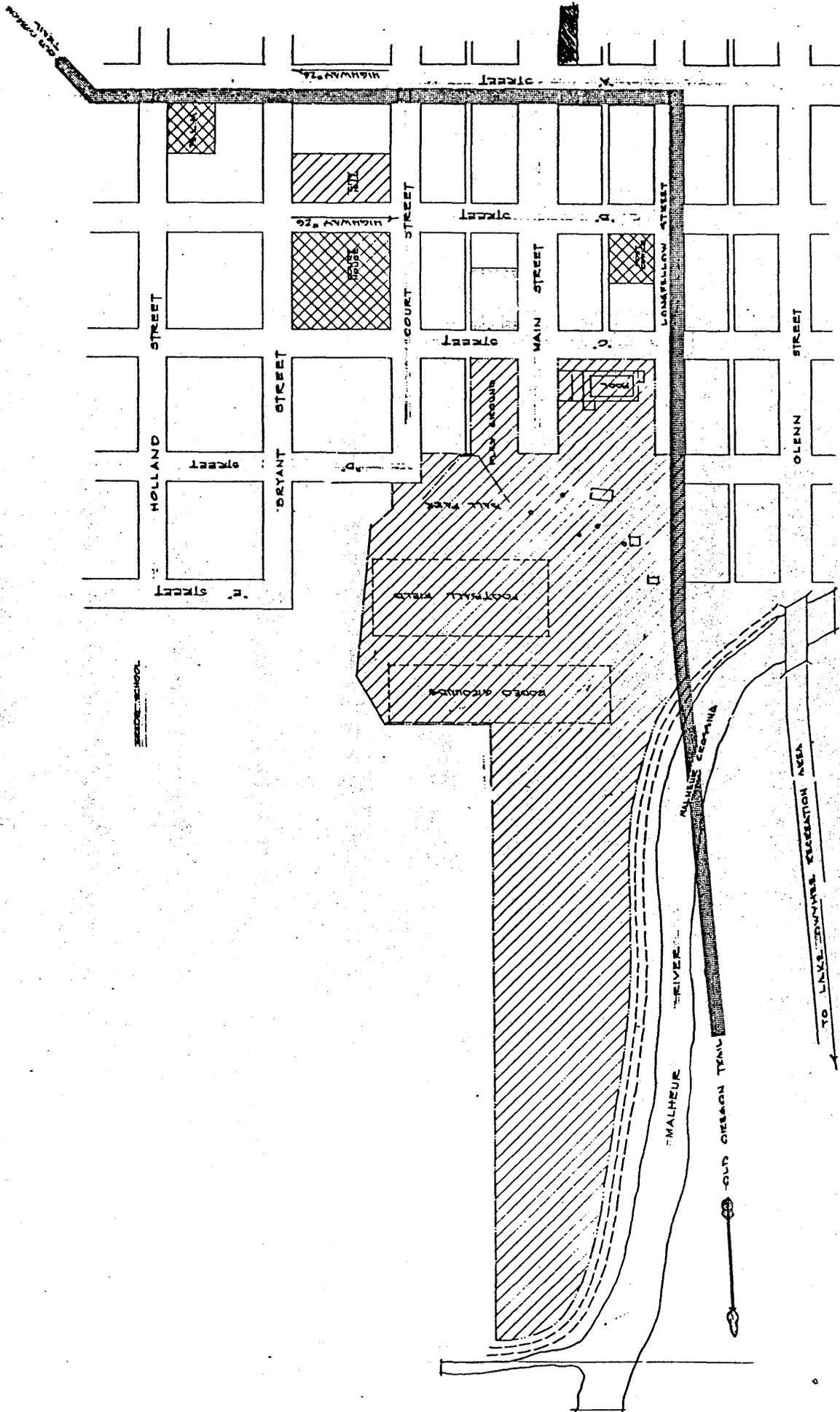


COURT HOUSE
 17

4" C.I. STREET

6" STREET

6" C.I. STREET



PROPERTY LEGEND

[Diagonal lines]	VALE DRUGSTORE
[Cross-hatch]	CITY
[Horizontal lines]	FEDERAL OR COUNTY
[Vertical lines]	OLD OREGON TRAIL

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Vale Drug Store

Vale, Malheur County, Oregon

Photographer: Nancy Niedernhofer (exceptions noted)

Date of Photographs: July 2001

Location of Negatives: State Historic Preservation Office

1. Historic Exterior Photograph of unknown date and photographer.
2. Historic Interior Photograph of unknown date and photographer.
3. South elevation.
4. South and west elevations, facing northeast.
5. Southwest corner entry detail.
6. Southwest corner entry detail.
7. West elevation
8. West elevation cornice detail.
9. West elevation display window detail.
10. West elevation exterior access to second floor – detail.
11. North elevation.
12. Interior hall in north addition.
13. Interior detail north addition.
14. Interior ceiling detail – first floor.
15. Interior of southwest room – first floor.
16. Interior stairwell accessing second floor along west elevation.
17. Interior second floor hallway detail.
18. Interior second floor kitchen.
19. Interior second floor living room along south wall.
20. Interior second floor door surround detail.
21. Interior second floor door surround and ceiling detail.
22. Interior second floor ceiling detail.
23. Interior second floor bathroom detail.