

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM**

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

				*County: Clackamas	
*Street Address: 402 N State Street			*City Lake Oswego		
USGS Quad Name: Lake Oswego			GPS Reading, UTM Format (Universal Transverse Mercator): Longitude: 45.41956 -122.66326		
Township: 2S	Range: 1E	Section: 3	Block/Lot: 49/7&8	Tax Lot #: 5900	
Historic Name: George Rogers Building #1			Grouping or Cluster Name: N/A		
*Date of Construction: 1925		Other Name: N/A			
Historic Use or Function: COMMERCIAL: General		*Current Use: COMMERCIAL: General		Associated Archaeological Site: Unknown	
Architectural Classification(s): Commercial Style		Plan Type/Shape: Simple/Square		Number of stories: 1	
Foundation Material: Concrete		Structural Framing: Concrete		Moved? No	
Roof Type/Material: Flat			Window Type/Material: Fixed Storefront/Metal		
Exterior Surface Materials Primary: Stucco		Secondary: N/A		Decorative: Brick trim band; Terra cotta entablature; Spindle work columns and muntin transoms.	
Exterior Alterations or Additions, Approximate Date: Storefronts enclosed by 1989; L-shaped awning installed by 1966; Red tile roof removed by 1966; Secondary entrance enclosed by 1966; Ceramic tile wainscoting added by 1989; Asphalt shingles installed on turret by 1989; Ceramic tile wainscoting removed by 1998; Main entrance altered after 1998.					
Number and Type of Associated Resources: N/A					
Integrity: Fair		Condition: Good		Local Eligibility: Eligible/Contributing	National Register Listed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Preliminary National Register Findings:					
Potentially Eligible: <input type="checkbox"/> Individually or <input checked="" type="checkbox"/> As a contributing resource in a District					
Not Eligible: <input type="checkbox"/> Intact but lacks distinction or <input type="checkbox"/> Not 50 years old or <input type="checkbox"/> Altered - Choose one:					
<input type="checkbox"/> Reversible/ potentially eligible individually or in a District <input type="checkbox"/> Reversible/ ineligible, lacks distinction <input type="checkbox"/> Irretrievable lack of integrity					
*Researcher/ Organization: Kristen Minor & Brandon J. Grilc/Peter Meijer Architect, PC				Date Recorded: 1/8/2016	
SHPO #: 31034					

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Description of Physical and or Landscape Features:

The George Rogers Building I is located at the southeast corner of A Avenue and N State Street on a .28-acre, square-shaped parcel in the First Addition – Forest Hills neighborhood of Lake Oswego. The site is flat and includes landscape features, such as large street trees and planters along its east and south façades. An alleyway is located to the west of the building and a one-story commercial building abuts the property to the north. Other landscaping features included on the adjacent concrete sidewalk are a drinking fountain, benches, a knee-high metal fence, and historically-inspired metal lamp posts.

The George Rogers Building I faces southeast toward the A Avenue and N State Street intersection. It is a one-story, square-shaped form with a flat roof and parapet and multiple storefront entrances. Collectively, the building sits atop a concrete foundation. The east and south façades are faced with stucco and feature large fixed metal storefront glazing with recessed door openings. Pilasters with palmette capitals line the façades and a painted brick soldier belt course wraps the roof line. A flat suspended L-shaped awning runs along the corner of the building above the storefront glazing. The main entrance consists of a recessed double-door opening with multi-light wood doors flanked by wood-paneled columns. The entrance is located at the southeast corner of the building and is signified by its octagon-shaped corner turret and masonry detail which includes checkerboard patterned masonry, trim band, and a terra cotta entablature featuring griffins above the double-door opening. Black canvas awnings, signage, and light fixtures are used above the three storefronts west of the main entrance. Two of the three storefronts retain original openings and storefront glazing with spindle work muntin transoms. The third storefront is faced with a brick veneer and includes a centralized single-door opening flanked by two fixed wood windows. The one storefront located to the north on the east façade features its original recessed door opening with multi-light sidelight and storefront glazing. It also includes spindle work columns and muntin transoms. The west façade, which faces the alleyway, includes a concrete masonry unit car port and two eight-light windows. The building's roof is capped with flashing and finished with asphalt. The corner turret roof is finished with red asphalt shingles.

Based on the 1927 Sanborn fire insurance map, the George Rogers Building I is located in its original location. At this time, the building consisted of eight units with eight different storefront openings and wired-glass skylights. Units included a shoe shop, barber, two offices, a bakery, drug store, grocery store, and a haberdashery. Since 1927, the original units have been reconfigured into the five that exist today. The date of these alterations and additions are unknown.

According to historic photos and drawings, the George Rogers Building I originally included eight storefronts with storefront glazing with wood spindle work detail, red tile roof covering throughout, and a secondary recessed double-arched opening entrance with twisted spiral engaged columns and colonette on the east façade. Since its construction, these features have been altered over time. Prior to 1966, the suspended L-shaped awning was installed, the red tile roofing along the east and south façades was removed, and the original secondary entrance was enclosed. At this time, signage was located along the upper portion of the building below the roof line, vertically suspended on the turret, and atop the turret peak. By 1966, the George Rogers Building I also featured ceramic tile wainscoting lined the corner store entrance and flanking façades below the awning. By 1989, the wainscoting remained, however much of the signage was removed. By this time, the turret was retiled with asphalt shingles and many of the original spindle work muntin transoms were painted over. By 1998, the tile was removed and the storefronts were altered. Since 1998, the main entrance doors have been replaced, the main entrance columns have been finished with its existing wood paneling, black canvas awnings have been installed, and the original spindle work muntin transom above the northeast storefront have been restored. The building has also since been painted and new landscaping features have been installed.

The George Rogers Building I has many of the features used to define Commercial style buildings that were common during its time of construction. These features include the prominent masonry commercial storefront with large, fixed glazing, and decorative brickwork and belt courses. Original elements such as the red tile roof covering, arched openings with twisted spiral engaged columns and colonette, and stucco wall surfaces indicate the building was originally designed in the Mediterranean style, however many of those characteristics have been compromised.

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Statement of Significance: [Required only for Intensive Level Surveys] (Use additional sheets if necessary)

The George Rogers Building I is located at 402 N State Street in Lake Oswego, Oregon. Originally built in 1925 from a design by Charles Walter Ertz in the First Addition neighborhood, this building has retained only fair historic integrity since its original construction. However, it has continued to play an important role in the community since its construction as it has taken on different functions over time.

The George Rogers Building I sits on land originally owned by Albert Alonzo Durham as part of his 640-acre Donation Land Claim (DLC). After arriving in Oregon in 1847, Albert and Miranda Durham platted a town site and named it Oswego three years later in 1850 (McArthur 273). Early development of Oswego revolved around the Old Town neighborhood, where the Durhams built their home. In 1855, the Durhams started to sell off their DLC for the sum of \$20,900 (Lake Oswego Preservation Society "1850 Oswego"). By 1888, a segment of this land claim was purchased by the Oregon Iron and Steel Company "who cleared the land and put it on the market" (Goodall 71). In 1888, the site was platted and named First Addition. After selling lots at the average price of \$50, "the residential and business center shifted to this new neighborhood and First Addition became known as 'New Town'" (Lake Oswego Preservation Society "1888 First Addition"). In 1909, the "residents of First Addition voted to incorporate the City of Oswego. The City Charter was adopted in 1910 and this signaled the end of Oswego as a company town" (Lake Oswego Preservation Society "1888 First Addition").

The corner of State Street and A was reportedly the location of Tom McFarland's saloon prior to its redevelopment (Lake Oswego Public Lib, In Their Own Words, 142). By 1922, George Rogers "purchased a site of 50x120 feet from the Redman Lodge of Oswego, fronting on Front Street, and located between the Redman's corner and the Oswego garage" (Oregon City Enterprise). At the time, "the site was considered on the best and most desirable inside spots for a business building and while his plans are somewhat indefinite just at present, Mr. Rogers has in mind the erection of a fine two-story modern concrete building to cover the entire site" (Oregon City Enterprise). "Tom Anen loaned money to George Rogers to buy that quarter block in there to build some stores. It was good property in there. Tom said he wanted the corner for his drugstore to go in there. He had a little store down by the railroad track where there was later a tavern" (Lake Oswego Public Library 166). A few years later, it was reported that a mercantile building for the Rogers Bros. would be constructed by the Charles W. Ertz company, costing \$26,000. The building was to be of concrete, with eight stores and a warehouse (The Sunday Oregonian).

Thomas H. Allen later turned the corner space into a drugstore. According to the last survey conducted on this property in 1989, Rogers transferred the property to his Lusitania Investment Company, which he and his brother had formed in 1921. The investment company then leased the building to Thomas Allen who established the Oswego Pharmacy in 1930. The Drug store was located at the corner of A Avenue and State Street and had a lunch counter and soda fountain. Other businesses that operated out of the George Rogers building I by 1937 were the drug store, grocery store, offices, bakery, barber, shoe shop, and an auto and grocery warehouse. Dr. Walter Hope MacDougall also rented an office next to the Allen's Drug Store (Goodall 92).

George Rogers was born George Rodriguez, but changed it to Rogers once he was a naturalized citizen of the United States (Lake Oswego Public Library, 207). He was "born in the City of Camanario on Madeira Island, Portugal in 1888 and emigrated to the United States in the early 1900s. He arrived in the United States via South America landing in New York City. He subsequently continued traveling up to Boston where he obtained training as a cook and worked at Wellesley College from 1908-1909. In 1911 he moved to Oregon and opened a restaurant in the St. Johns neighborhood of Portland which remained in business for a very short time. He then obtained employment at the Glenmmorie farm located near Lake Oswego owned by Fred Morey" (Grimala 18). "The Rogers family chose to open their store during a particularly robust economic period for Oswego, Oregon. Much of this prosperity can [be] traced to Paul Murphy prominent Portland developer and capitalist." Their grocery store was "located at the corner of State Street and B Avenue in Oswego, Oregon. It proved to be so successful that less than two years later they were able to purchase a corner block and build a new store at 402 North State Street, Oswego, Oregon. Rogers chose the northwest corner of A Street and State Street for his commercial building which was well within the emerging downtown business district of Oswego, Oregon" (Grimala 19). Based on the 1989 survey Allen was a charter member of the American Legion post in Lake Oswego in 1933. The lease was renewed in 1949 under the name of Cook.

Today, the building continues to reflect many of the character-defining features associated with Commercial style buildings used in the early development of Lake Oswego. These features include the prominent masonry commercial storefront with large, fixed glazing, and decorative brickwork and belt courses. The design of the George Rogers Building I was by Charles Walter Ertz.

Charles Walter Ertz was born in Crockett, California on November 18, 1887. As a child, Ertz moved to Portland, Oregon around 1903. He studied at the Oregon Institute of Technology, but received much of his architectural education working for architecture firms (Ritz 127). In 1906 Ertz worked for Joseph Jacobberger as a draftsman and in 1911 he worked for Emil Schacht. Later that year, Ertz started his own firm in Portland, which only lasted one year before he partnered with Lewis M. Dole, creating Ertz & Dole. After this partnership folded one year later, Ertz worked independently until 1920 when he briefly worked with contractor, Charles B. Wegman under Ertz & Wegman and again until 1935 when he partnered with Tom Burns, creating Ertz, Burns & Co. Ertz went on to form a new partnership with Morgan H. Hartford and Otto J. Kuettner in 1948 creating Ertz, Hartford & Kuettner. After this firm dissolved, Ertz continued to work in Beverley Hills where he died at the age of 81 in 1979 (Ritz 125). Though Ertz split his time between Beverley Hills and Portland, he spent much of his career in Portland where he designed some of his more notable works. These works include multiple properties listed on the National Register of Historic Places such as his home in 1928, the Carl C. Jantzen Estate in 1929, the Peck Bros & Bartle Tire Service Company Building in 1927, and Harold Wass Ray House in 1935, and the Parkview Apartments in 1941 (State Historic Preservation Office).

Currently, the George Rogers Building I retains fair historic integrity, but continues to express many of the Commercial style characteristics used during its time of construction.

Overall, based on the information gathered for this survey and further research, it is more than likely that the George Rogers Building I can be found significant in the areas commerce, and community planning and development. Given its retention of its historic integrity in the areas of Location, Materials, Workmanship, Feeling, and Association, and its contributions to Oswego's early neighborhood development, the George Rogers Building I could also be a contributing resource in a potential historic district.

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East Façade (Viewing Northwest)

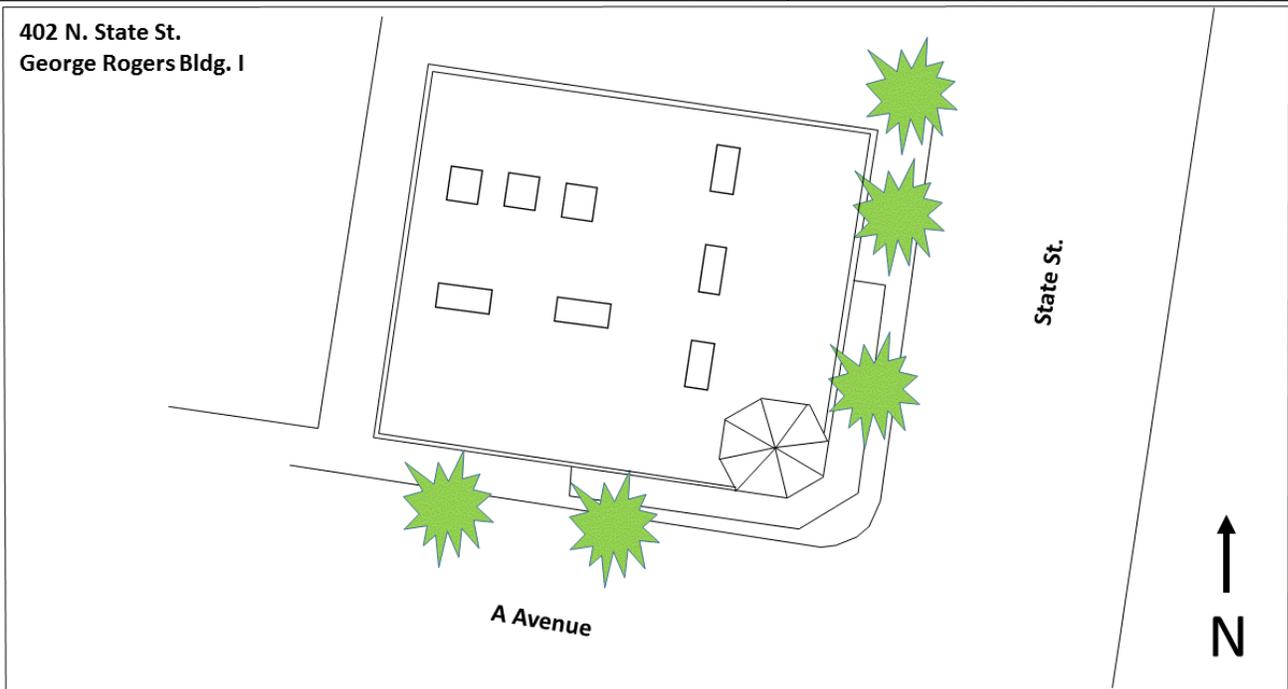


East Façade (Viewing Southwest)

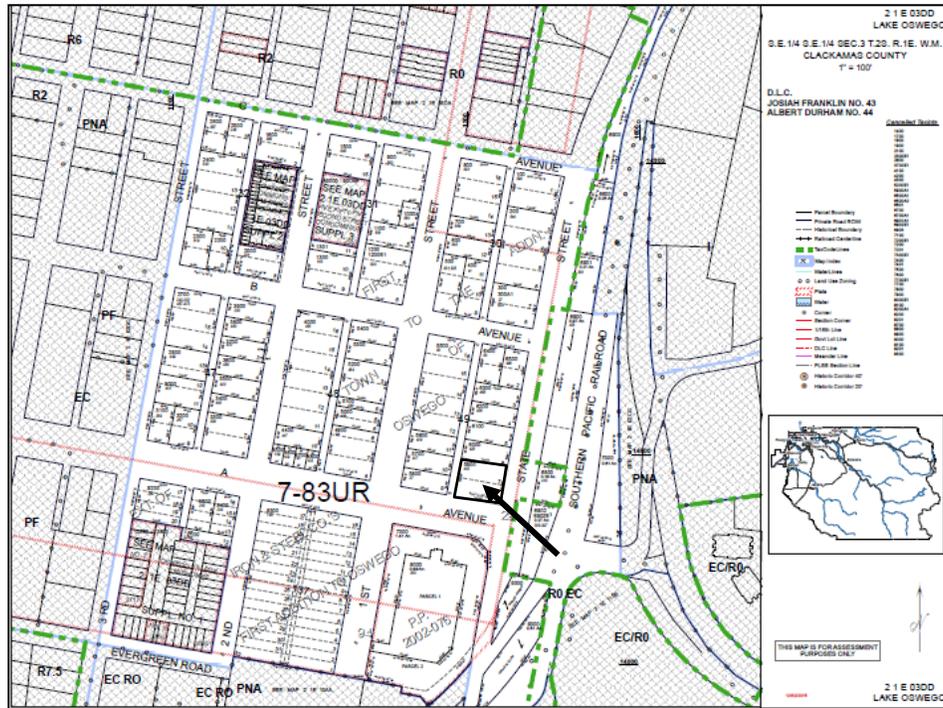
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George Rogers Building #1 Site Plan



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Note: This page of the survey form is required only for Intensive Level Survey

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Architect and / or Builder(s): Charles W. Ertz		Owner Type: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Federal <input type="checkbox"/> Mixed Owner Name(s): Address: City, State, Zip: Phone Number(s):	
Addition or Subdivision Name: First Addition			
Area(s) of Significance: Commerce, and Community Planning and Development			
Property Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> District			
Documentation			
Research Sources: <input type="checkbox"/> Title/ Deed Records <input checked="" type="checkbox"/> Sanborn Maps <input type="checkbox"/> Obituary Index <input type="checkbox"/> City Directories <input type="checkbox"/> Census Records <input type="checkbox"/> Biographical Encyclopedias <input checked="" type="checkbox"/> Newspapers		<input type="checkbox"/> Building Permits <input type="checkbox"/> Tax Records <input checked="" type="checkbox"/> SHPO Files <input type="checkbox"/> State Archives <input type="checkbox"/> State Library <input checked="" type="checkbox"/> Local Histories <input type="checkbox"/> Personal Interviews <input checked="" type="checkbox"/> Historic Photographs	
		Local Library (specify): Lake Oswego Public Library University Library (specify): Historical Society (specify): Other (specify):	
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Bibliographic References (Books, articles, interviews, etc.)

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Oregon City Enterprise, December 22, 1922.

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State Historic Preservation Office. Oregon Historic Sites Database. <http://heritagedata.prd.state.or.us/historic/>.

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