

United States Department of the Interior
National Park Service

National Register of Historic Places

Date Listed: May 24, 2024

National Register of Historic Places Registration Form

NRIS No. SG100010387

Oregon State Historic Preservation Office

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 Dallas Downtown Historic District

other names/site number N/A

Name of Multiple Property Listing N/A

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

2. Location

street & number Generally bounded by Washington, Church, Oak, and Jefferson streets. not for publication

city or town Dallas vicinity

state Oregon code OR county Polk code 053 zip code 97338

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

Jan P. Johnson 04/19/24
Jan P. Johnson (Apr 19, 2024 11:58 PDT)
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

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5. Classification

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

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

Category of Property
 (Check only **one** box.)

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

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

Contributing	Noncontributing	
33	8	buildings
		site
		structure
		object
33	8	Total

**Number of contributing resources
 previously listed in the National Register**

2

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE: specialty store
- COMMERCE: professional
- COMMERCE: financial institution
- COMMERCE: restaurant
- GOVERNMENT: county courthouse
- GOVERNMENT: city hall

Current Functions

(Enter categories from instructions.)

- COMMERCE: specialty store
- COMMERCE: professional
- COMMERCE: financial institution
- COMMERCE: restaurant
- GOVERNMENT: county courthouse
- GOVERNMENT: city hall

7. Description

Architectural Classification

(Enter categories from instructions.)

- LATE VICTORIAN/High Victorian Italianate
- LATE 19th AND 20th CENTURY REVIVALS
- LATE 19th AND EARLY 20th CENTURY
- AMERICAN MOVEMENTS
- MODERN MOVEMENT/Streamlined
- Moderne, Art Deco

Materials

(Enter categories from instructions.)

- foundation: BRICK, CONCRETE
- walls: BRICK, STUCCO,
STONE/Limestone, METAL/Cast iron
- roof: ASPHALT, SYNTHETICS
- other: _____

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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 Downtown Dallas historic district is in the City of Dallas, Polk County, Oregon, west of Salem, the state capital. Dallas is the county seat. The 16-acre historic district is south of Rickreall Creek. The historic district contains 43 total resources: 33 contributing, 8 noncontributing, and 2 previously-listed National Register of Historic Places resources. All resource types are buildings. The district is defined by the courthouse square, the primary street layout, and architectural features characteristic of the type and period of construction of commercial and government buildings. Contributing buildings within the district retain integrity that conveys the distinct visual relationship between commerce and government that's present within the downtown core. This relationship defines the historic district's character and makes it unique within the city as commercial development that frames the courthouse square. The visual character and visible development patterns of the commercial and government buildings convey the past importance placed on Dallas retaining the county seat and its role in the city's collective identity. There are only two vacant lots within the district, at the outer northeast and southwest corners. The distinctive open space behind buildings remains and supports service access and often multiple secondary rear additions. The historic district consists of mainly one- and two-part commercial block forms, as well as a central block with wings, a modern commercial building form, and two government buildings. Architectural style influences stem primarily from the stylistic periods of Late Victorian, with some from the periods of Late 19th and 20th Century Revivals and Late 19th and Early 20th Century American Movements. There are just a few buildings exhibiting influences from the Modern Movement stylistic period. Stylistic influences are generally conveyed within the historic district through exterior finishes (e.g., brick, concrete, scored stucco, Roman brick), architectural detailing (e.g., belt courses, edge banding, cornices, boxed eaves), and fenestration (e.g., window opening size, surrounds, and storefront configurations).

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Resource Count Table

This table provides a summary of built resources within the Downtown Dallas historic district. The table is organized alphabetically by street name. The two previously-listed National Register of Historic Places buildings, the New Rio Theater¹ (NRIS No. 100008328) at 166 SE Mill Street and the Wilson, A.K., Building² (NRIS No. 98000952) at 887 Main Street, are contributing to the district but per National Register requirements are not included in the count of contributing resources since they were previously-listed.

Address	Historic Name	Status	Year Built	Form	Contributing	Noncontributing	Previously Listed
740 Main Street		Noncontributing	ca. 1930	Commercial		1	
742 Main Street		Contributing	ca. 1920	2-Part Block	1		
760–764 Main Street		Contributing	ca. 1913	1-Part Block	1		
772 Main Street		Contributing	ca. 1905	1-Part Block	1		
788 Main Street	Mountain States Power Company	Contributing	ca. 1920	1-Part Block	1		
807 Main Street	Uglove, Abel Building	Contributing	ca. 1905	2-Part Block	1		
811 Main Street	Craven Hardware Store	Contributing	ca. 1902	2-Part Block	1		
827–831 Main Street	Sanders Building	Contributing	ca. 1875, ca. 1915	2-Part Block	1		
837–839 Main Street	I.O.O.F. Lodge	Contributing	ca. 1862, 1870	2-Part Block	1		
850 Main Street	Polk County Courthouse	Contributing	ca. 1899	Government	1		
857 Main Street	Crider Building	Contributing	ca. 1889	2-Part Block	1		
861–865 Main Street	Brown Building	Contributing	ca. 1889	2-Part Block	1		
873–877 Main Street		Contributing	ca. 1884	2-Part Block	1		
887 Main Street	Wilson, A.K. Building	Individually listed	ca. 1889, ca. 1950	2-Part Block			1
904 Main Street (115 SE Court Street)	I.O.O.F. Lodge	Contributing	ca. 1890	2-Part Block	1		
930–936 Main Street		Noncontributing	ca. 1892, ca. 1960	1-Part Block		1	
939 Main Street	Dallas J.C. Penney Company	Contributing	ca. 1928	1-Part Block	1		
947 Main Street		Contributing	ca. 1945	1-Part Block	1		
950 Main Street		Noncontributing	ca. 1930, 1990	1-Part Block		1	
962 Main Street		Contributing	ca. 1914	1-Part Block	1		

¹ Rebecca Ziegler. "New Rio Theater." National Register of Historic Places Registration Form. 2021. On file with the Oregon State Historic Preservation Office

² Jacqueline Y. Lawson. "Wilson, A.K., Building." National Register of Historic Places Registration Form. 1997. On file with the Oregon State Historic Preservation Office.

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Address	Historic Name	Status	Year Built	Form	Contributing	Noncontributing	Previously Listed
970–976 Main Street		Contributing	ca. 1914	2-Part Block	1		
994 Main Street		Contributing	ca. 1950	Modern Commercial	1		
147 SE Court Street		Noncontributing Out-of-period	ca. 1971	Arcaded Block		1	
187 SE Court Street	Dallas City Hall	Contributing	ca. 1936	Government	1		
739 SE Jefferson Street		Contributing	ca. 1920	2-Part Block	1		
128–140 SE Mill Street		Noncontributing	ca. 1948	1-Part Block		1	
156 SE Mill Street		Contributing	ca. 1920	1-Part Block	1		
166 SE Mill Street	New Rio Theater	Individually listed	ca. 1892	2-Part Block			1
180–194 SE Mill Street	New Scott Hotel	Contributing	ca. 1906	2-Part Block	1		
101–127 SW Court Street	Dallas National Bank	Contributing	ca. 1911	2-Part Block	1		
124 SW Court Street		Contributing	ca. 1892	1-Part Block	1		
130 SW Court Street		Contributing	ca. 1920	1-Part Block	1		
131–147 SW Court Street		Contributing	ca. 1910	1-Part Block	1		
155–159 SW Court Street		Contributing	ca. 1950	1-Part Block	1		
156 SW Court Street		Noncontributing	ca. 1948, ca. 1980	Commercial		1	
167 SW Court Street		Contributing	ca. 1950	1-Part Block	1		
168–172 SW Court Street		Contributing	ca. 1951	1-Part Block	1		
171 SW Court Street		Noncontributing	ca. 1953	1-Part Block		1	
186 SW Court Street	Thompson, J.B. Building	Contributing	ca. 1909	2-Part Block	1		
191 SW Court Street	Carnegie Library	Contributing	ca. 1912	Central Block with Wings	1		
145 SW Mill Street		Contributing	ca. 1905	1-Part Block	1		
131–139 SW Mill Street	Uglove, Abel Annex	Contributing	ca. 1905	1-Part Block	1		
700 Block Jefferson Street		Noncontributing	ca. 1948	Commercial		1	
Resource Counts:					33	8	2

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Narrative Description

Setting

The Downtown Dallas historic district is in western Oregon, 14 miles west of the state capital Salem. Dallas is the Polk County seat and largest city in the county. It's on the Willamette Valley's west edge, bounded by the Coast Range mountains on the north, south, and west sides; within the U-shaped basin where Rickreall Creek leaves the Coast Range and enters the Willamette Valley flowing east to the Willamette River. The historic district is south of the creek and generally level east to west, with a slight downward slope from south (330 feet above sea level) to north (322 feet above sea level) towards the creek.

The historic district is centrally located within the Dallas city limits, with residential development extending outward from the historic district. Oregon Route 223 (also known as Kings Valley Highway No. 191) passes through the center of the historic district, and traffic splits along Main Street (southbound) and Jefferson Street (northbound). The historic district is entirely within the 1856 Town of Dallas plat. The former railroad right-of-way established in 1880 ran north to south along Church Street.

Plat

The plat of the Town of Dallas provides the underlying street organization and block and lot layout. The plat, and 1856 Town of Dallas map, established both courthouse and academic squares—located a block apart and on opposite sides of Main Street—and the corresponding arterials of Main and Academy streets. This organizational framework shaped historic development patterns within the historic district (see **Figure 7 1856 Plat Map**).

Primary streets established in the plat and the anchoring vehicular and non-vehicular circulation patterns within the historic district are Main, Court, and Mill streets. These bound the west, south, and north sides, respectively, of Courthouse Square. All are 80' wide. Main Street is the central north–south circulation spine for the historic district and the hinge for the distinguishing visual relationship between commerce and government. This relationship defines the historic district's character. It conveys the past importance placed on the city retaining the county seat and the central role it held in the collective city identity, expressed through the continued commercial development framing courthouse square (see **Current Photograph 4**). The concentration of commercial single-story, then two-story, brick buildings along the block directly fronting courthouse square conveys investment in this community identity. Upper story additions, built in the early 1860s through late 1880s, provide views overlooking Courthouse Square. Development within the historic district along Court and Mill streets conveys the continued civic and economic importance of the county courthouse (1860, rebuilt 1899 with local limestone). This civic and economic focus contributed to the continued development within the historic district evident in the growth of commercial development to front both sides of Courthouse Square, as well as development of the public library (1912) and city hall (1936) within the historic district.

Secondary streets paralleling Main Street include Jefferson Street (66' wide, platted at 60') and Church Street (80' wide). Secondary streets paralleling east to west arterials include Oak Street (80' wide), and Washington Street (80' wide). The concentration of commercial development decreases outside of the historic district boundary and transitions to residential neighborhoods.

The historic district is two full blocks (blocks 8 and 11) and three partial blocks (blocks 7, 10, 12, and 13) within the 1856 plat of the Town of Dallas. Courthouse Square is the central full block (11) and focal point for commercial development within the historic district. Blocks 8, 11, 12, all east of Main Street, were platted at 300' x 285.5' and subdivided into six lots. Blocks 10 and 13, west of Main Street, were platted

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at 300' x 412.5' and subdivided into eight lots. A north to south 12.5' wide alley bisects blocks 10 and 13. Lots as platted within these blocks were generally 100' x 150'.

The streetscape within the historic district is distinct from the streetscape of surrounding residential neighborhoods. Street parking instead of wide lawn planting strips distinguish the streetscape within the historic district. Alterations include pedestrian crossing curb bulbs along Main Street at cross street intersections, paving and repaving of streets, and placement of concrete sidewalks.

Building Forms and Functions

The historic district is distinguished by the building forms used during the period of significance (1870 to 1955) for commercial and government buildings. The historic district appears much as it did when it achieved significance. Minimal infill development has occurred within it since then, with the main changes consisting of storefront and window alterations.

The primary building functions of outstanding importance are commerce (mostly specialty store, professional, restaurant, and financial institution) and government (county courthouse and city hall). Commerce is the most numerous of all the building functions. Secondary supporting functions include social (meeting hall), education (library), domestic (multiple dwelling), and recreation and culture (theaters). Current and historic primary and secondary functions largely remain the same, with the loss of social (meeting hall) uses and the addition of warehouse and communications facilities in noncontributing resources. Building heights range from one to three stories, with the county courthouse clocktower being the tallest structure at five stories. The main structure type is load-bearing brick masonry, with one stone building, and some concrete, hollow clay tile, and concrete block buildings. The main exterior finish materials are stucco and brick, with one building having stone, and some having concrete block and wood sheet.

Buildings built within the historic district exhibit architectural style influences primarily from the Late Victorian stylistic period, with some Late 19th and 20th Century Revivals and Late 19th and Early 20th Century American Movements. There are just a few buildings exhibiting characteristics of the Modern Movement stylistic period. Architectural style influences and the period of construction are conveyed mainly through extant building forms, structures, materials, exterior finishes, and fenestration patterns. Substantial and comprehensive facade and storefront alterations during the period of significance reflected both growth (often through added stories) and changes in popular aesthetics (often through storefront remodels and new materials and designs). Notable examples of these include the comprehensive second-story facade remodel of 873–877 Main Street; the second-story (1870) addition to 837–839 Main Street (I.O.O.F. Lodge, built ca. 1862); the third-story addition (1913–1915) and first-story facade and storefront remodel (1955) of 827–831 Main Street (Sanders Building, built ca. 1875); and the theater conversion of 166 SE Mill Street (New Rio Theater), including the front marquee addition.

Integrity Discussion

Integrity of the district is evaluated based on plan, cladding, and window (including storefront) changes. Contributing buildings retain the majority of these features to convey historical associations. Noncontributing buildings are mainly due to substantial, irreversible alterations made outside the period of significance. Only one building, 147 SE Court Street (ca. 1971) is noncontributing due to being built outside the period of significance. The following identifies the substantial alterations by building. Each of these buildings is noncontributing due to the extent of alterations.

- 171 SW Court Street (ca. 1953) noncontributing, extensive remodel changing cladding and storefront at the front north and side west facades such that the mid-20th Century building form and architectural style are no longer discernible.
- 156 SW Court Street (1948) noncontributing, full facade remodel and two rear additions (ca. 1978, ca. 2000) resulting in extensive cladding and plan changes.

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- 950 Main Street (1930) noncontributing, substantial remodel in 1990 resulting in extensive cladding and plan changes.
- 930-936 Main Street (ca. 1892, ca. 1920) noncontributing, substantial front facade remodel in the 1960s and the north end of the building partially removed by 2005 to create the existing passageway north of the building resulting in extensive cladding and plan changes.
- 128-140 SE Mill Street (1948) noncontributing, front facade window changes.
- 740 Main Street (1930) noncontributing, extensive front facade changes and ca. 1978 west end addition.
- 700 Block Jefferson Street (ca.1948) noncontributing, extensive cladding alterations.

Condition

The historic district's resources are overall in good condition and mostly in active use. Upper stories of some buildings are no longer in active use. Front facades remain generally in good repair with some deterioration (e.g., mortar loss, cracking at stucco work) evident at rear facades.

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8. Statement of Significance

Applicable National Register Criteria

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

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

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.)

COMMERCE

ARCHITECTURE

Period of Significance

1870-1955

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Morrison and McConnell, architects

Delos D. Neer, architect

Walter D. Pugh, architect

Period of Significance (justification)

The district's period of significance begins in 1870 with the addition of a second story for the local chapter of the International Order of Oddfellows (I.O.O.F.), the oldest extant and visible building in downtown, and ends in 1955 with the comprehensive commercial storefront and first story facade remodel of 827-831 Main Street.

Criteria Considerations (explanation, if necessary) N/A

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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 Dallas Downtown historic district contains the historic downtown business core of the City of Dallas, Polk County, Oregon. It is eligible for listing in the National Register for its local significance under Criterion A in the area of Commerce and Criterion C in the area of Architecture. The district reflects the development patterns of Dallas from its early construction through the early post-WWII era. The thirty-three (33) contributing buildings in the district demonstrate historic trends in commercial construction, with representatives from each key development period reflecting a range of downtown building designs, styles, forms, and functions.

The Downtown Dallas historic district is significant in the area of Commerce under Criterion A for its association with broad patterns of history and its representation of the economic development of the city of Dallas. It is also significant in the area of Architecture under Criterion C for its reflection of commercial building design, technology, style, and form over a nearly century-long period of development. As a collection, the buildings reflect the evolution of commerce in the downtown core from some of the earliest permanent construction in the 19th century through the arrival of modernism in the mid-20th century.

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

Criterion A: Commerce

Downtown Commercial Development³

Pre-Contact to Early Settlement

The land on which the city of Dallas exists has been home to the Kalapuyan people since time immemorial. This is the name given to the related bands of people who lived in the Willamette Valley and spoke dialects of the same language family (within the larger Penutian language group). Kalapuya has more than 50 different spelling variations (e.g., Calapooia). They occupied much of the Willamette Valley in villages along the valley's rivers and streams. They led a seasonal life, harvesting roots and vegetables, fishing, and hunting game throughout the valley and surrounding foothills.

White Euro-American exploration of the upper Willamette Valley began as early as 1811, when Robert Stuart, Francis Pillet, and Donald McGillis of the American-owned Pacific Fur Company set out from Fort Astor (present-day Astoria) to scout potential locations for a trading post on the banks of the Willamette River.⁴ Additional expeditions occurred in the following years, with a trading post (Wallace House) established on Wallace Prairie immediately east of Polk County by March 1813 and a second (Willamette Post) established two miles west of Champoeg later that year. Illness arrived with these explorers, including smallpox and malaria, and ravaged the Kalapuyan population.

Fur trappers and traders began to establish small farmsteads in the Willamette Valley by the 1830s. Other white settler-colonists, primarily American, began arriving in the 1830s, following what became known as the Oregon Trail, a wagon-safe route through South Pass over the Continental Divide.⁵ With the diminished Native

³ The following historic context is drawn from the draft Multiple Property Documentation (2020) and reconnaissance level survey (2019) of the downtown area prepared for the City of Dallas by historic preservation consultant Historic Preservation Northwest. Dave Pinyerd and Bernadette Niederer, Historic Preservation Northwest, "Historic Resources of Downtown Dallas, 1889-1953," National Register of Historic Places Multiple Property Documentation (2020), draft. On file with Oregon State Historic Preservation Office.

⁴ Koler/Morrison Planning Consultants, "Polk County, Oregon, An Historic Context, 1811-1941," prepared for Polk County (August 1911), 5, <https://digital.osl.state.or.us/islandora/object/osl:941822> (accessed June 26, 2023).

⁵ William L. Lang, "Oregon Trail," *Oregon Encyclopedia*, https://www.oregonencyclopedia.org/articles/oregon_trail/ (accessed June 20, 2023). Although travelers along the Oregon Trail were largely white, an estimated three percent of travelers before 1860 were African Americans, both enslaved people and free.

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population, white Americans found little resistance to taking large land claims for themselves. Increasing numbers of non-Natives living in the Willamette Valley led white settler-colonists to establish a Provisional Government in 1843, amidst British and American negotiations over hegemony in the West. The Provisional Legislature created Polk County in late 1845 with the first county seat at Cynthian (Cynthiana) on the north side of Rickreall Creek, the precursor to Dallas. Ultimately, the negotiation of the Oregon Treaty with Great Britain in 1846 formally established American dominance. The United States claimed the lands that would become the Oregon Territory as public lands and the U.S. Congress established the territory in 1848. This was done without consideration for the sovereign rights of, or use of the lands by, tribal people.

To colonize lands in the Oregon Territory, Congress passed the Donation Land Claim Act in 1850, authorizing the survey of the claimed public lands and encouraging increased westward migration of Americans. The Act granted free land claims of 320 acres (single men) or 640 acres (married men) to American citizens if they spent four years improving the land. Over the next decades, the U.S. government issued approximately 7,000 land claim patents (deeds) in Oregon. Although the government offered this land for free, it was already occupied by Native people. President Zachary Taylor appointed Anson Dart as Superintendent of Indian Affairs for Oregon Territory.⁶ Dart's duties were to negotiate with tribes and bands living within the territory claimed by the United States to cede title to their land. Although Dart negotiated treaties with area tribes, none were ratified. President Franklin Pierce then appointed Joel Palmer as the new Superintendent of Indian Affairs. Palmer's first treaty was with the Kalapuyan people, whose population had been decimated by that time to approximately 400. In 1855, Palmer negotiated with the Kalapuyan people to cede nearly the entire Willamette Valley to the United States in exchange for a permanent reservation (no location was specified); annuities; supplies; educational, vocational, and health services; and protection from violence perpetrated by Americans. The U.S. Senate ratified this treaty (the Kalapuyan Treaty or Willamette Valley Treaty) in March 1855. The following winter (1855–56), agents of the U.S. government forcibly marched the Kalapuyan people and other tribes from the Willamette Valley to the Grand Ronde Agency/Encampment, which became the Grand Ronde Reservation in 1857.⁷

Amid these negotiations and the forced removal of tribal people, Americans continued to arrive to the region, claiming land and establishing homesteads. James A. O'Neal (also O'Neil) arrived in the area that is now Dallas around 1843, establishing a gristmill just west of the future Dallas townsite at Ellendale. Additional settler-colonists moved into the area, drawn in part by the gristmill, and established a community called Cynthian (also Cynthiana) on the north side of Rickreall Creek (also La Creole Creek). Cynthian was soon selected as the county seat for the newly established Polk County and, by 1850, had a courthouse, boarding house, and a general store. The town was renamed Dallas in 1852 (after Vice President George M. Dallas, vice president to President James K. Polk), but its growth had mostly stalled without a reliable water source, and plans were underway to relocate the townsite south of Rickreall Creek. Other early developments during this time include the construction of a territorial road between Portland and Marysville (Corvallis), running approximately one mile west of Cynthian, and the establishment of the La Creole Academic Institute in 1855.⁸

Initial Development of Downtown Dallas: 1856–1907

This period marks the beginning of the community of Dallas on the south side of the Rickreall River and continues through early development of the community as its population and industry grew. It concludes after the establishment of Willamette Valley Lumber in 1906, a key industry founded by prominent Dallas businessman Louis Gerlinger. The oldest extant buildings in downtown Dallas were constructed during this

⁶ David Lewis (Takelma, Chinook, Molalla, Santiam, Kalapuya), "Willamette Valley Treaties," *Oregon Encyclopedia*, https://www.oregonencyclopedia.org/articles/willamette_valley_treaties/ (accessed June 20, 2023).

⁷ Melinda Jette, "Kalapuya Treaty of 1855," *Oregon Encyclopedia*, https://www.oregonencyclopedia.org/articles/kalapuya_treaty (accessed June 20, 2023); Lewis, "Willamette Valley Treaties," *Oregon Encyclopedia*.

⁸ Pinyerd and Bernadette Niederer, Historic Preservation Northwest, "Historic Resources of Downtown Dallas, 1889-1953," 4.

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period, these include the Sanders Building (ca. 1875) at 827-831 Main Street and the I.O.O.F. Lodge (ca. 1862) at 837-839 Main Street (see **Current Photograph 1**).

The new townsite for Dallas, south of Rickreall Creek, was platted from the donation land claims of John Eakin Lyle (20 acres), Solomon Shelton (32 acres), and John H. Lewis (40 acres). Included within the plat was an entire block, called Academy Square, for the newly formed La Creole Academic Institute. A wood-frame building was constructed on the block ca. 1856 (demolished 1891). The new courthouse, designed in the Classical Revival style, on the south side of the river was completed in 1856 (destroyed 1898) and occupied an entire block (identified by 1884 as courthouse square) bounded by Mill Street, Jefferson Street, Court Street, and Main Street. A board fence surrounded the property.⁹ Other early buildings included houses for Lucien Heath, James B. Riggs, W. C. Brown, and James S. Holman, and a store run by Thomas Riggs, Sr., at the northeast corner of Main and Oak, as well as a shoe shop, blacksmith shop, and a meat market. A jail was constructed on Court Street in 1857 (demolished 1936).

Amid this early development in Dallas, Oregon Territory earned statehood in 1859. Polk County's population was steadily growing, more than tripling between 1850 and 1860 from 1,051 to 3,625. After statehood, two local newspapers were founded including the *Polk County Itemizer* (1866) and the *Polk County Signal* (1868, later called the *Dallas Republican* and then the *Liberal Republican* by 1870). The *Polk County Observer* was later founded in nearby Monmouth in 1888, before relocating to Dallas shortly thereafter. A tannery was founded in 1863, which would become an early and prominent industry for the small community. D. S. McDonald and A. B. Muir took over the local tannery in 1880, producing russet strap leather.¹⁰ But agriculture was the primary driver of the economy in the surrounding region, with wheat the dominant crop, followed by oats and hay. Dallas had a total population of 450 in 1860, with 449 white residents (265 men and 184 women) and one Black man.¹¹

The formation of social organizations during this period suggests the town's population grew. Friendship Lodge No. 6 of the International Order of Odd Fellows (I.O.O.F.) was established by the 1860s and built their first permanent home in 1870, adding a second story to an existing brick building owned by W. C. Brown (I.O.O.F. Lodge, 837 Main Street).¹² This building is believed to be the oldest extant building within the downtown, and the construction of its second story marks the beginning of the district's period of significance (1870).¹³ Jennings Lodge No. 9 of the Ancient Free and Accepted Masons (A.F.A.M.) was established by the 1850s. They first met in the second story of the LaCreole Academic Institute building between 1855 and 1873, before sharing space with the Friendship Lodge from 1873 to 1875. In 1875, the Jennings Lodge No. 9 constructed their own two-story brick building next door to the I.O.O.F. Hall on Main Street (Sanders Building, 827 Main Street).¹⁴

Chinese first immigrated to Oregon Territory and the Willamette Valley between 1850 and 1852 and were primarily Cantonese, from the Pearl River Delta region in southeast China. Early immigrants, predominately miners with a few merchants, moved during the 1850s into two general areas: in southwest Oregon Territory, in Jackson and Josephine counties, and northeast Oregon Territory (now Walla Walla, Washington, and the Boise, Idaho, Basin region). By the mid-1860s, Chinese settlers began moving into eastern Oregon and the

⁹ Wes Sherman, "Early Dallas Moved for Water: A History of Dallas," article in clippings file from Dallas Public Library.

¹⁰ Ben Maxwell, "Dallas Combines Industry with Fine Residential Areas: Diversity a Key to Healthy City," *The Capitol Journal*, March 7, 1953: Page 10, Section 3.

¹¹ U.S. Census, "Table No. 3 – Population of Cities and Towns," in *Population of the United States in 1860: State of Oregon*, page 405. <https://www2.census.gov/library/publications/decennial/1860/population/1860a-29.pdf> (accessed June 21, 2023).

¹² W. C. Brown to Friendship Lodge No. 6, Building Rights, book 6, page 662, via Polk County Direct/Indirect Index Search, <http://apps.co.polk.or.us/ClerkDirIndSearch/default.asp> (accessed May 18, 2023).

¹³ The 1860s first story remains; however, due to storefront alterations reflects later development patterns.

¹⁴ E.G. Bolter to Jennings Lodge A.F.A.M, deed, book 9, page 619, via Polk County Direct/Indirect Index Search, <http://apps.co.polk.or.us/ClerkDirIndSearch/default.asp> (accessed May 18, 2023).

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Willamette Valley, working in mining, agriculture, timber, fisheries, canneries, domestic service, hand laundries, and restaurants. However, fewer moved to the Dallas area. The city had just one Chinese individual identified both in the 1860 and 1870 U.S. Census population records and two Chinese people in all of Polk County.¹⁵ Chinese immigration and settlement in Dallas and the surrounding area occurred at least two decades later.

In 1874, Dallas was incorporated as a town with a trustee-type of government. By 1880, the town had a population of 670.¹⁶ The burgeoning community's success was cemented with the arrival of the first railroad in Polk County in 1880 when a branch of the narrow-gauge railroad, the Dayton, Sheridan and Grand Ronde Railroad, was extended to Dallas. The railroad was built primarily for shipping agricultural goods to market. Farmers of Polk and Yamhill counties pledged \$45,000 for the railroad construction, and Dallas citizens provided \$17,000 to ensure the branch would run through Dallas.¹⁷ The narrow-gauge railroad tracks ran north-south along Church Street, west of the commercial district forming around the city block containing the county courthouse (identified as Courthouse Square on the 1884 Sanborn map).¹⁸ The railroad went into receivership in 1880 and was purchased by Scottish investors and reorganized as the Willamette Valley Railroad. In 1881, the Oregon Railway and Navigation Company leased the railroad. The railroad helped open the interior of Polk County to shipping.

By 1884, when the first Sanborn Fire Insurance Company map was prepared for the community, the town's commercial district had started to form, facing the north, south, and west side of the Courthouse Square block (bounded by Mill, Jefferson, Court, and Main streets). Buildings were largely wood-frame, with a few two-story brick structures on Main Street directly across from the courthouse (the extant buildings are the Sanders Building at 827-831 Main Street, the I.O.O.F. Lodge at 837-839 Main Street, and 873-877 Main Street) and several stone buildings (no longer extant) to the north of the courthouse. Wood-frame dwellings surrounded the commercial district, but in limited numbers. In addition to the courthouse square and clear commercial corridor, notable developments within the town included a mill race crossing east-west between Oak and Mill streets and at least two Chinese-operated businesses (i.e., wash houses). By 1880, there were 205 Chinese people living in Polk County according to U.S. Census records, with some living in Dallas due to the presence of Chinese-operated businesses.

By 1888, the railroad depot was constructed on Church Street, just south of the intersection with Washington Street. Development continued to reflect patterns from the 1884 Sanborn Fire Insurance map, with predominately wood-frame and some stone structures built. Additional industry on the outskirts of town was identified on the maps, primarily along the flume/mill race, including a wire fence factory, hop kiln, flouring mill, planning mill and sash and door factory, foundry, and tannery.¹⁹

In 1890, Dallas overtook Independence as the largest town in Polk County, boasting a population of 848 to Independence's 800. The state legislature chartered Dallas and changed the form of government to a council type of government. The town's population then nearly doubled in the 1890s, reaching 1,271. New developments in Dallas during the late 1880s to mid 1890s included a power plant providing electricity for lighting (City Electric Light Company, 1889-90), phone service (1892), and the construction by 1892 of three additional brick buildings along Main Street in the block across from Courthouse Square (the extant buildings at 857, 861-865, and 887 Main Street). A fire in 1898 destroyed the 1856 courthouse and some neighboring

¹⁵ U.S. Census, "Table III.—State of Oregon," in *1870 Census: Vol 1. The Statistics of the Population of the United States*, page 242, <https://www2.census.gov/library/publications/decennial/1870/population/1870a-23.pdf> (accessed June 21, 2023).

¹⁶ U.S. Census, "Table XIX. — Population of minor civil divisions—Oregon," in *Compendium of the Tenth Census (1880)*, page 263, https://www2.census.gov/library/publications/decennial/1880/1880-compendium/1880b_p1-03.pdf

¹⁷ Leslie M. Scott, "History of the Narrow Gauge Railroad in the Willamette Valley," *The Quarterly of the Oregon Historical Society*, Volume 20, No. 2 (June 1919), 145. Ebook via GoogleBooks.

¹⁸ Sanborn Map Company, "Sanborn Fire Insurance Map from Dallas, Polk County, Oregon," (May 1884), map, sheet 1.

¹⁹ Sanborn Map Company, "Sanborn Fire Insurance Map from Dallas, Polk County, Oregon," (September 1888), map, sheets 1 and 2.

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downtown buildings, prompting construction of a new courthouse building at the same location and orientation (centered within Courthouse Square and facing west towards Main Street), completed in 1900. The Richardsonian Romanesque courthouse was built from native limestone quarried three miles west of Dallas. After the fire, Independence petitioned the legislature to be the county seat for Polk County, but the town's efforts were defeated, and the new courthouse was completed in Dallas.

In 1900, area farmers planted plum trees for prune production trees in the hilly regions between Dallas and Falls City, siting them in areas where grain would not thrive and produce high returns. The success of these orchards led to an extension of the acreage and Dallas's establishment as the "prune center of Polk County." Other fruit harvested in the surrounding region included cherries, Bartlett pears, apples, and strawberries.

Though agriculture was the early economic driver for the city, lumber also emerged as a key industry, with the timber interests of Louis Gerlinger, Sr. Gerlinger purchased 7,000 acres of timberland in Polk County in 1901. The Gerlingers, a wealthy and prominent family in Dallas, were involved in several commercial and civic efforts in the growing community. The timberland Gerlinger purchased led to planning of a railroad line to run between Salem and Siletz. The first portion of this railroad—the Salem, Falls City, and Western Railroad—extended from Dallas to Falls City and was completed in 1903.²⁰ In the meantime, George Gerlinger (son of Louis) extended his sawmill interests in the area and established the Willamette Valley Lumber Company in Dallas in 1906. Commercial development in downtown Dallas continued with several new brick buildings completed by 1902 (extant buildings are the Craven Hardware Store at 811 Main Street, I.O.O.F. Lodge at 904 Main Street, and the New Rio Theater at 166 SE Mills Street) (see **Figures 15 and 16**).

Civic and Infrastructure Improvements: 1908–1928

This period reflects significant developments to downtown Dallas, from the construction of civic-related buildings to street improvements and the arrival of the automobile. It begins with the extension of the mainline of the Salem, Falls City, and Western Railroad westward to Salem and ends before the stock market crash of 1929 that plunged the entire nation into an economic depression. Civic and commercial improvements during this period were largely driven by population growth, as the city's population boomed between 1890 and 1910, with less growth between 1910 and 1930. The population of Dallas was 1,271 in 1900 and increased over 65% by 1910, reaching 2,124.²¹ Slowing growth is evident with the 1930 population of 2,967. The population boom contributed to the construction of the two extant apartment buildings within the historic district (the Thompson, J.B., Building at 186 SW Court Street and New Scott Hotel at 180-194 SE Mill Street).

In 1908, extension of the mainline of the Salem, Falls City, and Western Railroad toward Salem began. By 1912, when the railroad was sold to Southern Pacific, the line still had not reached Salem. Other infrastructure improvements within this period in downtown Dallas included sewer mains laid in 1904 and hard surface streets laid over 30 or 40 blocks in summer 1912.²² The number of automobiles in the city led to the establishment of a set speed limit of 6 miles per hour in 1909. The Dallas Hospital opened in 1907 at a house at the southwest corner of Church and Academy streets; after a brief stint at a house at Oak and Robb streets, the hospital settled in 1914 at the current Uglow Avenue location. The Oregon National Guard invested \$15,000 in construction of the Dallas Armory (demolished 2012), built downtown between 1911 and 1912 at the southeast corner of Church and Mill streets just outside the historic district. The Dallas Public Library, established in 1905, constructed a building downtown in 1912 (191 SW Court Street, now a private school) with funding raised locally and received through a Carnegie Grant. Local architecture firm Morrison and

²⁰ "Willamette Industries: Three quarters of a century as the bedrock of the county's economy," *Polk Pouri*, February 25, 1981: 3.

²¹ U.S. Census, "Table 1.—Population of Minor Civil Divisions: 1910, 1900, and 1890," In *Thirteenth Census of the United States Taken in the Year 1910: Statistics for Oregon*, page 579, <https://www2.census.gov/library/publications/decennial/1910/abstract/supplement-or.pdf> (accessed June 21, 2023).

²² "Dallas - A Thriving City," *Daily Oregon Statesman*, April 21, 1912. Page unknown, clippings file at Dallas Public Library.

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McConnell designed the new building constructed for a cost of \$10,000. Other significant development during this period, just outside of the proposed historic district boundaries, were several churches including Dallas Evangelical Church (1904), Apostolic Faith Church (1910), and First Christian Church (ca. 1915). Commercial development within the historic district included the build out of the north end of the block along Mill Street (extant buildings at 145 SW Mill Street, the Uglow, Abel Annex at 131-139 SW Mill Street, and the Uglow, Abel Building at 807 Main Street).

Key economic drivers and employers in town were the Willamette Valley Lumber Company, the Dallas Tannery (Muir and McDonald Co.),²³ Oswego Portland Cement Company, and Dallas Foundry and Machine Works (the source for some cast iron storefronts within the historic district), along with continuing agricultural abundance, particularly in prunes, dairy, and goats.²⁴ Dairying gained a foothold in the surrounding farmland by 1915 through expansions of outside concerns into the Dallas area.²⁵ The Dallas Cooperative Warehouse was founded in 1916, processing grain and seed and manufacturing poultry and dairy feed and selling farm supplies.²⁶ Overall, industry in town included smaller manufacturing companies, such as a sash and door factory, planning mill, iron foundry and machine shops, tannery, and ice plant and soda works.

Businesses operating downtown during this period included a bank and a variety of stores (e.g., drugstore, groceries, hardware, jeweler) as well as barbershops, restaurants, and saloons. Surrounding these businesses, often only a half block away from Courthouse Square, were more industrial and agricultural shops, including wagon shops, cold storage facilities, and even a sausage factory. Within the historic district, professional offices operated on the upper floors of many of the brick downtown buildings.

By 1913, when another update to the city's Sanborn maps occurred, the blocks within the historic district fronting Courthouse Square to the west and north, along with the block diagonal to the southwest, had acquired much of the density present today. This included extant buildings at 186 SW Court Street (Thompson, J.B. Building), 131–147 SW Court Street, 101–127 SW Court Street (Dallas National Bank), 128–140 SE Mill Street, 180-194 SE Mill Street (New Scott Hotel), and north of Courthouse Square the extant buildings at 760–764 Main Street, 772 Main Street, and 788 Main Street (Mountain States Power Company). Brick was the primary construction material of the street-facing buildings, with wood-frame additions or smaller buildings typically behind the brick buildings or on side streets. The exception to this development was the buildings at the northeast intersection of Main and Mill streets, which had a mix of one-story and two-story wood-frame buildings. A few wood-frame dwellings also remained within a one-block radius of Courthouse Square (see **Figures 17 and 19**).

A significant development occurred during the later years of the 1910s and continued into the 1920s: construction of the West Side Pacific Highway (today's Highway 99W). The State Legislature passed a significant bill in February 1917 to designate 31 state highways throughout the state with proposed routes. Route 7—identified as the West Side highway or West Side Pacific Highway—was to run south on the west side of the Willamette River from Portland through Newberg, McMinnville, and Corvallis to a connection with Route 1 at or near Junction City.²⁷ According to architectural historians David Pinyerd and Bernadette Niederer of Historic Preservation Northwest:

While most agreed that a major thoroughfare on the west of the Willamette River was needed, its precise route was hotly debated, as was the amount Polk County should contribute to construction. Dallas and Independence businesspeople were especially concerned that the proposed route through

²³ The tannery was listed in the National Register in 1980, but the tannery closed in 2007 and the building was then demolished.

²⁴ "Polk Pourri," *Supplement to Itemizer-Observer and Sun Enterprise*, February 25, 1981: 3, 5, and 6.

²⁵ "Dallas Has Entered Upon Third State of Its Economic History," *The Sunday Oregonian*, November 7, 1915: Section 5, Page 1.

²⁶ Maxwell, "Dallas Combines Industry with Fine Residential Areas," Page 10, Section 3.

²⁷ "Thirty-One Highways for Oregon Outlined in Blanket Measure," *The Oregon Daily Journal*, February 1, 1917: 6.

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Monmouth would leave Dallas on a “stub” and Independence on a “spur.” Heated newspaper editorials and legal disputes all the way to the State Supreme Court ensued. In the end, the Monmouth route, with stubs and spurs, was the one constructed.²⁸

Although significant economic problems occurred once the Great Depression swept the nation after the stock market crash in 1929, Dallas’s development had already started to slow during the 1910s. No new subdivisions were recorded in this period after 1912. While the population still increased in Dallas during the latter half of this period, the rate of growth slowed tremendously over the growth between 1900 and 1910. The population reached 2,701 in 1920, only a 27% increase from 1910. Construction of commercial buildings within the historic district slowed during the late 1910s to 1920s, with only five built (extant buildings are 742 Main Street, the Mountain States Power Company at 788 Main Street, the Dallas J.C. Penney Company at 939 Main Street, 156 SE Mill Street, 739 SE Jefferson Street, and multiple rear additions to buildings along Main Street). Dallas’s population reached 2,957 by 1930, just a 10% increase from 1920. Amid this stalled growth, two local newspapers, the *Itemizer* and the *Observer*, consolidated in 1927 to become the *Polk County Itemizer-Observer*.

Decline, Depression, and World War II: 1929–1945

This period reflects Dallas’s survival through the Great Depression and the impact of World War II on the small city. Despite the hardship of this period, the city’s population increased at a greater rate than the previous decade, reaching 3,570 in 1940, an increase of just over 20% from 1930.

Construction was limited during this period, reflecting the prevailing economic conditions of Oregon and the nation. The pattern of no new subdivisions recorded continued from the previous period into this one. Despite the nation-wide economic downturn, Willamette Valley Lumber maintained a relatively stable business and only closed for a brief time when logs were in limited supply. Willamette Valley Lumber maintained two shifts for several years, supposedly the only company to do so in the entire Willamette Valley.²⁹ The company’s two shifts were briefly paused when the Roosevelt Administration enacted the National Recovery Administration in 1933 and adopted a lumber code to aid economic recovery that set standard prices and a 40-hour work week.

Although Willamette Valley Lumber weathered the Depression, the economic impact of the time was more fully felt by local businesses and residents. Many local businesses used scrip instead of cash—scrip is a substitute for legal tender, like a certificate or simply credit. Roosevelt’s New Deal programs did provide employment for a number of Polk County residents, with 335 men employed by the Civil Works Administration. The Public Works Administration (PWA, 1935–44) participated in improvements to the Salem-Dallas highway and provided grant funding to help construct a new city hall (1936). City Hall was built in 1936 (187 SE Court Street). Otherwise, construction in Dallas was largely limited to a handful of single-family dwellings. A fire destroyed the Willamette Lumber plant in 1940 and the plant was reconstructed during 1941.

As the United States entered World War II in December 1941, there was a flurry of defense-related activity across the country. Camp Adair, a U.S. Army training facility, was established in 1942 and covered over 50,000 acres in northern Benton County and southern Polk County. The majority of its acreage (39,000 acres) was located in Polk County. At its peak occupancy, Camp Adair had 40,000 inhabitants. With such an influx of people in the area, a housing shortage impacted surrounding communities, including Dallas. Camp Adair was decommissioned in 1946 after the war ended and some buildings were relocated to Dallas.

Post-World War II Resurgence: 1946–1955

This period marks the city’s initial resurgence after World War II, beginning the year after the completion of the war and ending in 1955, when the storefront and first-story facade remodel occurred at 827 Main Street

²⁸ Pinyerd and Niederer, *Historic Preservation Northwest*, “Historic Resources of Downtown Dallas, 1889-1953,” 6.

²⁹ “Polk Pourri,” *Itemizer-Observer and Sun Enterprise*, February 25, 1981: supplement, page 4.

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(Sanders Building). This remodel remains intact and exhibits a comprehensive and distinctive design. This period was marked by a moderate population increase and renewed downtown construction and includes the 1948 conversion of the commercial building at 166 SE Mill Street to the New Rio Theater (now called the Dallas Cinema) (see **Figure 18**). Dallas had a moderate population boom in the World War II years and in the immediate post-war years, reaching 4,793 by 1950, almost a 34% increase from the prior decade.

Several buildings were constructed downtown during the early 1950s. These buildings were primarily one-part commercial block in form, in line with older construction around the periphery of the downtown core (see **Current Photographs 4 and 9**). Their materials and restrained architectural detailing set them apart as mid-20th century designs, including glass block, Marblecrete panels, and Roman brick. One building within the proposed district (994 Main Street, ca. 1950) is contemporary with these buildings but features elements more associated with shifts occurring in commercial architectural design in place by the mid-1950s. It is a free-standing building, set back from the sidewalk, with open space around it and reflects the increasing reliance on the automobile. The Sanders Building at 827–831 Main Street was remodeled in 1955, utilizing modern materials to give the ca. 1875 building a facelift, and marks the end of the period of significance for the historic district (see **Current Photograph 1**).

Following an initial population boom during the 1940s, growth in Dallas slowed between 1950 and 1960, but increased again between 1960 and 1970. Since 1970, the city's population has more than doubled, reaching over 14,000 residents by 2010.

Criterion C: Architecture

Architectural Development of Downtown Dallas: Late 19th and Early 20th Century Commercial Development & Architecture

The following historic context discusses the evolution of commercial buildings in downtown Dallas, including building forms, architectural style trends, and a brief overview of key architects and builders.

Dallas's historic commercial core is organized around the courthouse square, along Main Street, SE Mill Street, and SE Court Street. The courthouse square is the heart of downtown and defines the spatial organization of the district; it is the tallest building and occupies an entire block. Paved streets and sidewalks, with alleys bisecting each block to keep utilitarian functions at the rear of buildings, further define the downtown character. The buildings reflect nearly a century of downtown growth in Dallas, with a cohesiveness in materials and scale that demonstrate a clear sense of place.

The pattern of development downtown reflects the prominence of the courthouse square, which embodies the importance of Dallas as the county seat to the community. The oldest commercial development in Dallas occurred immediately adjacent to the courthouse square, originally with wood-frame buildings, followed by masonry construction as the community grew. The earliest commercial masonry construction occurred in the block fronting courthouse square (800 block of Main Street), with expansion of the downtown core spreading to the north, south, and west of the square. The railroad line (which arrived in 1880) ran along Church Street, one block to the west of the courthouse square block, created a clear delineation in development. Residential development surrounded the downtown core on all four sides.

Building Forms

The building forms used for commercial buildings, the courthouse, City Hall, and the former public library convey the urban, commercial character distinguishing the historic district from surrounding residential neighborhoods. The character-defining building forms within the historic district are the two-part and one-part commercial blocks, modern commercial, and central block with wings. The commercial building forms are intended to be viewed from the front—from the primary streets. The importance placed on the front facade

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shaped a characteristic open space at the rear of buildings within each block, as well as drive-up access to the modern commercial form (see **Figure 5 Resource Forms Map**). The discussion of form typology is derived from Richard Longstreth's *The Buildings of Main Street: A Guide to American Commercial Architecture* (2000).

The open space behind the buildings supports service access and often multiple secondary additions to the buildings (see **Current Photograph 14**). Alleys provide access to this open space within the two blocks west of Main Street. Surface parking with curb cut access to the surrounding streets supports access to the open space in the blocks east of Main Street that do not have an alley. This established development pattern of front public density and rear open service space is evident in 1884 Sanborn Fire Insurance maps and sustained through the subsequent 130-plus years of development. The modern commercial form continues these patterns but utilizes free-standing lot placement to provide drive-through service access. Alterations over time include the adding and removal of rear additions, and gravel and asphalt within the open spaces to reduce dust and mud.

Two-Part Commercial Block

The two-part commercial block is the second most common building form within the historic district (i.e., 16 built), but occupies the most prominent locations within the historic district. The two-part commercial block form is characterized by two or more stories and a horizontal division into two distinct interior zones. This distinction is retained and most visible on the front facade of the two-part commercial blocks within the historic district. Included under this form are Western Falsefront form buildings at 742 Main Street and 873–877 Main Street. The Western Falsefront is distinguished by a tall front parapet in front of a front gable roof. Other than this exterior physical difference, the interior zone configuration is the same as a two-part commercial block. The period of construction for buildings with this form within the historic district extended from ca. 1862 through ca. 1920. Over half of these (8) were built prior to 1900.

The two-part commercial block building form was popular nationwide from the 1850s through 1950s for small and moderate sized commercial buildings. The form, materials, and stylistic influences characteristic of the period of construction, the landscaped open space (courthouse square), and monumental government character of the county courthouse define the distinctive visual character of the historic district. The portion of Main Street across from Courthouse Square retains the core, cohesive grouping of two-part commercial blocks. Two-part commercial blocks also anchor the outer block corners within the historic district. These anchors reinforce the commercial character of vistas along primary streets within the historic district. The upper story spaces of the two-part commercial block buildings convey their historic role of providing space for a more varied range of commercial and social activity beyond what first story spaces can support. Upper story additions at 827–831 Main Street (Sanders Building, third story between 1913–1915) and 837–839 Main Street (I.O.O.F. Lodge, second story in 1870, converting it from a one- to two-part commercial block) occurred during the period of significance and convey the increased need and role for these upper story spaces and the increasing land values within the historic district (see **Current Photograph 1**). Two-part commercial blocks within the historic district predominately convey the stylistic influences of the Late Victorian and Late 19th and 20th Century Revivals.

Two-part commercial blocks feature a horizontal division into two distinct zones; the zones correspond to functions with different levels of public use. Two-part commercial buildings within the historic district exhibit this characteristic horizontal division. The first-story zone contains public interfacing space with a storefront and direct sidewalk access. Examples of past first-story functions within the historic district include jeweler, drug stores, bank, bakery, grocery, and restaurants. These functions benefit from storefront visibility into their space, and the frequent foot traffic associated with a downtown location. The upper stories contain private functions, serving as another clear zone separation. Within the historic district this included offices, hotel rooms, a photography gallery, and meeting halls. Separation from street-level activity and windows for day lighting and ventilation benefit these functions (see **Current Photograph 4**).

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Building structure, exterior finishes, materials, and fenestration patterns characteristic of the period of construction and architectural style influences remain on the two-part commercial block form buildings within the historic district. The buildings typically have a rectangular plan corresponding to underlying lot lines. Load bearing, common bond brick masonry is the most used structure for two-part commercial blocks within the historic district (see **Figure 6 Resource Structure Map**). Exceptions are concrete at two buildings (the New Scott Hotel at 180–194 SE Mill Street and 742 Main Street), the mix of concrete and brick at 970–976 Main Street (ca. 1914), and the concrete block at 739 SE Jefferson Street. The front facade contains most of the characteristics conveying the period of construction, significant alterations, and architectural style influences due to its public visibility and the lot-line (shared party wall) construction within the historic district. Features extend, often to a lesser degree, to side facades at corner locations with a utilitarian character at rear facades. Brick and stucco, reflecting the period of construction, are the main exterior material finishes for two-part commercial blocks within the historic district, with brick used slightly more frequently along Main Street. Distinctive brickwork includes variations in brick type and color at and within veneer (e.g., the Sanders Building at 827–831 Main Street and Dallas National Bank at 101–127 SW Court Street), decorative corbeling (e.g., Sanders Building at 827–831 Main Street and Crider Building at 857 Main Street), and projecting quoins and window surround details (the Thompson J.B. Building at 186 SW Court Street) (see **Current Photograph 2**). Distinctive stucco work includes scoring to replicate the more expensive ashlar stone (Uglow, Abel at 807 Main Street and the I.O.O.F. Lodge at 904 Main Street) and raised decorative exterior architectural detailing and moldings (e.g., Uglow, Abel Building at 807 Main Street, the Uglow, Abel Annex at 131-139 SW Mill Street, and the I.O.O.F. Lodge at 904 Main Street) (see **Current Photograph 14**). The building at 970–976 Main Street is unique within the historic district for the molded ornamentation (Art Deco style) on the upper story and parapet, attributed to cast concrete as part of the concrete structure or applied as part of the stucco cladding. The building at 739 SE Jefferson Street exhibits the distinctive use of concrete blocks having a rough surface imitating stonework at the front and side facades. Most buildings have flat roofs with parapets, except for gable roofs at 742 Main Street and 873–877 Main Street that are set behind a front parapet. The use of skylights and small light wells was limited and occurred towards the back portion of the buildings, with skylights only evident on 873–877 Main Street. A projecting belt course or a recessed panel marks the first to upper story transition, with a cornice along the upper portion of the parapet. Cornices form a prominent visual element of the two-part commercial blocks fronting courthouse square. Buildings at 811 Main Street (Craven Hardware Store), 837–839 Main Street (I.O.O.F. Lodge), 857 Main Street (Crider Building), 887 Main Street (Wilson, A.K. Building), 904 Main Street (I.O.O.F. Lodge), 186 SW Court Street (Thompson, J.B. Building), and 180–194 SE Mill Street (New Scott Hotel) have some of the more elaborate cornices (see **Current Photograph 8**).

Front facade storefronts framed by masonry walls on the first story are characteristic of the form and period of construction. Within the historic district, these consist mainly of low wood or masonry bulkheads, large glass display windows with transoms set in wood or metal frames, and a front entrance. Some transoms retain distinctive prism glass (e.g., the Brown Building at 861–865 Main Street and the Crider Building at 857 Main Street). Most entrances are recessed and flanked by angled display windows and bulkheads, with some located at the sidewalk edge. There are three corner entrances at corner buildings along Main Street. Posts carrying headers that support the upper wall above the storefront consist of cast iron posts with ornamental detailing produced in Dallas by the Dallas Foundry, as well as wood and masonry (examples include 861–865 Main Street (Brown Building), 887 Main Street (Wilson, A.K. Building), 904 Main Street (I.O.O.F. Lodge), (see **Current Photograph 8**). The storefront at the 739 SE Jefferson Street building consists of a central double door entrance flanked by windows. Canopies at front entrances (the I.O.O.F. Lodge at 837–839 Main Street and 873–877 Main Street) retain their flat metal design, metal tie backs, and transom bar placement (to shade display windows while allowing daylight at the transoms). Noncontributing alterations have changed some of the canopy cladding material. Contributing alterations within the period significance include a comprehensive storefront remodel of the Sanders Building at 827–831 Main Street ca. 1950s (see **Current Photograph 1**). This remodel utilized pigmented blue structural glass, aluminum display window trim, curved glass block, and a curved canopy over the front entrance. Alterations include added noncontributing awnings, Roman brick, veneer stone, aluminum display window frames and doors, and horizontal board exterior finishes and covering over of transoms at some storefronts.

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The window openings are characteristic of the period of construction and stylistic influences, and the patterns of the upper story being used for private life are characteristic of two-part commercial blocks. Openings are generally symmetrical with single windows. Tall, narrow openings are characteristic of the late 1880s buildings within the historic district. Wider openings correspond to the 1890s through 1910s, including facade alterations (e.g., 873–877 Main Street), the exception being 742 Main Street, built ca. 1920. Most openings have either projecting surrounds and lug sills, or a change in building materials and patterns to highlight the headers (e.g., Dallas National Bank at 101–127 SW Court Street) (see **Current Photograph 2**). Window sash, trim, and frames remain wood, with some noncontributing replacements to aluminum and vinyl. Sashes are mostly rectangular, with only the I.O.O.F. Lodge at 904 Main Street, ca. 1890, having examples segmental arched top sash (see **Current Photograph 7**). Most are 1:1 double-hung sashes, with some 2:2 and divided lights (e.g., I.O.O.F. Lodge at 904 Main Street and the Brown Building at 861–865 Main Street), and 4:4 and 6:6 lights (e.g., 742 Main Street). There are some paired windows (e.g., the New Rio Theater at 166 SE Mill Street, the Craven Hardware Store at 811 Main Street, Polk County Courthouse at 850 Main Street, and the I.O.O.F. Lodge at 904 Main Street), triple windows with transom (e.g., Sanders Building at 827–831 Main Street), and fixed with a pivot transom (e.g., I.O.O.F. Lodge at 837–839 Main Street) (see **Current Photograph 10**). There are some noncontributing changes, such as adding horizontal sliders and fixed sash. Surrounds remain and are a prominent visual element of the two-part commercial blocks fronting Courthouse Square.

One-Part Commercial Block

The one-part commercial block is the most common building form within the historic district, with 19 built, but it is less prominent than the two-part commercial block. Their period of construction spans from ca. 1892 (just two small examples) to ca. 1953. Most (12) were built between ca. 1920 and 1953 and convey ongoing investment, but at a different scale to the generally earlier volume of two-part commercial block development within the historic district. The form, materials, and stylistic influences characteristic of the period of construction for the buildings contribute to the distinctive visual character of the historic district. One-part commercial blocks reinforce the commercial character of vistas along primary streets within the historic district. Those built within the historic district predominately convey the stylistic influences of the Late 19th and 20th Century Revival and Late 19th and Early 20th Century American Movements, with some Modern Movement influence with later construction.

The one-part commercial building form was developed during the mid-19th century and quickly gained popularity. According to Longstreth, one-part commercial block buildings “could generate income, yet represented a comparatively small investment” in comparison to larger-scale buildings.³⁰ In communities where development pressure was/is high, it is rare to find intact one-part commercial blocks constructed prior to 1900 as second stories were added to increase value and use or they were demolished to make way for larger buildings. The second story addition to 837–839 Main Street (I.O.O.F. Lodge) is an example of conversion of a one-part commercial block to a two-part commercial block to meet local need.

The one-part commercial block form is characterized by a single story with a prominent facade and parapet; this is retained and visible on the front facade of the one-part commercial blocks within the historic district. The first-story zone contains public interfacing space, with a storefront and direct sidewalk access. Examples of past first-story functions within the historic district include post office, grocer, butcher, restaurant, retail, and hardware and tin shop. These all benefit from visibility into their space, and the frequent foot traffic associated with a downtown location.

Building structure, exterior finishes, and materials characteristic of the period of construction remain on the one-part commercial block form buildings within the historic district. The buildings typically have a rectangular plan corresponding to underlying lot lines. Load-bearing, common bond brick masonry is the most used

³⁰ Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press, 2000).

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structure for one-part commercial blocks within the historic district (see **Figure 6 Resource Structure Map**) These commercial blocks utilize a wider range of structures than two-part commercial blocks. Other structures used include concrete (buildings), generally poured in place and board formed); concrete and brick (1); concrete and hollow clay tile (1); concrete block (2) with a smooth finish and that also functions as exterior finish material, hollow clay tile (3), and wood frame (3). The front facade contains most of the characteristics conveying the period of construction, significant alterations, and architectural style influences, due to its public visibility and the lot-line (shared party wall) construction within the historic district. Features extend, often to a lesser degree, to side facades at corner locations, with utilitarian alley and rear facades.

Stucco, reflecting the period of construction, is the main exterior material finish with just a few of the one-part commercial blocks utilizing brick. Distinctive stucco work includes scoring to replicate ashlar stone (772 Main Street, 131–139 and 145 SW Mill Street, and 131–147 SW Court Street) and decorative exterior architectural detailing and moldings (Uglow, Abel Annex at 131–139 SW Mill Street and 145 SW Mill Street) (see **Current Photograph 14**). Brick use is as a veneer over hollow clay tile at the Dallas J.C. Penney Company at 939 Main Street and the 947 Main Street building, as a noncontributing panelized product at 128–140 SE Mill Street, and as a noncontributing addition at 950 Main Street (see **Current Photograph 8**). Painted concrete is the finish material at one concrete structure building (167 SW Court Street). All buildings have flat roofs with parapets. Parapet heights vary: Generally taller parapets are associated with pre-1940s buildings and shorter parapets are on the 1940s and 1950s buildings. Some parapets are stepped (e.g., Mountain States Power Company at 788 Main Street) or arched (e.g., 156 SE Mill Street). The building at 155–159 SW Court Street features a unique projecting concrete awning with Streamline Moderne-influenced curved corners and edge banding. Cornices form a prominent visual element of the one-part commercial blocks. Buildings at 131–139 SW Main Street (Uglow, Abel Annex), 145 SW Mill Street, 131–147 SW Court Street, and 772 Main Street have some of the more elaborate cornices.

Front facade storefronts framed by masonry walls are characteristic of the form, first story, and period of construction. Within the historic district, these consist of low wood or masonry bulkheads, large glass display windows with transoms set in wood or metal frames, and a front entrance. Most entrances are recessed and flanked by angled display windows and bulkheads, and some are located at the sidewalk edge (see **Current Photographs 3 and 4**). Added noncontributing awning additions occur at several buildings (e.g., 124 SW Court Street). Posts carrying headers that support the upper wall portions above the storefront consists of cast iron posts with ornamental detailing produced in Dallas by the Dallas Foundry (Uglow, Abel Annex at 131–139 SW Mill Street), as well as wood framing and masonry (see **Current Photograph 14**). Alterations include added noncontributing Roman brick and veneer stone exterior finishes and covering transoms at some storefronts.

On the front facade there are not any other window openings besides the storefront windows. Windows are not frequent on the side facades due to the lot-line construction. Where they do occur on side and rear facades, they are generally utilitarian in character, small, and either wood or metal. Alterations include noncontributing replacement vinyl sashes.

Central Block with Wings

The central block with wings form is used within the historic district, for the former public library (191 SW Court Street, currently a private school), the county courthouse (850 Main Street), and City hall (ca. 1936, built with Works Project Administration funding). The form, materials, and stylistic influences characteristic of the period of construction for the buildings contribute to its distinctive visual character within the historic district. The buildings' form reinforces the commercial character of the vista along SW Court Street within the historic district. The building conveys the stylistic influences of the Late 19th and 20th Century Revival Movements.

The form is characterized by a projecting front classical portico flanked by wings that are more than half as wide as the center section. This is evident in the former public library, while the projecting front of the

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courthouse is flanked by deeply recessed, arched entrances. The building form reads as a single mass. The raised daylight basement and associated rusticated masonry base give the impression of vertical massing associated with two stories.

The elevated first floor level and entrance, and the free-standing lot placement with associated landscaping, are characteristic of the buildings' original public role as a library and courthouse. These elements build on signifiers of that form (e.g., classical front portico, inset clock tower with classical detailing) to collectively convey a monumental character distinguishing the building from commercial buildings within the historic district. The first-story zone contains public interfacing space that is elevated above activity along the sidewalk. This provides both the benefit of access for frequent foot traffic and a semi-private character consistent with the first-floor functions (e.g., public service counters, court rooms, reading room, check-out counter).

Building structure, exterior finishes, and materials characteristic of period of construction remain on the buildings. These include the load-bearing stone and the former library's brick veneer (including a different pilaster and jack arch brick color), rusticated masonry base, wood portico columns and double-hung windows. The front facade of the library contains the distinctive portico and double entry stairway; however, the characteristics conveying the period of construction and architectural style influences continue on all facades due to the public visibility of the free-standing lot placement (see **Current Photographs 5 and 10**).

Modern Commercial

There is only one modern commercial form building within the historic district—994 Main Street. Built as a drive-in restaurant, the building's form and characteristic lot placement convey the 1950s commercial response to the ubiquity of use of the automobile. The form, projecting roof, materials, and paved (hard driving surface, not a specific material) driveway and off-street parking contribute to the distinctive visual character of the historic district and convey the influence of the Modern Movement.

The modern commercial form is characterized by free-standing, single-story building, with large display windows, and abutting parking and driveway access. These characteristics are retained and visible on the building. The building is oriented towards Main Street and able to serve both drive and walk-up customers with a side drive-up and a front walk-up service windows and an outdoor seating area along Main and Washington streets.

Building structure, exterior finishes, and materials characteristic of period of construction. The building has a rectangular plan and is set back from the property line at Main and Washington streets. Roman brick extends along the street facing facades below the display and service windows. Painted wood sheeting siding extends along all facades. The building has a shed roof with broad, boxed eaves characteristic of the period of construction. A display box with the menu is located on the south facade. A noncontributing addition extends to the rear of the building, built between 1957 and 1963 based on historic aerials (see **Current Photograph 6**).

Architectural Style Trends

The Downtown Dallas Historic District includes buildings that predominately convey the stylistic influences of the Late Victorian and Late 19th and 20th Century Revivals. There are variations present with simple buildings to the more ornate as well as some examples of the Modern Movement. The presence of stylistic features on many of the downtown Dallas buildings demonstrate intentional design and reflect prevailing popular architectural styles on commercial forms. Specific styles represented on Downtown Dallas commercial buildings include Italianate, Chicago/Commercial, Romanesque Revival, Art Deco/Moderne, and Modern.

The oldest commercial buildings within the Downtown Dallas Historic District reflect the **Italianate** style. Italianate was a popular style in Oregon, for commercial and residential buildings, during the second half of the 19th century. Key characteristics of the style, on commercial buildings, are tall, arched windows; extensive

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ornamentation reminiscent of stone construction with columns and quoins; bay windows; and prominent cornices with decorative corbels or brackets (often paired) beneath them. Windows may have decorative surrounds or hoods and cast-iron storefronts are a common feature. Many buildings along Main Street are good examples of the Italianate style, including the I.O.O.F. Lodge (904 Main Street), the A. K. Wilson Building (887 Main Street), the Crider Building (827–831 Main Street), the Brown Building (861-865 Main Street), and the Craven Hardware Store (811 Main Street) (see **Current Photograph 7**).

There are many other buildings downtown that reflect the **Chicago School** or **Commercial** style. Although the Chicago School is associated with the tall skyscraper construction that emerged through technological advances in construction, elements of the resulting Commercial style were applied to much smaller buildings. Key characteristics of the style, on smaller commercial buildings, include minimal ornamentation, flat roofs with simple cornices, and classic storefront arrangements (i.e., bulkhead, storefront windows, transom). Many buildings within the Downtown Dallas Historic District reflect this style and were built during times with less emphasis on ornamentation. Examples include 124 SW Court Street, 167 SW Court Street, and the Dallas J.C. Penney Company at 939 Main Street (see **Current Photograph 8**).

A couple buildings in the Downtown Dallas Historic District exhibit elements of the **Art Deco** and **Moderne** styles. Art Deco as a style was introduced to the world in 1925 at the Exposition Internationale des Arts Décoratifs et Industriels Modernes in Paris; afterwards it exploded in popularity in the United States during the building boom of the 1920s. The style espoused sleek lines, verticality, new technologies, ornate decoration (e.g., metalwork, ceramics), and angular patterns like sunbursts, zigzags, and chevrons. City hall (ca. 1936) features elements of the Art Deco style from the Modern Movement stylistic period. The Art Deco elements are largely limited to the center parapet over the main entrance, with decorative contrasting brickwork patterns including zigzags and on the east side with decorative headers above the former fire engine bay doors. Streamline Moderne emerged in the late 1920s and was popular through the early 1940s until its abandonment during World War II. Like Art Deco, the style emphasized machine design and technological advances. However, the Streamline Moderne was more of a middle ground style between the ornate luxury of Art Deco and the emerging minimalism of the International Style. Key elements of the Streamline Moderne style include smooth, curving lines and an emphasis on horizontal lines, modern materials (e.g., concrete, stucco, vitrolite glass, stainless steel), and glass block. The building at 155–159 SW Court Street features a unique projecting concrete awning with Streamline Moderne-influenced curved corners and edge banding (see **Current Photographs 4 and 9**).

The courthouse conveys the **Romanesque Revival** style from the Late Victorian stylistic period. It was introduced into the United States in the mid-19th century and is stylistically based on the buildings of ancient Rome. It is a style that was primarily employed on public buildings until it gained popularity through the bold flair of American architect Henry Hobson Richardson in the late 1870s and 1880s as Richardsonian Romanesque. Key elements of the style include masonry construction, rusticated first floors, heavy appearance, round arches at windows and doors, and towers. The courthouse features those elements with its rusticated (raised stone faces relative to mortar joints), pitched-faced (stone dressed to provide a rough face) ashlar (square dressed for thin mortar joints) stone cladding, string courses at floor level transitions, arched window headers, prominent cornice, cross-hipped roof, and clock tower with decorative stone dentils (see **Current Photograph 10**).

Architects

The following section provides a brief overview of key architects and builders. Limited information is available. Oregon did not begin licensing architects until 1919; however, many that were styling themselves as such prior to 1919 were grandfathered in and granted licenses.

Early architects practicing in the surrounding area, according to ads and mentions in local newspapers include:

- Watson & Griswell – advertised as “Architects and Practical House Carpenters” based in Independence

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by 1868. It is unclear if they ever designed any commercial buildings.

- Parker & Ferguson – advertised as “Architects and Builders” based in Independence by 1888. It is unclear if they ever designed any commercial buildings in Dallas. 1889

Morrison Frank H., (1854–1933), architect. Morrison was born in Wisconsin in January 1854 to parents John and Amanda Morrison and grew up in Chautauqua County in upstate New York. He was working as a carpenter by 1875. He married Sarah Eliza York ca. 1877 and they had four children together: Ralph, Hallie, Edna, and Ruth. The family moved west in 1888. Morrison was listed as an architect in Dallas by 1893, but identified his profession as carpenter in the 1900 census records. In addition to working as an architect he was also an engineer, specifically, as the City Engineer for Dallas, Oregon. He completed the plans and specifications for proposed sewers on Washington, Clay, and other streets downtown in 1908.³¹ By 1912, he was partnered with another local architect, J. H. McConnell as Morrison and McConnell. Together, they designed the Carnegie Library (191 SW Court Street) in town.³² Overall, Morrison practiced architecture in Dallas for 40 years before his death in 1933. In addition to the Carnegie Library, Morrison is credited with designing “the new schoolhouse at Buena Vista,”³³ the “new Kirkpatrick” brick building in 1904,³⁴ the Dallas Woodmen Hall (corner of Washington and Jefferson streets) in 1905,³⁵ a brick store building on Main Street for Dr. B. H. McCallon in 1906,³⁶ the new high school in Dallas in 1911,³⁷ the Dallas Armory in 1911, the Dallas Hospital in 1912,³⁸ and several residences.³⁹ Morrison also designed the third story addition and facade upgrade to the Masonic Hall at 827 Main Street in 1913-14.⁴⁰

Morrison died in 1933.

McConnell, Joseph, (unknown), architect. McConnell was identified as a local architect in the local newspaper in 1912 paper. McConnell was partnered with Morrison by 1912 and together they finetuned the stock design for the Carnegie Library as Morrison and McConnell. Other information about McConnell is unknown.

Neer, Delos D., (1847-1919), architect. Neer was a Portland-based architect for nearly 40 years. Neer was born in Charlotteville, New York, in 1847 to parents Charles and Levaucha (Schermerhorn) Neer. After serving in the Union Army during the Civil War, enlisting in 1864, Neer began working for a contractor and builder in Jersey City, New Jersey. He returned to New York to work as a carpenter. In 1875, Neer and his family moved west to San Francisco, where he worked as a carpenter before moving north to Portland in 1879. Then in 1880, Neer established himself as an architect based in East Portland. He had partnership from 1882 until 1883 (Loromer, Neer & Loromer) when he returned to sole proprietorship. In addition to designing the Polk County Courthouse in Dallas, Neer designed courthouses for Clackamas, Benton, Washington, Lane, and Benton counties. He also designed many houses and commercial buildings. He retired in 1918.⁴¹

Pugh, Walter D., (1863-1946), architect. Pugh was born in Salem, Oregon, in April 1863. His father, David Hall Pugh, was a carpenter-builder. The younger Pugh attended Willamette University in Salem and then received his architectural training from Portland with Portland architects McCaw & Wickersham in 1885. He

³¹ “City Council Meet: A Big Grist of Bills—New Ordinances Passed,” *Polk County Itemizer*, July 9, 1908: 1.

³² “The Library Plans,” *Polk County Itemizer*, February 15, 1912: 1.

³³ *Polk County Observer*, August 14, 1903, column 2, page 3.

³⁴ “New Brick Nearly Completed,” *Polk County Observer*, June 17, 1904: 2.

³⁵ “Large Seating Capacity,” *Polk County Observer*, September 8, 1905: 1.

³⁶ “Will Build Brick Block,” *Polk County Observer*, June 29, 1906: 2.

³⁷ “High School,” *Polk County Itemizer*, December 22, 1910: 1.

³⁸ “Notice to Contractors,” *Polk County Observer*, August 6, 1912: 6.

³⁹ “Plans Completed,” *Polk County Observer*, August 18, 1911: 2.

⁴⁰ “To Spend \$5,000 on Building,” *Polk County Observer*, May 2, 1913: 1.

⁴¹ Richard Ellison Ritz, *Architects of Oregon: A biographical Dictionary of Architects Deceased – 19th and 20th Centuries* (Portland, OR: Lair Hill Publishing, 2003), 294-295.

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served as state architect under Governor Sylvester Pennoyer in the early 1890s, supervising construction of the old state capitol (1893) as well as buildings at the State Hospital, Penitentiary, Fairview Home, and Oregon Agricultural College in Corvallis. He designed a number of buildings in Salem as well as the Dallas Hotel in Dallas. He practiced in partnership with Frederick A. Legg of Salem (as Pugh & Legg) in 1906 and 1907, before a brief stint of solo practice in Portland in 1909. He then returned to Salem. Pugh died in 1946.⁴²

Evaluation

The Downtown Dallas historic district is locally significant in the areas of Areas of Commerce and Architecture under Criteria A and C.

The Downtown Dallas historic district is significant in the area of Commerce under Criterion A for its association with broad patterns of history and its representation of the economic development of the city of Dallas. It is also significant in the area of Architecture under Criterion C for its reflection of commercial building design, technology, style, and form over a nearly century-long period of development. As a collection, the buildings reflect the evolution of commerce in the downtown core from some of the earliest permanent construction in the 19th century through the arrival of modernism in the mid-20th century. Of the 43 properties within the boundaries of the historic district that are not individually listed to the National Register, 33 (80%) are contributing.

⁴² Ritz, "Architects of Oregon," 324; "Walter D. Pugh Architect Dies," *The Capital Journal*, November 25, 1946: 11.

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USGS. Aerial Photographs. 1955, 1972, 2005, 2009, 2012, 2014, 2016, 2020, 2022.

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Ziegler, Rebecca. "New Rio Theater." National Register of Historic Places Registration Form. 2021. On file with Oregon State Historic Preservation Office,

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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:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned):

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10. Geographical Data

Acreeage of Property 16

(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	<u>44.9225460</u>	<u>-123.3186142</u>	3	<u>44.9194184</u>	<u>-123.3153176</u>
	Latitude	Longitude		Latitude	Longitude
2	<u>44.9225675</u>	<u>-123.3152832</u>	4	<u>44.9194034</u>	<u>-123.3186316</u>
	Latitude	Longitude		Latitude	Longitude

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

The historic district boundary is in the southwest portion of Township 7 South, Range 5 West in Section 28 (SW corner) in Polk County, Oregon within the City of Dallas. See Figure 3 for an illustration. The boundary starts at the middle of the intersection of Oak and Main streets (Point 1: 44.9225518, -123.3166903), runs east along the centerline of SE Oak Street to a point (Point 2: 44.9225673, -123.3158628) in the middle of the street, then south to the southwest corner (Point 3: 44.922221444, -123.315874449) of tax lot 4200, then east along the south edge of the tax lot to a point (Point 4: 44.9222151, -123.3153119) in the middle of SE Jefferson Street. The boundary continues south along the centerline of SE Jefferson Street to latitude/longitude coordinate (Point 5: 44.9198145, -123.3153189), then west along the south edge of Polk County tax lot 11000 to the northeast corner of tax lot 10400 (Point 6: 44.9198186, -123.3160554), then south along the tax lots east edge to its southeast corner (Point 7: 44.9196779, -123.3160588), then west along the south edge of the tax lot to the northeast corner of tax lot 16000 (Point 8: 44.9196828, -123.3161207). The boundary continues south along the east edge of tax lot 1600 to the centerline of SE Washington Street (Point 9: 44.9194360, -123.3161279). The boundary runs west along the centerline of SE Washington Street to the middle of the intersection of SE Washington Street and Main Street (Point 10: 44.9194407, -123.3167130), then north along the centerline of Main Street to (Point 11: 44.9199430, -123.3167120). The boundary then runs west along the south edge of tax lot 15700 to the tax lot's southwest corner (Point 12: 44.9199460, -123.3172533), then north along the tax lot's west edge to the southeast corner of tax lot 15800 (Point 13: 44.9199635, -123.3172503). The boundary continues west along the south edge of tax lots 15800 and 15900 to the southwest corner of tax lot 15900 (Point 14: 44.91996409, -123.31808243), then north along the west edge of tax lot 15900 to the northeast corner of tax lot 16101 (Point 15: 44.920183955, -123.318081956). The boundary continues west along the north edge of tax lot 16101 to a point (Point 16: 44.920185398, -123.318624435) in the middle of SW Church Street. The boundary continues north along the centerline of SW Church Street to (Point 17: 44.9208839, -123.3186221), then east along the north edge of tax lot 10900 to the tax lot's northeast corner (Point 18: 44.9208807, -123.3180872). The boundary continues north along the west edge of tax lot 10500 to the tax lot's northwest corner (Point 19: 44.9210114, -123.3180833), then runs east to the northeast corner of tax lot 10400 (Point 20: 44.9210138, -123.3176888). The boundary continues north along the west edge of the alley to the centerline of SE Mill Street (Point 21: 44.9215308, -123.3176885). The boundary then runs east along the centerline of SE Mill Street to the middle of the intersection between SE Mill Street and Main Street (Point 22: 44.9215314, -123.3167064). The boundary then continues north along the centerline of Main Street to the start at Point 1.

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Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Dallas Downtown historic district encompasses the significant concentration of buildings that have historically been developed as part of downtown Dallas and that retain architectural integrity and are significantly associated with the commercial development of the community during the period of significance. The boundary seeks to encompass full blocks of the original plat, and does not extend north across SE Oak Street due to the extent of alterations of buildings north of SE Oak Street. South of Court Street and north of Mill Street the boundary does not include parts of the west side of Main Street due to the loss of integrity due to extensive alterations and does not include vacant lots at the outer northeast and southwest corners.

11. Form Prepared By

name/title Katie Pratt, Spencer Howard, cofounders date 3/21/2024
organization Northwest Vernacular, Inc. telephone 360.813.0772
street & number PO Box 456 email katie@nwvhp.com
city or town Bremerton state WA zip code 98337

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.

Photo Log

Name of Property: Downtown Dallas Historic District
City or Vicinity: Dallas
County: Polk **State:** OR
Photographer: Spencer Howard, Northwest Vernacular, Inc.
Date Photographed: May 10, 2023

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

- Photo 1 of 14.** OR_Polk County_Dallas Downtown Historic District_0001. Sanders Building, 827-831 Main Street, looking west at the two-part commercial block and comprehensive storefront redesign marking the end of the period of significance.
- Photo 2 of 14.** OR_Polk County_Dallas Downtown Historic District_0002. Dallas National Bank, 101-127 SW Court Street, looking southwest at the two-part commercial block.
- Photo 3 of 14.** OR_Polk County_Dallas Downtown Historic District_0003. Looking north at the Thompson, J.B. Building (left) at 186 SW Court Street a two-part block example, and an adjacent one-part block example at 168-172 SW Court Street.
- Photo 4 of 14.** OR_Polk County_Dallas Downtown Historic District_0004. Looking south at the two one-part block examples of 167 SW Court Street (right) and 155-159 SW Court Street (left).
- Photo 5 of 14.** OR_Polk County_Dallas Downtown Historic District_0005. Former Carnegie Library at 191 SW Court Street, looking southwest at this central block with wings example.
- Photo 6 of 14.** OR_Polk County_Dallas Downtown Historic District_0006. Looking east at the modern commercial example of 994 Main Street.
- Photo 7 of 14.** OR_Polk County_Dallas Downtown Historic District_0007. Looking south at the front of the I.O.O.F. Lodge at 904 Main Street, and Italianate style example.
- Photo 8 of 14.** OR_Polk County_Dallas Downtown Historic District_0008. Looking west at the front of the Dallas J. C. Penney Company at 939 Main Street a Commercial style example.
- Photo 9 of 14.** OR_Polk County_Dallas Downtown Historic District_0009. Looking east at the front of 155-159 SW Court Street showing its Streamline Moderne influences with the glass block, horizontal lines, and curving lines.

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Photo 10 of 14.OR_Polk County_Dallas Downtown Historic District_0010. Looking east at the Polk County Courthouse at 850 Main Street, a Romanesque Revival style example.

Photo 11 of 14.OR_Polk County_Dallas Downtown Historic District_0011. Looking south along Main Street from the intersection with Mill Street showing courthouse square (left) and the fronting commercial buildings (middle and right).

Photo 12 of 14.OR_Polk County_Dallas Downtown Historic District_0012. Looking northwest from courthouse square showing the fronting commercial buildings with the individually National Register listed Wilson, A.K. Building anchoring the left end.

Photo 13 of 14.OR_Polk County_Dallas Downtown Historic District_0013. Looking east at the rear exposed brick facades of the Brown Building, 861-865 Main Street (left) and 873-877 Main Street (right).

Photo 14 of 14.OR_Polk County_Dallas Downtown Historic District_0014. Looking west along SW Mill Street showing the front of the Uglow, Abel Annex at 131-139 SW Mill Street.

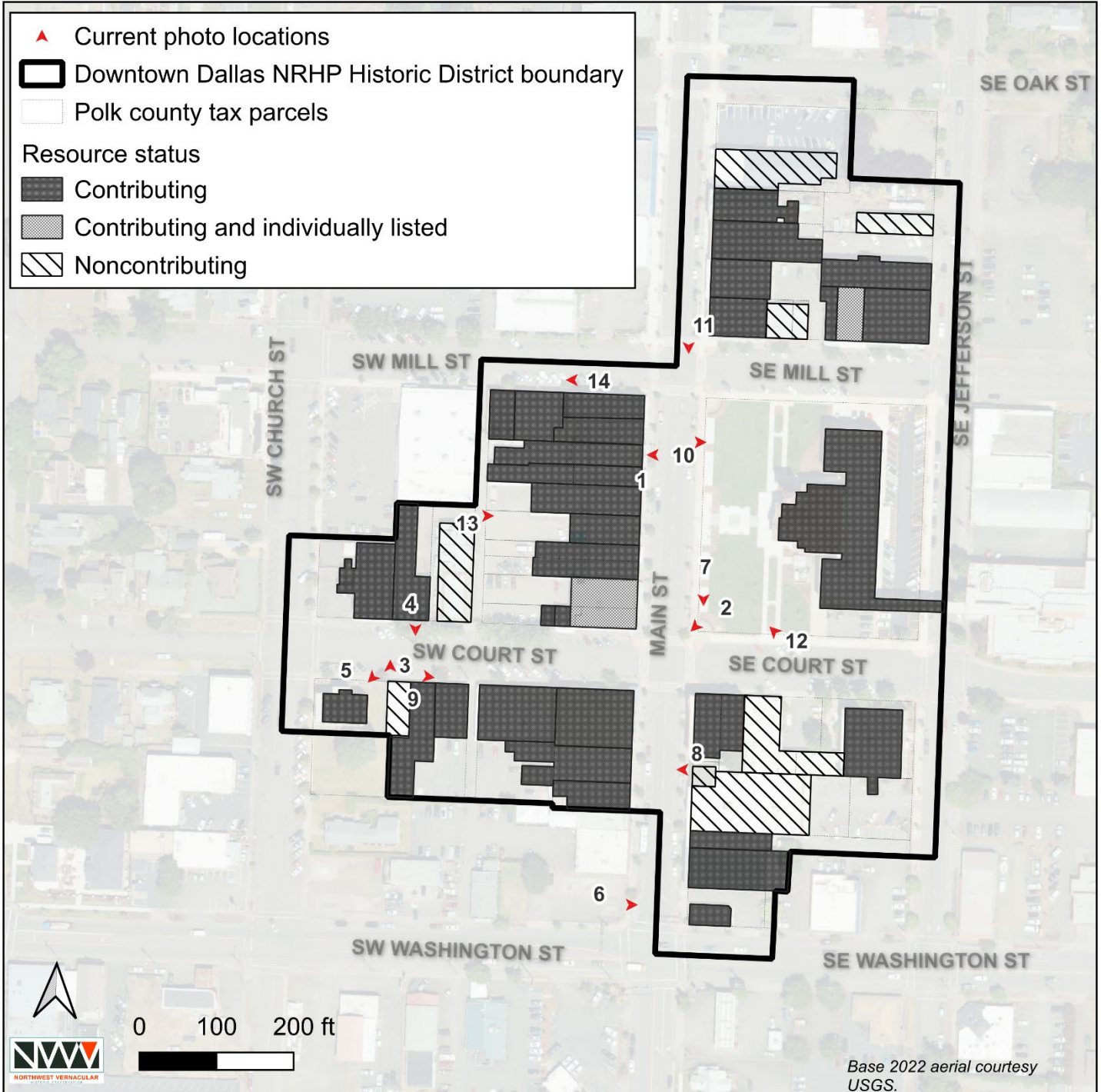
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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.

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Photo Location Map



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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 documents should be inserted with the top toward the top of the page.)

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Fig. 2. Local Location Map.	36
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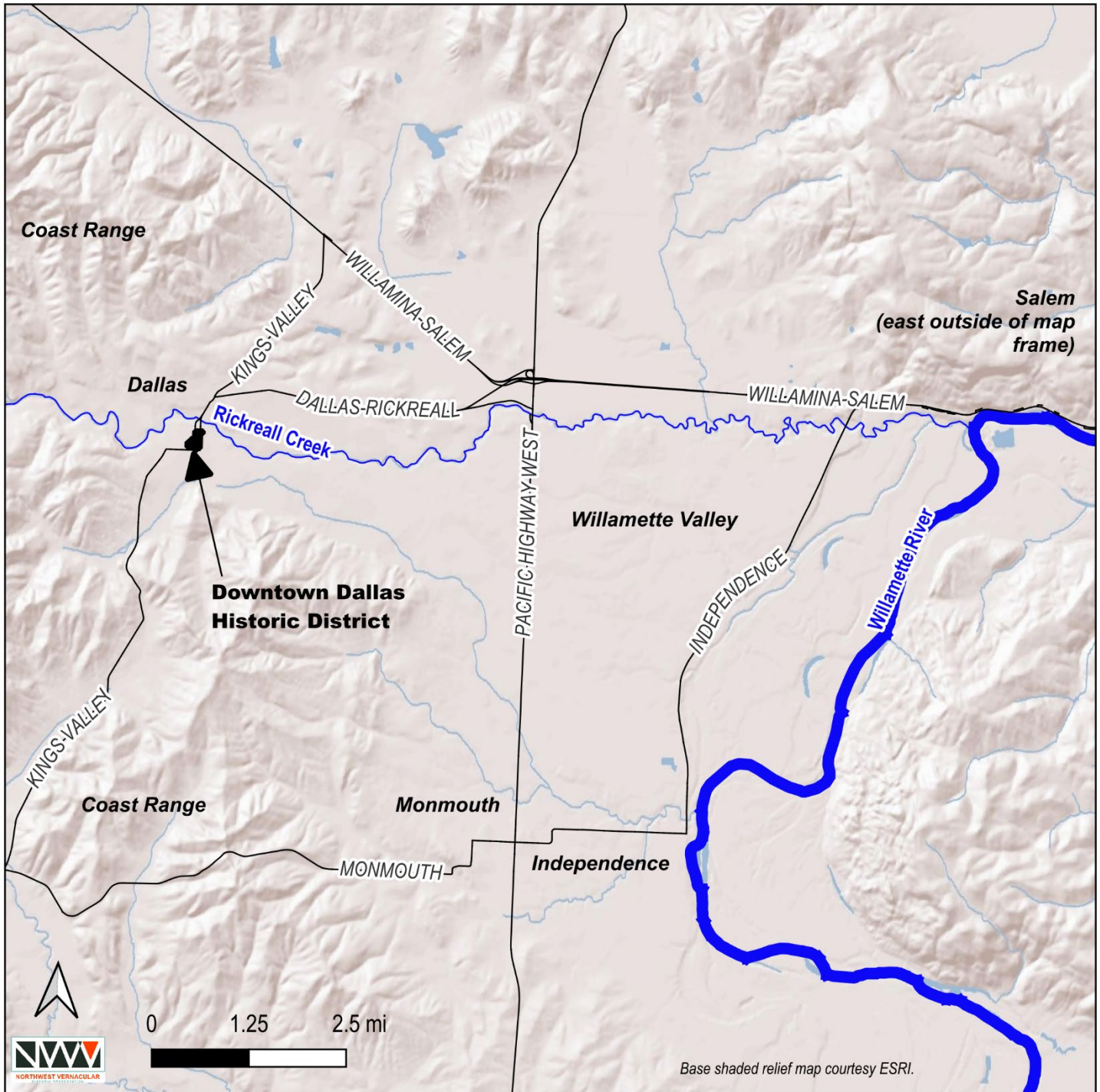
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Fig. 1. Regional Location Map.



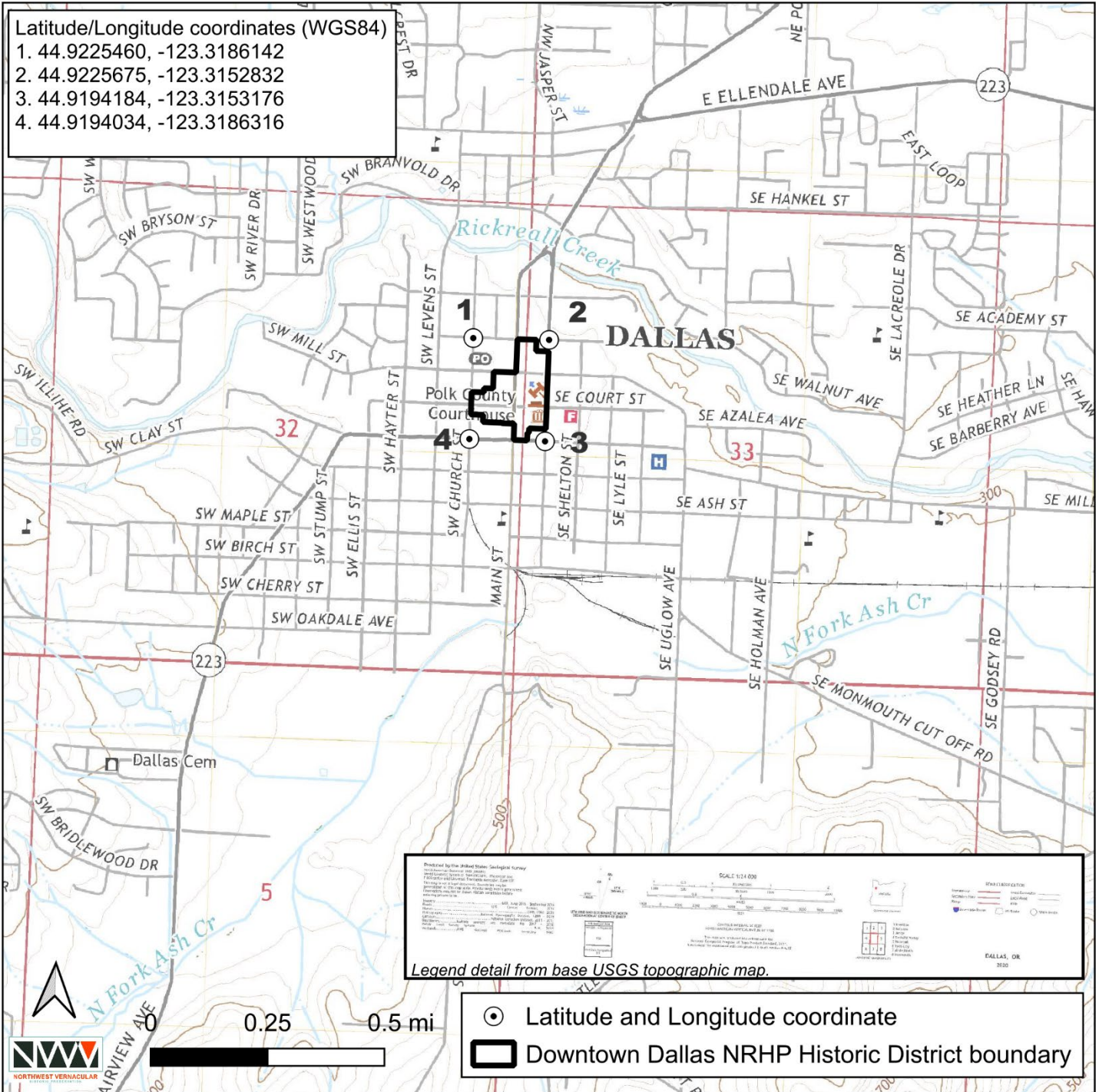
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Fig. 2. Local Location Map.



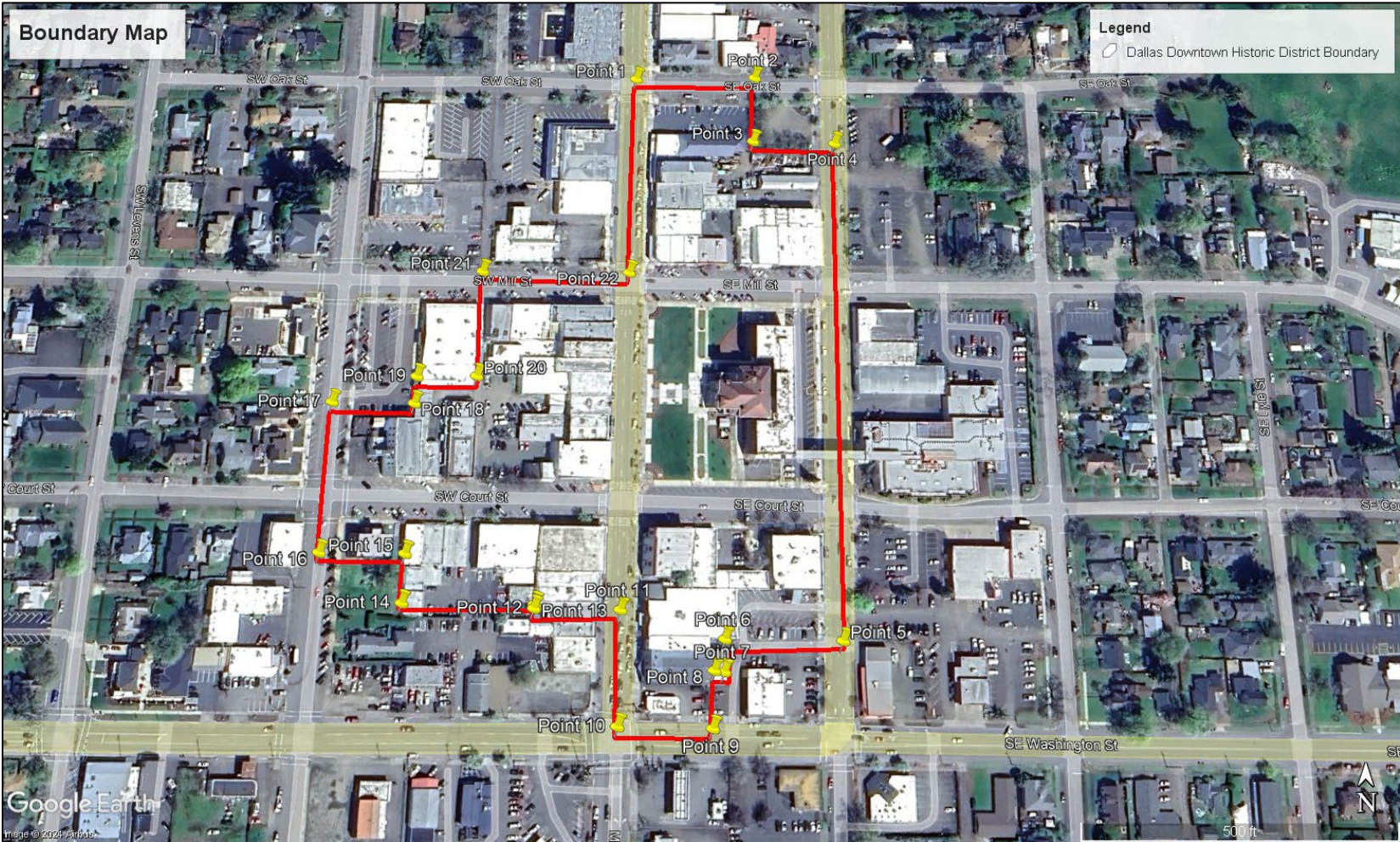
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Fig. 3. Boundary Map.



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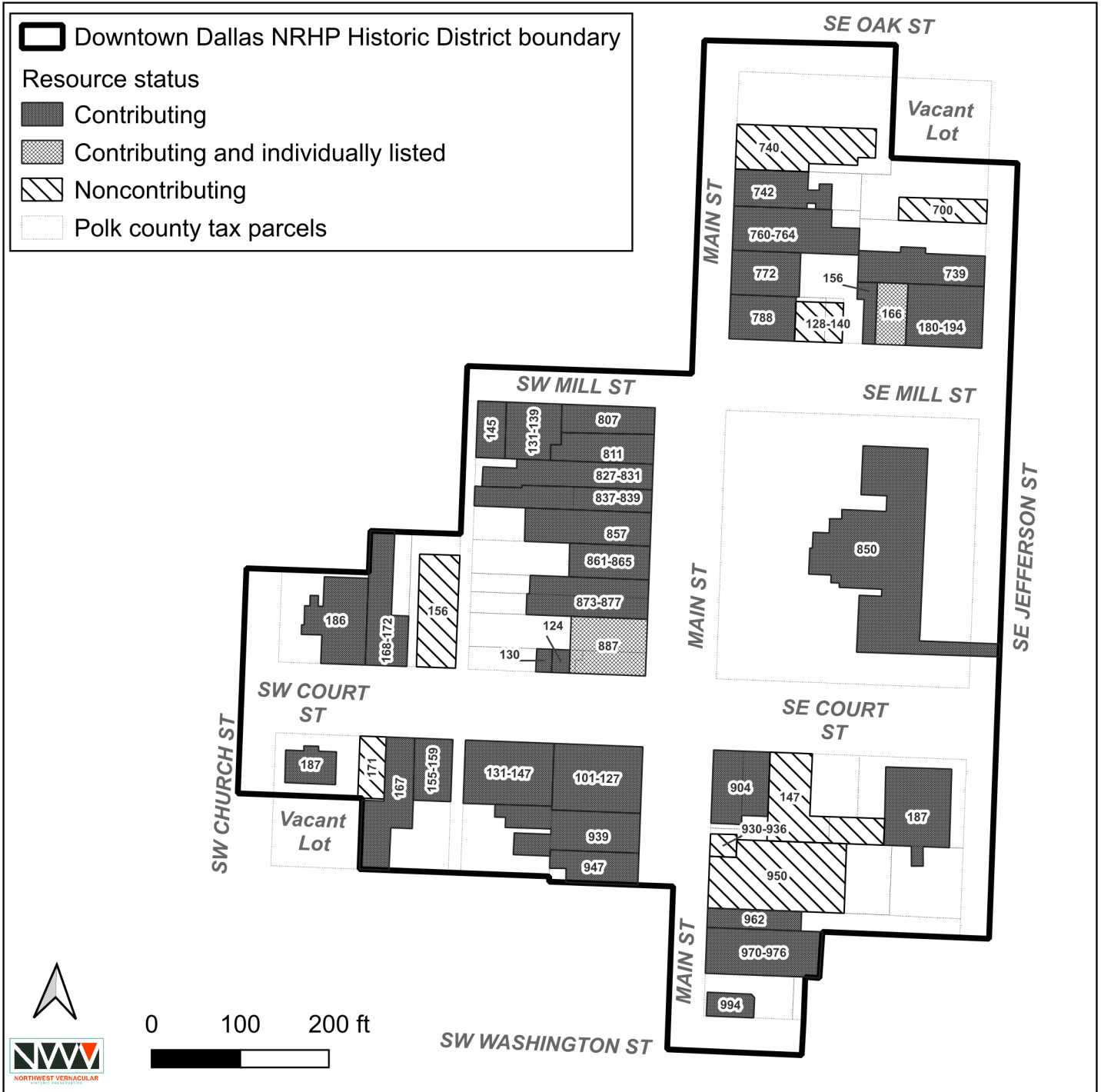
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Fig. 4. Resource Status Map.



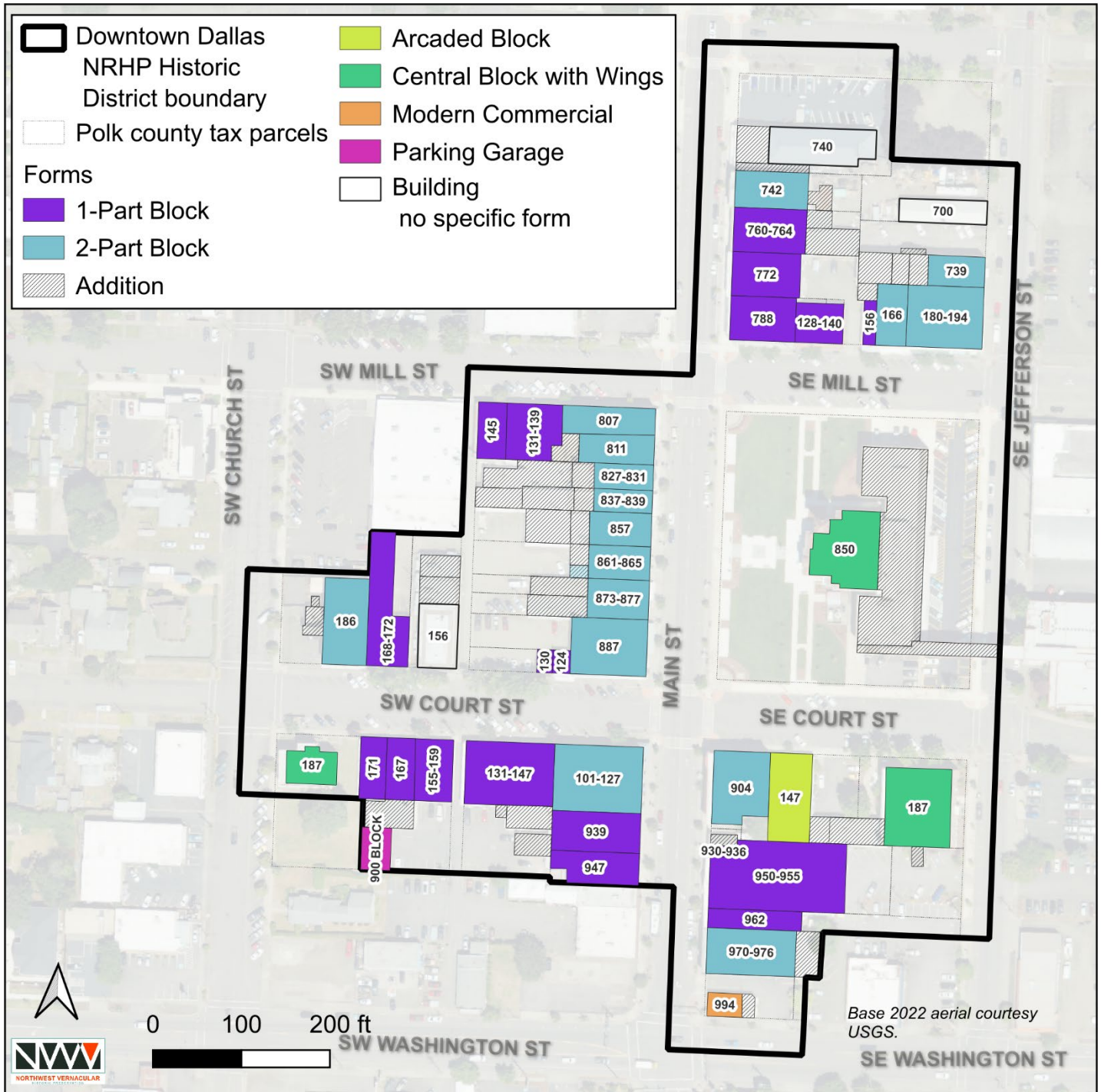
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Fig. 5. Resource Forms Map.



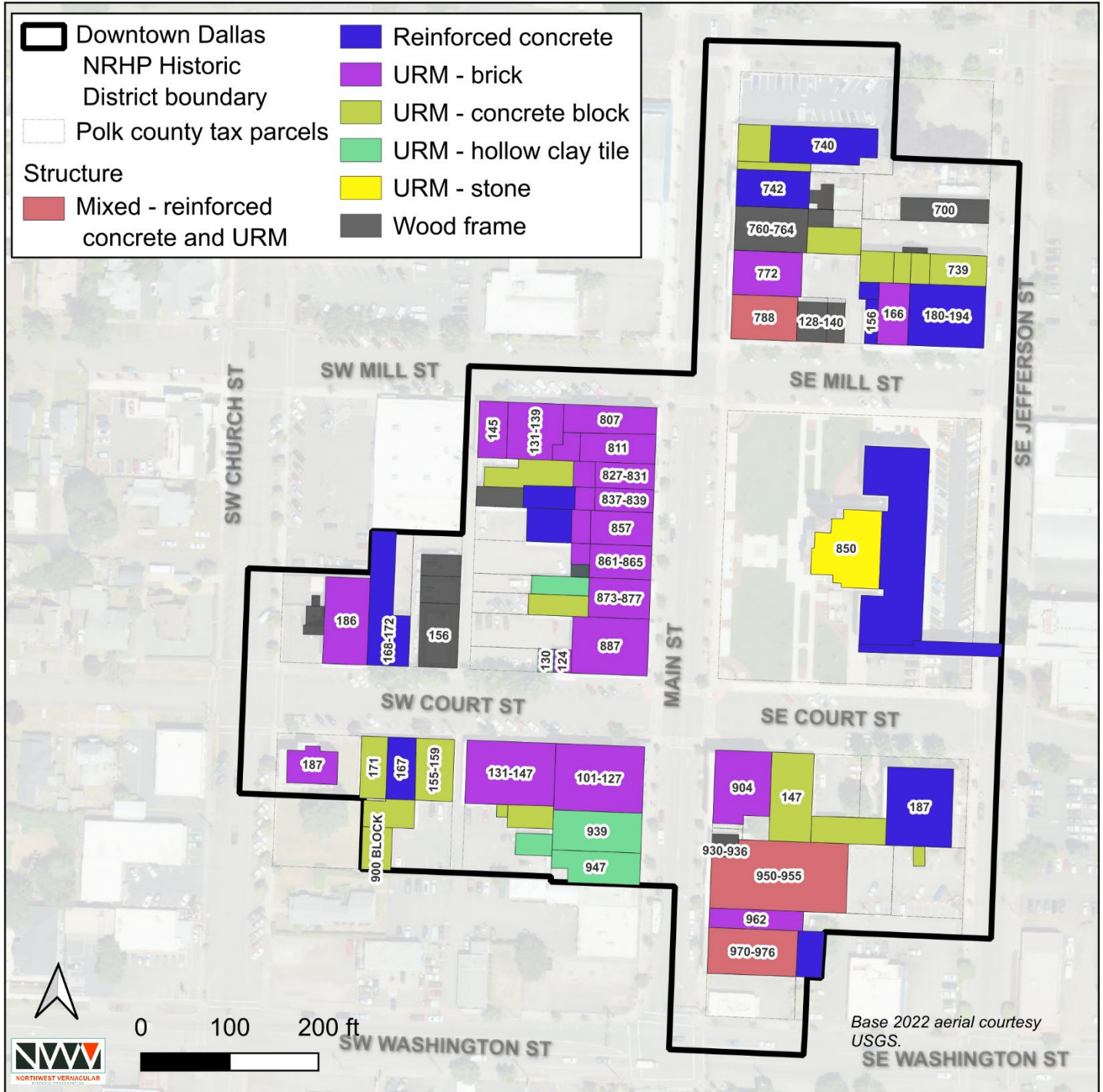
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Fig. 6. Resource Structure Map.



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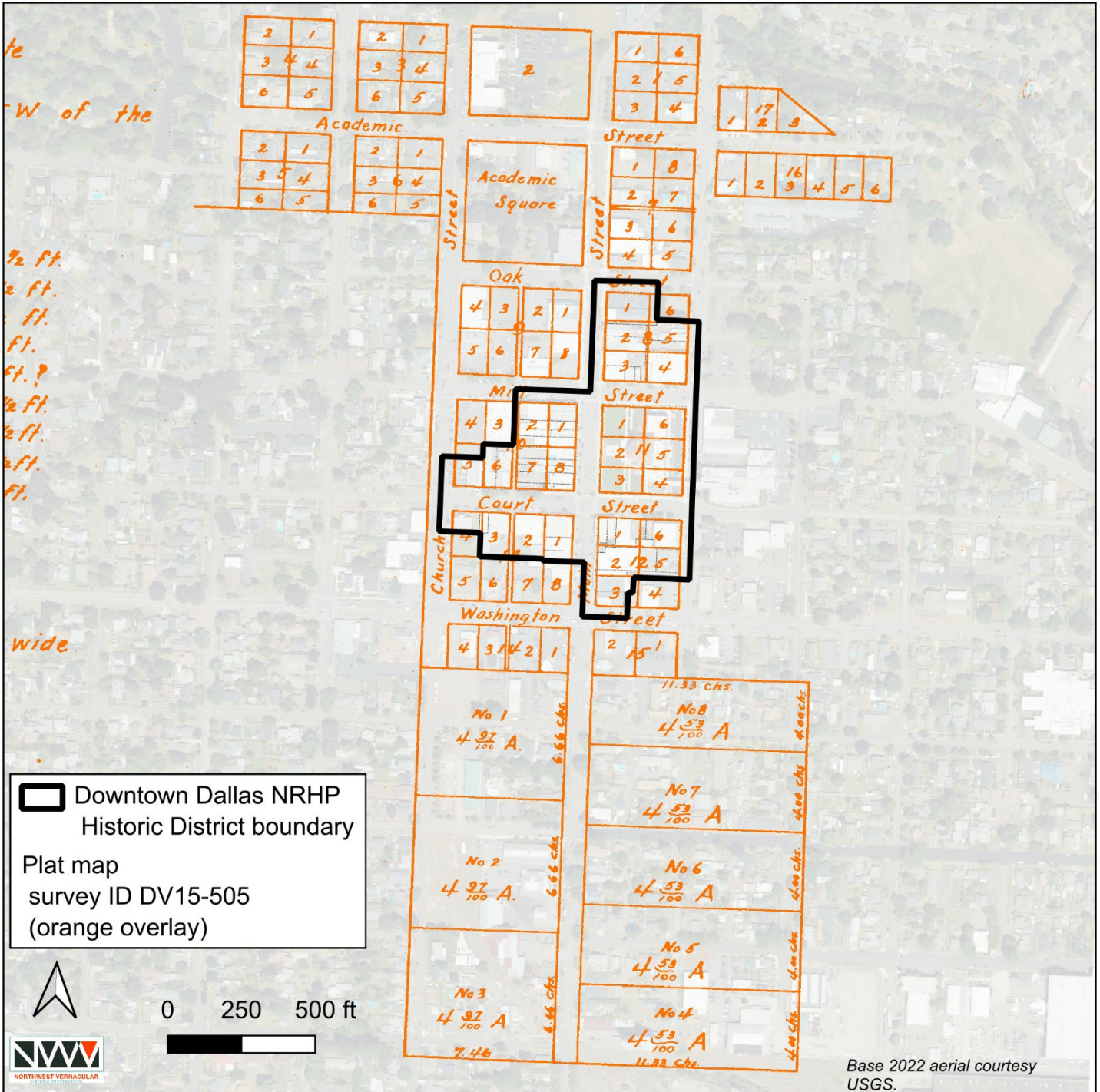
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Fig. 7. 1856 Plat Map.



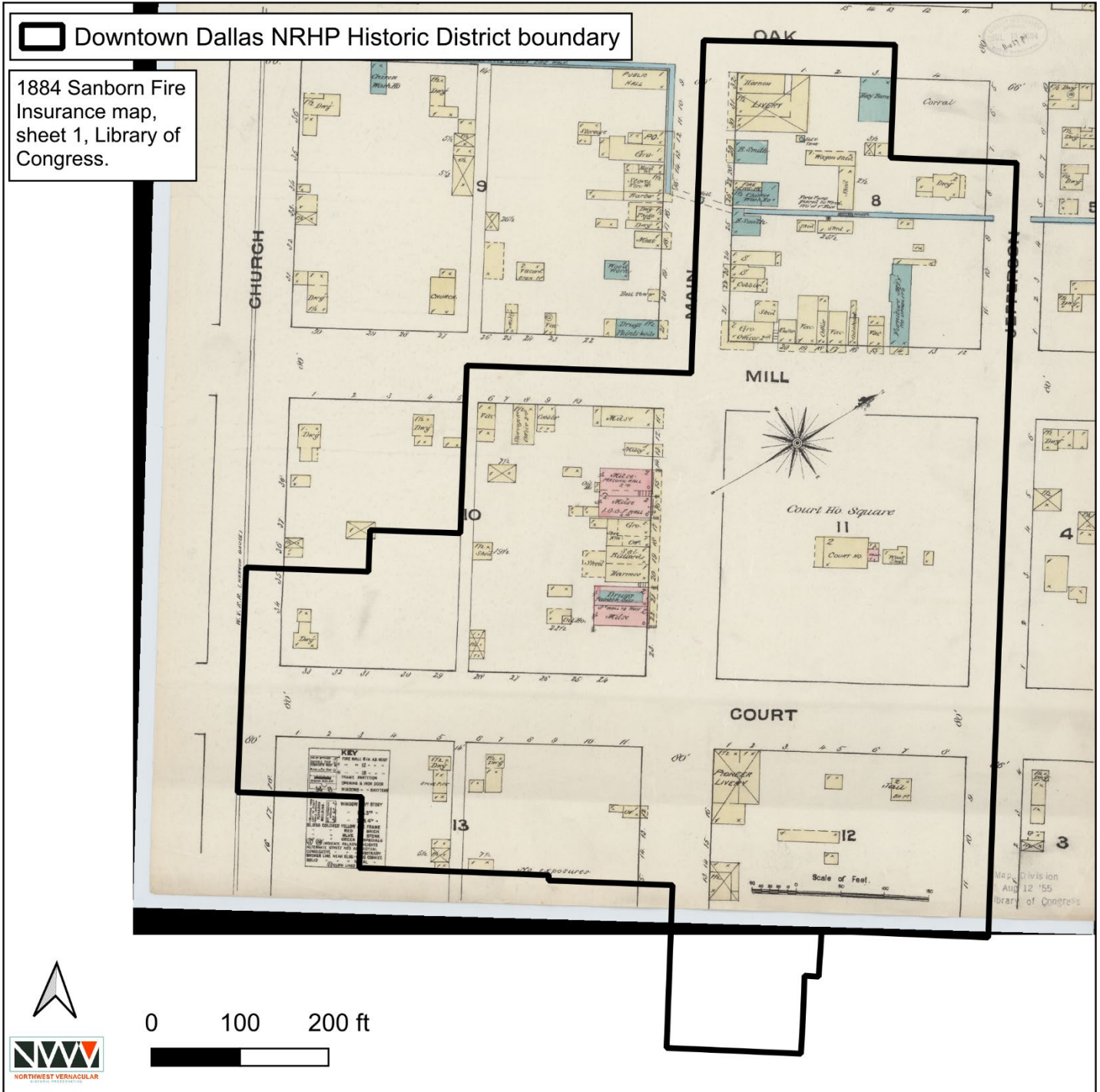
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Fig. 8. 1884 Sanborn Map.



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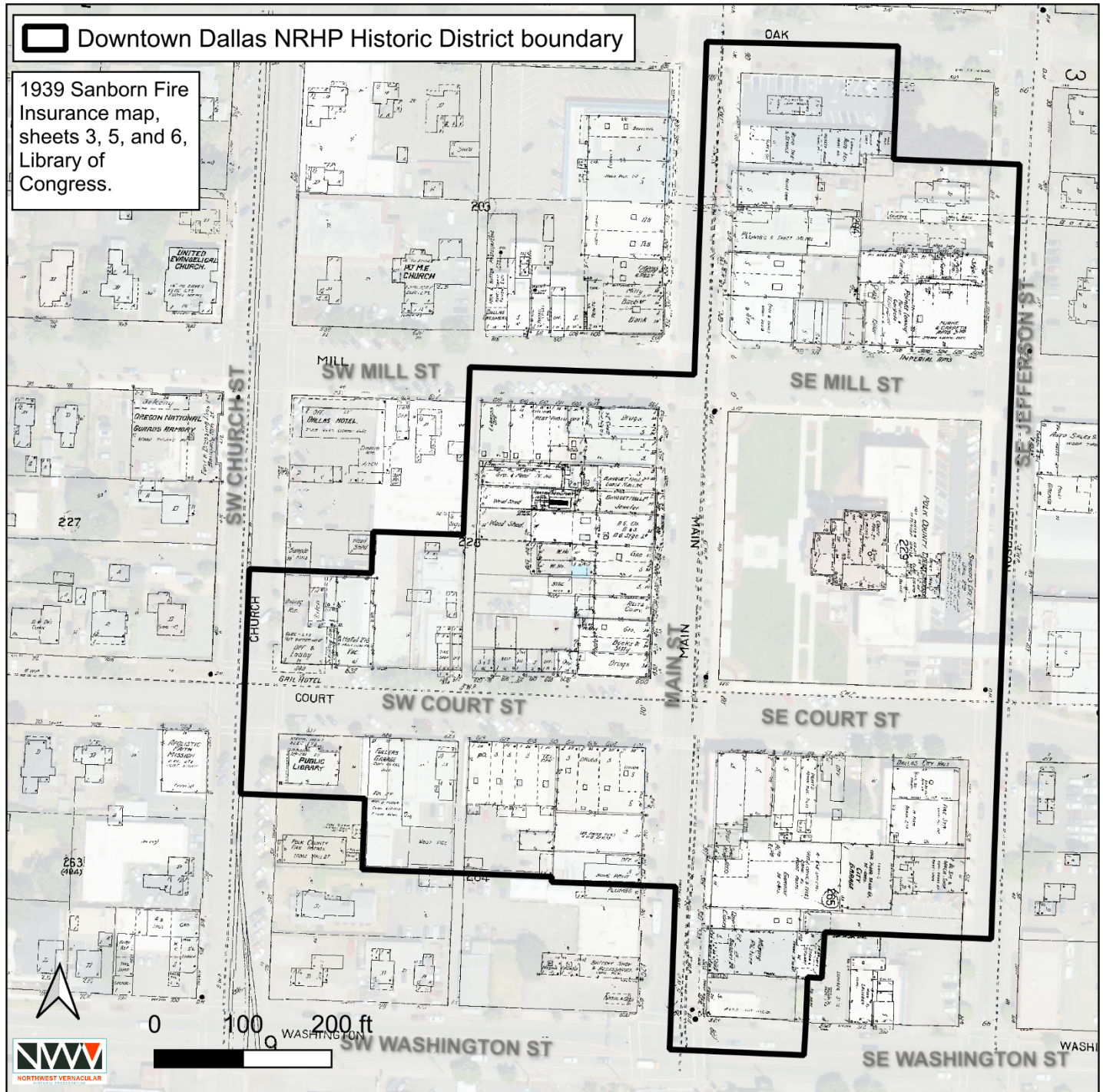
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Fig. 10. 1939 Sanborn Map.



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Fig. 11. 1936 Historic Aerial.



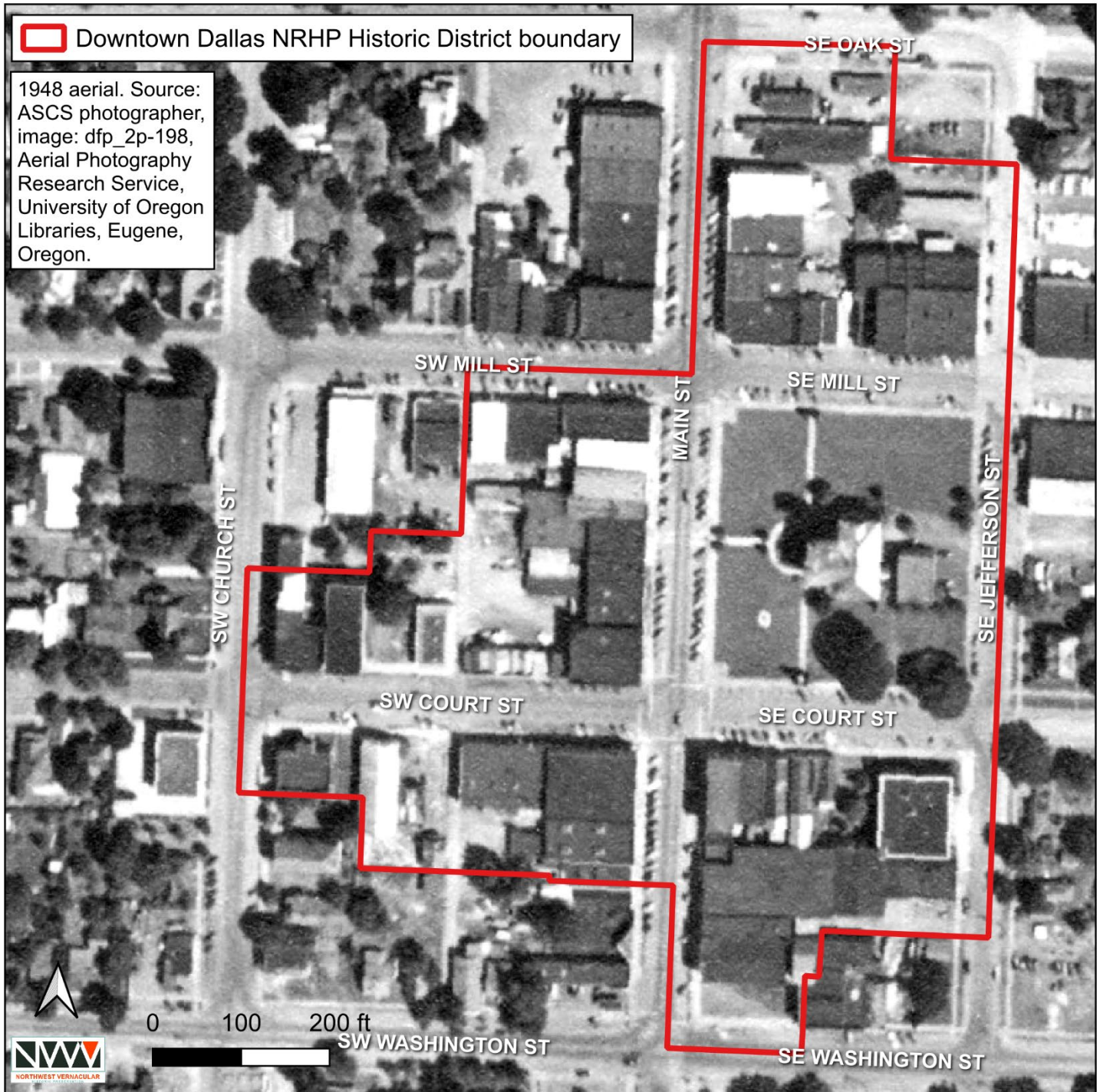
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Fig. 12. 1948 Historic Aerial.



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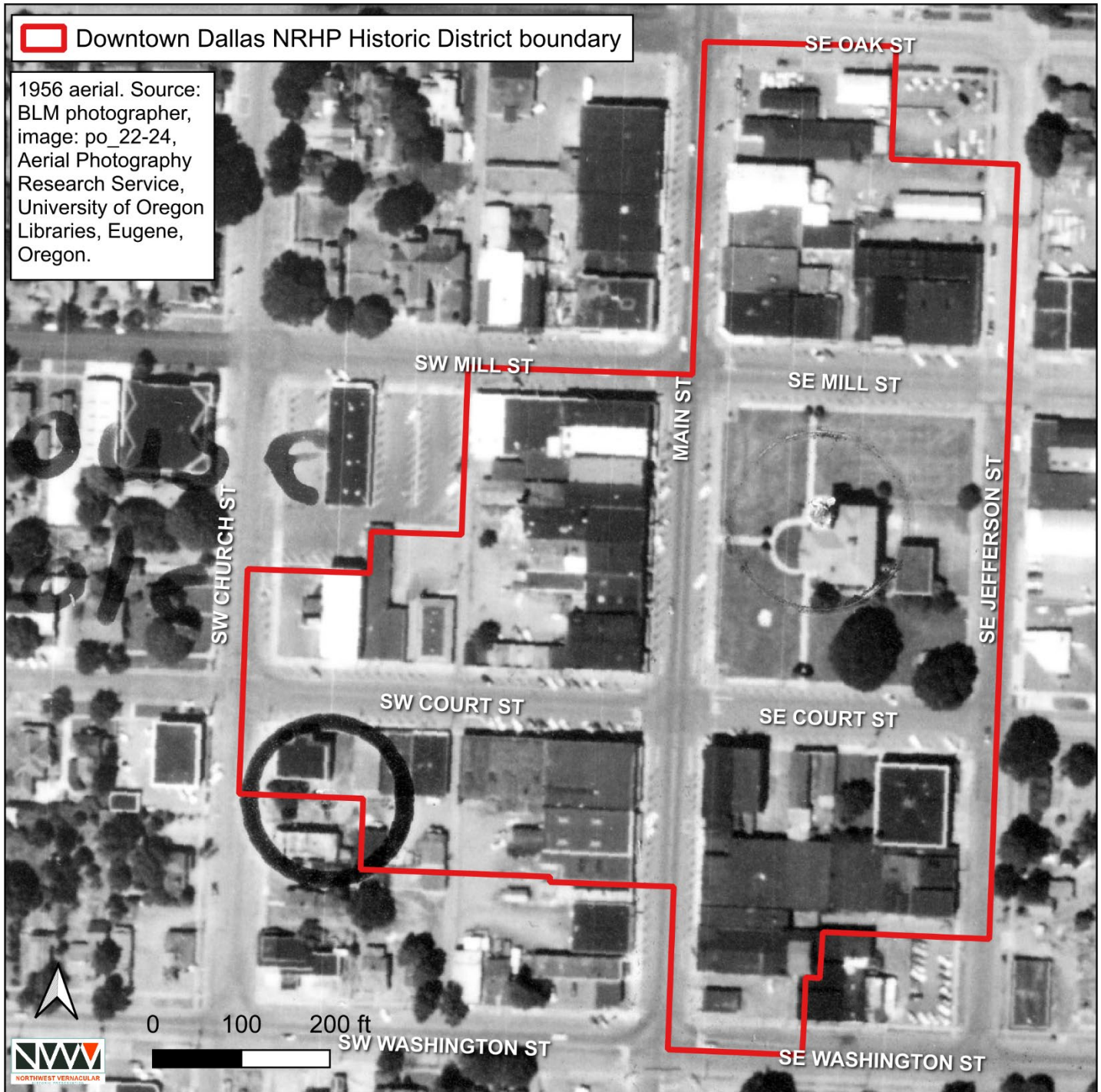
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Fig. 13. 1956 Historic Aerial.



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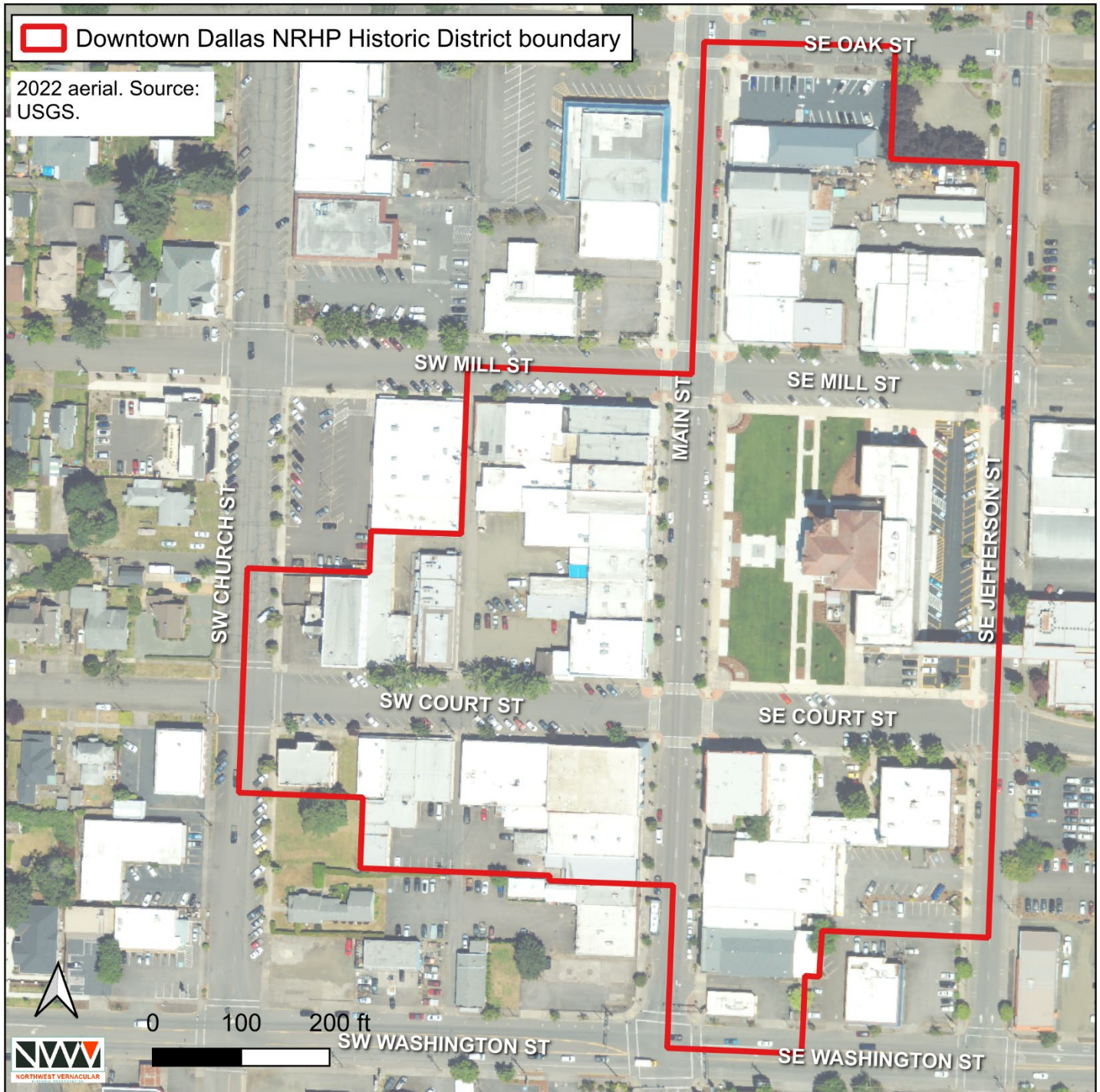
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Fig. 14. 2022 Aerial.



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Fig. 15. Ca. 1902, Main Street. Looking north from Court Street. Source: Fidler, Polk County Historical Society.



Fig. 16. Ca. 1906, Main Street. Looking northwest from Court Street. Source: Fidler, Polk County Historical Society.



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Fig. 17. Ca. 1915, Main Street. Looking southwest from Mill Street. Source: Woods, Polk County Historical Society.

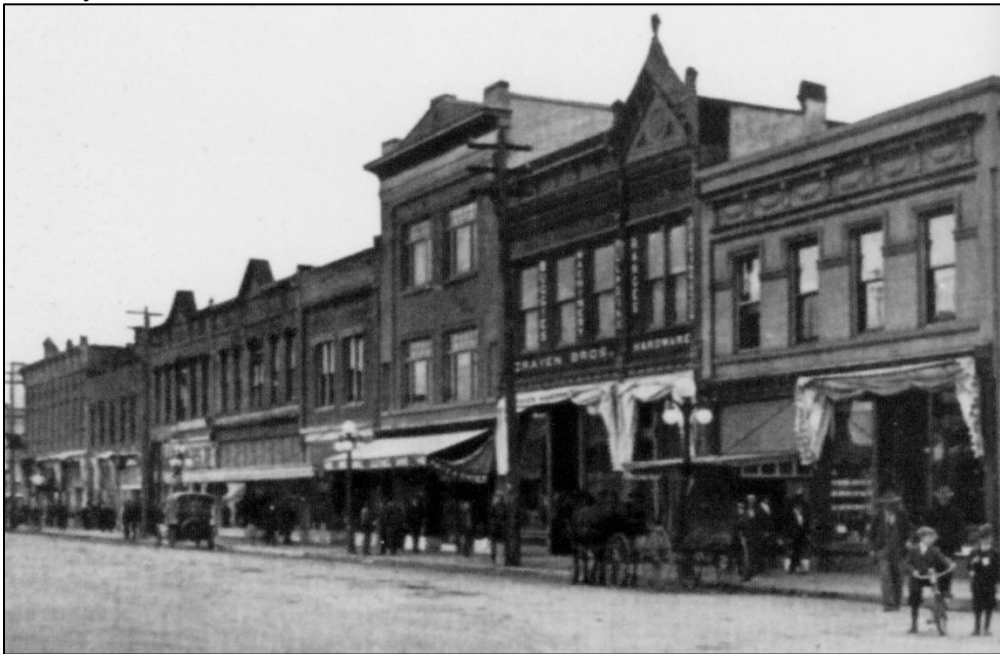
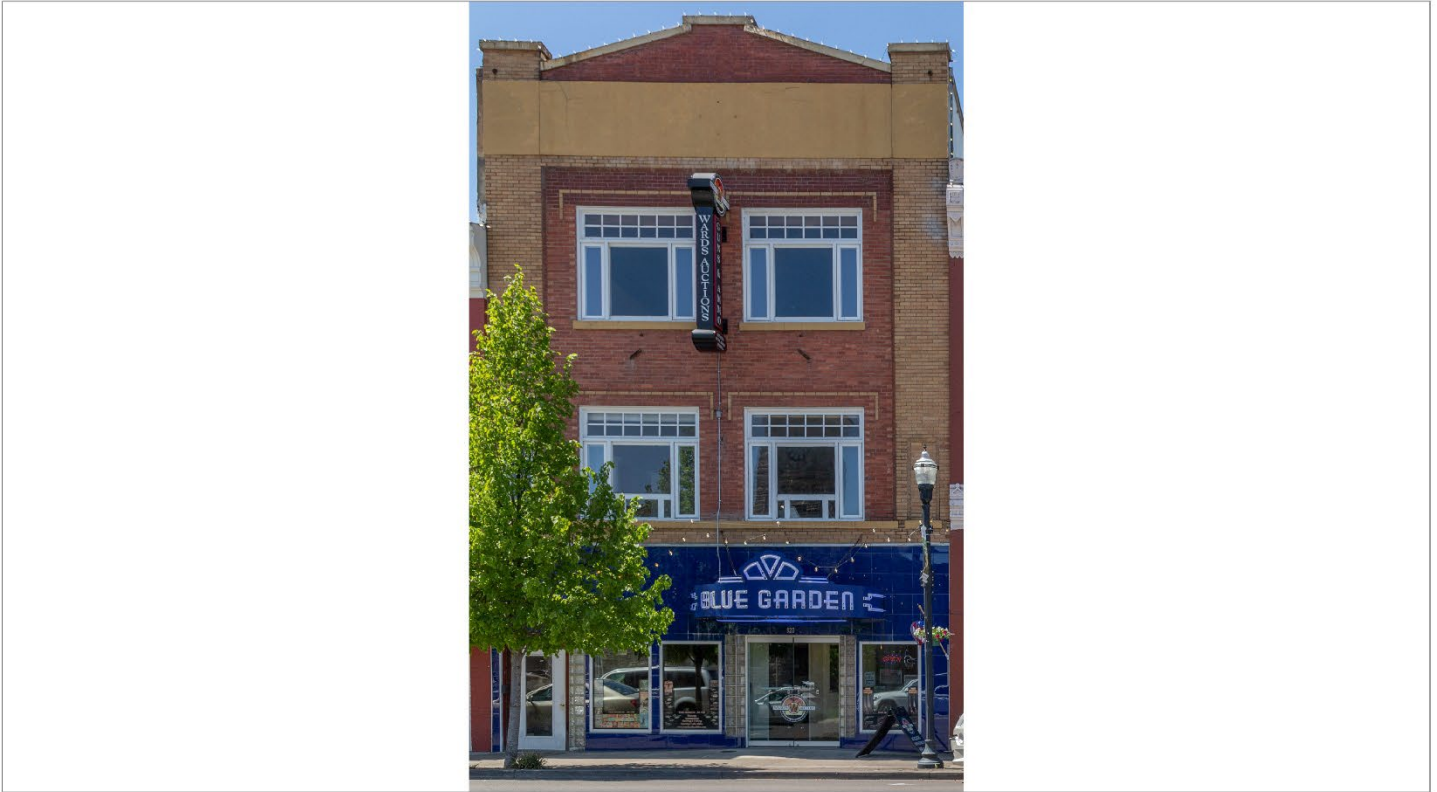


Fig. 18. Ca. 1919, SE Mill Street. Looking north from Courthouse Square with 166 SE Mill Street in the middle with the stepped parapet. Source: Dalton Collection, Polk County Historical Society.



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OR_Polk County_Dallas Downtown Historic District_0001. Sanders Building, 827-831 Main Street, looking west at the two-part commercial block and comprehensive storefront redesign marking the end of the period of significance.



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