United States Department of the Interior  
National Park Service  

### 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 National Register Bulletin: *How to Complete the National Register of Historic Places Registration Form.* 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 certification comments, entries, and narrative items on continuations sheets if needed (NPS Form 10-900a).*

### 1. Name of Property

<table>
<thead>
<tr>
<th>historic name</th>
<th>Beauchamp Building</th>
</tr>
</thead>
<tbody>
<tr>
<td>other names/site number</td>
<td>Stayton Pharmacy</td>
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Name of Multiple Property Listing | Historic Downtown Area of Stayton MPS  
(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

<table>
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<tr>
<th>street &amp; number</th>
<th>395 North Third Avenue</th>
<th>not for publication</th>
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<tbody>
<tr>
<td>city or town</td>
<td>Stayton</td>
<td>vicinity</td>
</tr>
<tr>
<td>state</td>
<td>Oregon</td>
<td>OR</td>
</tr>
<tr>
<td>county</td>
<td>Marion</td>
<td>047</td>
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<tr>
<td>zip code</td>
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### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance: ___ national ___ statewide ___ local  
Applicable National Register Criteria: ___ A ___ B ___ C ___ D

<table>
<thead>
<tr>
<th>Signature of certifying official/Title:</th>
<th>Deputy State Historic Preservation Officer</th>
<th>Date</th>
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<tr>
<td>Oregon State Historic Preservation Office</td>
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<tr>
<td>State or Federal agency/bureau or Tribal Government</td>
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

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<th>Date</th>
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<tr>
<th>Title</th>
<th>State or Federal agency/bureau or Tribal Government</th>
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### 4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register  
___ determined eligible for the National Register  
___ determined not eligible for the National Register  
___ removed from the National Register  
___ other (explain:)

<table>
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<th>Signature of the Keeper</th>
<th>Date of Action</th>
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</table>
Beauchamp Building                                     Marion County, OR
Name of Property                                      County and State

5. Classification

Ownership of Property (Check as many boxes as apply.)

- X private
- public - Local
- public - State
- public - Federal

Category of Property (Check only one box.)

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

Number of Resources within Property (Do not include previously listed resources in the count.)

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<th>Noncontributing</th>
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<td>structure</td>
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<td></td>
<td>object</td>
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<tr>
<td></td>
<td>Total</td>
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Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions (Enter categories from instructions.)

- COMMERCE/Specialty store
- HEALTH CARE/Medical business/office
- RECREATION & CULTURE/Music Facility

Current Functions (Enter categories from instructions.)

- COMMERCE/Business
- COMMERCE/Work In Progress

7. Description

Architectural Classification (Enter categories from instructions.)

- LATE 19TH & EARLY 20TH CENTURY
- AMERICAN MOVEMENTS: Commercial style

Materials (Enter categories from instructions.)

- foundation: CONCRETE
- walls: CONCRETE
- roof: SYNTHETICS
- other: GLASS

Narrative Description
Beauchamp Building Marion County, OR
Name of Property County and State

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

SUMMARY PARAGRAPH
The Beauchamp (/bō, kamp/) Building is a two-story, precast concrete block building of early commercial style with a hint of Mission Spanish Revival in the parapet cap.1 Constructed in 1913, the building is situated at the downtown intersection of Third and High in the rural town of Stayton Oregon.2 The neighborhood today contains a mix of late nineteenth and twentieth century commercial and residential buildings, along with vacant lots, surface parking lots, and one park. Built on the last twenty-five-foot wide lot, on the north end of the most consistent row of two-story fireproof buildings within the Historic Downtown Area of Stayton MPD boundary, this two-part building reveals the formal architectural composition that concrete block buildings assumed in the town during the 1910s.3 Although small in footprint, 2500 square feet per floor, the Beauchamp is the tallest precast concrete block building in the Stayton collection. The character of the building is realized in the original fenestration of the building: the second story windows, the transom windows, the plate glass windows and three entries are all in their original locations. The concrete building also retains “readily observable block patterns and ornamentation.”4 Through two renovations, one in 1997 and other in 2018/2019, the exterior and interior were renovated to capture the character and feeling of the original building. The plain face blocks were scraped and sanded to remove as much fibrous material as possible and the torus mortar joints beaded where missing; even with a coat of new paint the block pattern is obvious. While the tin cornice was lost in the 1950s, the other embellishments, five cement columns, dentil frieze, two cement belt courses, the stepped parapet and two entries, were restored. The simplicity of the block enhances these embellishments allowing this tall, dark and handsome building to retain its historic integrity of feeling, location, setting, workmanship, and association.

Narrative Description

SETTING
The Beauchamp Building is located in the mid-Willamette Valley town of Stayton in Oregon, population 7,800, approximately seventeen miles east of the state capital, Salem. The building is located on Block 4 of the Original Town Plat on a flat, rectangular, NE corner lot measuring 25’ wide by 100’ deep. A six-block town site was platted, named, and given a post office in 1872.5 The neighborhood today is called “Historic Downtown Stayton” and contains a mix of late nineteenth and twentieth century commercial and residential buildings, along with vacant lots, surface parking lots, and one park. On the north side of High Street are Harold’s Jewelers, a residence and a small hotel turned into studio apartments and to the west, across the alley, is a bank building turned into a fitness center. The lots immediately across Third Avenue originally contained the Stayton Hotel, but are now occupied by Stayton City Hall, the Police Station, and the Star Cinema. To the south, in the same block, is a row of fireproof buildings built around the same time; all are mentioned in the “Historic Downtown Areas of Stayton” Multiple Property Designation.6

GENERAL CHARACTERISTICS
The Beauchamp is a 25’ x 100’, two-story building over thirty-one feet in height. Painted in 2018, it is a masculine cement gray building with simple ornamentation highlighted with bold colors of topaz and berry. Massive expanses of glass and second story windows are trimmed in a dark gray, highlighting the glass instead of the trim (Photo 1). The early commercial style incorporates grouped windows in rectangular, ground floor bays, which are divided by concrete columns. The five columns are paneled and ornamented with cast masonry moldings and define the three ground floor bays: the east retail with an entrance on Third Avenue,

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1 Colloquial pronunciation learned via oral history interview with local Stayton resident Betty Adams, 10 Jan. 2018.
4 Historic Stayton MPD, Section F, pp. 3.
5 Oregon.gov/oprd/HCD/OHC/docs/marion_stayton_shorthistoriccontext.pdf
6 Historic Stayton MPD.
Beauchamp Building
Name of Property
Marion County, OR
County and State

the west retail and the lobby with entrances on High Street. Inside the lobby are stairs that lead to the fourth bay, the second floor.

THE EXTERIOR

The ground floor consists of plate glass windows, under tall, luminous transom windows. The two exceptions to the glass are the west elevation in the alley, which is largely blank cast block, and a small section of cast block in the north elevation. Pairs of long modern I-beams, spanning up to twenty-three feet rest, on steel posts and reinforced concrete columns to carry the weight of the heavy upper block. The weight is transferred to the ground, allowing for the lavish use of glass on the ground floor. A frieze made of exterior fascia, a drip cap and a long row of dentils covers the I-beams. Taking advantage of the city view is a rhythm of paired, one-over-one windows inserted into concrete block on the second floor of the east, north and west elevations. On the upper east elevation there are two sets of windows and on the north there are six sets, with the last window being a single one-over-one. Two cement bands eight-inches high and protruding two-inches, cap the top and bottom of these window runs. Above the upper cement band is eleven courses of unadorned concrete block laid not in a workmanship manner for the middle three courses. These are the block that lay behind a sheet metal cornice that was removed (Compare photo 1 and photo 2).

The principal elevation is on Third Avenue, is twenty-five-feet wide and includes the entrance into the East Retail. Converted in the 1950s, the storefront windows are encased in aluminum and slant in from the sidewalk, like a funnel, to direct the customers into the store. A brick base supporting the windows is also angled in to the front door a contemporary, single lite, commercial aluminum framed door. Eight transoms windows retain their original placement at the property line and are flanked by two paneled columns and topped with the dentil frieze. As the East Retail continues down High Street for sixty feet, so continues the pattern of glass on the lower section of the north elevation. However this time everything sits the property line on an eighteen-inch high, poured, concrete base. Two fourteen-foot high paneled concrete columns support the I-beams, along with three steel posts that are visible every fifteen feet just inside the storefront glass. This glass is topped with twenty-four transom windows. Dividing the two-part building horizontally, the dentil frieze tops this sixty foot section of windows and continues down the rest of the north elevation: over another column and past the lobby entrance, then over the fourth column and past the west retail entrance, ending above the fifth column at the northwest corner of the building.

The Lobby, defined by two columns and topped with the dentil frieze, is an asymmetrical entrance (Photo 14). First is a sixteen-inch wide vertical section of concrete block, then the seven-foot lobby entrance and another vertical section of concrete block, nine-feet wide. The lobby entrance on High Street retains its original design: beveled-glass sidelights and a beveled glass transom surrounding two beveled-glass wood doors. A small wood transom comes next and then four luminous transom windows finish the area above (Photo 12). The West Retail has two seven-foot wide storefront windows sitting atop a concrete base. These glass walls turn ninety degrees and travel three feet into the retail space to a centered, original, forty-two inch, beveled-glass, stained wood door. Topped with eight transom windows this area is also framed by two columns and the dentil frieze (Photo 14).

The stepped parapet breaks at about five feet from each corner for half a vertical block and angles up once for a total “step-up” of one block or eight-inches. The shed roof is hidden behind the parapet wall on the north and east elevations. Working as a truss, the roof joists and ceiling joists create the roof slope from east to west. Continually closer together, they make shorter trusses until there is none (Photo 9). The new roof is a forty-mil membrane roof covering a four-inch rigid foam insulation sitting atop all new plywood sheathing. The original roof material is unknown.

Portland cement and local North Santiam River sand made up the poured concrete used for: the foundation; eighteen-inch high base wall; fourteen-foot high columns; and precast, handmade hollow concrete block (Photo 8). The blocks for this building are all ashlar with a torus mortar joint except for the west elevation,
which is nondescript block, stuck plain. On the west elevation there are two single one-over-one windows, each with a three-foot cement band for a sill (Photo 18).

INTERIOR
The concrete block walls are one block in depth and are plastered on the interior spaces and painted. The south wall of the building is a wood stud wall, covered in lathe and plaster and makes a party wall agreement unnecessary. Drywall covers the new interior dividing walls. The ceiling height of the first floor is unusual for Stayton at fourteen-feet and the extra height makes the transom windows unusually tall; the second floor ceiling is eleven feet high. The entire interior has been recently painted. All four bays: the East Retail, the Lobby, the West Retail and the Second Floor are flooded with natural light.

East Retail
The 1,300 square feet of the east retail is light and bright with cream paint and white trim on the south and west walls. This is juxtaposed by the dark gray paint on the entire window trim and base of the north and east walls. The dark color allows the view outside to be prominent. Three round interior steel posts support one section of the “I”-beams, and only minimally interrupt the sixty feet of plate glass windows on the north elevation (Photo 11). Even at night, the East Retail is bright with LED lamps in the low bay fixtures from the 1940’s. The floor is the original fir, refinished in 2018. Even though the ceilings are very tall at fourteen feet, the eye travels horizontally across the storefront and transom windows and then the wooden box covering the steel “I” beams and the cyma Recta molding that lies against the original plaster ceiling. Also original is the rustic texture of the lathe and plaster south wall, a definite contrast to the new shear walls on the west that are covered in smooth drywall. The shear wall is located eight feet to the east of the original wall to incorporate the lobby staircase to the second floor. The form of the east retail is rectangular but because of the stairway wall and the storage closet, there is a modified hallway to the lobby door. The lobby and storage closet doors are original five-panel, solid core doors. The rest of the interior doors in the building are new, but are also five-panel, solid core doors. This retail is vacant.

West Retail
The 450 square foot West Retail is a smaller version of the East Retail, but is square in form (Compare photo 11 and Photo 15). The west retail also has the rustic texture of original cement block and lathe & plaster walls against the smooth texture of a new east wall. However, the line of this room is vertical, being created by the fourteen-foot high ceilings and the small footprint. The entire north elevation is painted in dark gray allowing the view outside to be prominent. The other three walls are light and bright with cream paint and white trim. The ceilings are drywall and low bay LED fixtures were added to resemble the 1940s fixtures in the East Retail. The old wood floor has been covered with plywood as a subfloor. This retail is vacant and new flooring will come with a new a tenant.

Lobby
The Lobby entrance on High Street is sixty to seventy feet from the northeast corner and retains its original design and placement (photo 12 and photo 13). For seismic improvement, the two concrete block walls on the north elevation, surrounding entry, are anchored to a new 2x4 wall, covered in drywall. This made the interior jamb of the entry four-inches thicker, but trim was replaced with fir to match the original trim. The 450 square foot lobby is twenty feet wide by twenty-three feet in length, but it feels much smaller because it houses two restrooms (one is ADA), a staircase and a storage closet underneath the stairs. The line of this room is vertical and the form is rectangular. The texture is smooth and polished as all of the walls are new. The ceiling is drywall and the three chandeliers, from Schoolhouse Lighting in Portland, Oregon, were installed to resemble the bare bulb chandeliers popular in the time. Original fir floors were refinished in 2018. The Lobby is furnished and an opening to the staircase that leads to the second floor. Entering from the east elevation of the Lobby, the staircase is enclosed with drywall, carpeted and has two, painted white, birch handrails attached to cream walls. There are four stairs leading to a landing, the staircase then turns south for ten stairs to a second landing and “U”s around to the north for ten more stairs. The last ten stairs are open on the east with a fifteen-foot long banister opening up to a large, open room on the second floor.
Beauchamp Building
Name of Property

Second Floor
The Box LLC, a co-working shared office space, occupies the Second Floor (Photo 16). As you come up the staircase there is a large open room, fifty feet long and twenty-three feet wide to the east and to the west is a smaller open area with a eating bar, kitchenette and copy area. This open floor plan allows the natural light from eight of the paired one-over-one windows to shine through. To the south of the eating bar is a conference room with four interior windows that allow natural light into the conference room (Photo 17). At the far west are two offices: one has the last window of the north elevation, a single one-over-one window and the other office faces the west with two single one-over-one windows. The floors are carpeted in the offices and conference room as they had extensive damage from a leaky roof. The rest of the floors are the original fir floors of the dance hall, refinished in 2018. The interior dividing walls are all new and covered in drywall. The east, north and west walls are concrete block covered in plaster and the south wall is a 2x4 wall covered in the original lathe and plaster.

Original Floor Plan
(See original floor plan)

In the original floor plan, the pharmacy entrance sat on the east property line and indented at ninety degrees, into an alcove of glass, leading to two beveled-glass thirty-inch wide front doors. The back wall of the sixty-foot pharmacy had a five-paneled wood door in the middle, which led to a back room. In the back room there were two doors: one on the west wall led to the second storefront, which retains its original appearance, except for the floor. The other door, on the north wall of the back room, led to a lobby with grand staircase to the upstairs dancehall. The original stairway started immediately to the west of the exterior lobby entrance. It had a landing where it turned and ran south. Because of the grand fourteen foot ceiling height, a second landing was needed and allowed for the stair to split in two directions for the last three risers. One set of risers led to the dancehall on the east, and the other to the restrooms and a private room to the north. A hallway along the south wall allowed the dancehall user to walk directly to the bathrooms. The two bathrooms upstairs were side by side with two narrower windows on the west elevation, one for each. Doors in the downstairs to the back room and then to the lobby, would have allowed interior access to the staircase and therefore the bathrooms. A hallway to the north led directly from the dancehall to the private room in the northwest corner. The original floor throughout the entire building was fir. The original lighting was a series of long drop cords on each side of the retail spaces with a simple light bulb at the end and a flat glass shade. Single fixtures in the middle of the dancehall ran from east to west every ten feet.7

Alterations and Restorations
The 1950s Alteration (See 1953 floor plan)

There are hints of changes made to small portions of the building earlier, but in 1953, under new ownership, the entire building was fundamentally changed.8 The lobby entry was boarded up with plywood, and the Third Avenue entry elevation was remodeled to their current form. The front doors were removed, stored and replaced by a contemporary aluminum single glass door to modernize the east entrance. The front windows, without altering the transoms, were removed and slanted like a funnel to direct the customers to the door. The storefront windows were also encased in aluminum and the concrete base was demolished and a brick base slanted to support the new windows. There is enough information to restore the eastern storefront to its original location and design. The original doors survive and restoration of the storefront is anticipated in the future. On the interior, a raised platform was installed beyond the first original wall, which demanded the removal of the lobby, the staircase and the interior walls of the first floor. From this platform the pharmacist could view the now eighty-foot-long room. T-bar dropped ceilings were installed on the entire first floor, lowering the ceiling by four feet and allowing gas heat to be installed above. The transom windows were painted half way down to help obscure the mechanics being viewed from the exterior (Photo 5). A steep
utilitarian stairway was installed along the west wall with a half bath underneath. All of the walls on the second floor and the restrooms were removed and turned into a storeroom. The opening of the original stairway was filled in with similar fir flooring.

Over the next few years, the tin cornice removed, the dentil frieze was replaced with plywood and the upstairs windows were shuttered. Then the entire exterior, excluding doors and glass, was covered in fibrous slurry.

**Restoration 1997** *(See 1997 floor plan)*

In 1997, historian and owner of the Beauchamp, Gregg Olson, removed the raised platform and the back wall was replaced in its original location based on the original ceiling plaster gaps, thus recreating the east retail. The transom glass paint and the dropped ceiling were removed in this space. Fortunately, the original ceiling in this room was undamaged and the 1940s fixtures were still intact. On the exterior, the plywood covering the “I” beams was removed and a frieze was added on the east elevation and the first sixty feet of the north elevation. A 4x4 piece of reclaimed, clear, fir lumber is milled to a trapezoid shape and topped with a metal flashing. Installed below this is a 1x8 piece of lumber topped with pre-primed, 3x3x2 blocks to create the dentil. Enough reclaimed clear fir lumber was cut to do the next forty feet, but was stored on the second floor. In 2018, this material was used to complete the frieze on the north elevation. Unfortunately, the roof was not repaired adequately and the west third of the building was extensively damaged over the next twenty years on both floors.

**Restoration 2018/2019** *(See current floor plan)*

In 2018/2019 a second renovation was completed (see 2018 floor plan). Voluntary seismic improvements were added when the walls and ceilings were opened up. A new cement foundation running from north to south, in the middle of the building, anchors a new shear wall in the staircase. Unfortunately, because of fire/life/safety code, the staircase was not allowed in the original location. The east retail space received the staircase just east of the original wall, but the staircase is only visible from the lobby. The new floor plan brought back the double storefront with a mid-building lobby entrance to the upstairs. The upstairs was left as open as possible to show the size of the dancehall and it’s natural light. The steep staircase and the half bath were removed and a new wall installed to recreate the west retail. Two new restrooms were installed in the lobby. All new plumbing, electrical and HVAC was installed in the building.

Floors were patched and refinshed in seventy-five percent of the first floor and eighty percent of the second floor. Where refinishing wasn’t possible, carpet was put down, except for the west retail, plywood floors were added that could be stained, painted, or covered. Plaster walls were patched with plaster, where needed, primed and painted. Due to water damage, the lathe and plaster ceilings of the second floor, the lobby and the west retail were removed and replaced with drywall.

On the exterior, a new roof and parapet trim was installed. The rest of the dentil frieze was added to the north elevation and the mid High Street entrance to the lobby was uncovered. The lobby and west retail doors were stripped and lacquered to their original look. Paint was removed from all of the windows. Glass replaced with like glass and trim replaced with like trim. The second floor windows were taken apart, cataloged, refurbished and reinstalled. Old weights were added at the same poundage when missing and all old rope was replaced with new rope. Trim pieces were milled to match any broken trim. The exterior block was hand scraped and sanded to remove as much cementitious fiber from the face of the building as possible. The joints were beaded where necessary and the entire building was primed and painted.

Despite the alterations that occurred in the 1950s, the work in 1997 and 2018/2019 affected the integrity and character of the building in a very positive way. Character defining features were brought back to the original look of the building and can be compared in photo 1 and photo 2. Starting at the top: the stepped parapet; cement belt courses, fenestration of the paired, one-over-one wood windows; dentil frieze; High Street entries
and storefront windows; and the cement block with beaded joint are very similar to the original building. The 1950s entry on Third Ave is over fifty years old and for now will remain a part of the building's history. Further, the MPD explains that while fenestration and storefronts are important, alterations to them are acceptable, as long as maintenance and restoration are done sympathetically towards the original design and as long as the storefront facades are not covered with modern materials. Therefore, while there have been alterations to the Beauchamp Building over the years, the building still retains historic integrity of feeling, location, setting, workmanship, and association.

9 Historic Stayton MPD, Section F, pp. 3.
Beauchamp Building
Name of Property

Marion County, OR
County and State

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.)

X 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.

X 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.)

ARCHITECTURE

COMMERCE

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

A Owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years old or achieving significance within the past 50 years.

Period of Significance
1913 - 1946

Significant Dates
1913
1928
1946

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

Period of Significance (justification)
1913 is the year of construction of the building. Louise Beauchamp became a pharmacist in this period and 1946 was the year the building was sold, shortly before the death of C.A. Beauchamp, owner.

Criteria Considerations (explanation, if necessary)
N/A
The commercial building at 395 N. 3rd Avenue, Stayton, Marion County, Oregon, constructed in 1913 for C.A. and Louise Beauchamp, is locally significant under National Register Criterion A, in the area of Commerce, as contributing to Stayton's historic main street development.¹⁰ The Beauchamp Building is one of several concrete block buildings constructed on the west side of 3rd Avenue between 1908 and 1916. Built to house a pharmacy, a specialty store and dance hall, spaces were also rented for a variety of services. It is the success of this business in a modern, fireproof building, in its northern location, which reflects a comprehensive change in Stayton's commercial development. The Beauchamp building anchored and help define the business district and movement of the downtown core north and aided in the commercial ascendency of Stayton from a village to a town.¹¹ Additionally important is the development of Louise Beauchamp becoming a pharmacist in 1928.¹²

In the early 1900s only two percent of pharmacists were women and most of these women worked in hospital pharmacies. Women in the retail environment were rare and even discouraged up and through the 1930s and Louise’s story plays an important part of Stayton’s Commerce history.¹³ The Beauchamp Building is also nominated for local significance under Criterion C, for Architecture. The Beauchamp Building is a two-story, pre-cast concrete block building, which occupies its original site and is a nearly intact example, in a group of similar early twentieth century commercial buildings erected between 1908 and 1916. Nine pre-cast block buildings from this period of Stayton’s commercial center expansion survive along a three-block portion of 3rd Avenue. While similar in massing, the facades of these buildings exhibit a remarkable variety of surface detail and ornamentation. The Beauchamp is the only building in Stayton to be all plain face block. The simplicity works well as not to distract from the rest of the composition: the glass, the dentils, the cement belt courses, and unique Mission Spanish Revival stepped parapet. The Beauchamp is a painted building; the colors used have helped retain the character defining architectural details, historic feeling and association. Painted block shall not preclude this nomination as the block pattern is observable and the ornamentation with the volume of the building is substantially intact.¹⁴ The period of significance is from 1913 to 1946 encompasses the building construction, the Beauchamp’s management of the commerce, the development of Third Ave and the sale of the building to another pharmacist, just before Clarence Beauchamp passed. The Beauchamp Building meets the general and property-type registration requirements under the Historic Downtown Areas of Stayton, Oregon” Multiple Property Designation (MPD). In regard to the general requirements, the building fits into the MPD’s period of significance (1885-1955), retains character-defining architectural details, reflects the original workmanship and design intent, and is significant under Criteria A and C. Additionally, the building occupies its original location, exists within an appropriate setting, and retains historic feeling and association. For the property-type requirements, the concrete building has observable block patterns and ornamentation and the storefront facades are not covered with modern materials.¹⁵

Stayton, situated in Marion County Oregon was settled in 1866 and platted in 1872.¹⁶ Its commercial main street was a one-block section of Water Street running on an east/west axis.¹⁷ By 1900, early business establishments extended a short distances northward on 2nd and 3rd Avenues, with the core being at 2nd and Water; the rest of the town was residential, except for an old hotel on the east side of Third Avenue.¹⁸ In 1904, Stayton’s first masonry structure appeared, the Stayton Bank Building, all other structures had been wood framed up to this date.¹⁹ This one-story building was made of shale, a local fireproof material and was erected

References:
¹⁰ Historic Stayton MPD, F, pp. 1.
¹¹ Historic Stayton MPD, Section E and F, pp. 2.
¹³ American Women Pharmacists, Metta Lou Henderson PHD CRC Press 2002, pp. 45
¹⁴ Historic Stayton MPD, F, pp. 3.
¹⁵ Historic Stayton MPD, F, pp. 3.
¹⁶ Historic Stayton MPD, E, pp. 1.
¹⁷ Historic Stayton MPD, E, pp. 1.
¹⁸ Historic Stayton MPD, E, pp. 1.
¹⁹ Historic Stayton MPD, E, pp. 3.
on Third Avenue, two blocks north of Water Street just across from the hotel. In 1905, Clarence Albirto Beauchamp and his brother would lease the north side of this building and share it with Roy's Jeweler.\textsuperscript{20} Clarence Albirto Beauchamp, was born in Kansas in 1879, and moved to Oregon before he was two years old.\textsuperscript{21} The second of five children, Clarence graduated from Willamette University in Salem, Oregon and became a junior pharmacist in March of 1904 and went to work for Woodard Clark & Co. in Portland, Oregon.\textsuperscript{22} Passing his pharmacy boards a year later, Clarence, also known as C.A., moved to Stayton and worked for Dr. C.H. Brewer of Brewer Drugstore.\textsuperscript{23} Before the turn of the century, druggists used plants and an opium block to make prescriptions and were usually doctors, like Dr. Brewer, but by 1905, druggists were becoming pharmacists, like Clarence, and were graduating from a four year college, interning as a junior pharmacist for a year and then passing a second of set of state boards to become a full fledged pharmacist.\textsuperscript{24} Within three months of joining Brewers drugstore, C.A. quit. His brother, Dr. Harry Beauchamp, had just passed his exams and moved to Stayton, so they leased a spot in the Stayton Bank Building and opened "Stayton Pharmacy" with a doctor on site.\textsuperscript{25} When Stayton Pharmacy opened, the building had telephones, electricity and indoor plumbing; typewriters were also available. As a young man, C.A. was well regarded as a prominent businessman in Stayton. In 1908, the Statesman Journal, out of Salem, reported on his marriage to Miss Louise Summer of Scio, calling C.A. "one of Stayton's rising young businessmen, and highly esteemed by all who know him."\textsuperscript{26}

Cement Block Buildings

Over the next several years more merchants moved north on Third Avenue: a general store was built directly across from the bank and buggy/wagon store was built one block south of the general store. These wood-framed buildings were two story, double store arrangements, with a low pitch roof surrounded by a parapet, a standard for future commercial buildings in Stayton. Only one thing changed, the building material became precast concrete block. In 1908, the first series of ads appeared in the Stayton Mail announcing the availability of cement block from L.P. Brown and a week later it reported that L.P. Browns machine would supply the blocks for Eugene Roy's new double store on Third Ave.\textsuperscript{27} There were two manufacturing yards in town and some of the buildings may have had blocks cast on site. The manufacturing of blocks and the equipment used is explained well in the Historic Stayton MPD.\textsuperscript{28}

In 1910, Stayton’s population was 703, Louise was working as a pharmacy clerk and Stayton Pharmacy became Beauchamp's Pharmacy.\textsuperscript{29} The Beauchamps owned their home, mortgage free, were childless and would remain so.\textsuperscript{30} In the first four years of marriage, the Beauchamp's saw eight concrete block buildings erected, three just north of Stayton Pharmacy and in the same block. In late 1910, the Beauchamp's were thinking of building a pharmacy on a downtown lot.\textsuperscript{31} Why they waited is unknown, but in May of 1912 C.A. purchased a 25 x 100 foot corner lot from J. M. Ringo, the town undertaker, for $2,500.\textsuperscript{32} The water-powered mills were operating at peak productivity and the prosperity and optimism generated by this industrial growth were undoubtedly factors in the astonishing re-figuring of Stayton’s main street.\textsuperscript{33} Between 1908 and 1916, Stayton merchants erected eleven, concrete block buildings of Early Twentieth Century Commercial Style.\textsuperscript{34} At

\textsuperscript{20} SML, 16 June 1905.  
\textsuperscript{21} Daily Capital Journal, 27 March 1946.  
\textsuperscript{22} Daily Capital Journal, 30 May 1904; pp. 5.  
\textsuperscript{23} Oregon Daily Journal, 15 March 1905, pp. 2; SML, 7 April 1905; pp. 8.  
\textsuperscript{24} Higby, Gregory and Stroud, Elaine, American Pharmacy, American Institute of History of American Pharmacy, 2005.  
\textsuperscript{25} SML, 16 June 1905; pp. 8.  
\textsuperscript{26} SML, 22 May 1908.  
\textsuperscript{27} SML, 3 April 1908; SML 10 April 1908.  
\textsuperscript{28} Historic Stayton MPD, E5 & E6.  
\textsuperscript{29} Historic Stayton MPD, E7; 1910 Census; SML, 8 Mar. 1910 pp. 2; SML, 10 Mar. 1913 pp. 2.  
\textsuperscript{31} “Important Transfers”, SML, 3 Dec. 1910, pp. 1.  
\textsuperscript{32} Daily Capitol Journal, 24 May 1912, pp. 6.  
\textsuperscript{33} Historic Stayton MPD, Section E page 5.  
\textsuperscript{34} Historic Stayton MPD, MAP 3 identifies the buildings in chronological order.
the ages of 33 and 29, the Beauchamp’s took their dreams, their hobbies and a thriving pharmacy business and created a new building to house them; the BEAUCHAMP BLD’G 1913 became their baby (Photo 10).

Excavation was completed in February of 1913 and blocks were being made. More cement arrived in March and steel arrived April. On May 1st, C.A. installed a temporary electric motor in his new building to elevate the blocks to the second story; the work of laying the blocks started immediately. Construction was moving along smoothly, but not quick enough for Clarence. His landlord, G.D. Trotter, wanted to charge him $150, in advance, to extend his lease in the Stayton Bank Building. Stayton was on the verge of a great boom! Clarence declined and immediately moved his wares to the Stayton Hotel sample room, Ringo’s wareroom and sold prescriptions out of the Bon Ton Restaurant. Fortunately, construction was completed in late June and Clarence and Louise held their first dance on the second floor of Beauchamp Dancehall on Friday, June 28th. Beauchamp’s Pharmacy was stocked and opened on Wednesday, July 9, 1913.

Pharmacies
Pharmacies in the early 1900s typically sold drugs and toiletries, probably because the owners were Dr. with patients. Clarence became a Rexall Drugstore franchise in early 1913 and continued the franchise with the move. Local ads would refer people to Rexall’s larger ads in national magazines, such as the Saturday Evening Post. Nyal’s Remedies was the other drug company of choice and Nyal’s advertised for “Beauchamp’s Pharmacy in Stayton,” in many statewide advertisements. Pharmacists of the 1920’s usually compounded about 80% of their prescriptions. Liquids were the most frequently used, but hand-rolled pills and powders and occasionally prescribed suppositories, were used as well.

Two things were unique about Beauchamp’s Pharmacy. The first was the myriad of items the pharmacy provided was amazing. They even sold pianos! Other interesting items were sold there too: Sherwin Williams’ paint, Eastman Kodak film processed on site, fishing rods and tackle, sheet music, player piano rolls, books, bibles, animal medicine, wine and ice cream sodas at the soda fountain. Beauchamp’s Pharmacy also traded S&H green stamps, one of the first customer incentive programs. In 1918, a Stayton resident trapped a 50-pound beaver and where was it displayed …none other than Beauchamp’s pharmacy where it attracted much attention. The other unique characteristic was “the exceptionally large show-window space will give Mr. Beauchamp unlimited opportunity to display his window dressing skill, and that he has plenty of ability along with this line is evidenced by the always tasty windows of his present store.” Collections of toiletries, toys, handbags, fishing gear, Kodak products and even pianos were often advertise in the local paper. The advertisements often contained the wording “See window.” and “Always glad to show you if you buy or not.” Through the more static years of commerce in Stayton, 1920 to 1940, Beauchamp’s remained a Rexall drugstore with a large variety of goods. By the 1940’s only twenty six percent of prescriptions required compounding and the rest were manufactured pharmaceutical drugs.

36 SML, 3 April 1913; SML, 17 April 1913.
37 SML, 1, May 1913, pp. 2.
38 SML, 8 May 1913.
39 The Statesman Journal, 2 July 1913; SML, 10 July 1913, pp. 1.
40 SML, 30 Jan. 1913, pp. 5; SML, 21 Aug. 1913, pp. 4.
41 SML, 8 Jan. 1914; SML, 23 Sept. 1915.
42 Sunday Oregonian, 16 Nov. 1913, pp. 12 (and beyond for Nyal’s Remedies).
44 SML 10 July 1913, pp. 1. “C.A. is going to keep a nice assortment of high-grade pianos on hand all the time. Three of them, one a player, were brought over from West Stayton yesterday.”
45 SML, 30 Apr. 1914, pp. 4; SML, 8 July 1915 (and beyond for Sherwin Williams); SML, 24 June 1915, pp. 6 (and beyond for Eastman Kodak);
46 SML, 02 Mar. 1916, pp. 4 (and beyond S&H stamps).
47 SML, 6 Dec. 1918, pp. 7.
48 SML, 27 Feb. 1913, pp. 1.
49 SML, 20 April 1916 pp. 10; SML, 8 Jan. 1914 pp. 4. Window trimmers had contests, locally as well as nationally. In August of 1913, Meier and Frank of Portland, Oregon won the national competition. SML, 14 Aug. 1913.
The Women in Pharmacy
In 1900, only 2% of pharmacists were women and by 1920 the number jumped to 3.9%.\(^{51}\) Most women pharmacists worked in a hospital setting and were discouraged from working in retail. In 1916, Washington State University did a study of their one hundred women graduates to date. Twelve were in drugstores, thirty were in hospitals and labs, two became doctors, one was a writer for a pharmacy journal and the rest, over fifty-five percent, had quit the pharmacy industry all together.\(^{52}\) Louise began working as a pharmacy clerk in 1908 and became an assistant pharmacist in 1928.\(^{53}\) Looking through newspapers of the time two things are obvious, she improved the ads of the pharmacy as soon as they were married and reached women with the advertisement, even for women’s illnesses. After Clarence passed away and upon the sudden death of Hal Wiley in 1947, Louise was temporarily put in charge of the prescription department at Wiley’s Drugstore in Jefferson, Oregon.\(^{54}\) Louise was also in a ladies improvement club from more than thirty years. Stayton Woman's Community Club had it's own clubhouse and offered educational talks twice a month, managed and planned fundraisers for two other organizations: the library on Second and Florence and the Red Cross to help the needy in the winter.\(^{55}\) Over the years, Louise was the treasurer, the chair and the president. Several times she was elected to go to the Marion County federation meeting of rural women's clubs. The club went from twenty women when it opened to over 160 by 1933 and celebrated it's 25th anniversary in 1952.\(^{56}\)

The Dancehall
Another successful use of the Beauchamp was the dancehall itself. Piano lessons and art classes were held, in the office over Beauchamp’s, on Saturdays, by Clyde Hoffer.\(^{57}\) A “learners class in dancing” was held on Tuesday evenings.\(^{58}\) Dr. Harry's office was upstairs for two years. Clarence and Louise hosted regular dances; numerous ads and articles in the Stayton Mail newspaper announce over fifty dances between 1913 and 1918. Sometimes, Salem's Talmadge Orchestra, a four-piece ensemble or the Stayton Orchestra hosted dances.\(^{59}\) Masquerades, Christmas Eve dance, New Years Eve dance, Harvest Dance, Fourth of July Dance, ‘Last Dance Before Lent’ and ‘First Dance After Lent' were often the titles of the dances. Dances cost between twenty-five cents and seventy-five cents depending on the music and the theme and were always in good order.\(^{60}\)

In May of 1913, the governor of Oregon wrote two letters to Stayton, one to the constable and the other to the Mayor and City Council members. Poor order and lawlessness was the just and the officials had better clean up their city, if they wanted to keep their jobs. Mayor Harry Beauchamp was the mayor from 1912 to 1916.\(^{61}\) He wrote back to the Governor West stating that ‘he must be saying this in jest, Stayton was a village and they were as in good of order as any other village.’ The governor responded that it was not in jest, Stayton was a city, was out of control and the Mayor was responsible for enforcing the law.\(^{62}\) Eleven modern fireproof buildings, five filling the west side of Third Ave between Ida and High Street, had changed the image of Stayton from village to a city and Governor West noticed. From the first Beauchamp dance ad to the last, “good order maintained” was always in the type.\(^{63}\)

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57 SML, 27 Nov. 1913.
59 SML 19 Aug. 1915.
61 SML, 4 Jan. 1912; SML 20 Apr. 1916.
63 SML 12 Aug. 1915.
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The dance hall added commerce to other venues in the town. Events were advertised as a movie and dance, a baseball film and a dance, dinner and dance, or a speaker and a dance.64 The last newspaper ad for a dance was found in the Stayton Mail on January 17, 1925 where the Thomas Bros. Moonlight Serenaders played.65 During the day, the dance hall was used for meetings, by the Women's Relief Corps, the Stayton American Legion - Post 58, and the American Legion Women's Auxiliary.66 In 1938 the Assembly of God used the second floor as a church and held retreats there as well as Sunday services.67 Sometime in the 1940's, the upstairs was used as a bowling alley. This space hosted loud parties, eliciting a host of complaints from neighbors.68 In 1945, the license for the bowling alley was revoked by the city council, only to be reinstated to another bowling enthusiast two months later.69 Bowling continued on long raised bowling lanes using a small ball with no finger holes. A man stood at the end of the lane and set the pins back up.70

The Double Store Arrangement
The last area for commerce came out of the double store arrangement. Clarence received rental income and the town benefited from stores housed there. As early as January 1914, the west retail was rented to Bradshaw's cash grocery.71 Good Eats Restaurant occupied the store next and in 1926 the Stayton Cleaners moved in.72 Koernik Remedies sold packaged veterinarian medicines out of the back store starting in 1935 and in 1940 it became Eleanor's Beauty Parlor.73

Criterion A

Success
March 23, 1923, the Oregon Statesman wrote an extensive article, "STAYTON – IMPORTANT CENTER - DOMINATES NORTH SANTIAM"; the article highlighted farming, modern power, outdoor recreation, fraternal organizations, paved streets and excellent education. They also highlighted C.A. Beauchamp as a successful pharmacist and owner of one of the two drugstores in town. The Commercial Club, of which Clarence was treasurer, was cited as being a strong club for the general betterment of all conditions in Stayton, civic and social, commercial and economic.74 The Beauchamps were a successful couple. Their business was successful and the clubs they participated in were successful. The Beauchamp Building is locally significant under Criterion A for commerce because the successful variety of commerce helped the migration of the business center move from Second & Water to Third & Ida. The two-story, concrete building, anchored, and helped define the business district. As a group, the commercial buildings within the Historic Downtown Area of Stayton relate a strong narrative of the community's development over time. Indeed, the development of Stayton's 3rd Avenue displays a development pattern that communicates the community's commercial ascendancy.75 The success of businesses in the modern, fireproof Beauchamp Building, in its northern location, helped to make a comprehensive change in Stayton's commercial development. Another local significance is the development of Louise Beauchamp as a pharmacist in the Beauchamp Building. As noted in the Registration Requirements for "Historic Downtown Areas of Stayton, Oregon" Multiple Property Designation (MPD) of May, 2006, the retention of these associations would qualify the Beauchamp Building for nomination under Criterion A.76

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65 SML, 17 Jan. 1925, pp. 7.
66 SML, 23 Mar. 1916; SML, 16 Feb. 1928 pp. 7; SML, 14 Mar. 1928; SML, 16 Apr. 1928.
68 SML, 8 Dec. 1945.
69 SML, 11 Jan. 1946.
70 Oral Interview with Stayton Resident Betty Adams, 10 Jan. 2018.
71 SML, 22 Jan. 1914.
74 SML, 31 Mar. 1923 pp. 42 full page article.
75 Historic Stayton MPD, F.
76 Historic Stayton MPD, F1.
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Criterion C

Nomination of this building, for local significance of architecture, under Criterion C is also applicable. The Beauchamp Building continues to have its original scale, spatial appearance, stylistic detail and workmanship. This building is a well-preserved example of the Early Twentieth Century Commercial style, with its original fenestration; two part building arrangement (public areas downstairs and more private areas such as offices upstairs); double-store arrangement; and grouped windows in rectangular, ground floor bays, which are divided by concrete columns. Comparing photo 1 and photo 2, the differences and similarities are clear. The cement bands, concrete columns are original and the fenestration of the windows and entries are all in their original locations. The stepped parapet and dentil frieze reflect the original embellishments; all material used to renovate or reconstruct used like kind materials. The plain face block is original but is painted. However, painted block shall not preclude this nomination as the block pattern is observable and the ornamentation with the volume of the building is substantially in tact.  The one embellishment missing is the tin cornice. The shape of the metal cornice is only known from historic pictures. It was installed as the building was laid, the three courses of block behind it are rougher than the rest and have slots left for wooden supporting lookouts at regular intervals. It was three blocks high (twenty four inches) and protruded approximately twelve inches. Running twenty-five feet on the east elevation and one hundred feet on the north elevation, it directed water hitting the upper wall away from the dentil course and the steel behind it. A galvanized steel cornice, designed by an architect (see additional information) and engineered to attach to the building (see additional information) will be reconstructed and installed in 2019. Galvanized steel was picked over fiberglass, as it will wear more like the tin, than fiberglass ever could. In 2018 the fibrous slurry from the 1950s was sanded and grinded to remove as much as possible; the building was repainted to protect the block. The colors used have helped retain the character defining architectural details, historic feeling and association. On the interior there is a lot of original lathe and plaster, original plastered concrete block and original wood flooring. New electricity, technology, HVAC and plumbing were installed without changing the ceiling heights.

The five buildings situated along the west side of 3rd Avenue between Ida and High Streets are particularly significant as an uninterrupted group of concrete block buildings that were erected by five different owners. There are several features that set the Beauchamp apart from these buildings. The expansive use of glass under heavy upper block represents the unique style C.A. Beauchamp used to show his wares and create an open, interesting retail space. There are over a hundred feet of transom windows and plate glass storefront windows. No other building in downtown Stayton has this amount of continual glass along an exterior wall. The wooden dentil frieze, plain cement belt courses and all plain face block reside on this building alone. The cast block is all ashlar. The maker of the block is different than the majority of the Stayton collection. The block are hand made but are all eight inches thick and don’t have the complexity of design as the other buildings. The three ground floor bays and the second floor bay are all in their proper locations.

The 2006 Historic Downtown Area MPD summarizes both the unique features, as well as uniformity, of the concrete block buildings constructed from 1908 to 1916 as a juxtaposition that is rarely seen in the rural communities of Oregon. The five, odd numbered buildings, on the west side of the three hundred block of 3rd Avenue comprise one of the only exclusively concrete block streetscapes remaining in the state. The variation and creativity of different owners make them an important assemblage.

Today, as visitors and residents walk along Third Avenue, they will see the variations in these concrete block buildings:

- A handsome 1913 Beauchamp building refreshed to show off its entirety of plain face block, wood dentil frieze, concrete columns and lavish use of glass at 395 N Third Avenue.

77 Historic Stayton MPD, F3.
78 See Additional Information Section. SML, “Two New business Buildings are Planned for Early Summer,” 27 Feb. 1913.
79 Gregg Olson Interview with Ernst Lau.
80 The other cast stone buildings in the district have more types of blocks to create interest.
81 Historic Stayton MPD, F2.
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- The well-preserved upper facade of the 1911 Thomas building which uses nearly the full vocabulary of pre-cast block construction possibilities: raised-panel face block topped by a string-course of full rock face block, a checkerboard arrangement of half-rock, half-plain face block, a cast dentil band and cast, figured, ogee moldings at 383 N Third Avenue.
- Showing off two sets five courses with a checkerboard arrangement of half-plain, half-rock face block filled in with plain face block is the upper façade of the 1911 2nd Roy Building. It is capped with a slightly projecting cornice of rock face half- blocks and cast saw-tooth dentils at 351 N Third Avenue.
- The upper facade of the 1908 1st Roy Building is made entirely of rock face block at 349 N Third Avenue.
- Upper north facades of 1911 Farmers & Merchants Bank, 283 3rd Ave. and the 1913 Stayton Mail annex. Rock-face full block buildings with a projecting stringcourse of rock face half-block and a pre-cast dentil and torus cornice all combined in one building on the east side of 282 N Third Avenue.
- A registered historic building, the 1912 Deidrich is a rock face block building with its original street level composition and its complex crenellated parapet and cornice details, executed in pre-cast concrete. It is one more block south and to the west at 195 N Third Avenue.

The Beauchamp Building meets all of the requirements in the Historic Stayton MPD and should be considered for nomination to the National Register of Historic Places.

In 1946, C.A. Beauchamp was ailing in health. He and his pharmacist wife, Louise, sold the building to Kenneth Farwell. Farwell Pharmacy took over the entire downstairs level, but the upstairs no longer took on the same importance to the community and soon became a storage room. In 1987, Dean and Marilyn Odenthal bought the building and the pharmacy went back to its original name, Stayton Pharmacy. Stayton Pharmacy still exists today, though in another location, and on their wall is a large photograph of the original Beauchamp Building.

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Beauchamp Building
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


Bailey, op. cit. p. 95 observes that the beginning of masonry construction is a significant signal of
town prosperity and the occasion of civic pride.

Correspondence with Gregg Olson, University of Oregon Historian


Historic Oregon Newspapers, University of Oregon at www.oregonnews.uoregon.edu: Capital Journal (Salem, OR), Daily Capital Journal (Salem, OR), The Daily Journal (Salem, OR), The Stayton Mail (Stayton, OR), Stayton Standard (Stayton, OR), The Sunday Oregonian, (Portland OR).


Newspapers.com: Albany Democrat (Albany, OR), The Capital Journal (Salem, OR), The Daily Journal (Salem, OR), Oregon Daily Journal (Salem, OR), The Oregonian (Portland, OR), Statesman Journal (Salem, OR).


Oral Interview with Stayton Resident Betty Adams, 1 January 2018.

Oregon Historical Sites Database. Retrieved from:

*The Pacific Coast Architect*, March 1913, Volume 4, Number 6, pp. 278, pp. 335.
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Sanborn Fire Insurance Maps of Stayton Oregon 1921, 1931


U.S. Census 1910; retrieved from www.familysearch.org

U.S. Census 1920; retrieved from www.familysearch.org

U.S. Census 1930; retrieved from www.familysearch.org

U.S. Census 1940; retrieved from www.familysearch.org

**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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: University of Oregon Historic Newspapers

Historic Resources Survey Number (if assigned):
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10. Geographical Data

Acreage of Property     Less than one
(Do not include previously listed resource acreage; enter “Less than one” if the acreage is .99 or less)

Latitude/Longitude Coordinates
Datum if other than WGS84:  N/A
(enter coordinates to 6 decimal places)

1  44.797803°  -122.792460°  3  Latitude  Longitude
2  Latitude    Longitude    4  Latitude    Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the property are the edges of the 25’ x 100’ tax lot on which the building sits. The building goes right to the edge of the property line.

Boundary Justification (Explain why the boundaries were selected.)

This tax lot is the extent of the building, which was built by Mr. Beauchamp in 1913. While nearby buildings contribute to the historic value of this property, none are directly related to this property.

11. Form Prepared By

name/title  Julia Bochsler, Owner  date  2/25/2019
organization  The Kardboard Box LLC  telephone  503.871.6764
street & number  P O Box 617  email  
city or town  Stayton  state  Oregon  zip code  97383

Additional Documentation
Submit the following items with the completed form:

- Regional Location Map
- Local Location Map
- Tax Lot Map
- Site Plan
- Floor Plans (As Applicable)
- Photo Location Map (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).
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**Photographs:**
Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

<table>
<thead>
<tr>
<th>Photo Log</th>
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<tbody>
<tr>
<td>Name of Property:</td>
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Description of Photograph(s) and number, include description of view indicating direction of camera:

**Photo 1 of 12:** A 2018 photo of the Beauchamp Building with original fenestration, cement belt courses, concrete columns and uncovered mid High Street entry. Similar to the original building is the reconstructed dentil frieze and stepped parapet. The 1953 modification to the Third Avenue entry is visible. View is diagonally across the intersection of Third Avenue and High Street facing southwest. Photographer Nicole Miller 2018

**Photo 2 of 12:** Precast, handmade hollow concrete block uncovered during 2018 renovation. The blocks for this building are all ashlar with two holes. Photo by Julia Bochsler, 2018

**Photo 3 of 12:** Second story ceiling joists, pocketed into CMU. Photo by Julia Bochsler, 2018

**Photo 4 of 12:** Base of the building’s northeastern corner column has the building’s name and date tooled in on both sides of the exterior base. View is looking west. Photo by Deirdre Morrison, 2019

**Photo 5 of 12:** In the lower level east retail space, “I” beams span up to 23’ feet (above the transom windows) and sit on columns and/or steel posts, (three visible along windows). Thus transferring the weight to the ground, forming the base for the heavy upper block walls and allowing for the lavish use of glass. View is from southwestern corner of space, angled towards northeast. Photo by Charlene Vogel, 2018

**Photo 6 of 12:** View from High Street looking south towards the Lobby entry, between East & West Retail spaces. Photo by: Charlene Vogel, 2018.

**Photo 7 of 12:** The Lobby contains two restrooms, access to the east and west Retail spaces, and a stairway to the second floor. This is the entrance in which a 2x4 wall was installed to the east and west of the entrance, making the trim a bit deeper. View is looking north to the entrance of the lobby. Photo by Charlene Vogel, 2018

**Photo 8 of 12:** The beauty of the glass adorning the north side of the building represents a significant and unique piece of design. View is looking south at the north elevation of the building. Photo by Charlene Vogel, 2018

**Photo 9 of 12:** Photo of the interior of the west retail, shows the original entrance. View is looking north through west retail space. Photo by Charlene Vogel 2018
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Photo 10 of 12: The Beauchamp Hall now The Box, a co-working shared office space. This photo shows off the beauty of the original floors and window glass, which melds history with the remodeled space. View is looking east through the building’s upper level. Photo by Charlene Vogel 2018

Photo 11 of 12: This photo shows the patch of flooring put in when the original staircase was removed in the 1950’s. The Hall would have been much bigger than the great room. View is looking west, with conference room to the left, eating area and hall to two offices straight ahead. Photo by Charlene Vogel, 2018

Photo 12 of 12: West elevation from the alley. View is looking east. Photo by Deirdre Morrison 2019
List of Figures
(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.

Figure 1: Regional Location Map - USGS Map for Stayton Quadrangle Showing Location of Property.

Figure 2: Local Location Map - Zoomed in USGS Map Showing Location of Property.

Figure 3: Tax Lot Map.

Figure 4: Site Plan.

Figure 5: Floor Plan 1 – 2018.

Figure 6: Floor Plan 2 – 1997.

Figure 7: Floor Plan 3 – 1953 (drawing of before 1997 renovation).

Figure 8: Floor Plan 4 - Original 1913 (as best known).

Figure 9: Map #1. 1872 Plat, original town of Stayton, Marion County, Oregon, amended to show approximate locations of the 1857 Salem and 1867 Stayton Ditches, the 1879 Clark Addition and the ca. 1875 Richardson Block.

Figure 10: Sanborn Fire Map 1913: The Beauchamp Building is labeled #9: Drugs: Dance Hall.

Figure 11: MPD Map.

Figure 12: MPD Map.

Figure 13: Variations of block faces

Figure 14: Sample of cement block-making machinery popular in the early teens of the 1900s.

Figure 15: Dance Advertisements 1915 and 1913

Figure 16: September 23, 1915 Beauchamp Drug Store Advertisement

Figure 17: February 27, 1913 SML Article New Building to be constructed

Figure 18: Cornice Drawing to be installed 2019.

Figure 19: Photo showcasing the NE corner of the original Beauchamp Building exterior, as well as neighboring cast-block cement buildings. Similar to the current building are the stepped parapet, cement belt courses, dentil frieze and columns. The differences are also seen in the:
color variation of concrete blocks, decorative tin cornice and original entry. View is to the south with a slight westerly angle.

**Figure 20:** Historical 1912 reproduction photo showing a partial view of the future site of The Beauchamp Building, where the wheelbarrow is on the farthest right side of this image. The building with bunting is on the Thomas & Sons Building, which The Beauchamp Building abutted after construction. View is looking south near the intersection of High & Third Avenue.

**Figure 21:** The Beauchamp Building and the three buildings to its South, of notice are the painted transoms. View is to the north along Third Avenue with a slight westerly angle.

**Figure 22:** This photo shows the transoms painted and the dentil frieze sill in tact. View is the east side of Third Ave looking north, northwest.

**Figure 23:** Captured during building 1997 renovation, steel “I” beams with flanges are riveted together in the middle and the bottom to connect and strengthen the beams. Below is one of the steel columns. View is looking south above transom windows of the east retail.

**Figure 24:** Uncovered during the 1997 renovation, on the north façade of the building, are the pairs of steel I-beams above transom windows. View is looking south.
Figure 1: Regional Location Map - USGS Map for Stayton Quadrangle Showing Location of Property.
Beauchamp Building

Name of Property  
Marion Co., OR

County and State  
Historic Downtown Area of Stayton MPS

Name of multiple listing (if applicable)

Figure 2: Local Location Map - Zoomed in USGS Map Showing Location of Property.
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County and State
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Name of multiple listing (if applicable)

Figure 3: Tax Lot Map.
### National Register of Historic Places

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**Beauchamp Building**

- **Name of Property**: Marion Co., OR
- **County and State**: Historic Downtown Area of Stayton MPS

**Figure 4:** Site Plan.
Figure 5: Floor Plan 1 – 2018.
Beauchamp Building
Marion Co., OR
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Figure 6: Floor Plan 2 – 1997.
Figure 7: Floor Plan 3 – 1953 (drawing of before 1997 renovation).
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Figure 8:  Floor Plan 4 - Original 1913 (as best known).
Figure 9: Map #1. 1872 Plat, original town of Stayton, Marion County, Oregon, amended to show approximate locations of the 1857 Salem and 1867 Stayton Ditches, the 1879 Clark Addition and the ca. 1875 Richardson Block.
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Figure 12: MPD Map.
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Figure 14: Sample of cement block-making machinery popular in the early teens of the 1900s.
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Figure 15: Dance Advertisements 1915 and 1913
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Figure 16: September 23, 1915 Beauchamp Drug Store Advertisement
Figure 17: February 27, 1913 SML Article New Building to be constructed
Figure 18: Cornice Drawing to be installed 2019.
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Figure 19: Photo showcasing the NE corner of the original Beauchamp Building exterior, as well as neighboring cast-block cement buildings. Similar to the current building are the stepped parapet, cement belt courses, dentil frieze and columns. The differences are also seen in the: color variation of concrete blocks, decorative tin cornice and original entry. View is to the south with a slight westerly angle.
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Figure 20: Historical 1912 reproduction photo showing a partial view of the future site of The Beauchamp Building, where the wheelbarrow is on the farthest right side of this image. The building with bunting is on the Thomas & Sons Building, which The Beauchamp Building abutted after construction. View is looking south near the intersection of High & Third Avenue.
Beauchamp Building
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Beauchamp Building
Name of Property
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Figure 22: This photo shows the transoms painted and the dentil frieze sill in tact. View is the east side of Third Ave looking north, northwest.
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Additional Documentation

Figure 24: Uncovered during the 1997 renovation, on the north façade of the building, are the pairs of steel I-beams above transom windows. View is looking south.
Photo 1 of 12: A 2018 photo of the Beauchamp Building with original fenestration, cement belt courses, concrete columns and uncovered mid High Street entry. Similar to the original building is the reconstructed dentil frieze and stepped parapet. The 1953 modification to the Third Avenue entry is visible. View is diagonally across the intersection of Third Avenue and High Street facing southwest.
Photo 2 of 12: Precast, handmade, hollow concrete blocks uncovered during the 2018/2019 renovation. The blocks for this building are all ashlar with two holes. View is looking down at lobby entrance.
Photo 3 of 12: Uncovered during the 2018/2019 renovation, the second story ceiling joists are pocketed into the concrete block wall with diminishing truss heights. View is looking up and to the north.
Photo 4 of 12: The exterior base of the building’s northeastern corner column has the building’s name and date “BEAUCHAMP BLD’G 1913” tooled in on both sides. View is looking west.
Photo 5 of 12: This is the ground floor *East Retail* space. The expansive glass along north and east sides is prominent. This photo also shows the funneling of the Third Avenue entrance View is from southwest corner angled towards northeast.
This is the lobby entrance situated between the east retail and the west retail. View is from High Street looking south.
**Photo 7 of 12:** The 450 square-foot lobby contains two restrooms, a storage closet, mailbox, entrances to the east and west retail, and the opening to the staircase to the second floor. View is looking north.
Photo 8 of 12: A beautiful picture of the north elevation showing off the 60’ and 20’ expanses of glass and seven-foot lobby entrance. The original rhythm of the upper story windows is very visible here. The north side of the building represents a significant and unique piece of design. View is looking south from the north side of High Street.
Photo 9 of 12: The 450 square-foot west retail is small but classy. View is looking north through the space.
Photo 10 of 12: Formerly Beauchamp's Hall, the beauty of the original flooring and window glass melds history with the newly remodeled space. The windows contain ninety percent of the original wood and original weights and more than fifty percent of old wavy glass. They are functional, containing one hundred percent brand new cording. View is looking east.
Photo 11 of 12: New interior windows and doors are framed in fir trim that replicates the original trim of the exterior windows. This is the conference room to the left and eating bar to the right. Of interest is the patch in the floor that shows the placement of the original staircase. View is looking west towards the two offices on second floor.
Photo 12 of 12: West elevation from alley shows the four-foot parapet at the top and the two one-over-one windows, with cement sills, which used to be in the two restrooms of the original building. Now they both illuminate the southwest office. View is from the alley looking east.