NPS Form 10-900 OMB No. 1024-0018 (Expires 05/31/2020)

United States Department of the Interior
National Park Service

National Register of Historic Places
Date Listed 11-1-2019
NRIS No. MP100004557
Oregon SHPO

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 continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Beauchamp Building

other names/site number Stayton Pharmacy

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

street & number 395 North Third Avenue ☐ not for publication

city or town Stayton ☐ vicinity

state Oregon code OR county Marion code 047 zip code 97383

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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** X **local**

Applicable National Register Criteria: X **A** ___ **B** X **C** ___ **D**

Christine Curran 9.19.19

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

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:)

Signature of the Keeper Date of Action

Beauchamp Building
Name of Property

Marion Co., OR
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.)

Contributing	Noncontributing	
1		buildings
		site
		structure
		object
1	0	**Total**

Number of contributing resources previously listed in the National Register

0

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

(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, pre-cast concrete block building of Early Twentieth Century 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 Avenue and High Street in the rural town of Stayton, Oregon.[2] Surrounding the Beauchamp Building is a mix of late-nineteenth and twentieth century commercial and residential buildings, along with vacant lots and surface parking lots. 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, and with a rectilinear footprint on a concrete foundation, the Beauchamp Building is the tallest pre-cast concrete block building in Stayton. The character features of the building's exterior are the original fenestration of the building, the second story one-over-one wood windows, transom windows, the plate glass windows, the pre-cast concrete blocks, and the three building entryways, which are all in their original locations. The concrete building also retains "readily observable block patterns and ornamentation," indicative of the pre-cast concrete block construction.[4] The interior layout of the building features two main rooms on the first floor that function as two separate retail spaces and are separated by a lobby with an interior staircase and two restrooms, and one large open room on the second floor, which is divided and partitioned into open office space. The interior is in good condition and retains its character features, including baseboards, plaster walls, window and door trim, and over seventy-five percent of the original wood floors. Numerous alterations were made to the building in the 1950s, including the removal of the tin cornice, changing the appearance and materials of the eastern storefront, the dentil frieze was replaced with plywood, and the entire exterior, excluding doors and glass, was covered in a fibrous slurry material. While these alterations happened in the mid-twentieth century, two major renovations, one in 1997 and one in 2018/2019, have restored much of the character and feeling of the original building by using historic documentation and photographs to restore the building's historic appearance. These restoration efforts included restoring the interior layout of the floorplan to reflect the original floorplan, scraping and sanding the plain face blocks on the exterior to remove as much fibrous material as possible to restore the blocks to their original appearance, and restoration of five concrete columns, dentil frieze, two concrete belt courses, the stepped parapet, and the two entries. Plans to rebuild the tin cornice are in place. Overall, the Beauchamp Building retains its character defining features and its integrity of feeling, location, setting, workmanship, and association, and remains a representative example of pre-cast concrete block building. Further, the maintenance and restoration efforts that removed modern materials meet the requirements of the MPD as they restore the historic appearance, are compatible with the building's original design, and the storefront facades no longer are covered in modern materials.[5]

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[1] Colloquial pronunciation (/bō, kamp/) learned via oral history interview with local Stayton resident Betty Adams, 10 Jan. 2018. The character of the **Early Twentieth Century Commercial** buildings is determined by the use of patterned masonry wall surfaces, shaped parapets at the roofline that were often uninterrupted by a project cornice and large rectangular windows arranged in groups. The two-part block is the most common form for small and moderate-sized commercial buildings in the United States. This type of building is generally limited to two to four stories, and is characterized by a horizontal division into two distinct zones. The two-part division of the exterior zones typically reflects differences in its interior use. The large street-level windows indicate public spaces for commercial enterprises, while the smaller windowing of the upper section suggest more private spaces reserved for offices, meeting halls or apartments.

[2] News advertisement, *"Ready For Business In Our New Building," The Stayton Mail*, (hereafter SML),10 July 1913, pp. 4.

[3] National Register of Historic Places, *Historic Downtown Area of Stayton, Multiple Property Documentation* (hereafter Historic Stayton MPD), 31 May 2006, Section E, pp. 4.

[4] Historic Stayton MPD, Section F, pp. 3.

[5] Historic Stayton MPD, Section F, pp. 3.

Narrative Description

SETTING

The Beauchamp Building is located in the mid-Willamette Valley town of Stayton, 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, northeast corner lot measuring 25' wide by 100' deep. A six-block town site was platted, named, and given a post office in 1872.[6] 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. On the north side of High Street are Harold's Jeweler, a residence and a small hotel turned into studio apartments. To the west of the Beauchamp Building, 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, a police station, and the Star Cinema. To the south, in the same block, is a row of fireproof buildings built around the same time.

GENERAL CHARACTERISTICS

The Beauchamp is a 25' x 100', two-story building over thirty-one feet in height. Painted in 2018, it is a 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-twentieth century 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, 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 two-story Beauchamp Building's 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 being a single one-over-one window. Two concrete bands, eight-inches high and protruding two-inches, cap the top and bottom of these window runs. Above the upper concrete band are eleven courses of unadorned concrete block, the middle three courses are the block that lay behind a sheet metal cornice that was removed (Compare Figure 19 and Photo 1).

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, which is a contemporary, single lite, commercial aluminum-framed door. Eight transom 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 sitting 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.

[6] Oregon.gov/oprd/HCD/OHC/docs/marion_stayton_shorthistoriccontext.pdf

The *Lobby,* defined by two columns and topped with the dentil frieze, is an asymmetrical entrance (Photo 5). 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 surround two beveled-glass wood doors. A small wood transom comes next and then four luminous transom windows finish the area above (Photo 5). 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 the original, forty-two inch, beveled-glass and stained wood door. Topped with eight transom windows this area is also framed by two columns and the dentil frieze (Photo 2).

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 are none (Photo 12). 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 and gravel made up the concrete used for the foundation, the eighteen-inch high base wall, the fourteen-foot high columns, and the pre-cast, handmade hollow concrete block (Photo 11). 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 concrete band for a sill (Photo 3).

THE INTERIOR

The concrete block walls are one block in depth and are plastered on the interior spaces and painted. The south wall is a lathe and plastered, wood-studded wall, abutting another building; this makes a party wall agreement unnecessary. All of the new interior walls are covered in gypsum board. 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 E*ast 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 6). Even at night, the *East Retail* is bright with LED lamps in the low bay fixtures from the 1940s. 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 finish of the lathe and plaster walls, a definite contrast to the new smooth interior dividing walls. A 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 space is vacant.

West Retail

The 450 square foot *West Retail* is a smaller version of the *East Retail*, but is square in form (Photo 8). The *west retail* also has the rustic texture of original concrete 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 and is painted. This retail space is currently a hair salon.

Lobby

The *Lobby* entrance on High Street is sixty to seventy feet from the northeast corner and retains its original design and placement (Photo 5 and Photo 7). 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. Three chandeliers, from Schoolhouse Lighting in Portland, Oregon, were installed to resemble the bare bulb lighting fixtures popular in the time. Original fir floors were refinished in 2018. The *Lobby* is furnished and includes 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 white, wooden 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.

Second Floor

The Box LLC, a co-working shared office space, occupies the *Second Floor* (Photo 9). 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 10). At the far west are two offices: one office 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. Due to extensive water damage, the floors are carpeted in the offices and conference room. 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.

ALTERATIONS AND RESTORATIONS

Original Floor Plan *(Figure 8)*

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 a grand staircase to the 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]

The 1950s Alteration *(Figure 7)*
In 1953, under new ownership, major renovations occurred at the Beauchamp Building. The lobby entry on High Street was boarded up with plywood and the Third Avenue entry elevation was remodeled to the current form. The Third Avenue front doors were removed, stored and replaced by a contemporary aluminum single glass door to modernize the east entrance. The Third Avenue 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. 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 (Figure 22). 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 was 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*(Figure 6)*
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 was 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*(Figure 5)*
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 concrete 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 just to the right of the *Lobby* entrance. Instead, it was built to the left of the *Lobby* entrance. 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 its natural light. The steep staircase and the half-bath were removed and a new wall was installed to recreate the west retail. Two new restrooms were installed in the lobby. All new plumbing, electrical and HVAC were installed in the building.

Floors were patched and refinished 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 restroom, which received tile, and the west retail, where plywood floors were installed and painted. 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.

[7] Original floor plan, from gaps in plaster during 1997 renovation by owner Gregg Olson and 2018 renovation by owner Julia Bochsler.

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 was replaced with like glass; and trim was 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 (Compare Figure 1 and Photo 2). Starting at the top: the stepped parapet; concrete belt courses, fenestration of the paired, one-over-one wood windows; dentil frieze; High Street entries and storefront windows; and the concrete block with beaded joint are very similar to the original building. The 1950s Third Avenue entry will remain a part of the building's history. As the MPD explains, fenestration and storefronts are important, however, alterations to them are acceptable, as long as maintenance and restoration are done sympathetically toward the original design and as long as the storefront facades are not covered with modern materials.[8] 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.

[8] Historic Stayton MPD, Section F, pp. 3.

Beauchamp Building
Name of Property

Marion Co., 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.

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.

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE
COMMERCE

Period of Significance
1913 - 1946

Significant Dates
1913 Building Constructed
1928 Louise Beauchamp became a pharmacist
1946 Building Sold, Death of Clarence Beauchamp

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

Cultural Affiliation (if applicable)
N/A

Architect/Builder
Unknown

Period of Significance (justification)

The period of significance is 1913-1946, beginning in 1913, the year of construction, and ending in 1946 when the owner, C.A. Beauchamp, passed away and the building was sold to a new owner.

Criteria Considerations (explanation, if necessary)
N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations)

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.[9] 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 a dancehall, spaces were also rented for a variety of services. The success of this business in a modern, fireproof building, in its northern location, reflects a comprehensive change in Stayton's commercial development. The Beauchamp building anchored and helped define the business district and movement of the downtown core to the north, and aided in the commercial ascendency of Stayton from a village to a town.[10] Additionally important is Louise Beauchamp's development as a pharmacist from 1908 to 1928.[11] 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.[12] The Beauchamp Building is also nominated for its local significance under Criterion C, for Architecture, as an example of a pre-cast concrete block building. 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 concrete block buildings from this period still exist 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 pre-cast concrete block. The simplicity works well as not to distract from the rest of the composition: the glass, the dentils, the concrete belt courses, and unique Mission Spanish Revival stepped parapet. The Beauchamp is a painted building; the colors used have helped highlight the character-defining architectural details, historic feeling and association. The period of significance, from 1913 to 1946, encompasses the building construction, the Beauchamp's management of a business in Stayton's burgeoning commerce history, the development of Third Avenue and the sale of the building to another pharmacist, just before Clarence Beauchamp passed away. Additionally, 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, occupies its original location, exists within an appropriate setting, and retains historic feeling and association. For the property-type requirements, as already demonstrated, the pre-cast concrete building has observable block patterns and ornamentation and the storefront facades are not covered with modern materials.[13]

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

CRITERION A

Moving the Downtown Core

Stayton, situated in Marion County, Oregon was settled in 1866 and platted in 1872.[14] Its commercial main street was a one-block section of Water Street running on an east/west axis.[15] By 1900, early business establishments extended short distances northward on Second and Third Avenues, with the core being at Second Avenue and Water Street; the rest of the town was residential, except for an old hotel on the east side

[9] *Historic Stayton MPD,* F, pp. 1.
[10] *Historic Stayton MPD,* Section E and F, pp. 2.
[11] Should Know Tests. *Daily Capitol Journal*, 11 Oct. 1928. pp. 8.
[12] *American Women Pharmacists,* Metta Lou Henderson PHD CRC Press 2002, pp. 45
[13] *Historic Stayton MPD,* F, pp. 3.
[14] Historic Stayton MPD, E, pp. 1.
[15] Historic Stayton MPD, E, pp. 1.

of Third Avenue.[16] In 1904, Stayton's first masonry structure appeared, the Stayton Bank Building; all other structures had been wood framed up to this date.[17] This one-story building was made of shale, a local fireproof material, and was erected on Third Avenue, two blocks north of Water Street just across from the hotel. This area would be the new downtown core, two blocks north and one block east of the original core at Second and Water. In fact, in 1905, future businessmen Clarence Albirto Beauchamp and his brother, Dr. Harry Beauchamp, leased the north side of the bank building and shared it with Roy's Jeweler.[18]

Clarence Albirto Beauchamp (1879-1946) was born in Kansas but moved to Oregon before he was two years old.[19] The second of five children, Clarence graduated from Willamette University in Salem, Oregon and became a pharmacist. Clarence's three brothers were also in the medical field: Dr. Frank Erastus Beauchamp (1877-1942), Dr. Harry Arthur Beauchamp (1881-1962) and Pharmacist Harvey Chester Beauchamp (1890-1944). In March 1904 Clarence went to work for Woodard Clark & Co. in Portland, Oregon as a junior pharmacist.[20] 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.[21] 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, 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.[22] Within three months of joining Brewer drugstore, C.A. quit. His brother, Dr. Harry Beauchamp, had just passed his doctor exams and moved to Stayton, so they leased a spot in the Stayton Bank Building and opened "Stayton Pharmacy" with a doctor on site.[23] 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 Sommers (1883-1963) of Scio, calling C.A. "one of Stayton's rising young businessmen, and highly esteemed by all who know him."[24]

The core of downtown continued to move over the next several years as more merchants built north on Third Avenue: a general store was built directly across from the bank and a 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 pre-cast concrete block. In 1908, the first series of ads appeared in the Stayton Mail announcing the availability of concrete block from L.P. Brown, and a week later it was reported that L.P. Brown's machine would supply the blocks for Eugene Roy's new double store on Third Ave.[25] 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.[26]

Two-Story Concrete Block Buildings reconfigure Stayton's Main Street

Between 1908 and 1916, Stayton merchants erected eleven concrete-block buildings of Early Twentieth Century Commercial Style forever changing the landscape of Stayton's main street.[27] In 1910, Stayton's population was 703, Louise was working as a pharmacy clerk and Stayton Pharmacy became Beauchamp's Pharmacy.[28] The Beauchamps owned their home, mortgage-free, were childless and would remain so.[29] In

[16] Historic Stayton MPD, E, pp. 1
[17] Historic Stayton MPD, E, pp. 3.
[18] *SML,* 16 June 1905.
[19] *Daily Capital Journal*, 27 March 1946.
[20] *Daily Capital Journal,* 30 May 1904; pp. 5.
[21] *Oregon Daily Journal,* 15 March 1905, pp. 2; *SML,* 7 April 1905; pp. 8.
[22] Higby, Gregory and Stroud, Elaine, *American Pharmacy,* American Institute of History of American Pharmacy, 2005.
[23] *SML,* 16 June 1905; pp. 8.
[24] *SML,* 22 May 1908.
[25] *SML*, 3 April 1908; SML 10 April 1908.
[26] *Historic Stayton MPD,* E5 & E6.
[27] *Historic Stayton MPD,* MAP 3 identifies the buildings in chronological order.
[28] *Historic Stayton MPD*, E7; 1910 Census; *SML,* 8 Mar. 1910 pp. 2; *SML,* 10 Mar. 1913 pp. 2.
[29] *Daily Capitol Journal,* 27 Mar. 1946, pp. 13.

1910, the Beauchamps were thinking of building a commercial space on a downtown lot.[30] Why they waited is unknown, but finally in May of 1912 C.A. purchased a 25 x 100 foot corner lot from J. M. Ringo, the town undertaker, for $2,500.[31] In the first four years of marriage, the Beauchamps saw eight of eleven two-story concrete block buildings erected. (See Figure 11)

In 1913 Stayton was thriving. It had a flourmill, a woolen mill, a chair factory an excelsior factory, two concrete block building yards, streetlights and telephones. The town's business leaders, including C.A. Beauchamp, were pressing for a railroad extension to link the community to Salem.[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 reconfiguring of Stayton's main street.[33] C.A. and Louise Beauchamp, at the ages of 33 and 29 respectively, 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 4).

Excavation was completed in February of 1913 and blocks were being made.[34] More cement arrived in March and steel arrived in April.[35] On May 1st, C.A. installed a temporary electric motor in his new building to elevate the blocks to the second story and the work of laying the blocks started immediately.[36] 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. The Stayton Mail newspaper noted, "Stayton was on the verge of a great boom!" Clarence declined the offer and immediately moved his wares to the Stayton Hotel sample room and Ringo's wareroom, and sold prescriptions out of the Bon Ton Restaurant.[37] Fortunately, construction was completed in late June, and Clarence and Louise held their first dance on Friday, June 28; the dance was free and open to all.[38] Beauchamp's Pharmacy was stocked and opened on Wednesday, July 9, 1913.[39]

Beauchamps Building Anchors North Side of Business District

Pharmacies in the early 1900s typically sold only drugs and toiletries, probably because the owners were doctors seeing patients. As a pharmacist, Clarence became a Rexall Drugstore franchise in early 1913 and continued the franchise with the move in to his new building.[40] Local ads referred people to Rexall's larger ads in national magazines, such as the Saturday Evening Post.[41] Nyal's Remedies were also stocked and Nyal's advertised for "Beauchamp's Pharmacy in Stayton" in many statewide newspapers.[42] Pharmacists of the 1920s usually compounded about 80% of their prescriptions. Liquids were the most frequently used, but hand-rolled pills, powders, and prescribed suppositories were used as well.[43]

The Beauchamps were unique owners, Clarence was a pharmacist not a doctor and Louise was a quick learner as a clerk who went on to become a pharmacist. All the women in town would know that there was a skilled female on-site at Beauchamps to partake in any discussions. Louise's standing in the community was apparent with her service outside of the business as well. This along with the variety of consumer goods, large display windows, secondary storefront and social gatherings on the second floor made the Beauchamp Building an anchor on the north side of the downtown core.

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[30] "Important Transfers", *SML,* 3 Dec. 1910, pp. 1.
[31] *Daily Capitol Journal,* 24 May 1912, pp. 6.
[32] The Capital Journal (Salem, OR.), June 5, 1913.
[33] *Historic Stayton MPD,* Section E page 5.
[34] *SML,* 13 Feb. 1913; *SML,* 20 Feb. 1913; *SML,* 27 Feb. 1913.
[35] *SML,* 3 April 1913; *SML,* 17 April 1913.
[36] *SML,* 1, May 1913, pp. 2.
[37] *SML,* 8 May 1913.
[38] *The Statesman Journal,* 2 July 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).
[43] Dougherty, Phil, *Pharmacy in Washington: A History,* www.historylink.org/File/9453 on 4/27/2019.

There were two more things unique about Beauchamp's Pharmacy. The first was the myriad of items that the pharmacy provided. Collections of toiletries, handbags, toys, fishing gear, sheet music, player piano rolls, books, bibles, animal medicine, wine, camera products and even pianos were often advertised in the local paper.[44] Sherwin Williams' paint was stocked, Eastman Kodak film processed on site, and ice cream sodas were sold at the soda fountain.[45] Beauchamp's Pharmacy also traded S&H green stamps, one of the first customer-incentive programs.[46] The pharmacy was used for ticket sales and election results. In 1918, a Stayton resident trapped a 50-pound beaver and displayed it at Beauchamp's Pharmacy, where it attracted much attention.[47] The second unique characteristic of Beauchamp's Pharmacy 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 this line is evidenced by the always tasty windows of his present store."[48] The advertisements often contained the wording "See window" and "Always glad to show you if you buy or not."[49] 1920 to 1940 were static years of commerce in Stayton, and Beauchamp Drugstore remained a Rexall franchise with a large variety of goods. By the 1940s, when Beauchamp's Pharmacy was sold, only twenty six percent of prescriptions required compounding and the rest were manufactured pharmaceutical drugs.[50]

In 1946, C.A. Beauchamp was ailing in health. He and his pharmacist wife, Louise, sold the building to Kenneth Farwell.[51] Farwell Pharmacy took over the entire downstairs level, but the upstairs no longer took on the same importance to the community and became a storage room. In 1987, Dean and Marilyn Odenthal bought the building and the original pharmacy name, Stayton Pharmacy.[52] Though a different building, Stayton Pharmacy still exists today and on their wall is a large photograph of the original Beauchamp Building.

Women in Pharmacy

In 1900, only 2% of pharmacists were women and by 1920 the number jumped to 3.9%.[53] 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.[54] Louise began working as a pharmacy clerk in 1908 and became an assistant pharmacist in 1928.[55] Soon after Louise married Clarence, advertisements in the local paper became larger and more ads were geared towards products for women and their ailments. 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.[56] Louise was also in a ladies improvement club for more than thirty years. Stayton Woman's Community Club had its own clubhouse, offered educational talks twice a month, and planned fundraisers for two other organizations: the library and the Red Cross.[57] Over the years, Louise was the treasurer, a committee 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 its twenty-fifth anniversary in 1952.[58]

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[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.
[50] Dougherty, Phil, *Pharmacy in Washington: A History,* www.historylink.org/File/9453 on 04/27/2019.
[51] *Daily Capital Journal,* 7 Jan. 1946.
[52] *Statesman Journal*, 2 Aug. 2015.
[53] Henderson, M. (2002). *American Women Pharmacists,* New York: Pharmaceutical Products Press, pp. 46.
[54] Dougherty, Phil, *Pharmacy in Washington: A History,* www.historylink.org/File/9453 on 04/27/2019.
[55] "Should Know Tests," *Daily Capitol Journal*, 11 Oct. 1928, Pp. 8. "She has been in the drugstore for twenty years."
[56] *The Capital Journal,* 17 Feb. 1947, pp. 2.
[57] *The Capital Journal,* 10 Nov. 1926, pp. 2; *The Capital Journal, 07* Dec. 1931, pp. 2; *The Capital Journal,* 10 Nov. 1926, pp. 2.
[58] *The Capital Journal,* 1 Oct. 1931, pp. 12; *The Capital Journal,* 2 June 1952.

Social Gatherings

The pharmacy wasn't the only business that brought people to the northern end of the business district. Another successful use of the Beauchamp Building was the dancehall itself. Piano lessons and art classes were held, in the office over Beauchamp's, on Saturdays, by Clyde Hoffer.[59] A "learners class in dancing" was held on Tuesday evenings.[60] 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. Orchestras hosted and performed at dances, including The Stayton Orchestra, Thomas Brothers Moonlight Serenaders and Salem's Talmadge Orchestra, a four- piece ensemble. [61] Masquerade, 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 the dances were always advertised to be in good order.[62]

The dancehall added commerce to other venues in the town. Events were advertised as a movie and dance, a baseball film and dance, a dinner and dance, or a speaker and dance.[63] During the day, the dancehall was used for meetings by the Women's Relief Corps, the Stayton American Legion - Post 58, and the American Legion Women's Auxiliary.[64] In 1938 the Assembly of God used the second floor as a church and held retreats there as well as Sunday services.[65] Sometime in the 1940s, the upstairs was used as a bowling alley. This space hosted loud parties, eliciting a host of complaints from neighbors.[66] 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.[67] 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.[68]

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 space was rented to Bradshaw's cash grocery.[69] Good Eats Restaurant occupied the store next, and in 1926 the Stayton Cleaners moved in.[70] Koernik Remedies sold packaged veterinarian medicines out of the back store starting in 1935, and in 1940 it became Eleanor's Beauty Parlor. [71]

Stayton Transforms from a Village to a City

In May of 1913, the Oregon Governor, Oswald West, wrote to Stayton officials. Poor order and lawlessness was the major complaint because the pool halls were not adhering to the "Sunday Closing Law". Governor West wanted city officials to enforce their ordinances if they wanted to keep their jobs. Henry Smith, the constable of Stayton, said: "The place is in the throes of a municipal and religious warfare due to the refusal of the local pool halls to close their doors to the public on Sunday."[72] Harry Beauchamp was the mayor from 1912 to 1916.[73] He wrote back to Governor West stating, "You must be saying this in jest, Stayton was a village and is as in good of order as any other village." The Governor responded that it was not in jest; Stayton was a city

[59] *SML*, 27 Nov. 1913.
[60] *SML*, 14 Jan. 1915, pp. 6.
[61] *SML*, 17 Jan. 1925, pp. 7, *SML* 19 Aug. 1915.
[62] Dance Advertisement, *SML* 12 Aug. 1915, pp. 6.
[63] *SML*, 25 Dec. 1913; *SML*, 22 April 1915; *SML*, 25 Dec. 1913.
[64] *SML*, 23 Mar. 1916; *SML*, 16 Feb. 1928 pp. 7; *SML*, 14 Mar. 1928; *SML*, 16 Apr. 1928.
[65] *The Statesman Journal*, 26 Aug.1938, pp. 9.
[66] *SML*, 8 Dec. 1945.
[67] *SML*, 11 Jan. 1946.
[68] Oral Interview with Stayton Resident Betty Adams, 10 Jan. 2018.
[69] *SML*, 22 Jan. 1914.
[70] *Daily Capitol Journal*, 24 Aug. 1926, pp. 2.
[71] *Statesman Journal*, 10 Mar. 1935, pp. 12; *Daily Capitol Journal*, 30 July 1940, pp. 7.
[72] "Stayton Has War On Over Her Pool Rooms," *The Capital Journal*, 03 May 1913.

[73] *SML*, 4 Jan. 1912; *SML* 20 Apr. 1916.

and was out of control.[74] Eleven modern fireproof buildings, five filling the west side of Third Ave between Ida and High Street, had changed the image of Stayton from a village to a city and Governor West had noticed.

On March 23, 1923, the Oregon Statesman printed an extensive article, "STAYTON – IMPORTANT CENTER - DOMINATES NORTH SANTIAM": the article highlighted farming, modern power, outdoor recreation, fraternal organizations, paved streets and excellent education. It 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.[75] 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 Avenue and Water Street to Third Avenue and Ida Street. 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.[76] 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. 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.[77]

CRITERION C

Nomination for local significance of architecture, under Criterion C is also applicable. The 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 noted in the MPD, 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. The three ground-floor bays and the second-floor bay are all in their proper locations.

The architectural elements, detailed ornamentation, original location and feeling are also maintained. Comparing an early photograph of the building (Figure 19) with a current image (Photo 1), the differences and similarities are clear. The concrete bands and concrete columns are original, and the fenestration of the windows and three entries are all in their original locations. The stepped parapet and dentil frieze reflect the original embellishments and all materials used to renovate or reconstruct were like-kind materials. While the plain-face block is original, it is painted, though according to the MPD, painted block does "not preclude this nomination" since the block pattern is observable and the ornamentation with the volume of the building is substantially intact.[78] In 2018 the fibrous slurry from the 1950s was sanded and ground 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 one embellishment missing is the tin cornice. The shape of the metal cornice is known only 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 open slots for supporting the cornice 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

[74] *The Statesman Journal,* 12 May 1913 & 13 May 1913; *SML,* 15 May 1913, pp. 1.
[75] *SML*, 31 Mar. 1923 pp. 42 full page article.
[76] *Historic Stayton MPD, F.*
[77] *Historic Stayton MPD,* F1.
[78] *Historic Stayton MPD,* F3.

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.

The Beauchamp Building falls within the MPD's significant dates and retains its setting and association. The five buildings situated along the west side of Third Avenue between Ida and High Streets are particularly significant as an uninterrupted group of concrete-block buildings that were erected by five different owners. Several features 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.[79] No other building in downtown Stayton has this amount of continual glass along an exterior wall. The wooden dentil frieze, plain concrete belt courses and all plain face block reside on this building alone. The maker of the block is different from the majority of the Stayton collection.[80] The blocks are hand-made and are all eight inches thick, but don't have the complexity of design as the other buildings.[81]

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 compose one of the only exclusively concrete block streetscapes remaining in the state. The variation and creativity of different owners make them an important assemblage.[82]

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

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

While there are other pre-cast concrete block buildings on the same block, collectively these buildings provide uniqueness to a rural community's downtown and the Beauchamp Building, as the only pre-cast concrete block building with plain-face block, represents distinctiveness separate from the other comparative properties. In addition to the building's significance under Criterions A and C, the Beauchamp Building meets all of the general and property type requirements in the Historic Stayton MPD and should be considered for nomination to the National Register of Historic Places.

[79] See Additional Information Section. *SML,* "Two New business Buildings are Planned for Early Summer," 27 Feb. 1913.
[80] Gregg Olson Interview with Ernst Lau.
[81] The other cast stone buildings in the district have more types of blocks to create interest.
[82] *Historic Stayton MPD,* F2.

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"United States World War II Draft Registration Cards, 1942," database with images, *FamilySearch* (https://familysearch.org/ark:/61903/3:1:3QS7-L9GF-D9M4?cc=1861144&wc=SPSB-4WL%3A1420021801 : 9 April 2016), 100770146 > image 1245 of 2053. Citing NARA microfilm publications M1936, M1937, M1939, M1951, M1962, M1964, M1986, M2090, and M2097 (Washington, D.C.: National Archives and Records Administration, n.d.).

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 # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_X_ State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
_X_ University
____Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Beauchamp Building
Name of Property

Marion Co., OR
County and State

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)

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

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. The tax lot is 091W10DC03800 within the Stayton Original Town Plat, Block 4, Lot 5.

Boundary Justification (Explain why the boundaries were selected.)

This boundary is the historic lot associated with the building and captures the extent of the building.

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).

Beauchamp Building
Name of Property

Marion Co., OR
County and State

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.

Photo Log

Name of Property: Beauchamp Building

City or Vicinity: Stayton

County: Marion **State:** Oregon

Photographer: Nicole Miller, Julia Bochsler, Charlene Vogel, Deidre Morrison

Date Photographed: 2018-2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo 1 of 12: OR_MarionCounty_BeauchampBuilding_0001
A 2018 photo of the Beauchamp Building with original fenestration, concrete 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: OR_MarionCounty_BeauchampBuilding_0002
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 3 of 12: OR_MarionCounty_BeauchampBuilding_0003
West elevation from the alley. View is looking east. Photo by Deirdre Morrison 2019.

Photo 4 of 12: OR_MarionCounty_BeauchampBuilding_0004
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: OR_MarionCounty_BeauchampBuilding_0005
View from High Street looking south towards the Lobby entry, between East & West Retail spaces. Photo by: Charlene Vogel, 2018.

Photo 6 of 12: OR_MarionCounty_BeauchampBuilding_0006
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 7 of 12: OR_MarionCounty_BeauchampBuilding_0007
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: OR_MarionCounty_BeauchampBuilding_0008
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.

Photo 9 of 12: OR_MarionCounty_BeauchampBuilding_0009
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 10 of 12: OR_MarionCounty_BeauchampBuilding_0010
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 11 of 12: OR_MarionCounty_BeauchampBuilding_0011
Pre-cast, handmade hollow concrete block uncovered during 2018 renovation. The blocks for this building are all ashlar with two holes. View is looking down at lobby entrance. Photo by Julia Bochsler, 2018.

Photo 12 of 12: OR_MarionCounty_BeauchampBuilding_0012
Second story ceiling joists, pocketed into CMU. View is looking up and to the north. Photo by Julia Bochsler, 2018.

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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.

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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.

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Figure 12: Map#4. MPD Boundary Map.

Figure 13: Variations of block faces

Figure 14: Sample of concrete 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.

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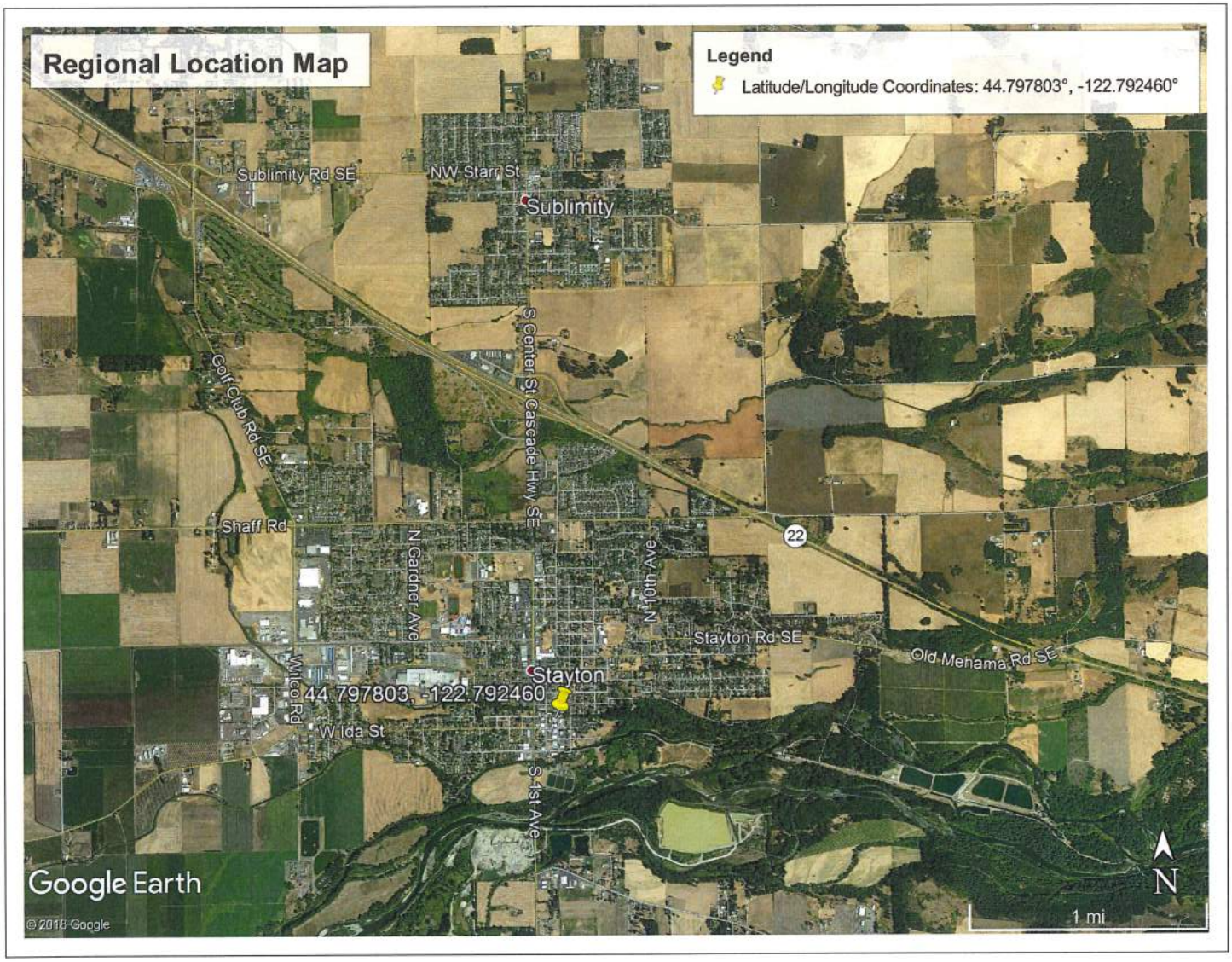

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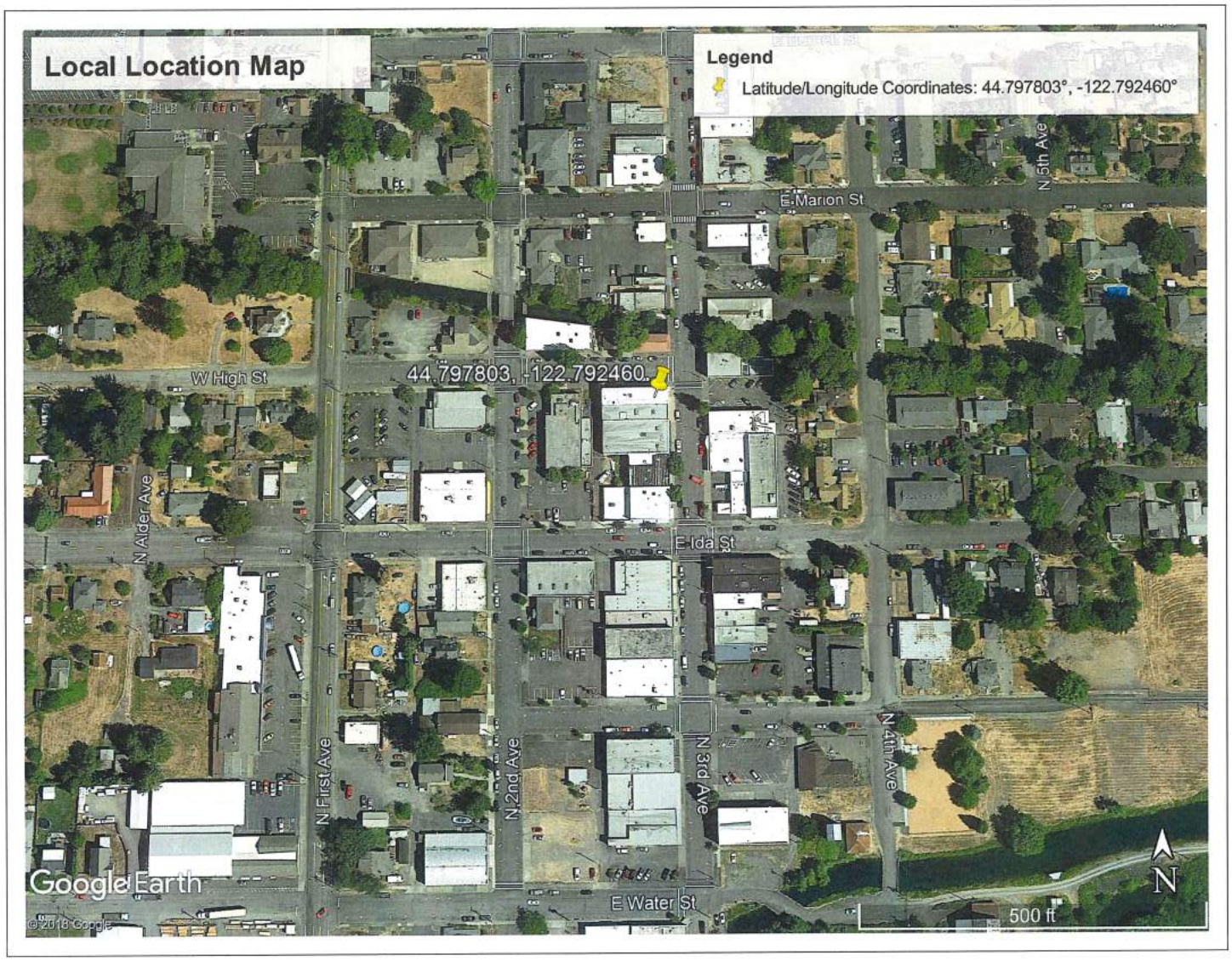

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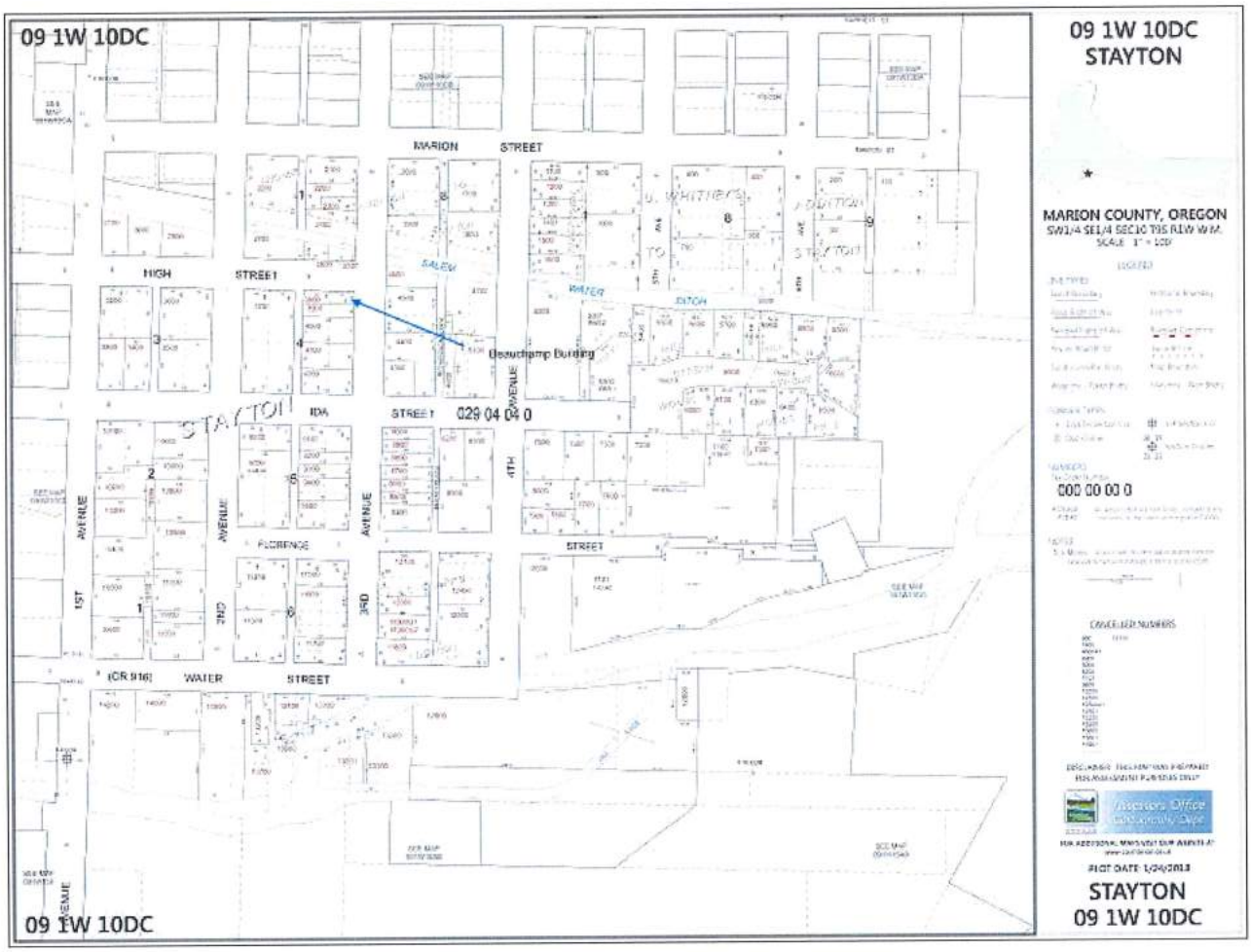

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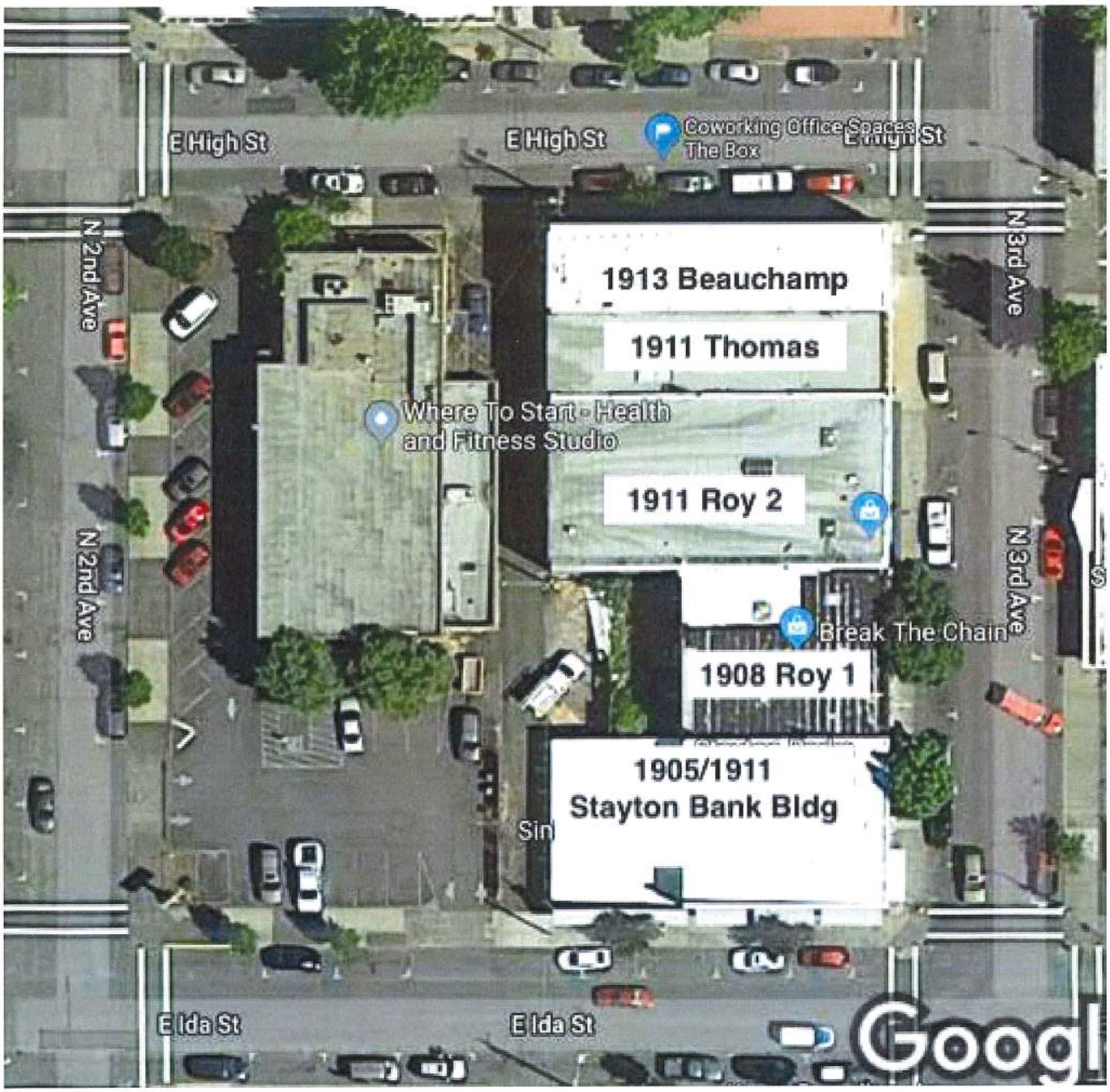

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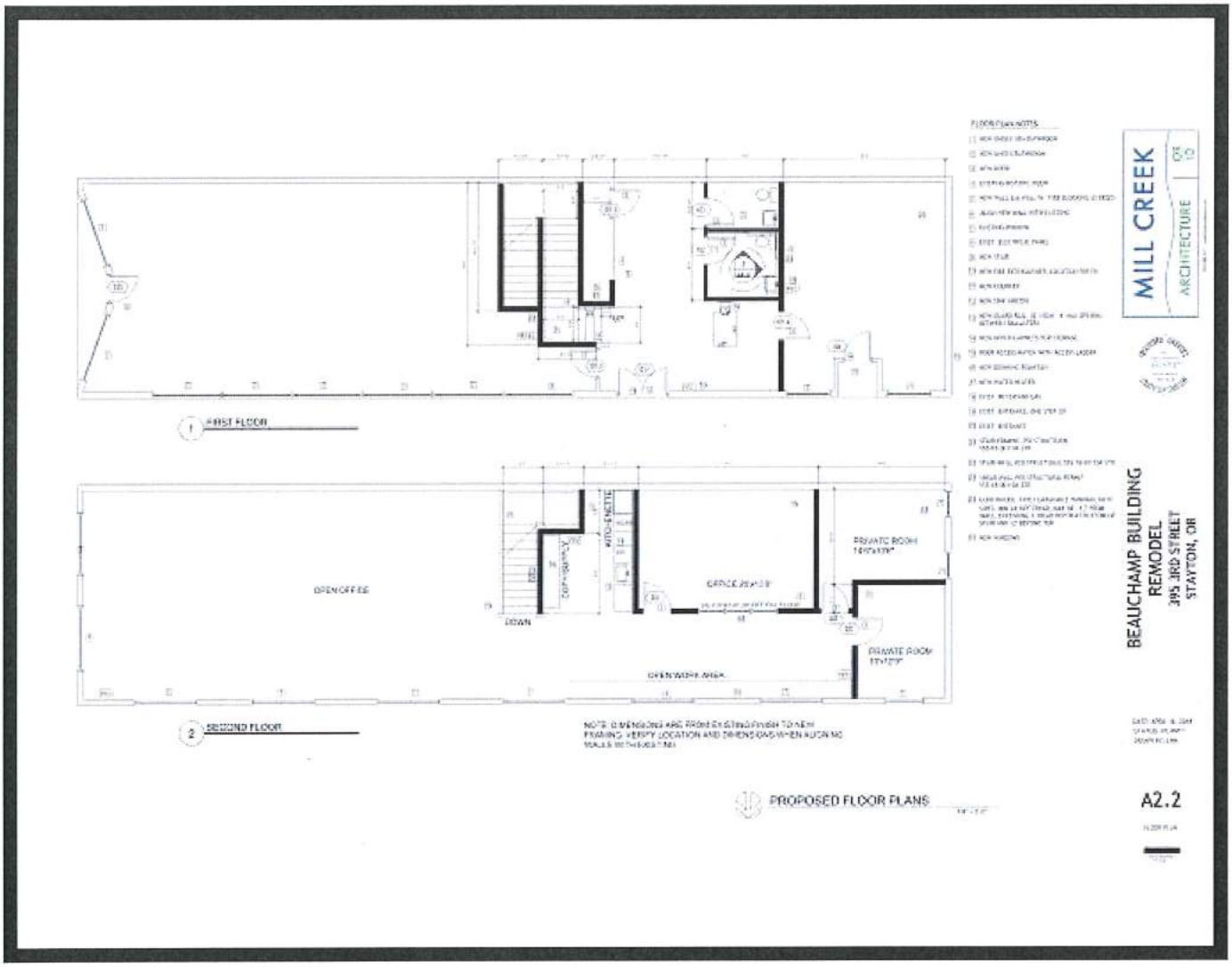

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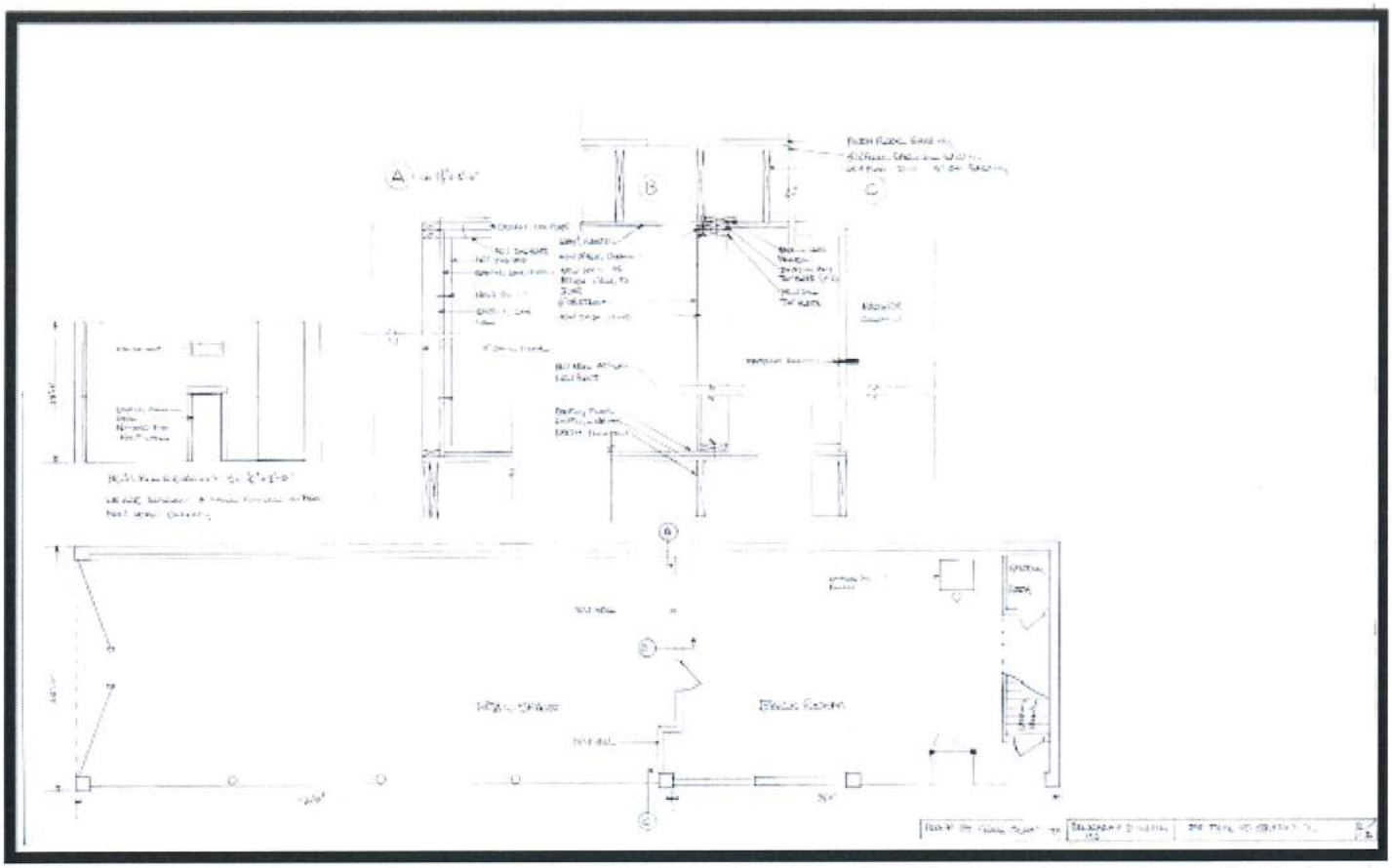
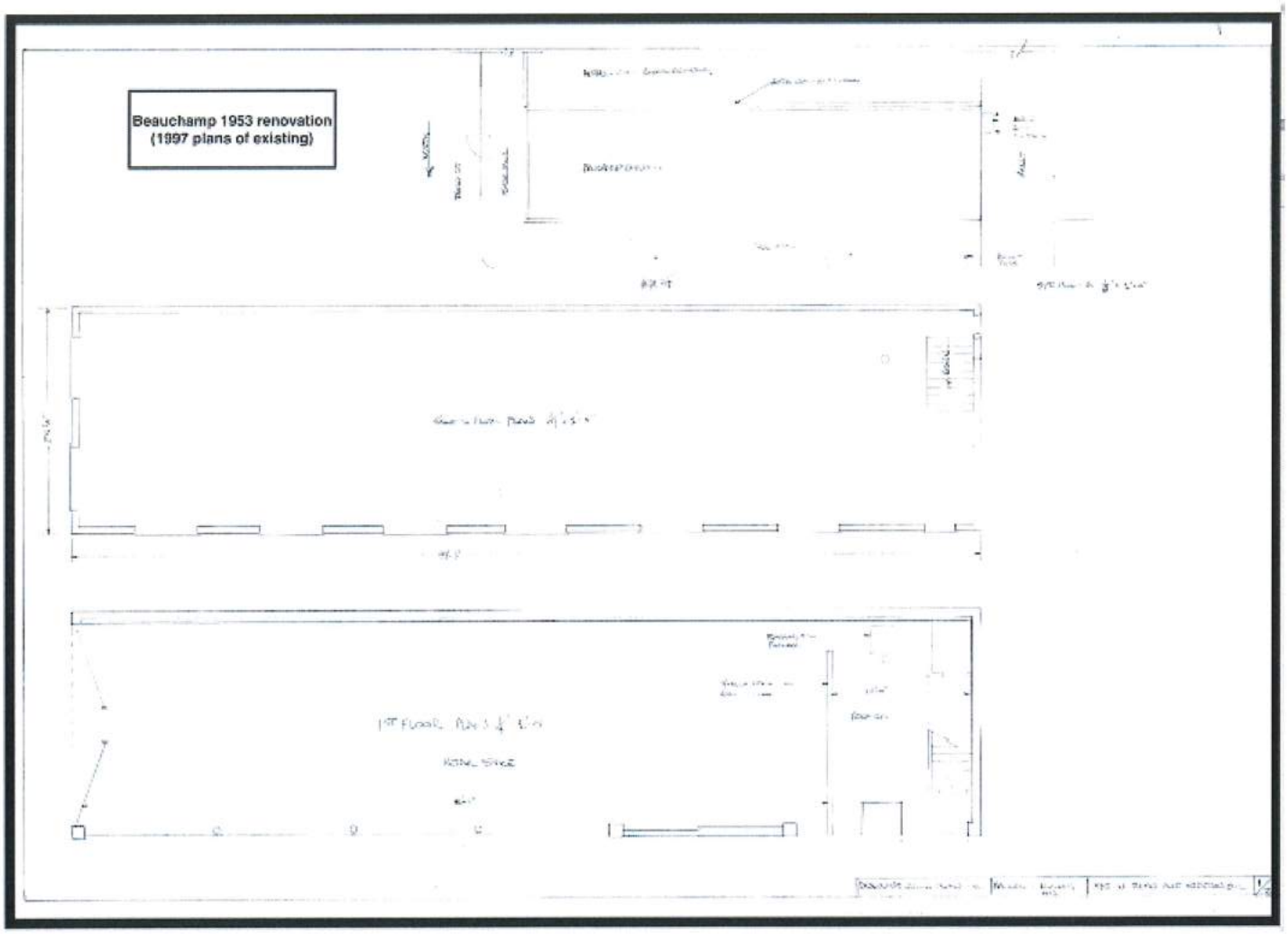


Figure 7: Floor Plan 3 – 1953 (drawing of before 1997 renovation).



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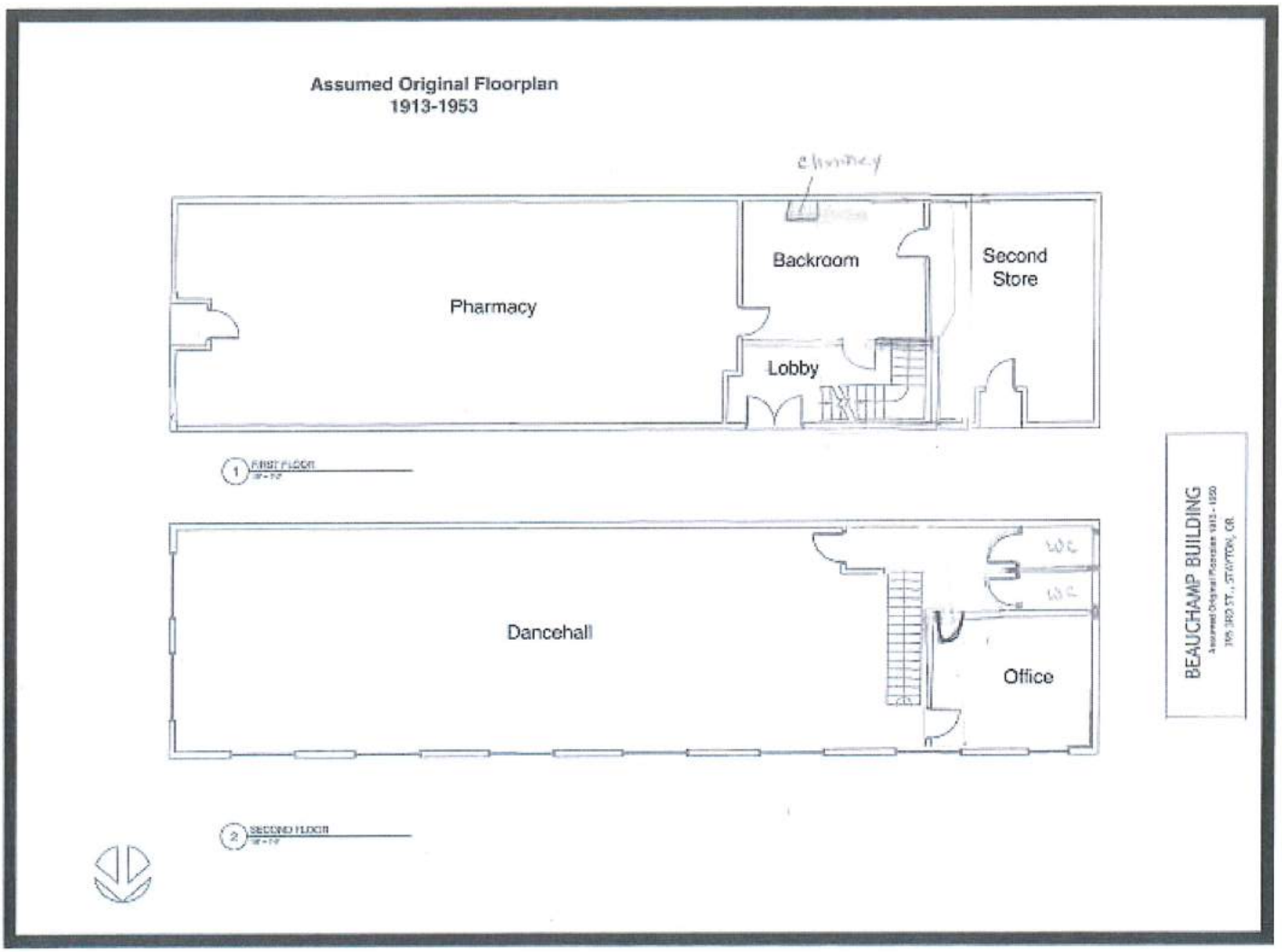

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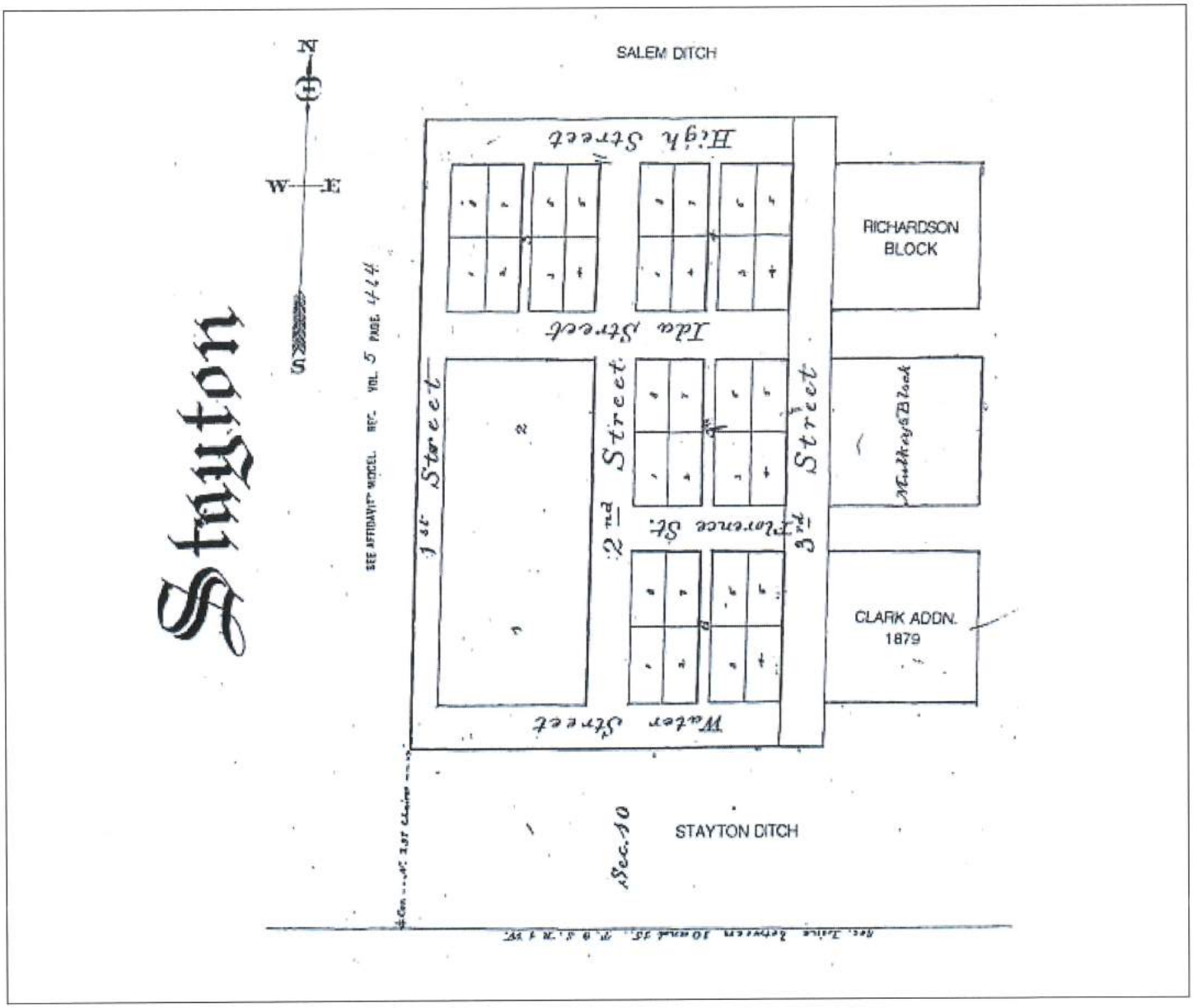

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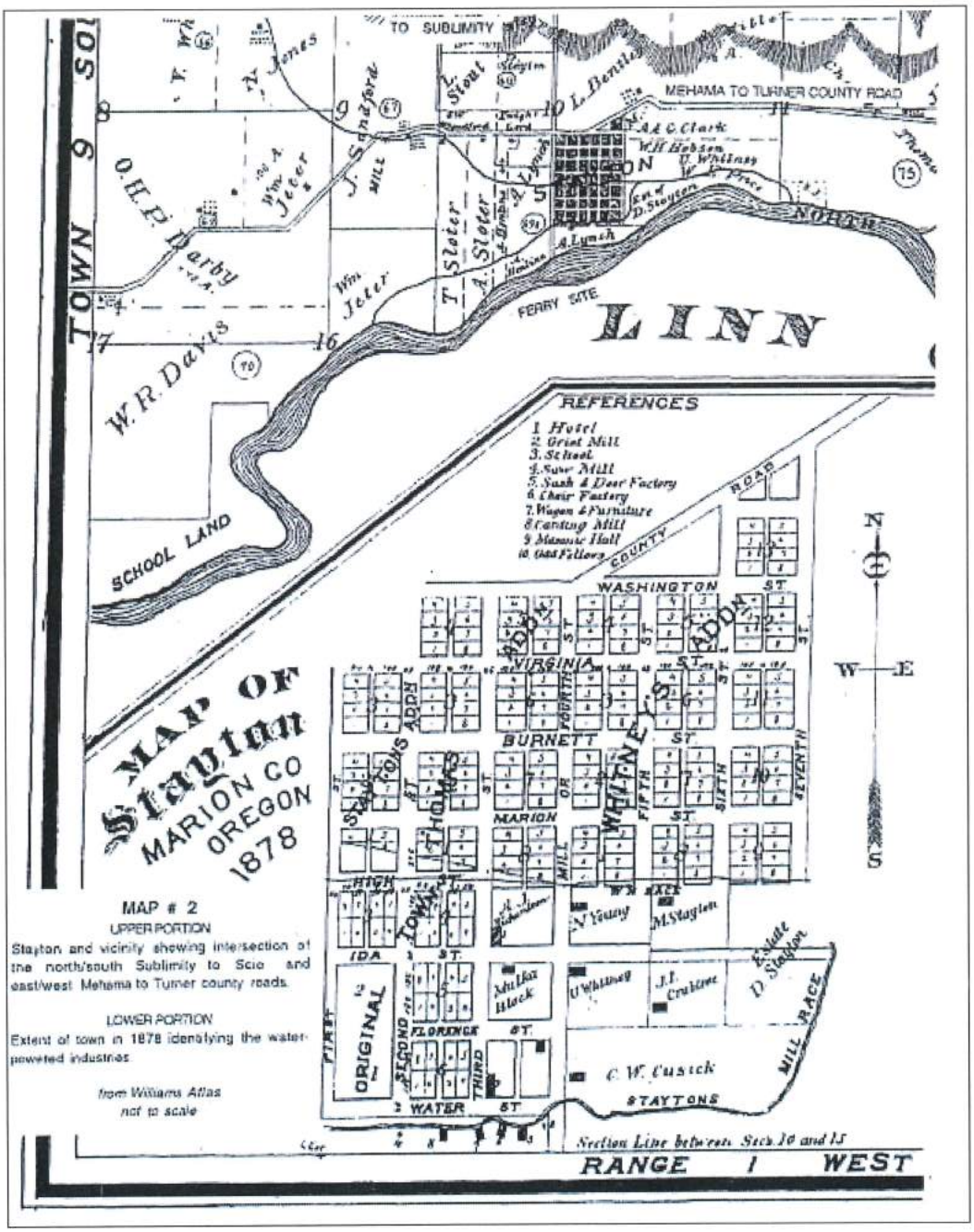

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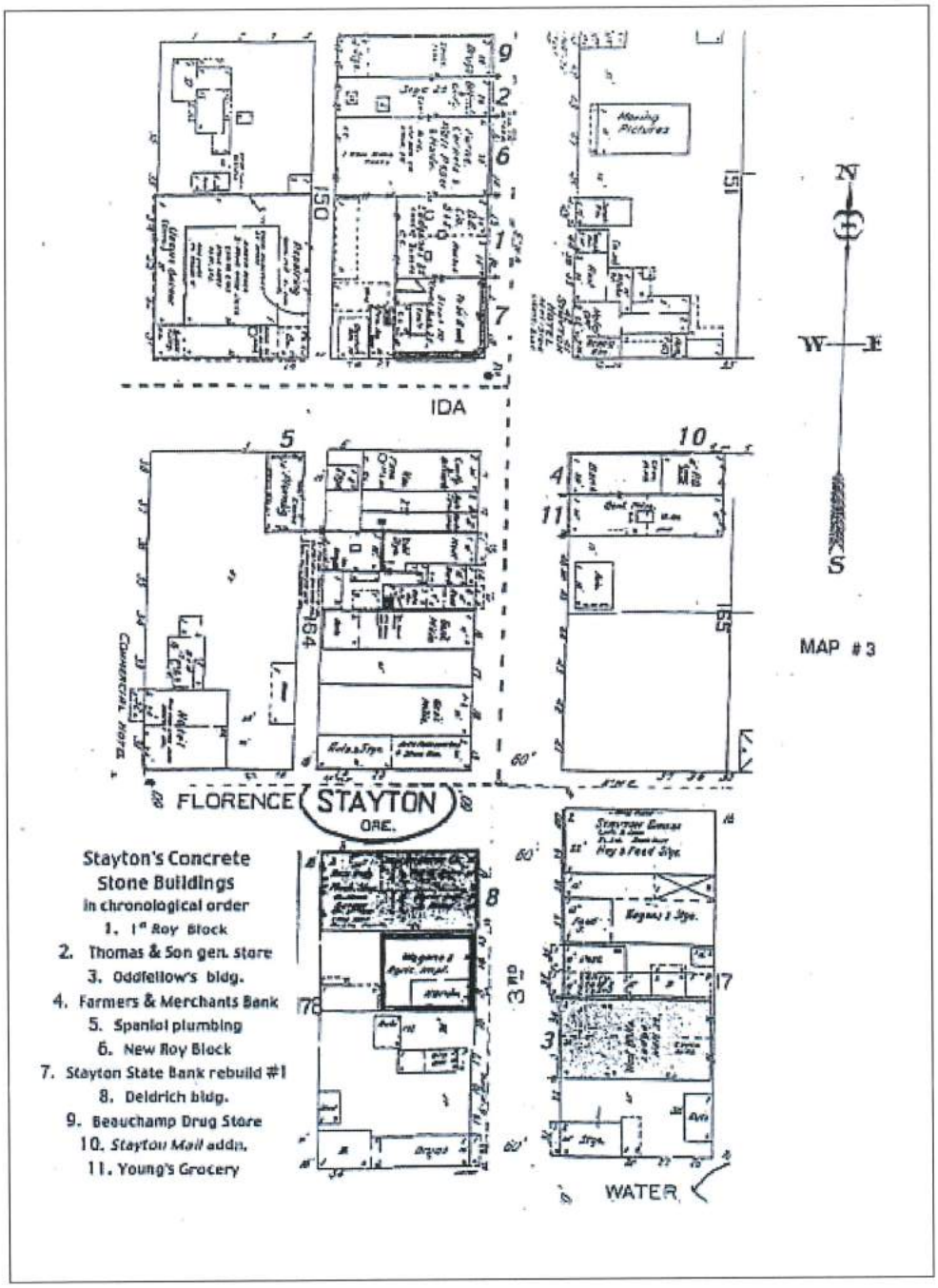

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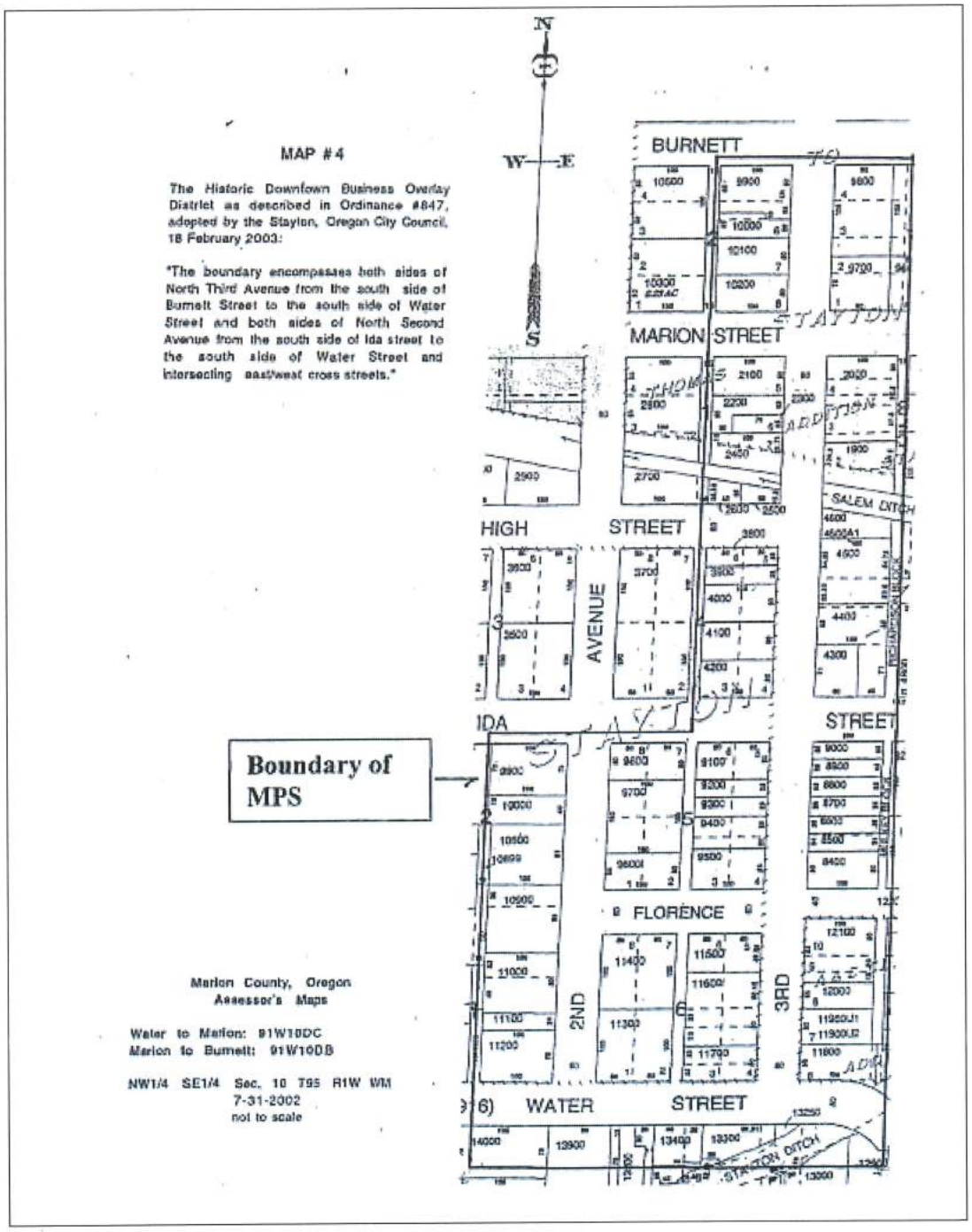

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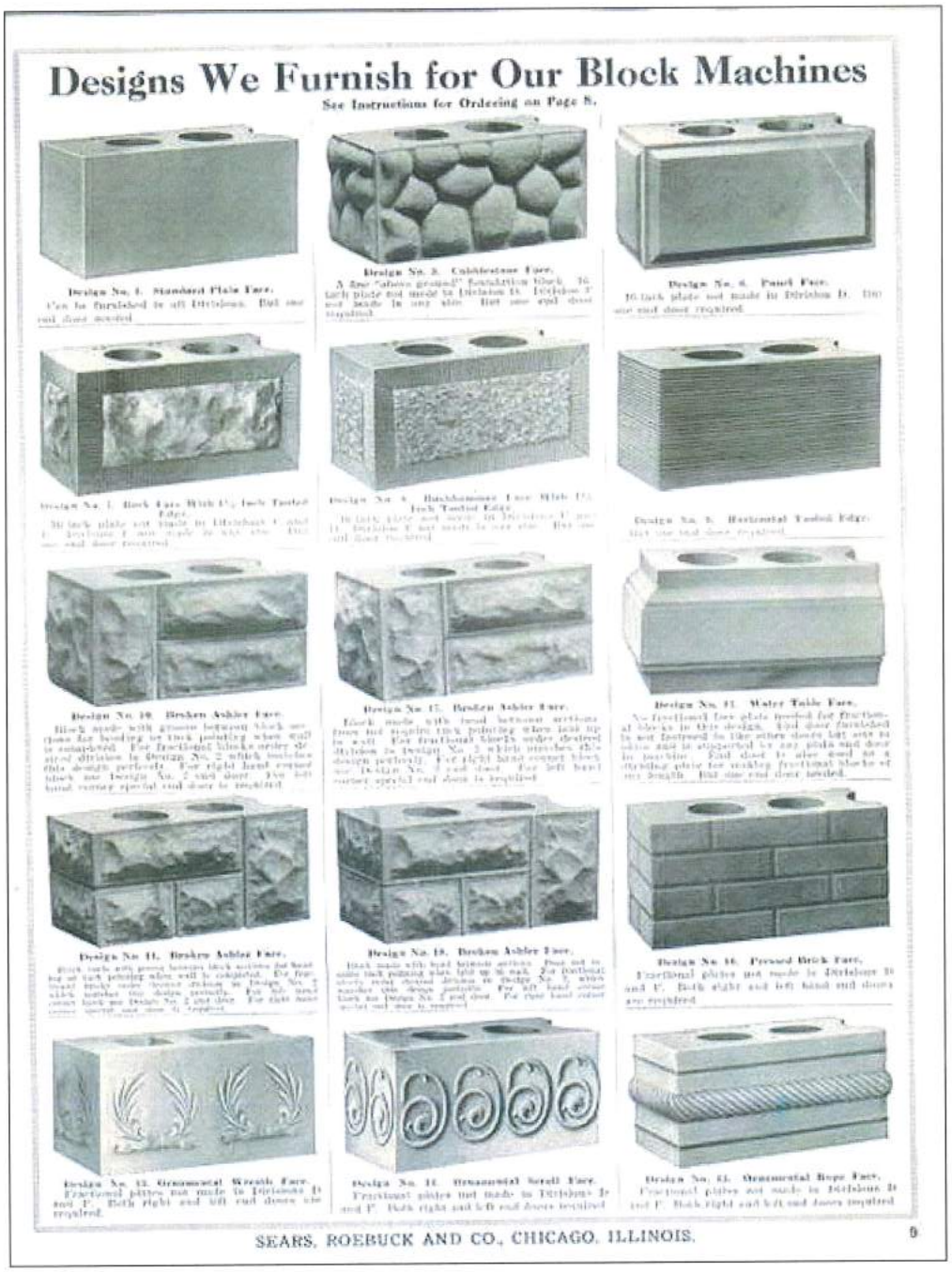

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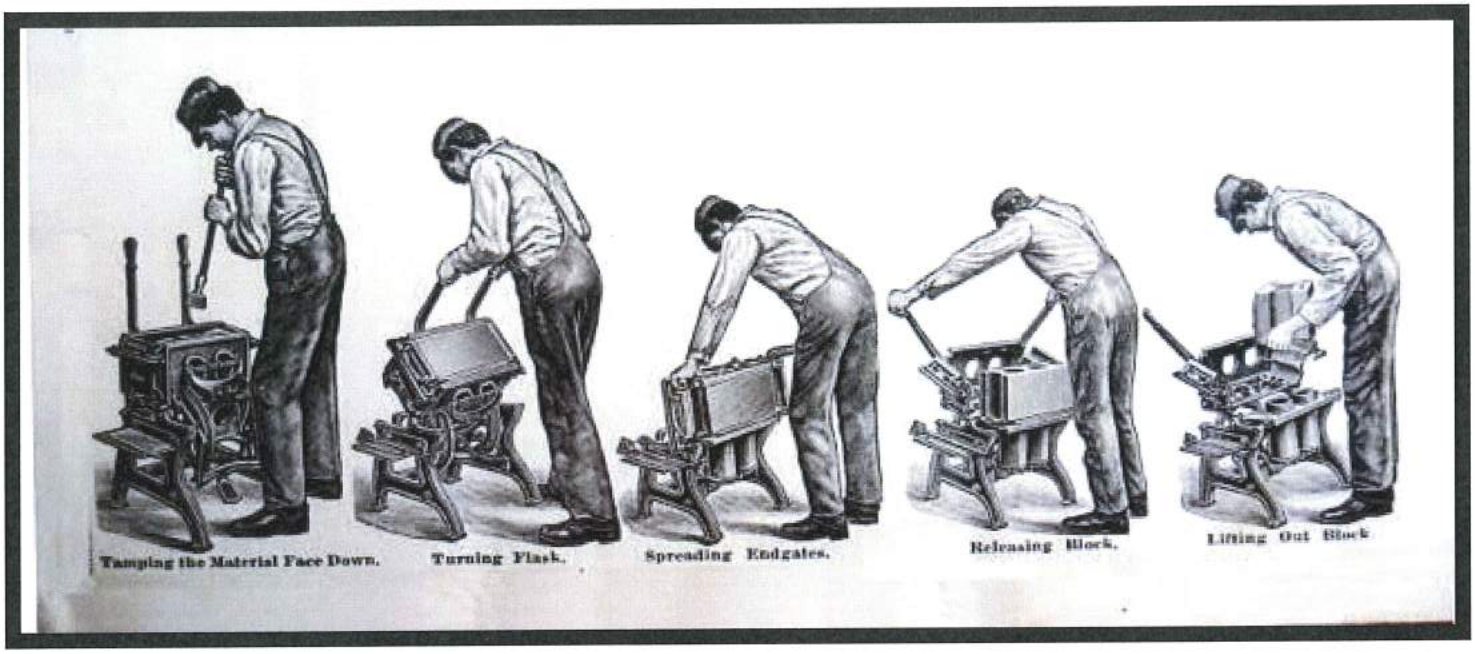


Figure 15: Dance Advertisements 1915 and 1913

Figure 16: September 23, 1915 Beauchamp Drug Store Advertisement

ALL AROUND TOWN

Saturday Night
"The Pardon"

SUNDAY NIGHT'S PROGRAM
"For Her People"
Star Theatre

"Jim, The Westerner"
at the Star Theatre
Tomorrow Night, Friday, September 24th

A big Acts of Fun and Pathos
Be Sure and see Dr. HOBSON play the Part
Remember the Place and Date
Popular Prices
See Handbills

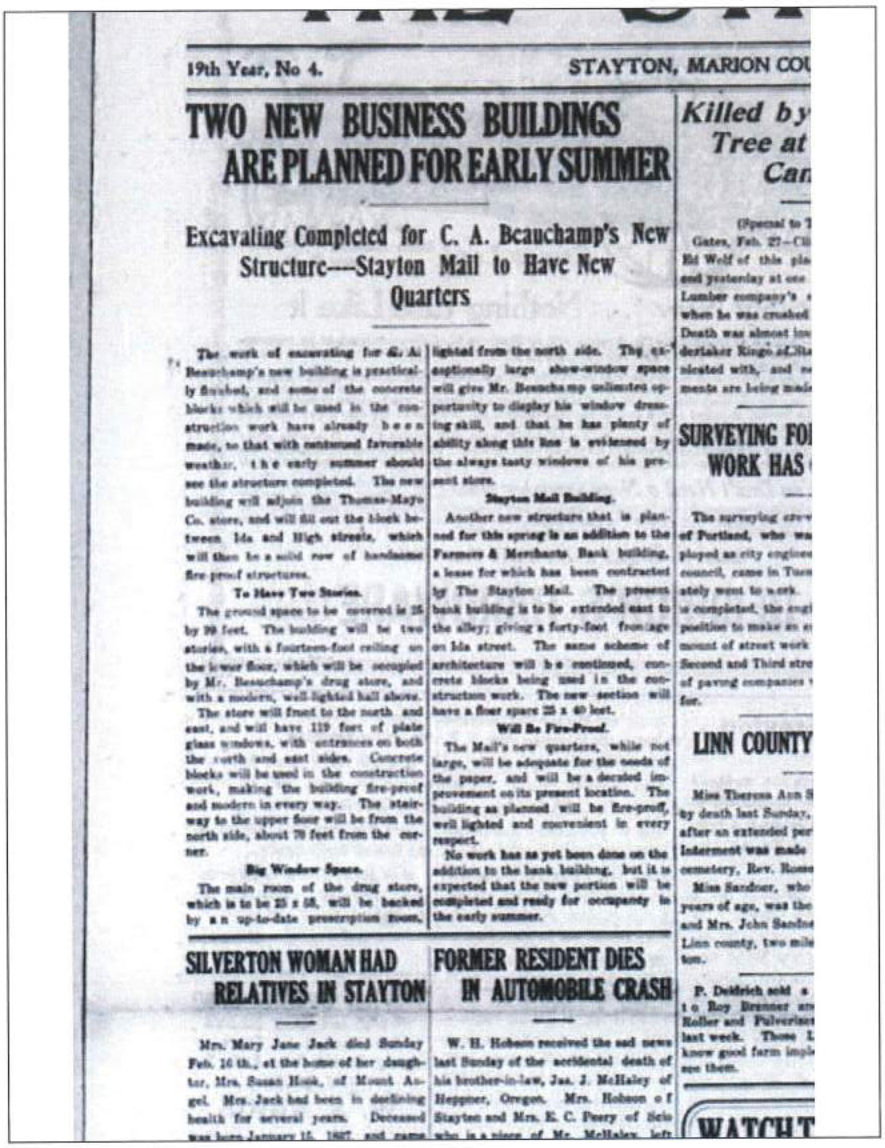
BEAUCHAMP'S
ONE 1¢ CENT SALE!
See What One Cent Will Buy!

Drugs | Stationery | Toilet Articles

What 1¢ Will DO!

This Sale Begins Thursday, Sept. 23rd
And Lasts One Week Only!
Beauchamp's Drug Store
STAYTON The Rexall Store OREGON

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



19th Year, No 4. STAYTON, MARION CO

TWO NEW BUSINESS BUILDINGS ARE PLANNED FOR EARLY SUMMER

Excavating Completed for C. A. Beauchamp's New Structure---Stayton Mail to Have New Quarters

The work of excavating for C. A. Beauchamp's new building is practically finished, and some of the concrete blocks which will be used in the construction work have already been made, so that with continued favorable weather, the early summer should see the structure completed. The new building will adjoin the Thomas-Mayo Co. store, and will fill out the block between Ida and High streets, which will then be a solid row of handsome fire-proof structures.

To Have Two Stories.

The ground space to be covered is 25 by 90 feet. The building will be two stories, with a fourteen-foot ceiling on the lower floor, which will be occupied by Mr. Beauchamp's drug store, and with a modern, well-lighted hall above.

The store will front to the north and east, and will have 119 feet of plate glass windows, with entrances on both the north and east sides. Concrete blocks will be used in the construction work, making the building fire-proof and modern in every way. The stairway to the upper floor will be from the north side, about 70 feet from the corner.

Big Window Space.

The main room of the drug store, which is to be 25 x 68, will be backed by an up-to-date prescription room, lighted from the north side. 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 this line is evidenced by the always tasty windows of his present store.

Stayton Mail Building.

Another new structure that is planned for this spring is an addition to the Farmers & Merchants Bank building, a lease for which has been contracted by The Stayton Mail. The present bank building is to be extended east to the alley, giving a forty-foot frontage on Ida street. The same scheme of architecture will be continued, concrete blocks being used in the construction work. The new section will have a floor space 25 x 40 feet.

Will Be Fire-Proof.

The Mail's new quarters, while not large, will be adequate for the needs of the paper, and will be a decided improvement on its present location. The building as planned will be fire-proof, well lighted and convenient in every respect.

No work has as yet been done on the addition to the bank building, but it is expected that the new portion will be completed and ready for occupancy in the early summer.

SILVERTON WOMAN HAD RELATIVES IN STAYTON

Mrs. Mary Jane Jack died Sunday Feb. 16 th., at the home of her daughter, Mrs. Susan Hook, of Mount Angel. Mrs. Jack had been in declining health for several years. Deceased was born January 15, 1827, and came

FORMER RESIDENT DIES IN AUTOMOBILE CRASH

W. H. Hobson received the sad news last Sunday of the accidental death of his brother-in-law, Jas. J. McHaley of Heppner, Oregon. Mrs. Hobson of Stayton and Mrs. E. C. Peery of Scio who is a niece of Mr. McHaley, left

Killed by Tree at Can

(Special to T
Gates, Feb. 27—Ch
Ed Wolf of this pla
and yesterday at one
Lumber company's
when he was crushed
Death was almost in
dertaker Kingsley
nicated with, and
ments are being made

SURVEYING FO WORK HAS

The surveying crew
of Portland, who wa
ployed as city engine
council, came in Tues
ately went to work.
is completed, the engi
position to make an e
mount of street work
Second and Third stre
of paving companies
for.

LINN COUNTY

Miss Theresa Ann S
by death last Sunday,
after an extended per
Interment was made
cemetery, Rev. Rose
Miss Sandner, who
years of age, was the
and Mrs. John Sandne
Linn county, two mile
ton.

P. Deldrich sold a
to Roy Brenner an
Roller and Pulverize
last week. Those
know good farm impl
see them.

WATCH T

Figure 18: Cornice Drawing to be installed 2019.

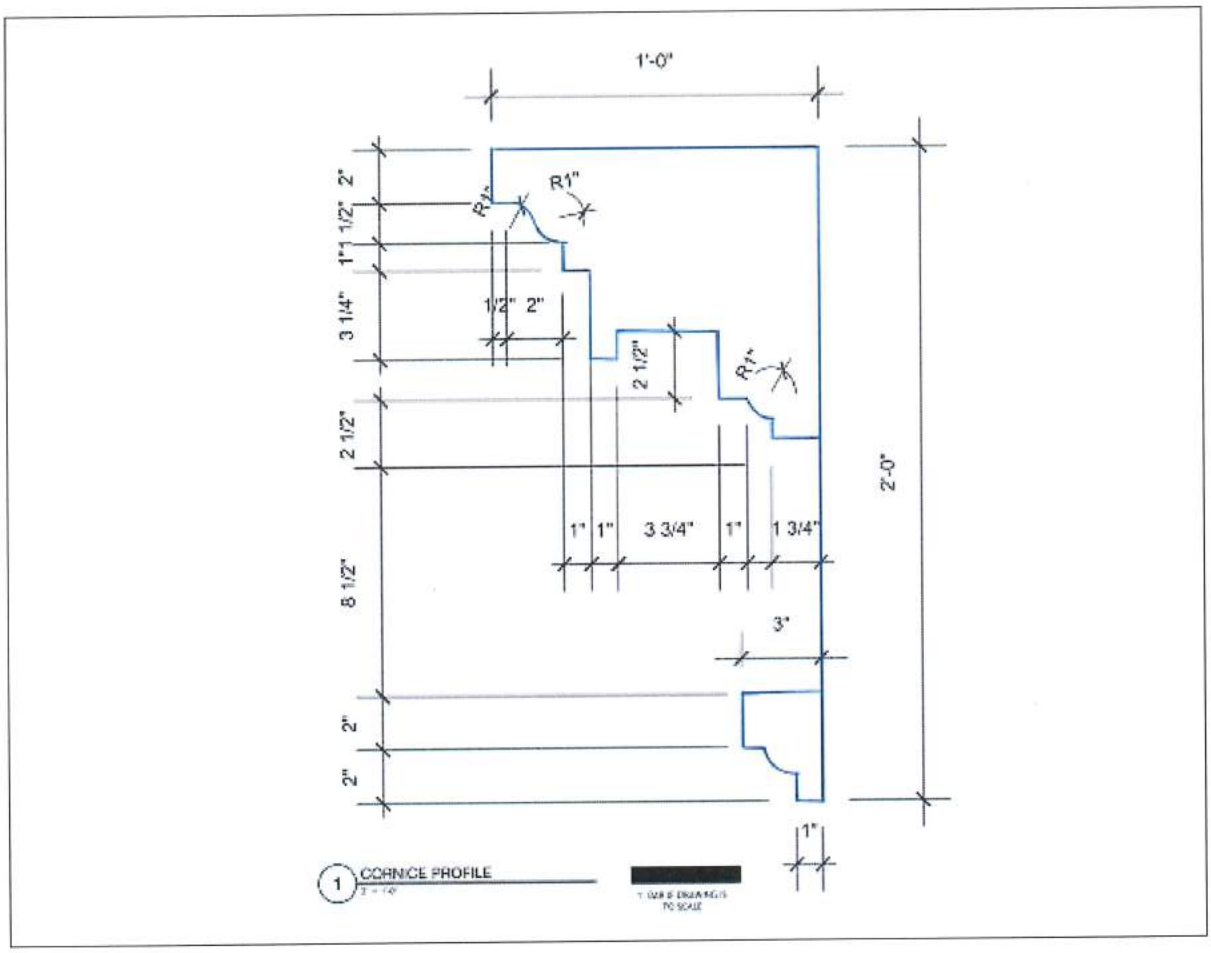


Figure 19: Photo showcasing the NE corner of the original Beauchamp Building exterior, as well as neighboring cast-block concrete buildings. Similar to the current building are the stepped parapet, concrete belt courses, dentil frieze and columns. The differences are also seen in the: color variation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

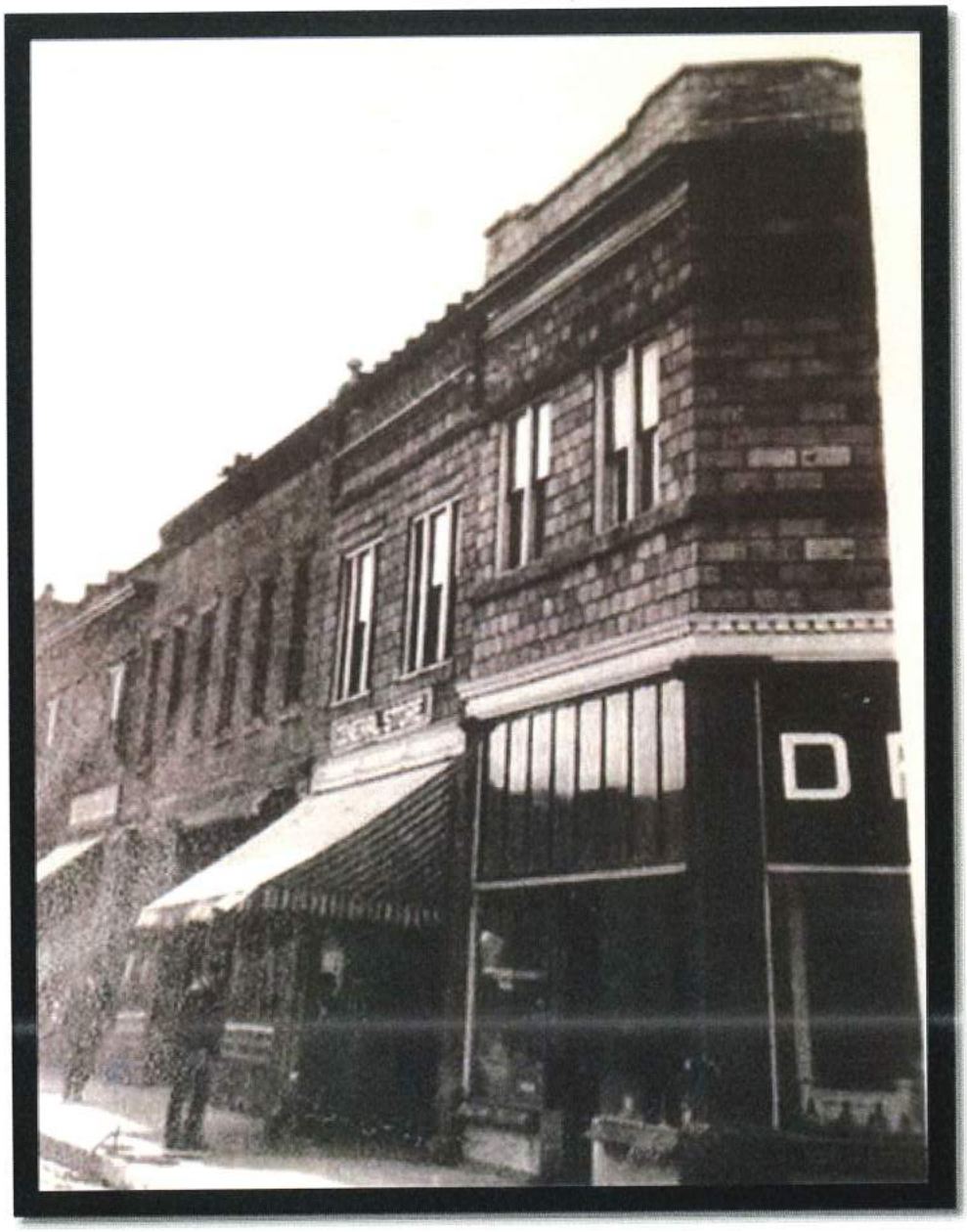


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Figure 23: Captured during building 1997 renovation, steel "I" beams with flanges are riveted together in the middle and the bottom to connect and strengthen the beams. Below is one of the steel columns. View is looking south above transom windows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

Beauchamp Building
Marion County: OR

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A 2018 photo of the Beauchamp Building with original fenestration, concrete 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: OR_MarionCounty_BeauchampBuilding_0002
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.

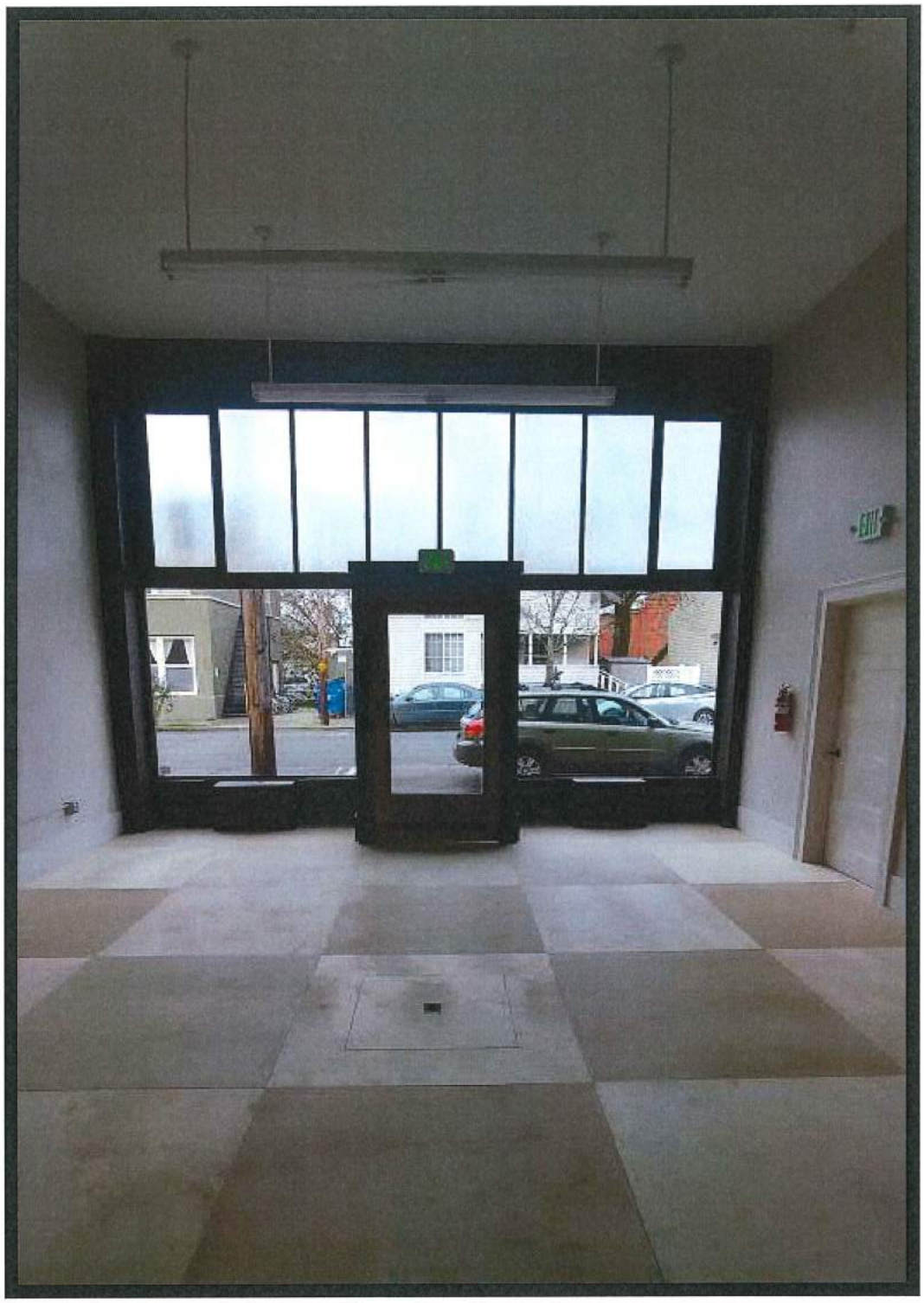
Photo 3 of 12: OR_MarionCounty_BeauchampBuilding_0003
West elevation from alley shows the four-foot parapet at the top and the two one-over-one windows, with concrete sills, which used to be in the two restrooms of the original building. Now they both illuminate the southwest office. View is from the alley looking east.

Photo 4 of 12: OR_MarionCounty_BeauchampBuilding_0004
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: OR_MarionCounty_BeauchampBuilding_0005
This is the lobby entrance situated between the east retail and the west retail. View is from High Street looking south.

Photo 6 of 12: OR_MarionCounty_BeauchampBuilding_0006
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.

Photo 7 of 12: OR_MarionCounty_BeauchampBuilding_0007
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 second floor. View is looking north.



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The 450 square-foot west retail is small but classy. View is looking north through the space.

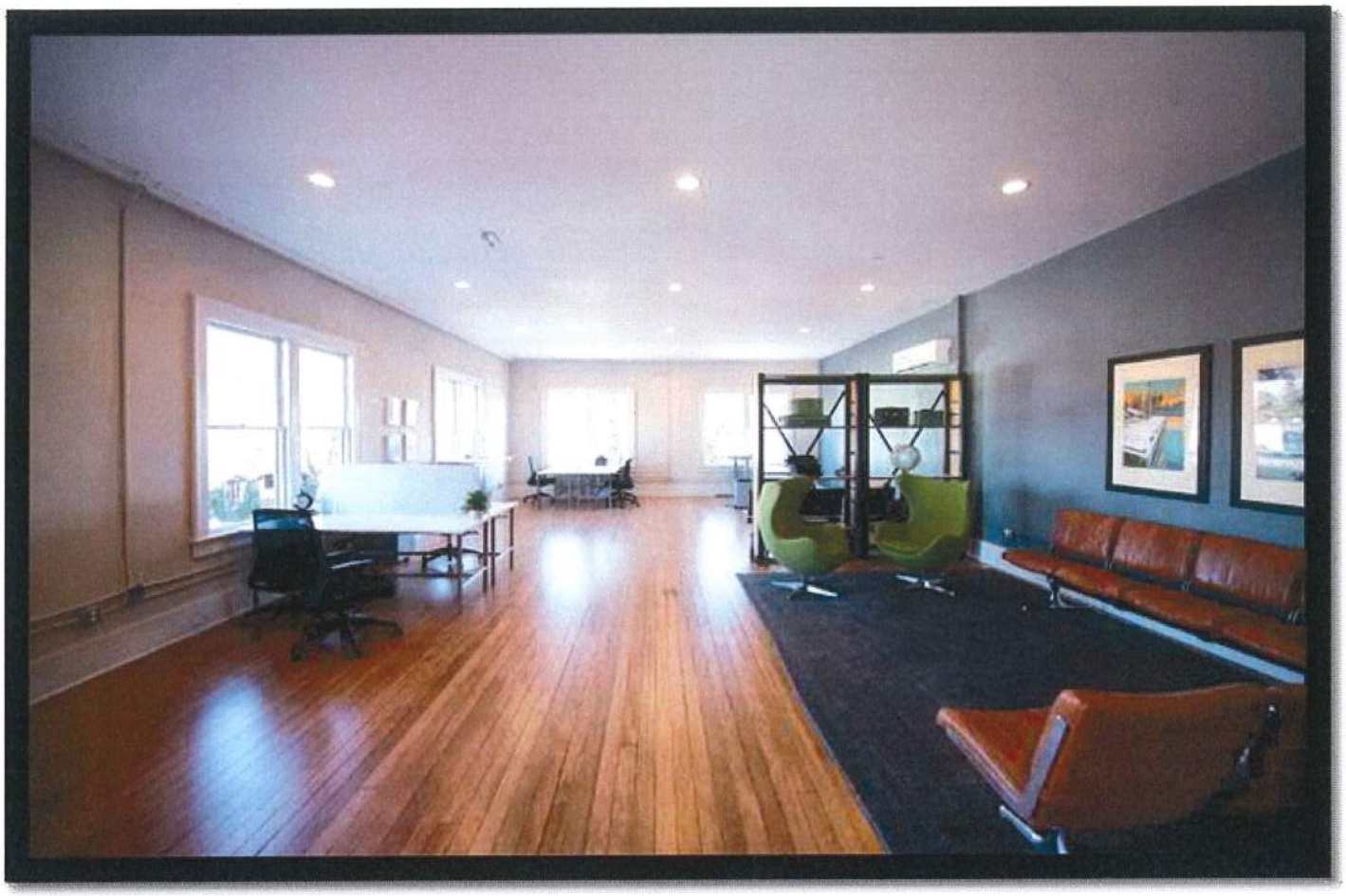

Photo 9 of 12: OR_MarionCounty_BeauchampBuilding_0009
Formerly Beauchamp's Hall, the beauty of the original flooring and window glass melds history with the newly remodeled space. The windows contain ninety percent of the original wood and original weights and more than fifty percent of old wavy glass. They are functional, containing one hundred percent brand new cording. View is looking east.

Photo 10 of 12: OR_MarionCounty_BeauchampBuilding_0010
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.

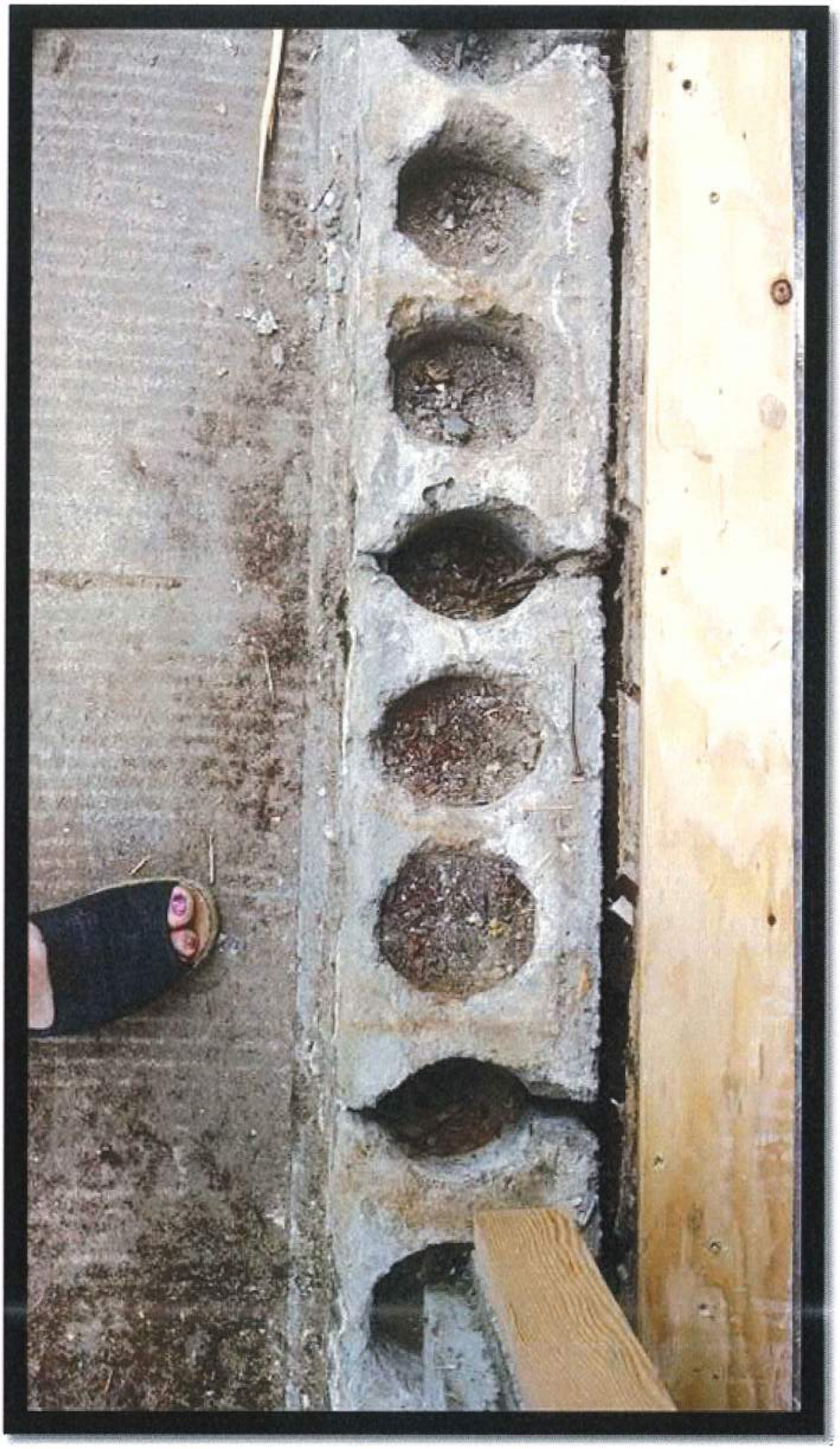

Photo 11 of 12: OR_MarionCounty_BeauchampBuilding_0011
Pre-cast, handmade, hollow concrete blocks uncovered during the 2018/2019 renovation. The blocks for this building are all ashlar with two holes. View is looking down at lobby entrance.

Photo 12 of 12: OR_MarionCounty_BeauchampBuilding_0012
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.