

United States Department of the Interior
National Park Service

National Register of Historic Places
Date Listed 7-3-2017
NRIS No. SG100001276
Oregon SHPO

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Pine Grove Community House

other names/site number NA

Name of Multiple Property Listing NA

(Enter "NA" if property is not part of a multiple property listing)

2. Location

street & number 225 Laneda Avenue

not for publication

city or town Manzanita

vicinity

state Oregon code OR county Tillamook code 057 zip code 97130

3. State/Federal Agency Certification

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

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ✓ meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Applicable National Register Criteria: X A B C D

Christine Oman

5.11.17

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	
1		buildings
		site
		structure
		object
1	0	Total

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

- SOCIAL: Meeting hall
- EDUCATION: Library
- RECREATION & CULTURE: Hall
- GOVERNMENT: City hall
- RELIGION: Religious facility

Current Functions
 (Enter categories from instructions.)

- SOCIAL: Meeting hall
- EDUCATION: Archive

7. Description

Architectural Classification
 (Enter categories from instructions.)

- LATE 19TH AND 20TH CENTURY REVIVALS:
- Period Revival
- LATE 19TH AND EARLY 20TH CENTURY
- AMERICAN MOVEMENTS: Bungalow/
- Craftsman

Materials
 (Enter categories from instructions.)

- foundation: CONCRETE
- walls: WOOD: Shingle
- roof: ASPHALT: Composition
- other: BRICK
- STONE: River rock

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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

Built in 1933, the Pine Grove Community House (Pine Grove) is located at 225 Laneda Avenue in the City of Manzanita, Tillamook County, Oregon. Situated on the main thoroughfare through the small, compact commercial core of Manzanita, the structure is a single story with a hand-dug basement and a rectangular floor plan measuring approximately 48' by 32', with an addition on the northwest corner measuring approximately 20' by 26.5' (floor plan, Figure 1). The structure sits on a lot of approximately 0.12 acres measuring 50' by 100'. Clad in coursed wood shingles, Pine Grove has a somewhat eclectic appearance which reflects the fact that it was a community-built project. As a result, the Pine Grove Community House does not exactly conform to a specific architectural style. However, the building's overall form, with its low-pitched, asphalt composite hip roof, most closely aligns with the bungalow form. The design details, including the wood double casement windows, prominent, tapered stone and brick chimney, and narrow eaves, also align the Pine Grove Community House with the Period Revival styles that occurred in the 1920s and 1930s in many communities nationwide.

Narrative Description

Location and Setting

Pine Grove is located at 225 Laneda Avenue in Manzanita, Tillamook County, Oregon. The building is situated on the main thoroughfare through the small, compact commercial core of Manzanita. A coastal town with a population of about 600, according to the 2010 census, Manzanita is characterized by its temperate climate, rocky coastal cliffs, and access to the Pacific Ocean. Pine Grove has a prominent location on Laneda Avenue, which functions as Manzanita's main thoroughfare through town and terminates at the beach at the westernmost edge of Manzanita. Laneda Avenue, named after Ben Lane, a prominent local figure and founder of the community group that constructed Pine Grove, is a mixed-use street (civic, business, and residential) and the only truly commercial area in Manzanita. Laneda Avenue houses the City Hall, the Library, the Visitor's Center (a replica of the Lane's business and residence), the post office, several motels, real estate offices, two banks, several restaurants and coffee shops, a variety of shops catering mostly to tourists, two grocery stores, a church, and several older homes. Laneda Avenue is the main entrance to Manzanita from Hwy. 101 on the north and continues westward through the town to the beach. There is a private residence to the west of Pine Grove and a building under construction to the east. The new building is planned as a local winery and café. Both neighboring structures are built very close to the property line, with all three buildings sitting well within ten feet of one another. Across the street starting at the east end there is a health food store on street level and yoga and massage studios above. Next is Left Coast that serves Mexican food. The adjoining property is known as the Frank property and consists of a large house and yard. Small shops and the Spin Drift Inn complete the block.

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Exterior

The Pine Grove Community House is a one-story building with a basement, with a nearly square footprint and a moderately pitched hip roof with narrow, boxed eaves. A porch with a gable roof projects from the east side of the main façade. The building is located close to the front property line on its 5,000 square foot lot and has a relatively small rear yard. The building is located close to mid-block between N. Second Street and N. Third Street and faces south, overlooking Laneda Street. The wood-frame building is clad with two different kinds of coursed wood shingles (the shingles on the back of the building are larger than on the rest of the building). The roof is finished in composition shingles and the foundation is concrete. The 1933 building has a bungalow form with Period Revival details in the form of a tall, prominent brick and stone chimney on the front façade, wood multi-light casement windows, and narrow eaves. Pine Grove exhibits features typical of community houses, including a central location, an open internal hall, a community kitchen, a clearly designated main entrance, and a central fireplace. The structure is a single story with a hand-dug basement and a rectangular floor plan measuring approximately 48' by 32' with an addition on the northwest corner measuring approximately 20' by 26.5' (floor plan, Figure 1). The structure sits on a lot of approximately 0.12 acres measuring 50' by 100'.

Front (South) Façade

The building's entry façade features a projecting entry porch on the southeast corner, and a centrally placed, tall chimney. A wood-frame ADA ramp extends from the porch toward the west side of the parcel. Three broad concrete steps lead to the front door, which is flush with the front face of the building. The door itself is a wood, Craftsman-style door with six lights in the upper portion and two panels below. The porch roof, which is an enclosed gable roof with eave returns and plain frieze, is supported by simple wood posts with small caps and bases. A solid, shingle-clad rail encloses the east side. Mounted on the gable face of the porch is a rustic wood sign that says, "PINE GROVE." Below this is a sign that says, "EST. JUNE 26 1928." The ADA ramp extends to the west, close to the front face of the building, with an interim landing and return that parallels and is directly in back of the city sidewalk. A simple, open wood rail encloses both the front stair and the ADA ramp. The base of the ramp is enclosed with horizontal boards.

The centered, painted exterior chimney is very tall. It is brick with river rock at the base, rusticated stone quoins, and a small cap. To the right of the chimney is a wood-frame, two-leaf casement window with eight lights in each panel. The surround here is simple, with a small molding detail. This is typical of windows found throughout the building. To the left of the chimney are two individually placed, two-leaf casement windows.

East Side Façade

The east side façade features two individually placed, three-leaf casement windows of a similar design as the windows on the front of the building. A wide belt course with a molding detail on top is located between the main wall and the foundation. A plain frieze is located under the boxed eaves.

Rear (North) Façade

On the left side (east end) of the rear façade is a two-light, horizontally oriented, sliding window with an aluminum frame. On the right side are two vertically oriented, two-light, aluminum-frame sliding windows. At the far right (west) side of this façade is an enclosed storage area covered by a shed roof that projects from the north façade and wraps around to the west side of the building. Accessing this addition is a

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flush door. The door itself is accessed via a wood stair with a small landing, enclosed by a simple rail with vertical balusters. This stair extends into the rear yard of the property. The projecting storage area, added in 1988, is clad in plywood. On the rear wall is a small window. The eave of the shed roof extends slightly beyond the face of the addition, with exposed rafter ends. This addition is supported by simple wood posts. The shingles on the north façade are of various sizes as the material was donated and used as needed, accounting for the somewhat random pattern in places. The rear of the parcel is retained by a new concrete wall, allowing for a rear entry to the below-grade portion of the building here, as well as a small, two-part sliding window an aluminum frame.

West Side Façade

The lower level of the west façade is concrete. This continues an entry to a basement that was added to the building in 1984 and finished in 1985. A concrete ramp with an open, tubular steel rail descends to access the lower level entry here. The door to the basement is located at about the center of this façade. A fixed window with an aluminum frame and wood surround is located to the right of the door. This entry is covered by a shed roof supported by simple wood posts. There are no openings at the upper level. At the southwest corner of the parcel is a rustic wood armature holding a round sign that says, "Nehalem Valley Historical Society."

Another ramp accesses the entry door here from the northwest side of the parcel. Toward the rear (north) side of this façade is the addition noted earlier. It is located at the second level, supported by posts, on the north side, but extends to the ground at the northwest corner of the building. A slanted roof rises from the shed roof at the below-grade entry here to the second level addition roof.

Yard

The rear yard of the property is relatively small and has no landscape features.

Interior

Main Level

The building entry opens directly into the large hall that is the central feature of the building. It is about 39' wide by 35' deep. This room has a varnished hardwood floor, sheetrock walls, recessed lighting around the perimeter, and a dropped ceiling with recessed lighting. A handsome fireplace is located on the south wall. It has a large firebox enclosed by a metal and glass screen. The fireplace is brick with rusticated stone quoins and details above the fireplace itself. The mantel is wood and the hearth below is slate.

The kitchen is located in the northeast corner of the building. There are two entries to the kitchen that flank a "pass-through." The built-in cupboards in the kitchen are flush wood, the floor is linoleum, and the counters are Formica.

At the southwest corner of the main level is a vestibule that leads to two restrooms.

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Lower Level

The new lower level of the building has the same footprint as the upper level. At the lower level is a large room on the south side that is 26' wide and 38' deep. The main door to the room is centrally located on the west façade. A secondary door is located farther north on this façade. It accesses a restroom, a mechanical room, and several small storage rooms.

Alterations

The earliest known photographs of Pine Grove are few, but depict a single story, rectangular cedar-shingle-clad structure with a low-pitched, hipped roof (Figure 2). It appears as though the roof is covered with composition shingles. The rafters are covered, and there is a slight eave overhang with a band of plain trim below the eaves. The front (south) elevation of Pine Grove featured an entry on the southeast corner of the building from a porch on the right side of the front of the building with three concrete steps leading to the front door, the same as it does today. The porch has simple squared, railings on both sides and is full height with a peaked roof and pediment. The supporting columns are square and unornamented. The front door is wood with a rectangular window toward the top. There is a large stone and brick chimney with a broad base that curves slightly and tapers upwards. Across the front of the building are three sets of wood casement windows with eight divided lights in each leaf.

Moving to the west elevation, there are three sets of smaller casement windows. Also on the west elevation is a stairway leading from the northwest corner of the building to the ground level. On the east elevation are casement windows, each with three leafs with eight lights each. A historical photograph of the rear (north) elevation was not located. Searches for records of building plans and/or permits made at the Nehalem Valley Historical Society, the Tillamook County Pioneer Museum, the Tillamook County Planning Department, the Manzanita City Hall, and the Tillamook County Library were unsuccessful. There are also no references to building plans or permits in any existing Pine Grove meeting minutes.

In the ensuing eighty years since Pine Grove was built, there have been numerous additions and modifications, however the original face of the community house remains relatively unchanged. Windows and building materials are intact. The first known addition to Pine Grove took place in 1939, when a 12-foot addition was built across the entire back of the building at an approximate cost of \$275.00.

In the mid-1980s, the building required extensive repairs. Huge beams were required to shore up the floor, drywall was added to the interior walls, the floor was refinished, a new roof and siding were needed, and the sagging chimney was rebuilt. A lower level was created, which required excavating the crawl space under the building, pouring a concrete floor, and enclosing the walls with concrete block. As shown in meeting minutes from 1985, the 1980s also brought a remodeled kitchen, which was enlarged after a new library building opened.

In 2006, Pine Grove opened its basement to the Nehalem Valley Historical Society in exchange for improvements to the heating and cooling system and other maintenance improvements to the now-leased space.

In 2012, the new owners of the lots to the east of the Pine Grove asked that Pine Grove remove the handicapped access ramp that existed in one form or another on the east side of the building for 35 years. After exploring all possibilities, the only practical solution was to add a ramp in the front of the

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building and to build a second exit onto the rear of the building. Funds were raised, and the two projects were completed. In 2013, the Women's Club funded a commercial dishwasher.

Integrity

The Pine Grove Community House retains integrity of location as the property remains in the same physical location in which it was built and it has not been moved. Location is integral to the historic significance of Pine Grove as its central occupancy on Laneda Avenue speaks to the prominence the building has had in local politics and cultural events. This association within the heart of the town of Manzanita speaks to the integrity maintained by Pine Grove and demonstrates its importance as a fixture of the community. Integrity of setting is also conveyed by the surrounding coastal aesthetic including Pine Grove's proximity to the Pacific Ocean, tourist services, and still-small size of the town. Despite the various modifications to Pine Grove throughout the years, the original design, workmanship, and materials have not been negatively impacted and still convey the use of the structure as a modestly built, citizen-supported, small community center. Pine Grove's chimney, in particular, displays the labor and skill of its builder, the indigenous materials utilized, and the intended use of the building as a place to nurture and welcome its community.

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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.)

COMMUNITY PLANNING & DEVELOPMENT
ENTERTAINMENT/RECREATION
POLITICS/GOVERNMENT

Period of Significance

1933 - 1956

Significant Dates

August 3, 1933—The Pine Grove Community
House is dedicated, construction complete
October 1938—The Pine Grove Community
Club votes to build a 12 ft. extension
across the back of the building
1956 – City Hall moves into its own building

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Percy Sheldon, Builder

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Period of Significance (justification)

The Period of Significance for the Pine Grove Community House begins with the completion of construction in 1933 and continues to 1956, ten years after Manzanita's incorporation and marking the relocation of municipal government from Pine Grove to a new, dedicated City Hall. This Period of Significance reflects the primary period that the building was utilized as the social and civic hub in the community.

Criteria Considerations (explanation, if necessary)

NA

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 Pine Grove Community House is eligible for listing in the National Register of Historic Places under Criterion A for the building's association with the founding of the City of Manzanita and its local government, establishment of community social events, and the gradual evolution of the town to a full-fledged community and center for coastal recreation. Pine Grove represents the first tangible civic project of the first residents of Manzanita who, with no early municipal government, formed their own community group to address the needs and management of their small town. In the absence of more formal, city-run facilities, the Pine Grove Community House served as Manzanita's first City Hall and library. Pine Grove not only functioned as Manzanita's early central government, but hosted meetings resulting in the formation of the first fire and police departments. The Pine Grove Community House has grown with the City of Manzanita and served many functions that are now carried on in different facilities, but it was at the Pine Grove that all of these activities began and flourished sufficiently to create the need for expansion beyond the building in which they began. Among the founders was Ben S. Lane, who would later serve the City of Manzanita as its first mayor and serving the City in that capacity for thirteen years. Lane's wife, Johanna Lane, brought a love for reading and community service that made the Lanes a formidable couple. The Pine Grove Community House tells part of the story of coastal recreation towns and the settlement of the Oregon Coast, including the transition from mere vacation destination to a formal community and eventual municipality. The Pine Grove Community House is significant at the local level.

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

Brief History of Manzanita and Coastal Recreation

The growth of the City of Manzanita and the founding of the Pine Grove Community House follow a pattern common in Oregon's north coast communities. Starting with the founding of Astoria by John Jacob Astor's American Fur Company to secure the fur trade in the northwest and the gradual migration of Europeans down the coast, the story is one of exploitation of natural resources. This pattern begins with the fur trade, extends to the fishing industry, then to farming, and last to timber. Settlers began homesteading the Nehalem Bay area in the 1880s on the heels of missionaries who had traveled down the coast from Astoria. By 1910, the dairy, fishing, and logging industries flourished. The region had a port authority, several elementary schools, a union high school and six post offices. In addition to the utilization of natural resources, coastal development was also spurred by the growth of Portland and its urban population looking for escape from the summer heat and for inexpensive beach property. Wealthy Portlanders began to buy property in Gearhart, then Cannon Beach,

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and finally in the Nehalem Bay area, especially on the meadows of Neahkahnie Mountain, then denuded of trees from the annual burnings by members of the Nehalem Tribe.

Settlement in the first decade of the twentieth century was hastened by improved transportation to the coast spurred by Portlanders who had beach houses on the coast, as well as those simply looking to enjoy the coast for a short visit. Along with the railroad came visitors, or at least the promise of visitors. The promise was good enough for developers, who platted several thousand lots along the ocean south of Neahkahnie Mountain to the end of the Nehalem Spit. While the real estate and hospitality industries in general languished until the 1920s, eager salesmen in Portland advertised the lots using romantic town names such as Neahkahnie, Manzanita, Necarney City, and Nehalem Bay Park.

The railroads extended to the coast in the early years of the twentieth century, transforming a formerly dangerous, uncomfortable, and lengthy trip to a relatively pleasant day's journey. Husbands, wives, and children could ride to the coast in comfort, and the men could take the "Daddy Train" back to Portland and to work during the week. Tracks were laid over the Coast Range from Hillsboro to Tillamook. Tourists taking this route could leave the train in Wheeler, catch the Jenetta Ferry to cross Nehalem Bay to Nehalem, and then be carried by wagon or bus to Manzanita.

The invention and rising popularity of the automobile led these early and wealthy beach lovers to promote the development of roads from Portland to the coast to further ease access. Early automobile tourists had four major barriers: the Coast Range, Hug Point, Neahkahnie Mountain, and the Nehalem River. There was no major road construction from Portland to the communities south of Seaside until the 1930s. Construction began on US 26 in 1933 and was completed in 1949. Oregon Route 6 was completed in 1942 and rerouted in 1957. Oregon Route 53 was completed in 1939, and US 101 was completed in 1938. These roads made it possible to drive from Portland to the coast in relative comfort.

Prior to the uptake in recreational industries, local communities like Nehalem and Wheeler flourished in the early days with natural resources. They were occupied primarily by male laborers harvesting timber, working in commercial fisheries, and in the dairy industry. More than 90% of the population in these two small towns were male laborers with little interest in building communities for families. Lacking the other trades that were established in other nearby communities, the coastal towns founded on recreation potential struggled to be viable yearlong communities. By 1930, Manzanita's population remained at 194, while nearby Neahkahnie had only a handful of permanent residents. Summer populations at the time were also quite modest. As a result, neither resort town had a public water system, fire or police department, or city government. Electricity did not arrive until 1928 in Manzanita, and phone service remained spotty for another twenty years.¹

In Manzanita, Edmund Lane and his son Ben, seeing that developers were buying up large tracts of land, seized the opportunity and purchased the land on the Nehalem Spit (now Nehalem Bay State Park) and in Manzanita, platted their acquisitions, and began to sell lots. Their purpose was to attract families to the coast to build beach cottages, a shift from the lodges of the wealthy to the north. By the late twenties, Manzanita's full-time population was still less than 200, but these 200 were bent on building a town hospitable to tourists and accommodating to its residents. The railroads and new roads meant that more people would come to the coast in the summers, and the residents saw the need to build a community center that would provide a meeting place for the residents and an activity center for the tourists. Ben Lane, who was not a very good

¹ Mark Beach, *Pine Grove Community House*. 2008, 1-2

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business man, had the good fortune to marry Johanna Geisjbeck, a woman thirteen years older and a lawyer, who organized the fledgling real estate enterprise and guided the sale of plots on the Spit and in town. Johanna was also instrumental in forming the women's social and civic organizations that provided the impetus for building the Pine Grove.

The Pine Grove Progressive Club

The earliest residents of Manzanita quickly discovered the need for civic and social structure in the remote, unincorporated town. Initially, the women of Manzanita would gather in their homes "for fun, gossip, and friendship along with knitting, tatting, crocheting, and hand sewing"; no doubt also discussing the important issues faced by the community. By 1928, this group of women, the Lanes, and the rest of the Manzanita decided to organize a club in order to provide a record of the matters discussed and any subsequent actions taken. The Pine Grove Progressive Club, as it was first called, held its first meeting on June 26, 1928; Manzanita had no mayor or city council at this time.² By August 14, 1928, committees were appointed to handle local affairs in both Manzanita and Neahkahnie.³ The town of Manzanita would not become officially incorporated until 1946, the Pine Grove Progressive Club serving as the primary civic institution for 18 years.

During the first five years, the club meetings alternated among private homes, the grocery store, a dance hall, and the Neahkahnie Tavern. A decision was made in October 1928 to purchase an airtight heater for the meetings taking place in the dance hall. Despite this apparent upgrade to the large wooden structure across from the Red and White Store in Manzanita, it was clear the organization was outgrowing its meeting spaces. As the Pine Grove Progressive Club took on more community responsibilities, October 1930 saw the appointment of a committee to investigate the feasibility of a new building.⁴ A month later, a resident by the name of Joe Parker offered to donate the land for a meeting house.⁵ On July 19, 1932, a meeting was devoted to the discussion of a new club and incorporating the organization to handle business dealings associated with the construction of a new building. At this time, Mrs. Lane was appointed to file incorporation papers in the name of the "Pine Grove Community House, Inc.," marking the move away from the original Pine Grove Progressive Club name.

The newly named organization received its incorporation files August 16, 1932. November of the same year saw further discussion of the new building, including Mr. Parker's offer to build the stone fireplace, a Mr. Godfrey volunteering to do the plumbing free of charge, and Mrs. Lane suggesting the new building should act as a polling place for Manzanita. On March 21, 1933, Mr. and Mrs. Lane presented the Pine Grove Community House, Inc. with the deed to their new lot. While Mr. Parker had offered to donate the land for the meeting house, the lot ultimately secured by the Pine Grove Community House, Inc. was sold to the organization for \$10.00 by Anna and Glenn Adamscheck (Figure 4). Ultimately, Mr. Parker did not build the stone chimney either, and the architectural feature was instead assembled by a Mr. Wolf who did the job for \$25.00. While no as-built plans exist for the community house, it is clear that the building was planned and constructed informally by the citizens of the area. A carpenter, Percy Sheldon, charged \$50.00 payable over three years for the framing of the entire building. The Lewis Shingle Company in Wheeler, five miles southeast of Manzanita, donated 13,000 shingles for the siding. Built in a year from the date of the organization's

² Helen Hollensted's transcribed notes

³ From a compilation of Pine Grove Progressive Club minutes from 1928 to 1938 by Eldridge Appleton in 1990

⁴ *ibid*

⁵ *Pine Grove Meeting Notes*, June 20, 1933

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incorporation, the Pine Grove Community House was constructed for a grand total of \$501.60 and countless volunteer hours.⁶

The Pine Grove Community House opened on August 5, 1933 to great local, and even state, fanfare. Day-long special events were planned for the opening and were expected to “draw thousands from all over the State of Oregon to the beach.”⁷ Amid a bathing beauty contest, a marching band (Figure 5), and a stunt plane exhibition (Figure 6), the ceremonies began with the singing of *America* by all present and a welcome address from Anna Tohl, the president of the Pine Grove Community House, Inc. The superintendent of Tillamook County Schools, Frank B. Bennett, was the key speaker and contrasted the landing of the Pilgrims in the Atlantic to the pioneers settling the Pacific. He proclaimed that the “faith to dream things and courage to achieve them, willingness to accept leadership and to follow it, and cooperation and harmony” were the qualities shared by the Pilgrims and the citizens of Manzanita that were essential to progress.⁸

The importance of the Pine Grove Community House to Manzanita was not only evident in its celebrated opening, but also in its immediate utility to the community. In its initial year, Mrs. Lane provided a recreational report that outlined the events that had taken place at the community house. She stated that from August 5, 1933 to January 1, 1934, approximately 1,060 people enjoyed the use of the building; from January 1, 1934 to September 5, 1934, 1,800 people attended activities hosted at the community house, for a 13-month attendance total of 2,850.⁹ Mrs. Lane went on to say, “by persistent and faithful efforts you are building around and for Manzanita a reputation of friendliness and hospitality which is an attraction and advertisement for this resort which cannot be valued... There is not a single person here, nor owning property here, that did not benefit from this summer’s Community House operations.”¹⁰

In addition to social and business events, Pine Grove housed and operated the local library from about 1933 to 1987. Mrs. Lane was an avid reader and donated books to form the first Manzanita library in 1930. Originally, the library was located in the law and real state office of Mr. Lane, but was moved to Pine Grove shortly after its construction. Summer programs were provided by a Mr. and Mrs. W.H. Hollensted of Portland. The library was located towards the back of Pine Grove, in the easternmost third of the building where the kitchen stands today. After WWII, the Oregon State Library Board supported the growth of county libraries, and a bookmobile from the newly established Tillamook County Library served patrons outside the City of Tillamook. The local library in the Pine Grove became an extension of the county library and served until 1987 when the current library building was opened.¹¹ The Pine Grove Community House also functioned as the seat of local government and civic space prior to the incorporation of Manzanita in 1946. For the first ten years of Manzanita’s municipality status, however, Pine Grove continued its use as an informal City Hall. In 1956, City Hall was officially established at 543 Laneda Avenue in a building that previously acted as a service station and housed the fire department. Over the years, Pine Grove has also hosted church services and Sunday school classes (as recently as 1995), wedding receptions, knitting groups, the Stitch and Chatter Club, and the Women’s Club.

Changes to Pine Grove throughout the years further reflect the importance of the building to the community as they sought to modify their social and civic center in reaction to the needs of the time. As early as 1937,

⁶ *ibid*

⁷ Unknown source, probably the Tillamook Headlight-Herald

⁸ *The Tillamook Headlight Herald; August 10, 1933*

⁹ *Pine Grove Minutes, August, 1934*

¹⁰ *ibid*

¹¹ Mark Beach, *Pine Grove Community House*, 11-15

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minutes from Pine Grove Community House, Inc. indicate that plans were made to enclose the basement before the 4th of July. The enclosure of the basement was followed in 1938 and 1939 by discussions to enlarge the community house by constructing a 12' by 20' addition to the back of the building, an addition to the west side of the building to include a stairway to the basement, and a storeroom east of the kitchen. This same proposal called for concrete to be poured for the floor of the basement in order to prepare the space for the eventual installation of restrooms. The need for a larger library space was also discussed in 1939 and it was decided that a 12' by 40' addition to the back of the building that would run the entire width of Pine Grove would provide the space needed for the library and storeroom.¹² Additional modifications at Pine Grove were not discussed until 1984 and 1985 when the still-unfinished basement was remodeled to provide an additional 1000 square feet of recreation and meeting space. A small group of volunteers working with \$4,000 worth of donations provided the manpower to complete the basement.¹³

In the meeting minutes of the early 1980s, repeated mention is made of the need for a new community center at an estimated cost of \$350,000. After much discussion and investigation, the matter was dropped. Pine Grove Community House continued to serve as the de facto community center of Manzanita.

In 2006, the Nehalem Valley Historical Society began the search for a home. The society had been meeting in members' homes since 1986 when the Society was founded. The society had been the recipient of a significant amount of historical materials, and they needed a space adequate to create an archive. After a search determined that Pine Grove was the only place with sufficient available space, the society obtained a \$25,000 grant from Tillamook County administered by the Pioneer Museum of Tillamook. Pine Grove agreed to make the space available in exchange for improvements to the heating and cooling system of the Community House and improvements to the leased space. The society pays no rent, but does pay its share of utility costs. In this way, the Pine Grove gained the occupancy in its historic building of an organization dedicated to preserving the history of the Nehalem Bay area.

Pine Grove Community House, Inc. and Community Impact

Over the course of its existence Pine Grove has been the center of life and community service. Manzanita's current mayor, Garry Bullard, has called Pine Grove "the heart of the community." Municipal improvements; relations with local, state, and national entities; club meetings; provision of space for a library; fund raising; material and emotional support of sick and grieving members; social activities (especially card parties); activities for summer tourists and more are all found in the minutes of the Stitch and Chatter Club, the Pine Grove Progressive Club, the Women's Club, and the Pine Grove Community House. A brief synopsis of community impacts is provided below.

Good roads—Club members joined with many coastal interest groups that were trying to build roads to reduce driving time to Portland. The club also lobbied Tillamook County road managers to improve "the narrow and dangerous road over the hill into Nehalem." Minutes during the 1980s reveal growing interest in paving Laneda Avenue.

Public safety—The club secured the appointment of a local man as deputy sheriff for Manzanita and developed the first volunteer fire department. Members also complained to state officials about too much auto traffic on the beach.

¹² Meeting minutes, 1939

¹³ Pine Grove meeting minutes, 1985

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Street lighting—Early in 1945, the club raised money for lights along Laneda Avenue. Members collected money, contracted with Mountain States Power, and watched the lights come on for the first time during the meeting in March.

Recycling—On Saturday afternoons for several years in the early 1970s people brought recyclables to the Pine Grove basement, and volunteers hauled the recyclables to Tillamook.

Tourism—During the 1930s, club members organized recreational activities for summer visitors.

Creating a City—Club minutes from September 1945 include the first mention of incorporating Manzanita as a city. In January 1946, the club voted “that the committee working on details of incorporation attend the convention of the League of Oregon Cities.” The February minutes report nominating petitions for city council sent to the county clerk and urged members to vote in March. Within a few months, Manzanita had become a city. Ben Lane, one of the founders of the club in 1928, became the first mayor and served as such until 1959.¹⁴

Modern Pine Grove

Although Pine Grove no longer serves as the municipal center of Manzanita, the building continues to be an important part of the community and still serves its historic social function. While the number of permanent residents in Manzanita has only tripled to approximately 600, only 30% of the households in Manzanita are primary residences. Manzanita is still a destination resort, and the population swelled in the summer months to include visitors from 29 foreign countries in 2014. The 4th of July brings as many as five thousand people to town. In the 1920s, the population was smaller, and almost everyone participated in the life of the community. Pine Grove performed the functions of a typical New England Town Hall meeting, a real democracy in the Greek meaning of the word. Pine Grove no longer houses the library; there are no church services held there, the City of Manzanita has its own city hall, and more than 40 nonprofit organizations in the Nehalem Valley have assumed many of the functions performed by club members in the past. Nonetheless, a glance at the current minutes of the Pine Grove board and a perusal of the annual schedule of activities will show a more restricted range of uses, along with outreach far beyond the city limits. The critical datum is that the Pine Grove is more than an historic relic. It is a well-loved and cared for part of Manzanita’s history and a place that the community still gathers to meet, to consider, and to plan for the future. The 2015 Pine Grove Calendar shows that eighteen local organizations regularly meet at the Pine Grove. There are sixteen sponsored events scheduled, including the library book sale, fund-raising events for local nonprofits, potlucks, concerts, and classes. Five couples chose to be married and/or have their receptions at Pine Grove, four memorials were held, and ten special occasion celebrations are also being held in 2016 at Pine Grove.¹⁵

Conclusion

The Pine Grove Community House is historically significant at the local level for its association with patterns of local social, cultural, and governmental development in Manzanita and surrounding communities. The building represents the importance of the Pine Grove Community House, Inc. that functioned as Manzanita’s first organized social group, library, and civic governance prior to the incorporation of Manzanita in 1946. While the library and city hall have moved from within its walls, the Pine Grove Community House still functions today as it did historically. At its inception, the Pine Grove Progressive Club sought to provide the leadership and organization necessary to create a functioning, livable community; a mission well-accomplished and represented by the Pine Grove Community House.

¹⁴ Mark Beach, *Pine Grove Community House*, 19

¹⁵ www.thepinegrove.org. Calendar

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

All historic materials referenced in this document are available at the Nehalem Valley Historic Society in Manzanita.

Beach, Mark Beach and Nan Nelson. *Pine Grove Community House: Building a Stronger Community for 75 Years* (Pamphlet). Manzanita, OR: Pine Grove Community House, Inc., 2008.

Clark, Rosalind L. *Architecture, Oregon Style*. Albany, OR: City of Albany, 1983.

McAlester, Virginia Savage. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2013.

Minute Books of the Pine Grove Community Club, 1928 – 1936, 1936 – 1945 (archives).

Minute Book of the Stitch and Chatter Club, 1937 – 1939 (archives).

Nehalem Valley Historical Society, nehalemvalleyhistory.org.

Pine Grove Community House, www.thepinegrove.org.

Newspapers/Newsletters

The North Coast Citizen

The Sea Breeze

The Tillamook Headlight-Herald

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: Nehalem Valley Historical Society

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreage of Property Less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>45.718697749</u>	<u>-129.93659224</u>	3	_____	_____
	Latitude	Longitude		Latitude	Longitude
2	_____	_____	4	_____	_____
	Latitude	Longitude		Latitude	Longitude

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

The nominated property occupies Lot 17, Block 13, of Manzanita Beach. (Survey attached)

Boundary Justification (Explain why the boundaries were selected.)

The nominated property occupies the city lot that was donated to the Pine Grove Community Club to construct the Community House. It occupies the lot to this day.

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11. Form Prepared By

name/title Theodore A. Weissbach, Board Member date 09/17/2015
organization Pine Grove Community House telephone (503) 368-3780
street & number PO Box 691 email tmweissbach@charter.net
city or town Manzanita state OR zip code 97130

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: Pine Grove Community House
City or Vicinity: Manzanita
County: Tillamook **State:** Oregon
Photographer: Travis Williams, Broken Banjo Photography
Date Photographed: June 2015

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

- Photo 1 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0001
The building as it sits on Laneda Avenue, looking west
- Photo 2 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0002
South and east facades, looking northwest
- Photo 3 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0003
East and north facades, looking southwest
- Photo 4 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0004
Front, north façade, including ADA ramp and chimney, looking northeast
- Photo 5 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0005
West and south facades, including basement with entrance to Nehalem Valley Historical Society, looking northeast
- Photo 6 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0006
Main room of main floor, looking southwest
- Photo 7 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0007
Main room of main floor, looking northeast
- Photo 8 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0008
Fireplace in the main room, looking south
- Photo 9 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0009
Entrance to the kitchen from the main room, looking northeast
- Photo 10 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0010
Kitchen interior, looking southeast
- Photo 11 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0011
Kitchen interior, looking southwest
- Photo 12 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0012
Front entrance, as viewed from across Laneda Avenue

Pine Grove Community House
Name of Property

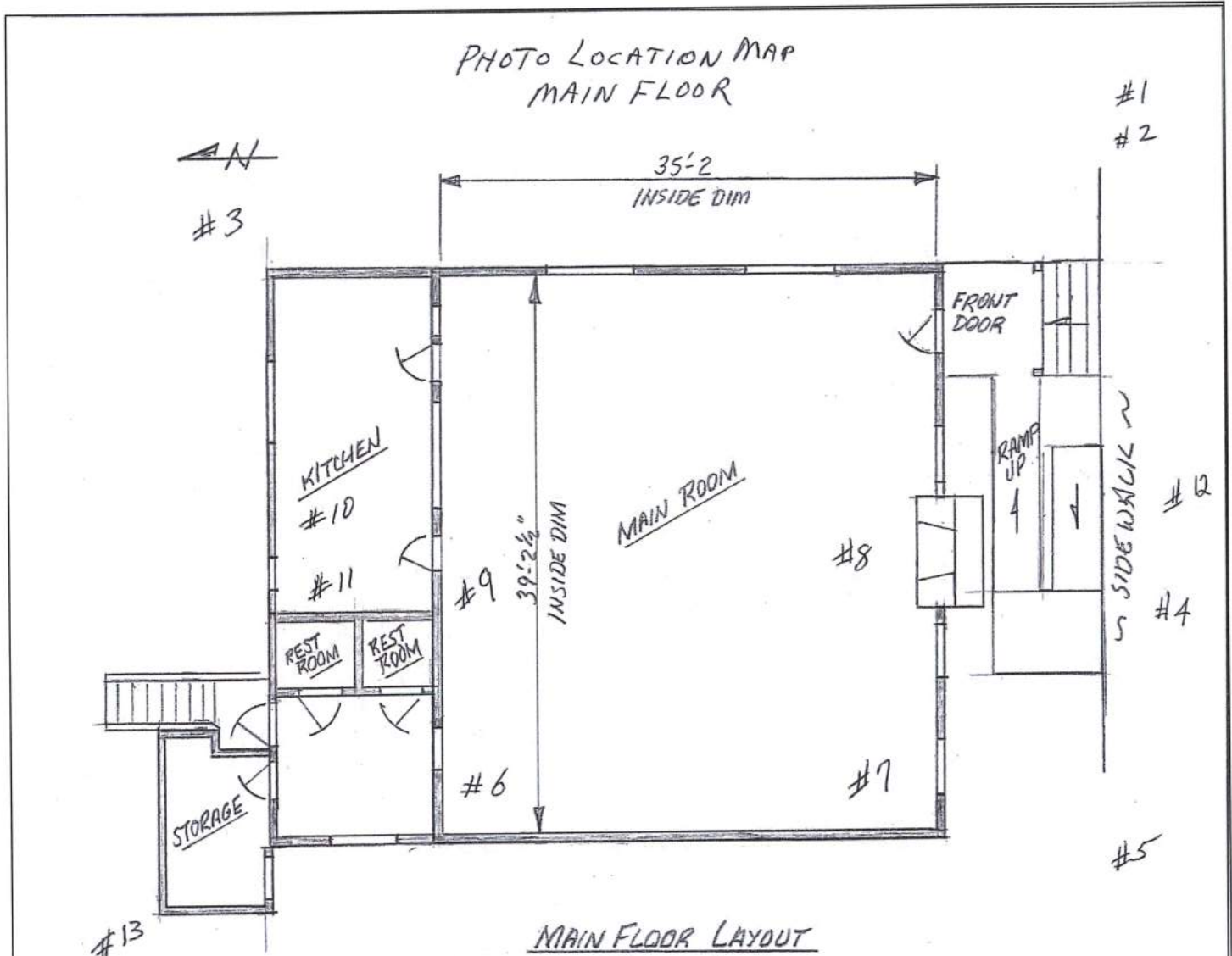
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- Photo 13 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0013
North and west facades, looking southeast
- Photo 14 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0014
Main room in basement, housing Nehalem Valley Historical Society
- Photo 15 of 15:** OR_TillamookCounty_PineGroveCommunityHouse_0015
Main room in basement, housing Nehalem Valley Historical Society

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PHOTO LOCATION MAP, MAIN FLOOR



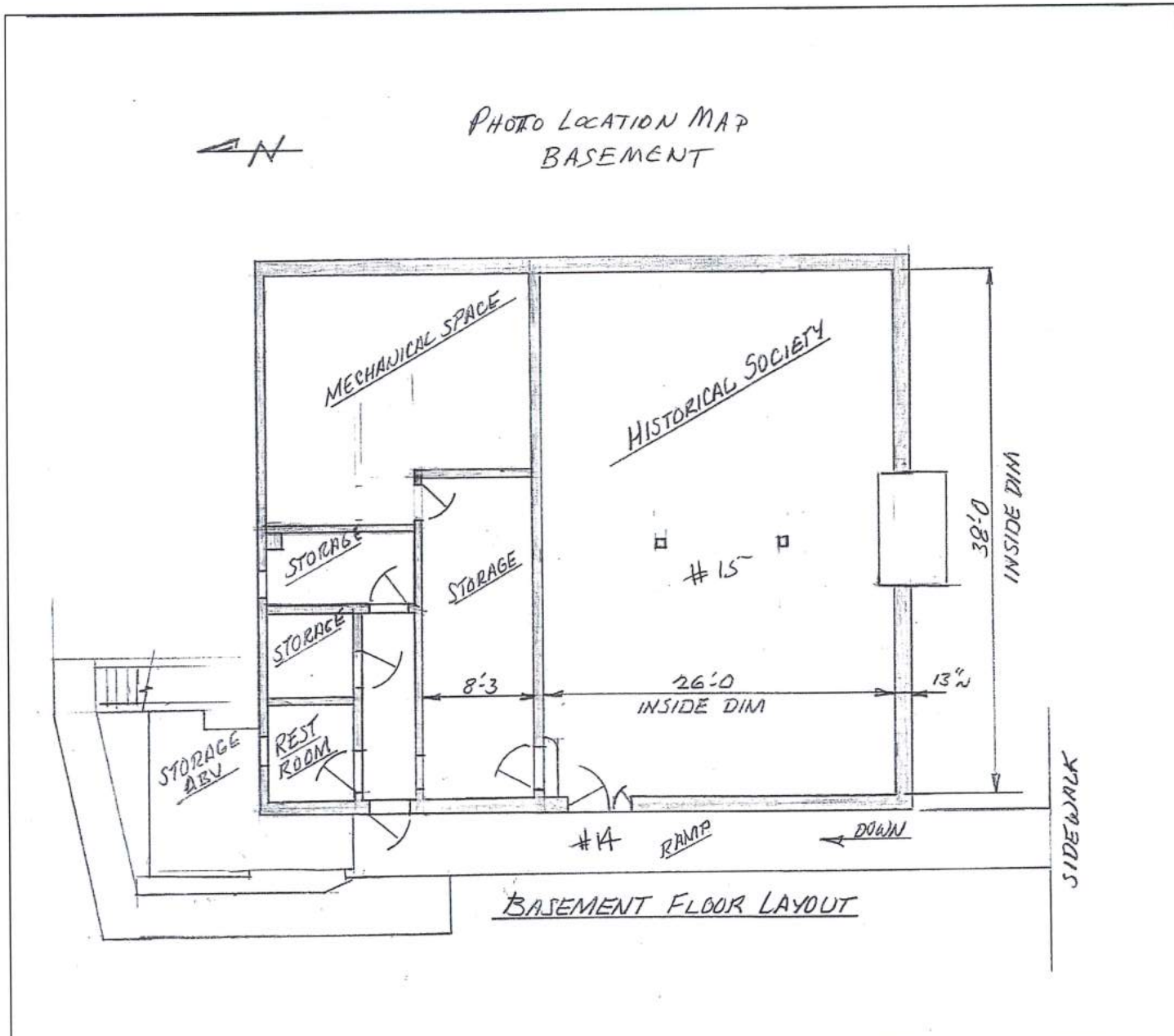
MAIN FLOOR LAYOUT

TITLE: PINE GROVE COMM. CENTER		PROJECT NO.
PROJECT: FLOOR LAYOUT	DATE	REV.
	DATE	PAGE OF

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PHOTO LOCATION MAP, BASEMENT



BASEMENT FLOOR LAYOUT

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	PROJECT: BASEMENT LAYOUT		REV.
	DATE	DATE	PAGE OF

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

- Figure 1.** Regional location map
- Figure 2.** Area map
- Figure 3.** Aerial view of Laneda Avenue
- Figure 4.** Tax lot map
- Figure 5.** Civil site plan
- Figure 6.** Main floor plan
- Figure 7.** Basement floor plan
- Figure 8.** Ben and Johanna Lane (n.d.)
- Figure 9.** Excerpt of Warranty Deed to the parcel, ca 1933
- Figure 10.** Pine Grove Community House in the 1930s
- Figure 11.** Gathering in front of Post Office (now the Sand Dune Tavern with a band, believed to be at the dedication of Pine Grove Community House, 1932
- Figure 12.** Plane landing on the beach south of Neahkahnne Mountain, believed to be the stunt plane at the Pine Grove Community House dedication, 1932.
- Figure 13.** Volunteers working on renovations in 1968

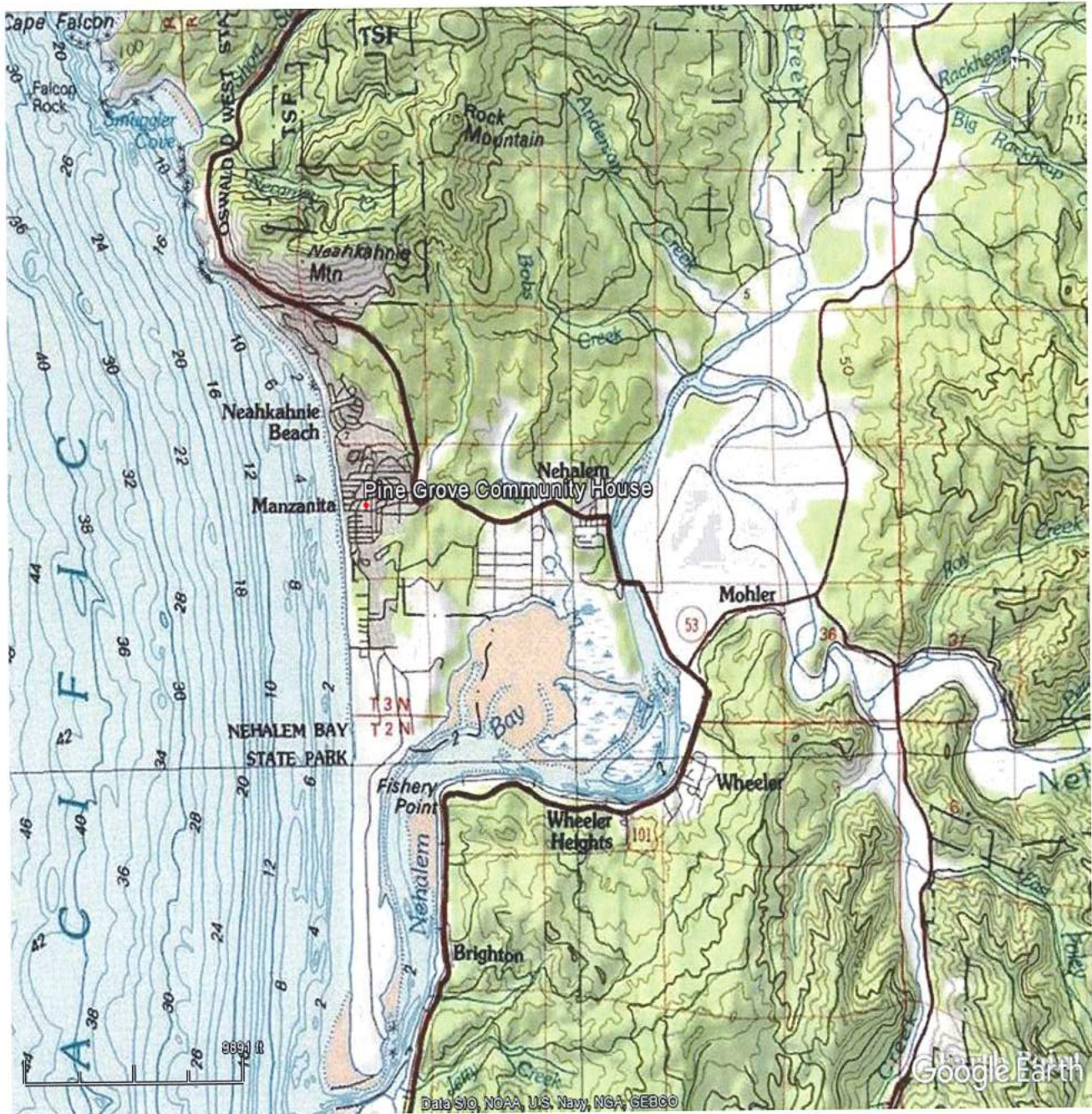
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Figure 1. Regional location map



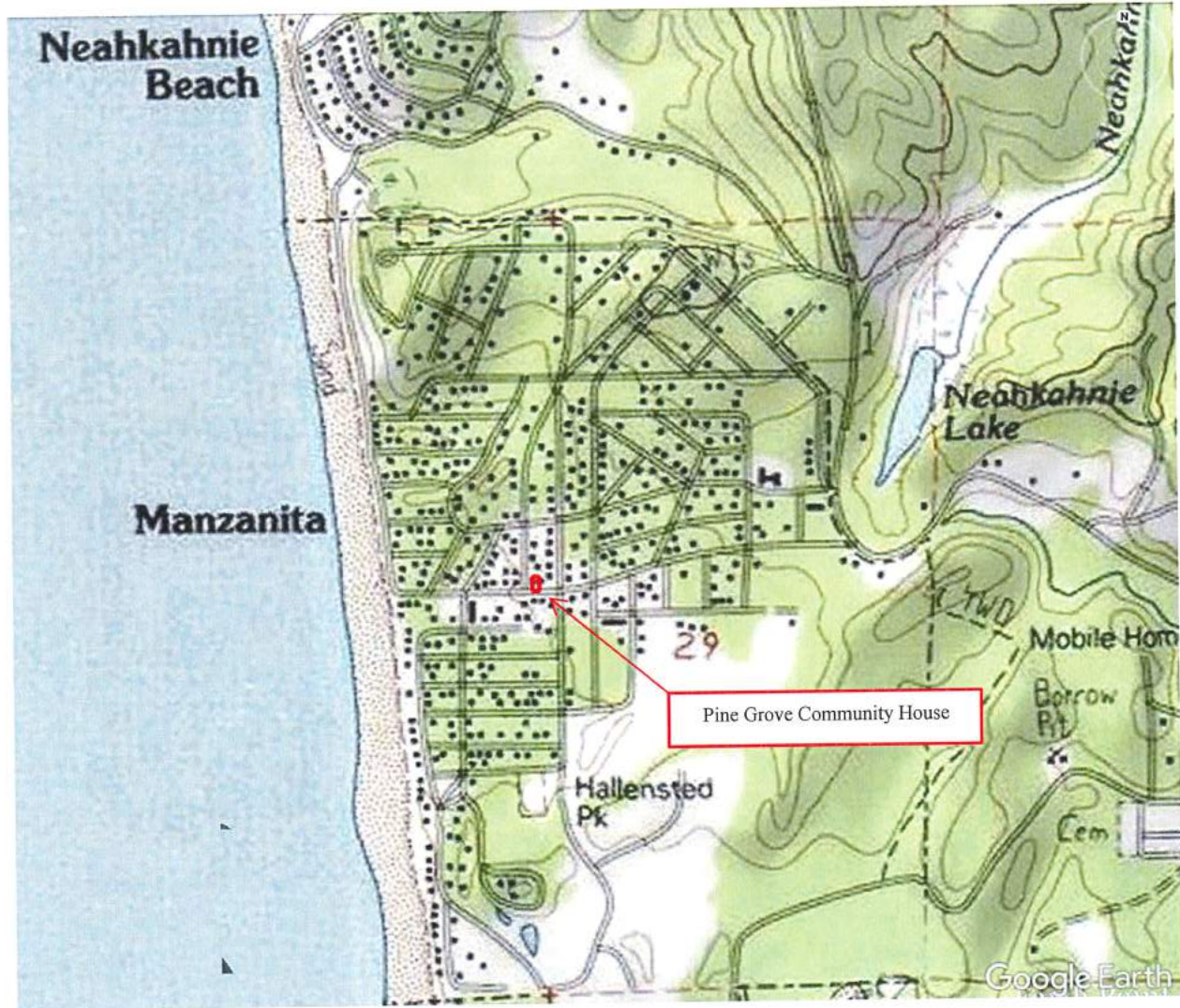
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Figure 2. Area map



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Figure 3. Aerial view of Laneda Avenue



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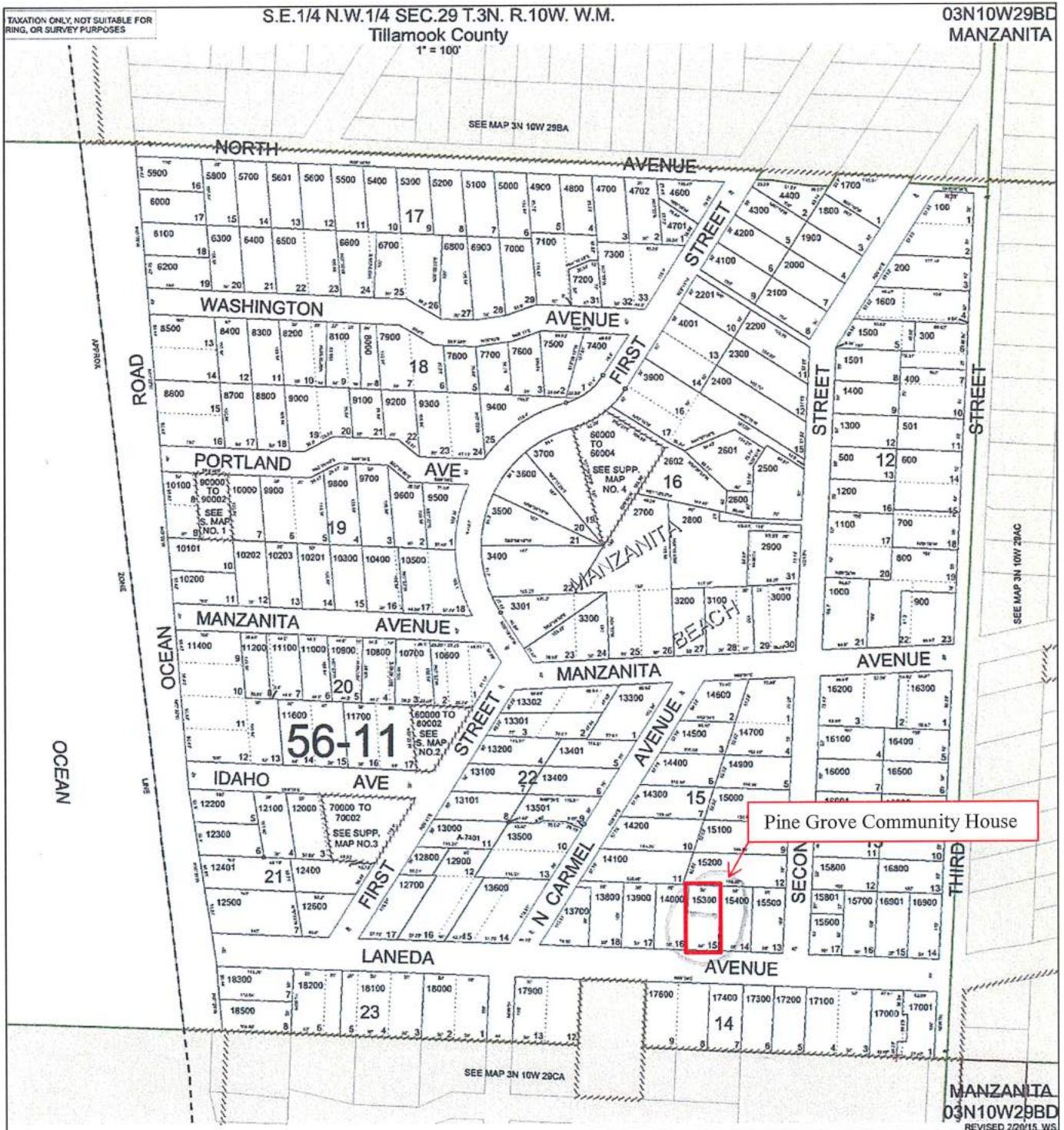
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Figure 4. Tax lot map



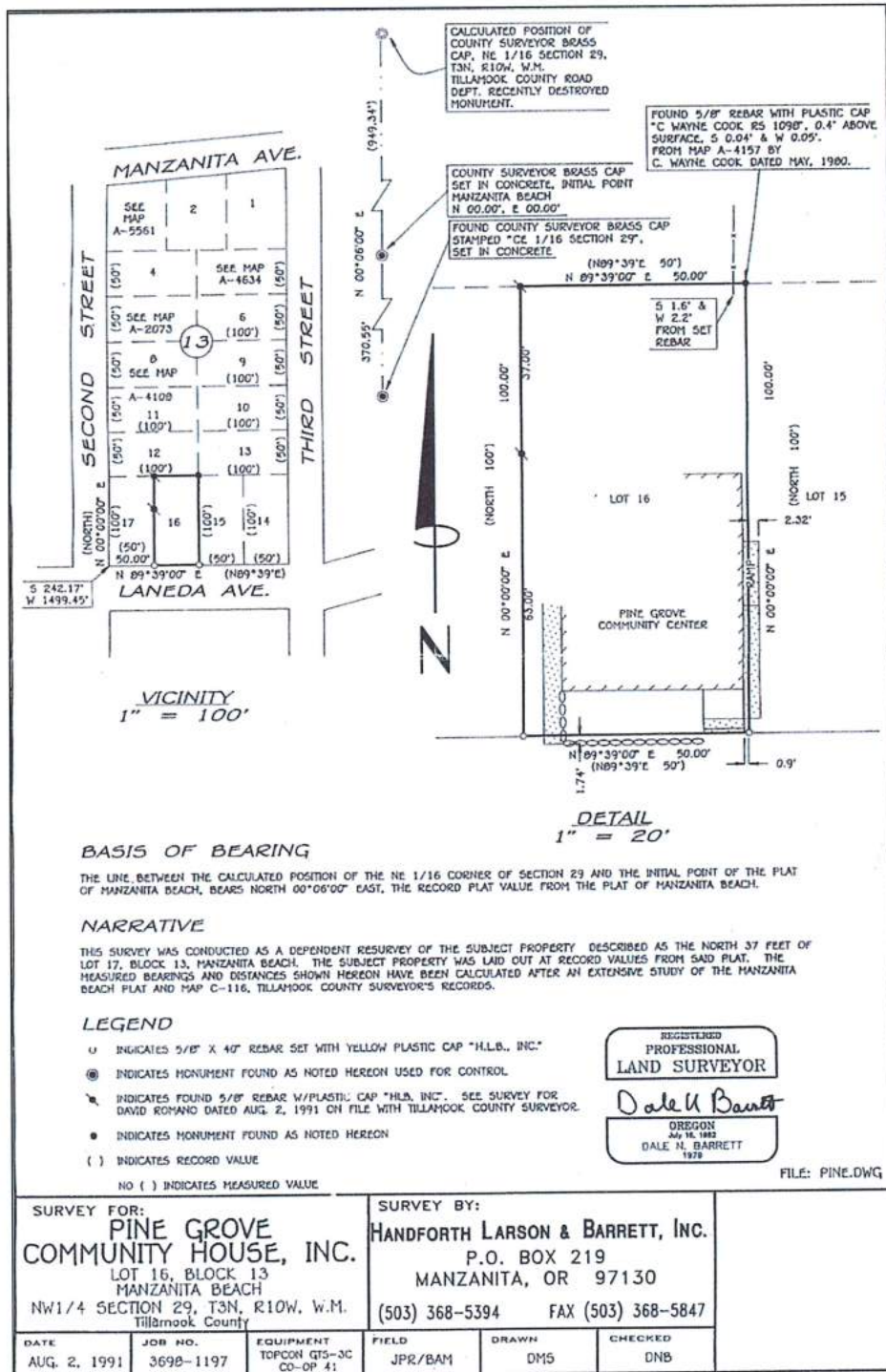
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Figure 5. Civil site plan



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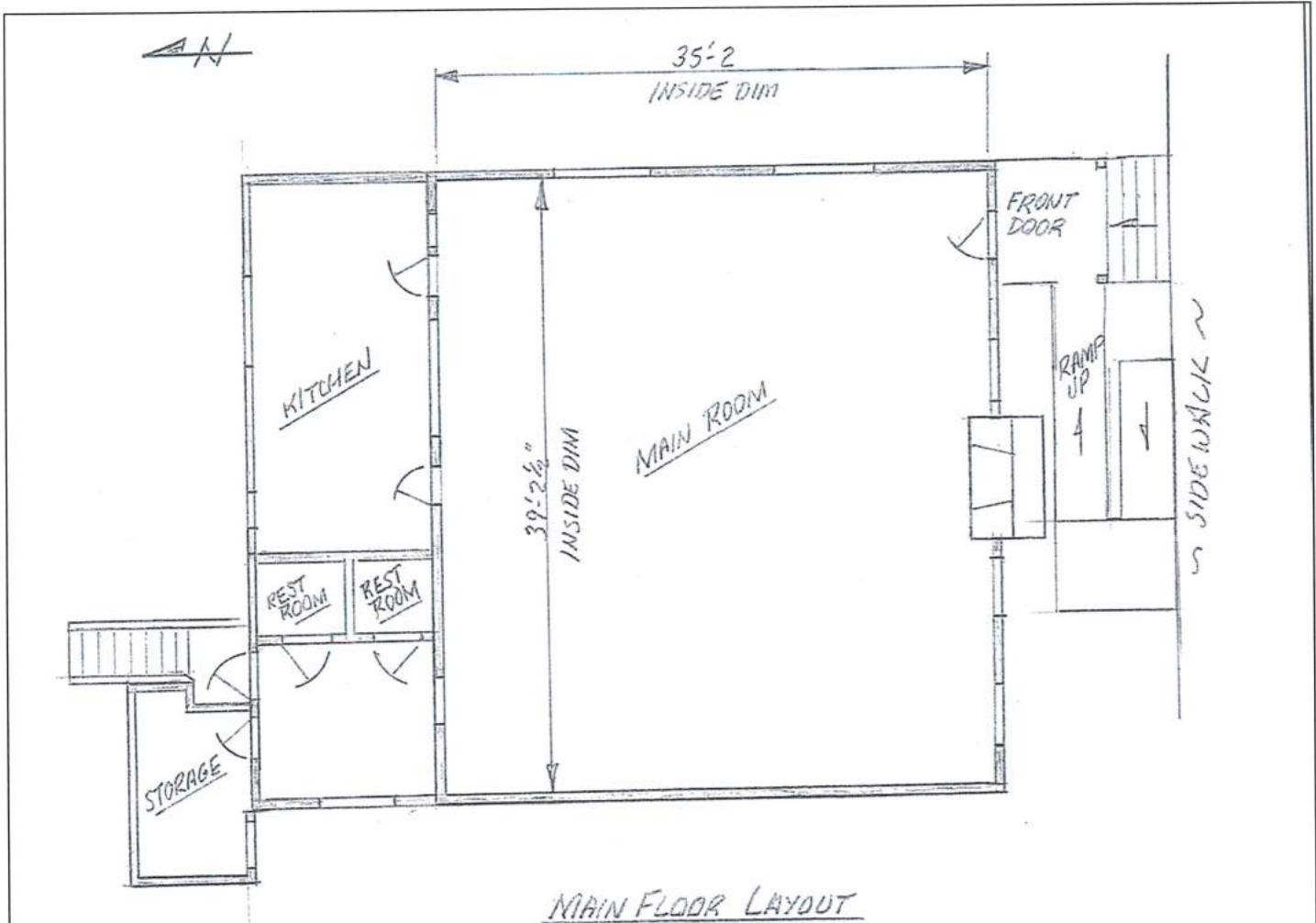
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Figure 6. Main floor plan



MAIN FLOOR LAYOUT

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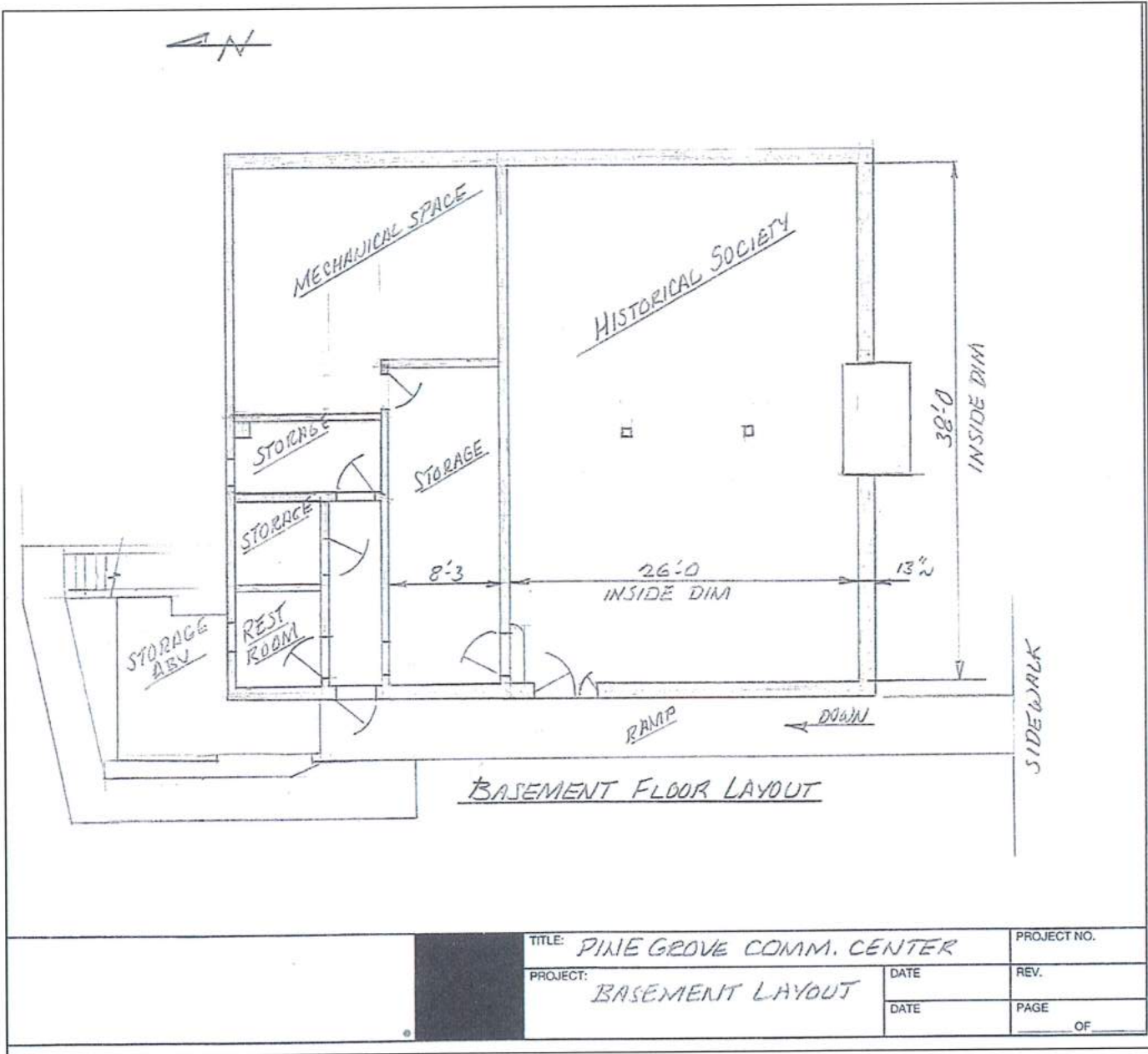
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Figure 7. Basement floor plan



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Figure 8. Ben and Johanna Lane (n.d.)



Ben Lane's father platted Manzanita in 1912. Ben and Joanna Lane sold real estate, managed vacation rentals, entertained visitors and generally boosted the town. Joanna practiced law and notarized documents including the deed to Pine Grove's lot. The Manzanita library began in the Lane garage. Both were founders of the Pine Grove Progressive Club and leaders of the organization throughout the 1930's and forties. Ben Lane became Manzanita's first mayor in 1946 and remained in office until 1959.

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Figure 9. Excerpt of Warranty Deed to the parcel, ca 1933

COMPARED

Anna Adamscheck et vir
TO
Pine Grove Community House, Inc

No. 66211 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Anna Adamscheck and Glenn Adamscheck, my husband of Tillamook County State of Oregon, in consideration of Ten and no/100 Dollars, to us paid by Pine Grove Community House, Inc. of Tillamook County, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said Pine Grove, Community House, Inc an Oregon corporation, its successors, and assigns, all the following bounded and described real property, situated in the County of Tillamook and State of Oregon:

All of Lot Sixteen (16) in Block Thirteen
(13) Manzanita Beach, Tillamook County, Oregon.

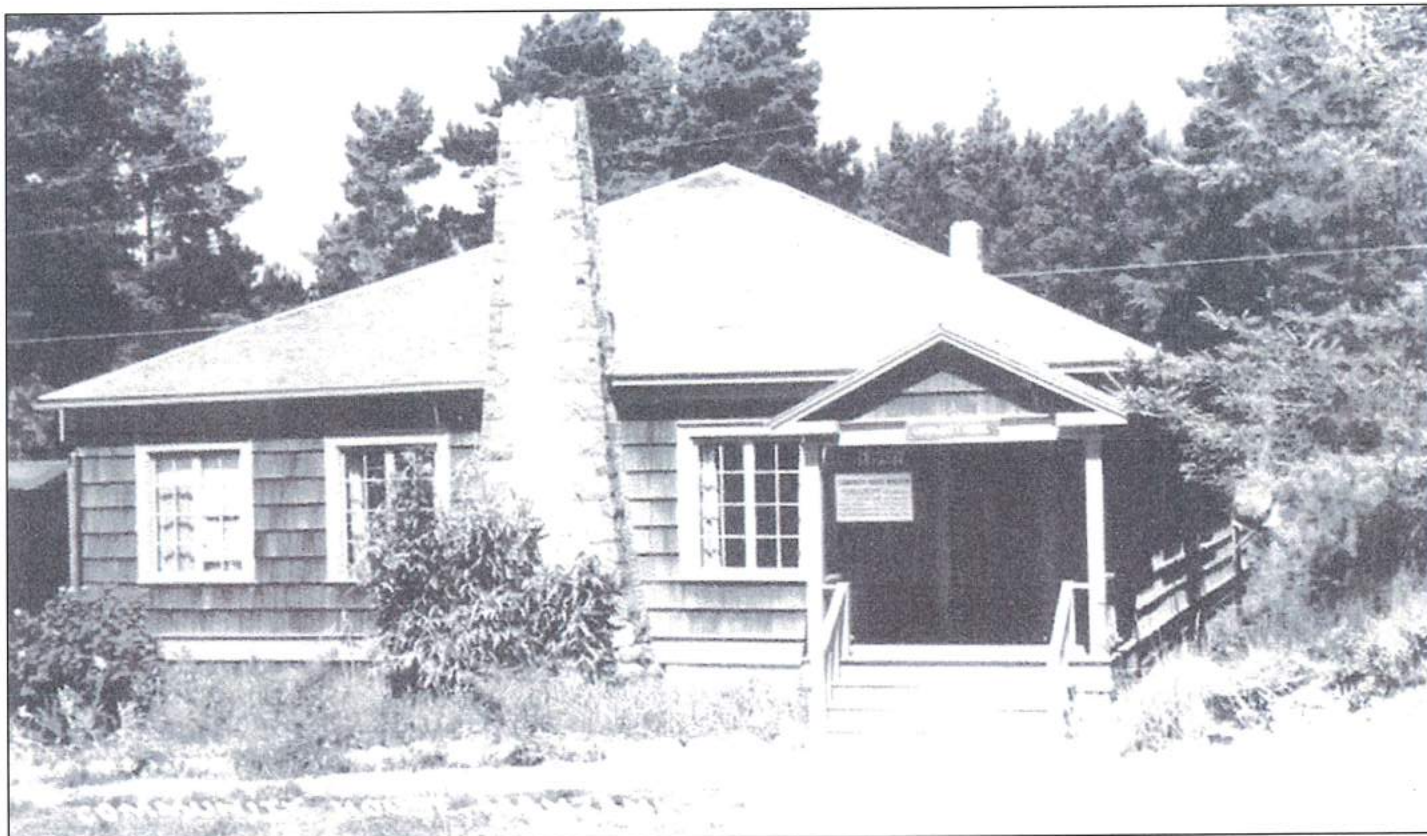
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Figure 10. Pine Grove Community House in the 1930s



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Figure 11. Gathering in front of Post Office (now the Sand Dune Tavern with a band, believed to be at the dedication of Pine Grove Community House, 1932



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Figure 12. Plane landing on the beach south of Neahkahnie Mountain, believed to be the stunt plane at the Pine Grove Community House dedication, 1932



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Figure 13. Volunteers working on renovations in 1968



NEW WINDOW—going in as part of the renovation at Pine Grove Community Club. The work will include a new, larger kitchen, two restrooms on the main floor,

and a larger main hall. Volunteers are doing most of the labor, and Pine Grove Community Club members have been raising funds for the remodeling for the past year.

The club is used by a variety of community and private groups in the area, and provides public restrooms during the summer.

(Photo by Lorena Dye)

Pine Grove Community House
Tillamook County, Oregon



Photo 1 of 15: The building as it sits on Laneda Avenue, looking west



Photo 2 of 15. South and east facades, looking northwest

Pine Grove Community House
Tillamook County, Oregon



Photo 3 of 15. East and north facades, looking southwest



Photo 4 of 15. Front, north façade, including ADA ramp and chimney, looking northeast

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Photo 5 of 15. West and south facades, including basement with entrance to Nehalem Valley Historical Society, looking northeast



Photo 6 of 15. Main room of main floor, looking southwest

Pine Grove Community House
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Photo 7 of 15. Main room of main floor, looking northeast



Photo 8 of 15. Fireplace in the main room, looking south

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Photo 9 of 15. Entrance to the kitchen from the main room, looking northeast



Photo 10 of 15. Kitchen interior, looking southeast

Pine Grove Community House
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Photo 11 of 15. Kitchen interior, looking southwest



Photo 12 of 15. Front entrance, as viewed from across Laneda Avenue

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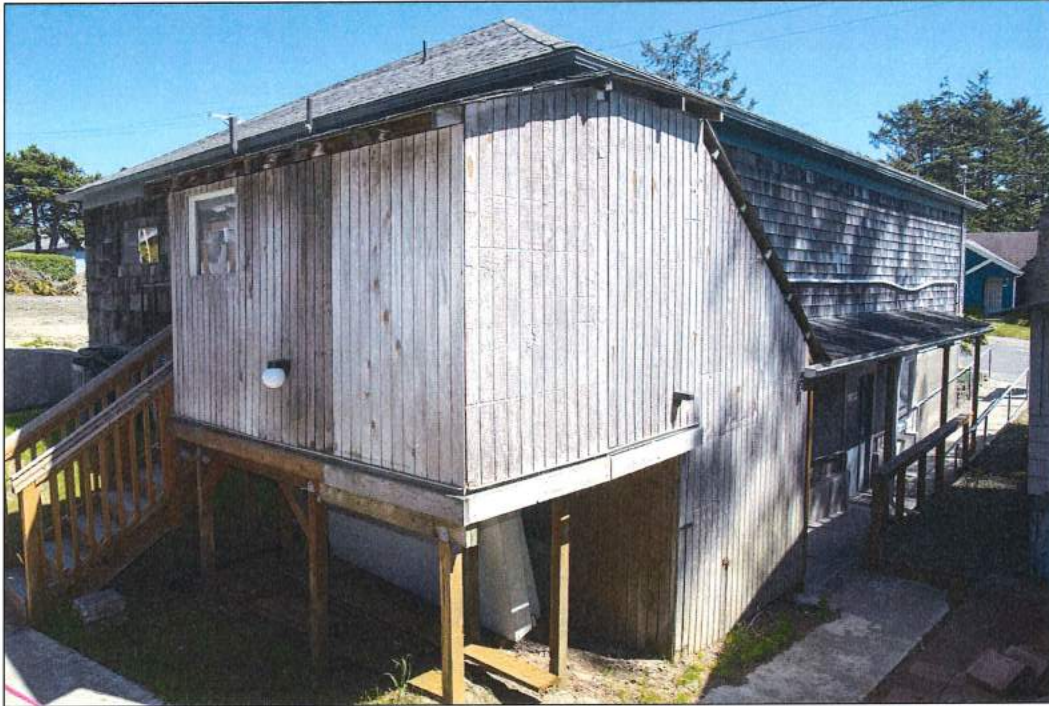


Photo 13 of 15. North and west facades, looking southeast



Photo 14 of 15. Main room in basement, housing Nehalem Valley Historical Society



Photo 15 of 15. Main room in basement, housing Nehalem Valley Historical Society