

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received AUG 3 1987

date entered SEP - 8 1987

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Balch Hotel Number of contributing resources: 1

and/or common Dufur Hotel Number of non-contributing resources: 3

2. Location

(non-historic outbuildings)

street & number 40 South Main N/A not for publication

city, town Dufur N/A vicinity of Second Congressional District

state Oregon code 41 county Wasco code 065

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name H. L. Greene Co., Inc.

street & number 111 SW Fifth Avenue, #2960

city, town Portland vicinity of state Oregon 97204

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office of Wasco County

street & number 5th and Washington

city, town The Dalles state Oregon 97058

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible?  yes  no

date 1978  federal  state  county  local

depository for survey records State Historic Preservation Office, 525 Trade Street SE

city, town Salem state Oregon 97310

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>          N/A          </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Balch Hotel is a three story, rectangular brick building 40 feet wide and 72.5 feet long built in 1907 by Charles P. Balch. It is located at the south end of the town of Dufur, Oregon, which is thirteen miles south of The Dalles, Oregon. It is one of four brick buildings remaining from Dufur's historic period, and it is the only one exceeding two stories in height.

Historically, the hotel was a notable presence in the town and remains so today. It is situated at the south end of the business center facing west onto Main Street. Stylistically, the longitudinally-oriented rectangular building is unsophisticated. A vernacular version of Italianate design, perhaps, it has a formally-composed facade penetrated by elliptic and segmental-arched openings and embellished with rusticated quoins, fancy, cut-brick panels, and a corbelled cornice. The central entrance bay was distinguished by a vertically elongated double piazza, or porch reached by doorways at the ends of second and third story corridors. Originally, striped canvas awnings shaded windows on all but the rear elevation. In an article concerning the opening of the hotel published in The Dalles Optimist in January 1908, F. M. Andrews, of Portland, was credited with the design of the building. No other details are known about the building's architect.

Between 1950 and 1969 the ground story interior and some guest rooms were subdivided in various configurations to meet fire safety code requirements as the hotel was adapted as a residential hotel, or apartment building. It was during this time that the staircase separating the lobby from the sample room/parlor was enclosed. The present owners have embarked on a project to restore the interior.

The hotel has a full basement with a partial dirt floor and a random stone foundation 18 inches thick. The outside walls are of brick, 12 inches thick; the interior walls are wood stud, plastered. The building is structurally sound. The ceilings on the first floor are 12 feet high, the second floor ceilings are 10 feet high and the third floor ceilings slope from 10 feet in the front of the hotel to 8 feet six inches in the rear for roof slope.

The front of the hotel is three bays wide. Each floor has central, double-leaf doors flanked by a single one-over-one, double-hung window in either outer bay. The ground story entrance has been altered. Window and door openings are segmental, or elliptic-arched and typically have drip moldings of brick. The ground floor windows are composed of a group of three double-hung windows with a single large elliptical transom. The front face brickwork is very decorative with tooled joints, brick quoins on corners and in vertical strips to frame the center bay. The quoins terminate in textured panels of cut-brick work beneath the cornice. The cornice is corbelled out from the face of the building several inches. The front porch extends the width of the central bay and is constructed of square boxed columns. The height of the porch has been reduced to second story deck and railing. The original third floor balcony was removed prior to 1950.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

The side elevations are organized into four wide bays each. One-over-one, double-hung windows are grouped in pairs, numbering three pairs with a single window at the front of each side on all three floors. The brick work is common bond except as noted, and the exterior trim for the segmental-arched windows consists of two soldier courses.

Doors are centered in the rear elevation with one pair of windows on each side on both upper floors. The first floor has two single doors, one exiting the kitchen and one the dining room, with three large double-hung windows in between. A wooden fire escape connects the roof and all floors to the ground on this back exposure. Both kitchen and dining room doors have a small porch.

The roof is flat, with a slight slope, 18 inches from front to back. The chimneys are inside the structure and each chimney has a corbelled cap. There are no fireplaces, but each room has a flue for wood or coal burning stoves. Each room also has wiring for a single electric light in the center of the ceiling.

Inside is a central staircase to the second floor, with the hotel lobby on the north side and the ladies' parlor on the south side. The ladies' parlor was originally the salemen's sample display room and has its own entrance and exit doors to the lobby and the outside. The staircase has been enclosed to conform to fire codes. It was open on the lobby side. The newel post and baluster are still intact.

Beyond the stairs is the clerk's office, men's restroom, dining room and kitchen. The dining room extends across the back of the first floor to the southeast corner. The ladies' restroom is between the dining room and the ladies' parlor. All of the woodwork on the first floor except the newel post and baluster on the stairs is painted.

The upper stories are arranged on a double-loaded central corridor plan. On the second floor, the stairs to the third floor are located at each end of the building (two sets). Each floor has a central bathroom and one at the rear of the building. Plumbing fixtures for these two rear baths have been removed, but are still in the hotel and can be reinstalled. Most of the woodwork in the hall remains in the original condition. The guest room doors have the original varnish; they are five-panel doors with a transom. The windows have only a stool and sill of wood, no trim due to the extreme thickness of the plastered brick walls. The plaster was smoothly rounded to the window frames. Some of the interior woodwork is painted. Most of the hardware is original. Some pieces were painted, but when checked were brass of the type used throughout.

There have been several partition walls put up over the years to divide the large rooms on the first floor into smaller areas so that the owners who were using it as a private residence could heat it economically. None of these partitions affects the configuration of the building and each can be easily removed to restore the rooms as they were without structural damage or change. A steam boiler and radiators also were added after the original construction.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   7   Page   3  

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On the north exterior elevation, the previous owners added a one-story metal and wood lean-to shed. The structural integrity of the exterior is not affected by the shed and it could be dismantled without injury to the hotel. Located behind the hotel on the east are a 14 x 14-foot storage shed, a 12 x 18-foot tool shed and a 20 x 40-foot four-stall garage. None of these is an historic outbuilding. Therefore, they are counted as non-contributing.

The Balch Hotel is situated on 1.05 acres. It faces west and has a magnificent unobstructed view of Mt. Hood from all front windows and the concrete front porch. Several steps down from the porch lead to a short concrete walk that ends at the city sidewalk bordering Main Street. There are two street lights nearby, an established city park within two blocks and the Dufur Historical Museum (Schreiber Log Cabin) is in the block just north of the hotel.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1907-1908 **Builder/Architect** F. M. Andrews (attributed)

### Statement of Significance (in one paragraph)

The Balch Hotel in Dufur, Oregon, a three-story, brick masonry building measuring 40 x 72 feet, was built in 1907 and opened for use early in the following year by its proprietor, Charles P. Balch, a local stock raiser and druggist who manufactured bricks for the project on his ranch adjoining the townsite. The hotel is noteworthy as the largest historic building in the tiny Wasco County community (pop. 555), and is locally significant under National Register Criterion A as the primary hostelry and social gathering place in the district from the time of its completion to the Great Depression. It was, in fact, the only hotel in Dufur from 1908 onward. Built on the site of an earlier stagehouse which served users of the Barlow Toll Road, the Balch Hotel served passengers on the Great Southern Railroad, constructed to Dufur from The Dalles in 1904-1905. Completion of the Great Southern Railroad 13 miles south from The Dalles on the Columbia River had inspired the hotel's builder to provide for an influx of salesmen, ranchers and timbermen. At Dufur, stage connections could be made to points farther south in the Deschutes Country.

The town of Dufur was platted in 1880 and incorporated in 1893. One of its early settlers was Charles Balch, who owned approximately 1,600 acres adjoining the townsite. Also outlying the town was a vast apple orchard, which at one time encompassed 4,000 acres. The heyday of Dufur and Balch's hotel was closely tied to the rise and fall of the Great Southern Railroad.

The Great Southern Railroad, which linked The Dalles, a major shipping point on the Columbia River, to Dufur, 13 miles southeasterly, was constructed in 1904 by Colorado investor John Heimrick, Sr., and his son and co-owner, John Heimrick, Jr. The Heimricks envisioned a big future in Wasco County timber and wheat. Dufur was the terminus of the railroad until the line was extended to Friend in 1913. The latter, a sawmill town, was established by the railroad company at a strategic location up Fifteen-mile Creek southwesterly of Dufur on the east slope of the Cascade Mountain Range, amid company-owned or optioned timber tracts.

The first train operated over the railroad in the fall of 1905. It consisted of a locomotive and several passenger cars. Dufur flourished as the home terminal for train crews during the time the railroad was under construction to Friend. After 1913, The Dalles replaced Dufur as the terminus. In addition to half a dozen regularly-scheduled mail stops, the train stopped anywhere along the line for passengers, freight or express. As envisioned by its incorporators, the train hauled timber and wheat. The operation prospered, and as a consequence so did Dufur, until the Great Depression. When, in 1928, wheat prices plummeted to 25 cents a bushel, local growers could not afford the shipping costs. The railroad not only lost its principal users, it lost the mail contract. In 1922 a highway had been constructed from The Dalles through Dufur, and gradually trucking replaced the railroad as the primary method of shipping. The railroad ceased operating in 1936.

## 9. Major Bibliographical References

McNeal, William H., History of Wasco County, Oregon, undated typescript, The Dalles Public Library, page 122. Great Southern Railroad.  
The Dalles Times - Mountaineer, May 17, 1898.  
The Dalles Optimist, January, 1908. According to an undated clipping, the hotel was opened January 17, 1908. Interview with Frank Ingels, Jr., former owner of hotel, 1986

## 10. Geographical Data

Acreeage of nominated property 1.05

Quadrangle name Dufur West, Oregon

Quadrangle scale 1:24000

### UTM References

A 

1	0	6	4	6	2	4	0	5	0	3	4	4	8	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

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D 

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E 

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F 

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G 

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H 

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**Verbal boundary description and justification** The nominated area of 1.05 acres is Tax Lot 7600 in Section 25, Township 1S, Range 13E, Willamette Meridian, in Wasco County, Oregon. Wasco County Assessor's Map reference 1S 13 25CB.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state N/A code county code

## 11. Form Prepared By

name/title Patricia L. Green, Secretary/Treasurer

organization H. L. Green Co., Inc.

date November 28, 1986

street & number 111 SW Fifth Avenue, #2960

telephone (503) 221-0020

city or town Portland

state Oregon 97204

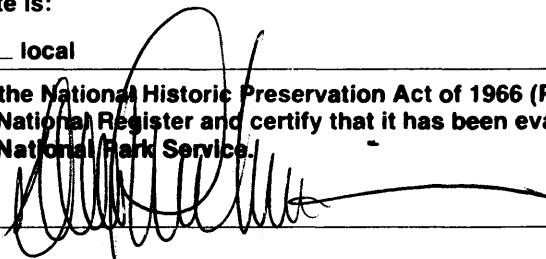
## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Deputy State Historic Preservation Officer

date July 22, 1987

### For NPS use only

I hereby certify that this property is included in the National Register

Entered in 1987  
National Register

date 9/8/87

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

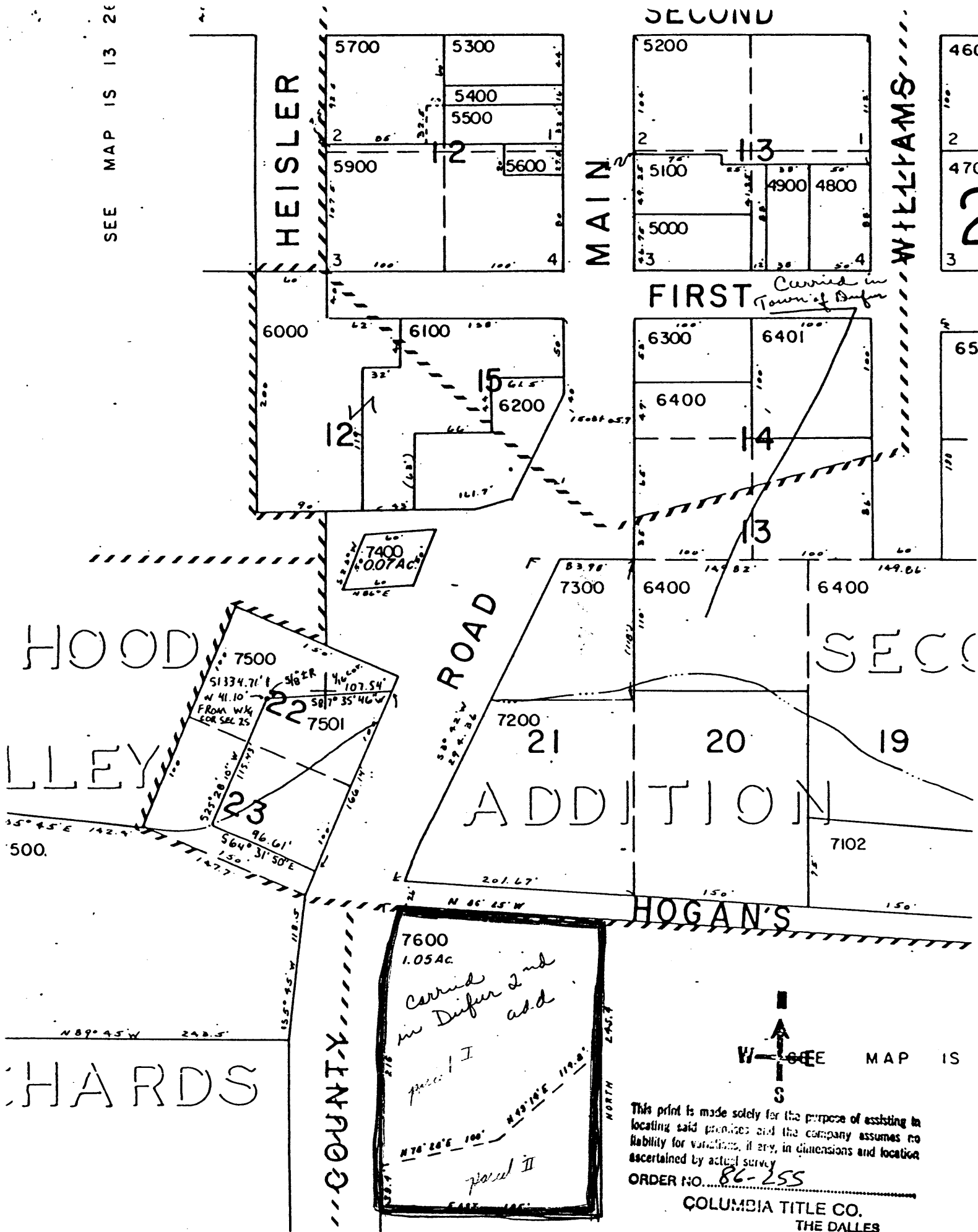
Section number 8 Page 2

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The hotel, which had opened in 1908, was operated by the Balch family until it was sold in 1913 to Frank Ingels, Sr. The Ingels family ran the hotel from 1913 to 1946. After 1936, the period marked by failure of the Dufur Apple Orchard due to insufficient irrigation water, and foreclosure on the Great Southern Railroad, the hotel was used as an apartment house as well as a hotel. In its heyday, the hotel had catered to salesmen. A salesmen's display room was set apart from the hotel lobby. Eventually, the sample room was turned into a ladies' parlor. The dining room had been the social center of the community. Frank Ingels, Jr. remembers the day when the dining room was so well used, a rope had to be placed across the entrance to control the crowd.

Many of the local ranchers sent their children to board in the hotel during the winter months so that they could go to school in town. The original ledgers showing all the names of the people who have stayed in the hotel since it opened, and the hotel's safe, remain on the premises.

SEE MAP IS 13 2C



HOOD

LLEY

500.

HARDS

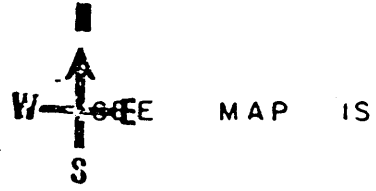
COUNTY

ROAD

ADDITION

HOGAN'S

SECC



This print is made solely for the purpose of assisting in locating said premises and the company assumes no liability for variations, if any, in dimensions and location ascertained by actual survey.

ORDER NO. 86-255

COLUMBIA TITLE CO.  
THE DALLES

RECEIVED JUN 27 1986

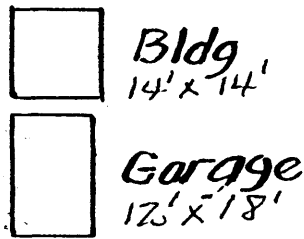
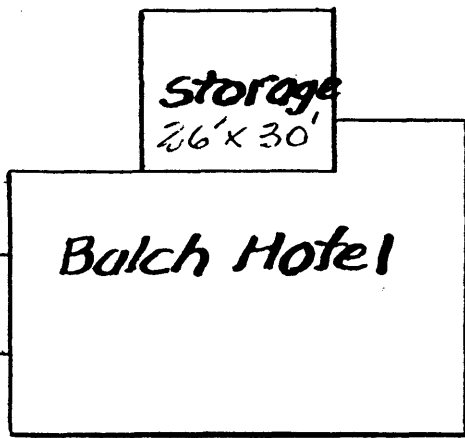


HOGAN'S ALLEY  
185' 4" N 86° 25" W  
Board fence

HEIMRICH STREET

Board fence

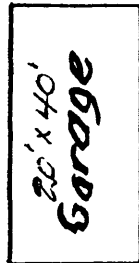
255.4' S



Board fence

245.4' N

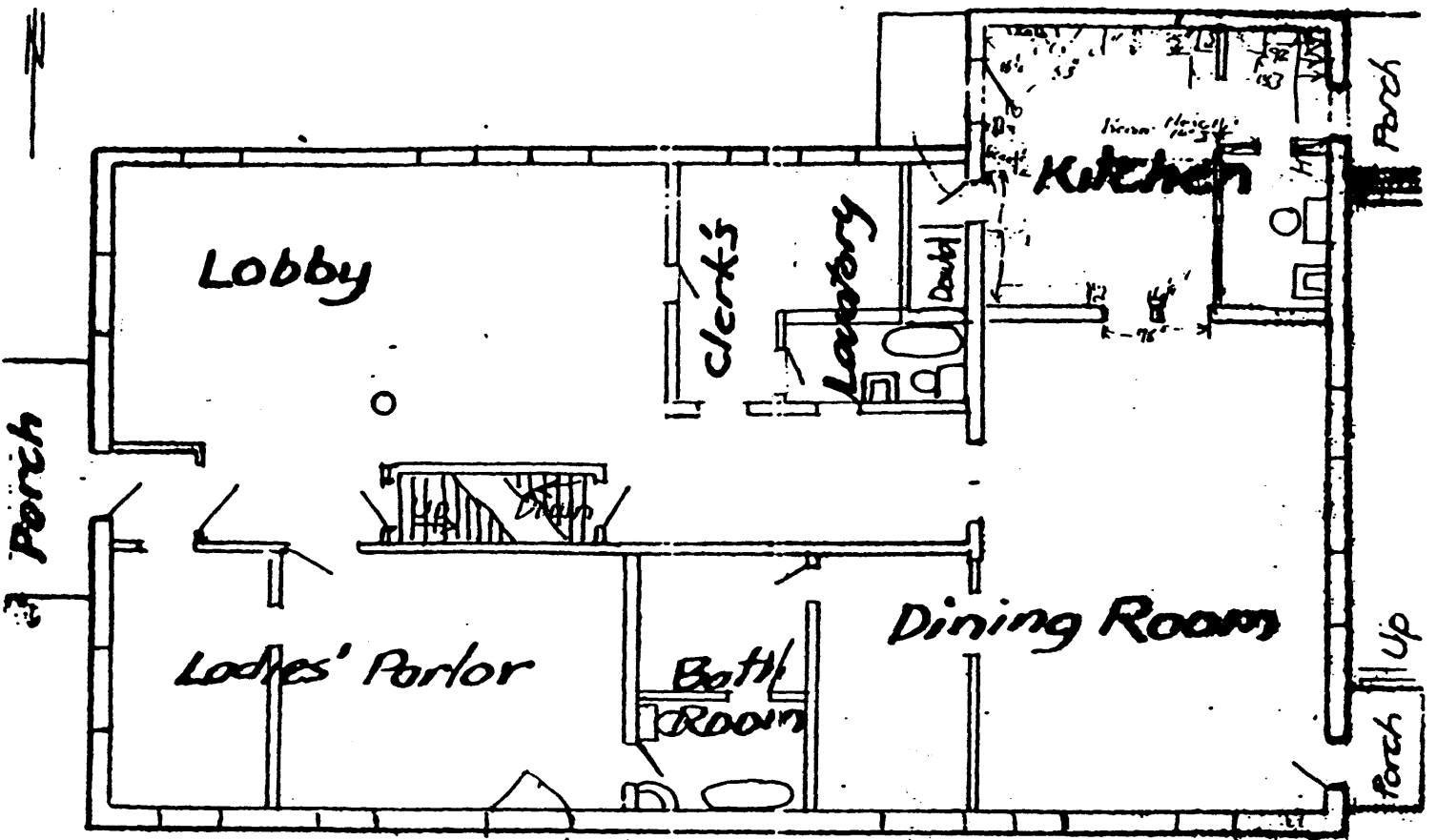
Board fence



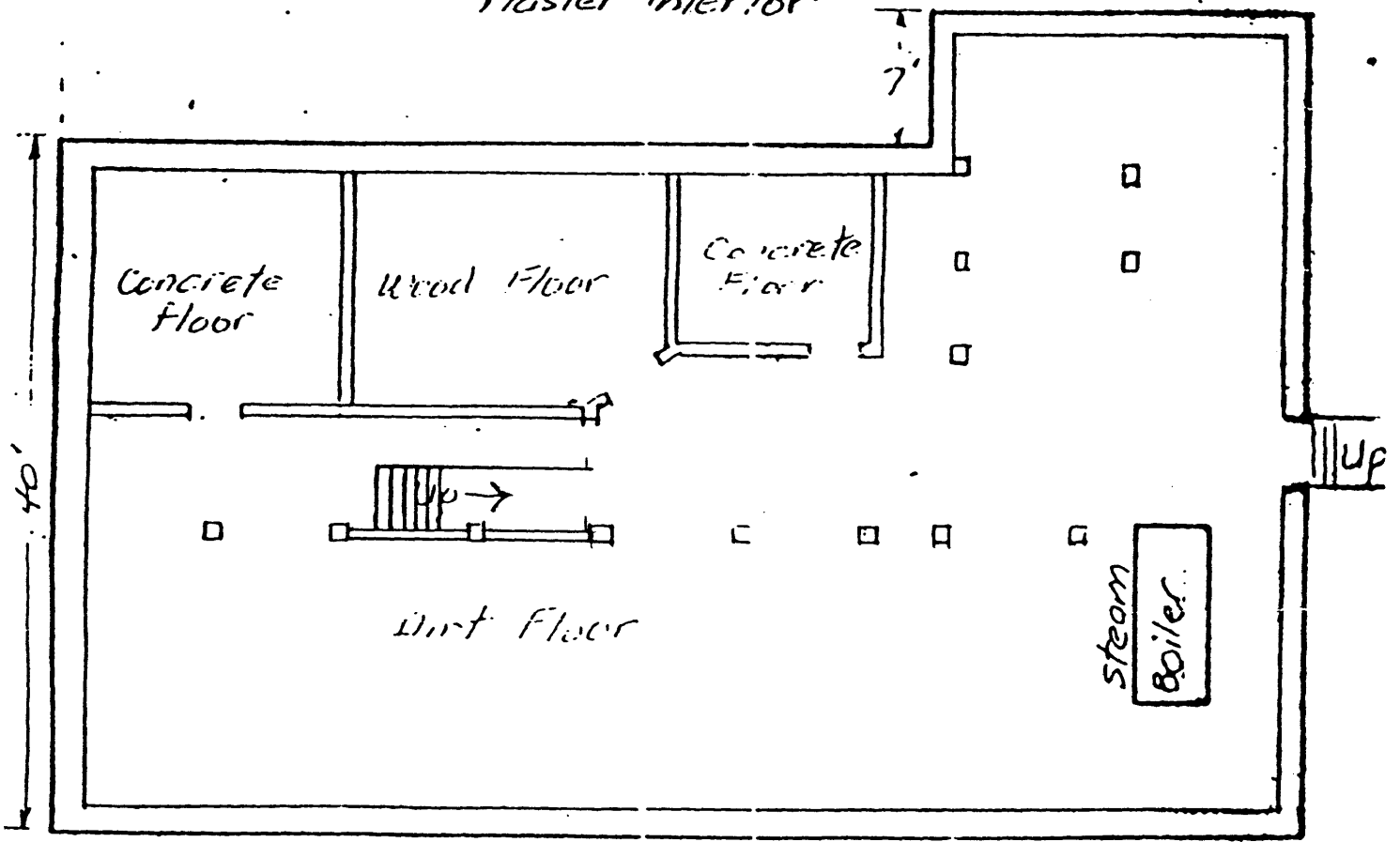
Board fence

185' E

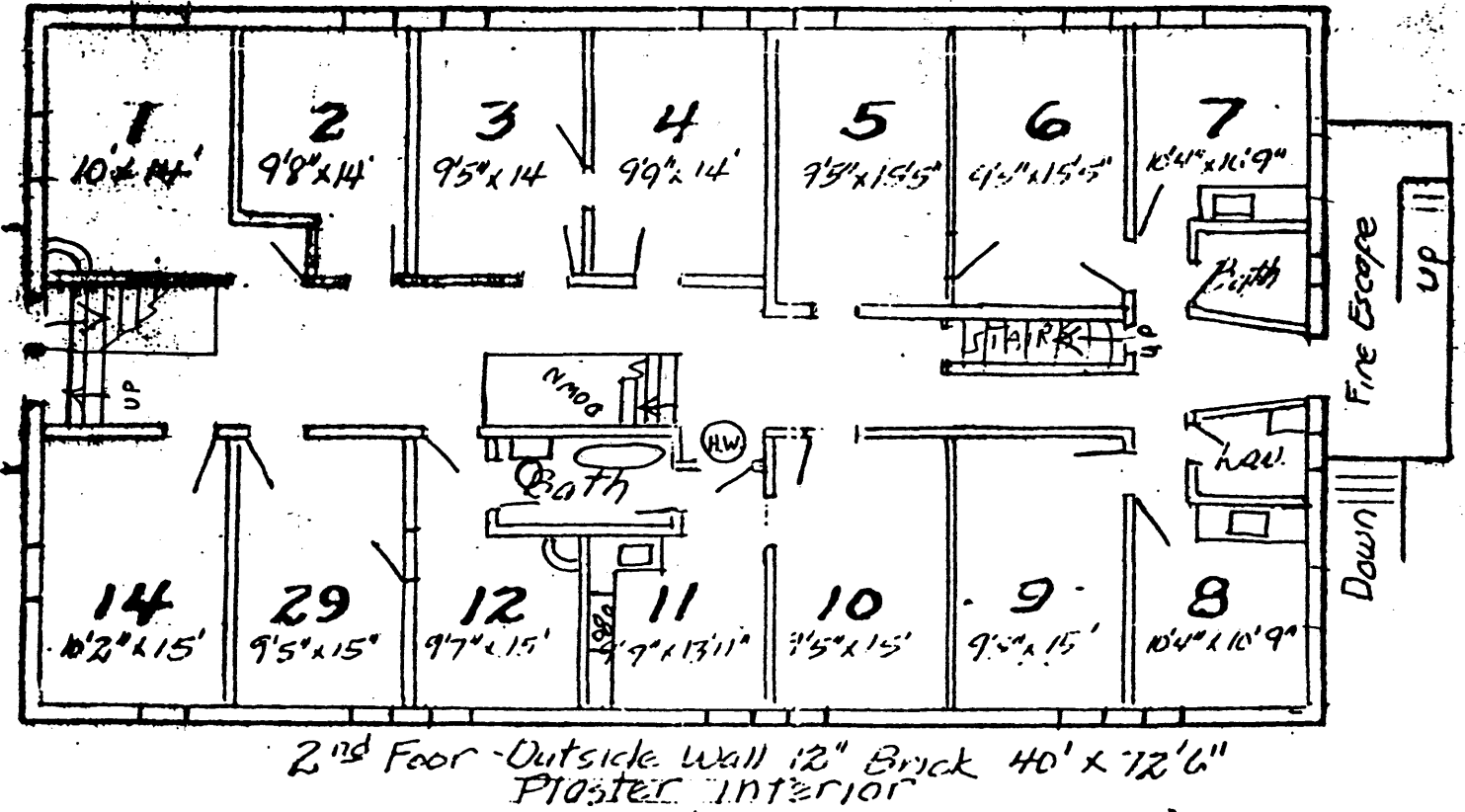
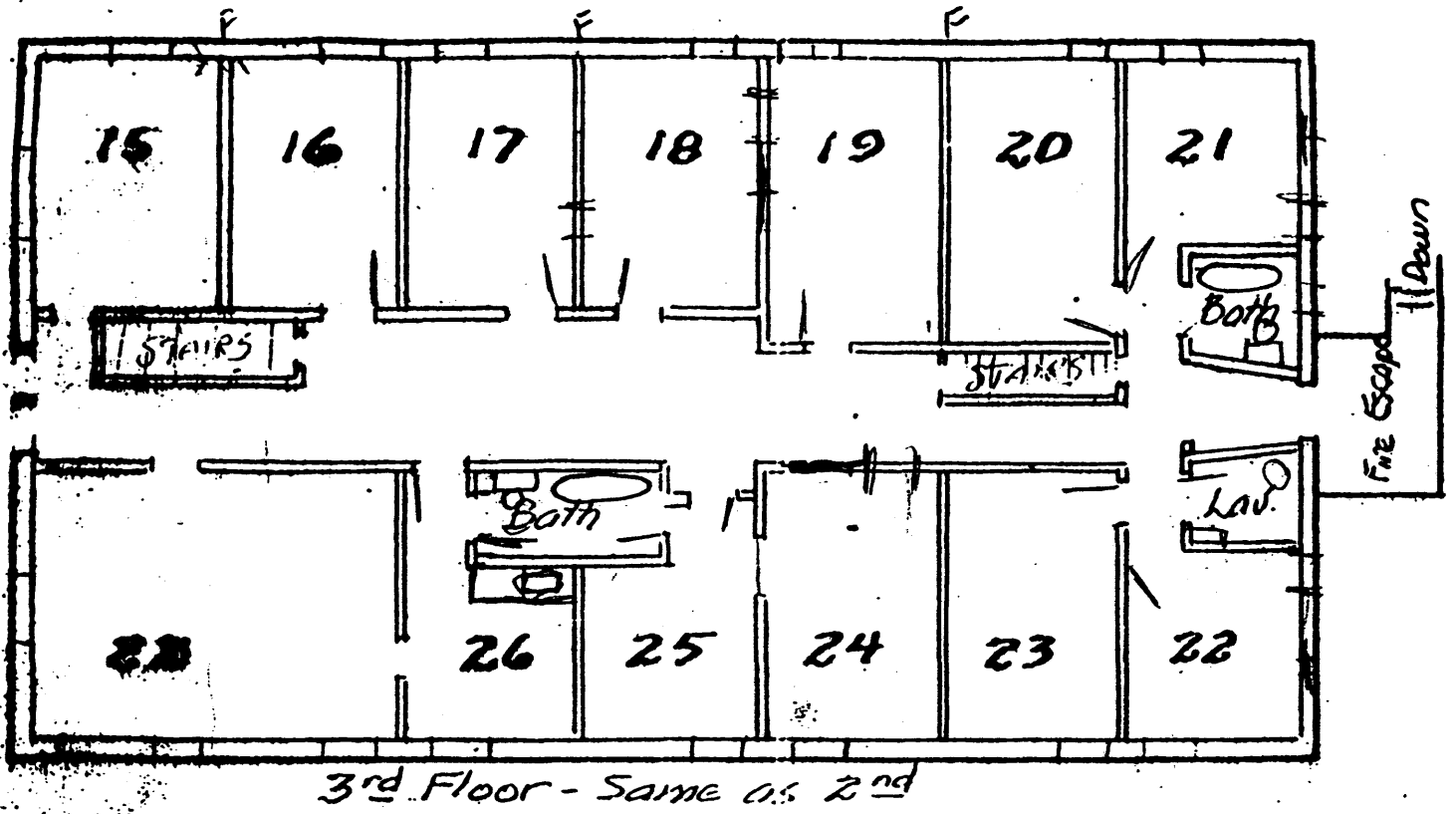
BALCH HOTEL PROPERTY in DUFUR, WASCO COUNTY, OREGON  
T1S R13E Sec25 1/4secC 1/16secB Tax lot #76.00 1.05 acres



1st Floor - Outside Wall 12" Brick 40' x 72' 6" + 7' East end Plaster Interior



Basement 18" Stone wall 72' 6"



BALCH HOTEL in DUFUR, WASSCO COUNTY, OREGON