

938

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bisbee Hotel
other names/site number _____

2. Location

street & number 229 S. 6th Street not for publication
city or town Klamath Falls vicinity
state Oregon code OR county Klamath code 035 zip code 97601

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 X meets _____ does not meet the National Register criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally.

[Signature] 8-18-06
Signature of certifying official/Title - Deputy SHPO Date
Oregon State Historic Preservation Office
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register
See continuation sheet.

determined eligible for the National Register
See continuation sheet.

determined not eligible for the National Register

removed from the National Register

other (explain): _____

[Signature] 10-12-06
Signature of the Keeper Date of Action
Edson H. Beall

Bisbee Hotel
Name of Property

Klamath County, Oregon
County and State

5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

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

private
 public - local
 public - state
 public - Federal

building(s)
 district
 site
 structure
 object

Contributing	Noncontributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC: hotel
COMMERCE/TRADE: specialty store
department store

COMMERCE/TRADE: specialty store
EDUCATION: school
RECREATION & CULTURE: music facility

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19th & 20th CENTURY AMERICAN
MOVEMENTS: Commercial Style

foundation: CONCRETE
walls: BRICK
TERRA COTTA
roof: OTHER: tar
Other: METAL

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets)

See continuation sheets.

Bisbee Hotel
Name of Property

Klamath County, Oregon
County and State

8. Statement of Significance

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

- 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.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMERCE
COMMUNITY PLANNING & DEVELOPMENT

Period of Significance
1926

Significant Dates
N/A

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 of age or achieved significance Within the past 50 years

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography (Cite books, articles, and other sources used in preparing the form on one or more continuation sheets) See continuation sheets

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) 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

- Primary location of additional data:
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other

Name of repository: Rebecca Chase, Owner

Bisbee Hotel
Name of Property

Klamath County, Oregon
County and State

10. Geographical Data

Acreage of Property under one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 600710 4675170
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____

4 _____

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Rebecca Chase
Kirk E. Ranzetta, Editor, Oregon State Historic Preservation Office

organization self/owner date January 6, 2005

street & number 6842 Reeder Road telephone 541-882-9537

city or town Klamath Falls state Oregon zip code 97603

Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

Property Owner

name Rebecca Chase

street & number 6842 Reeder Road telephone 541-882-9537

city or town Klamath Falls state Oregon zip code 97603

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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DESCRIPTION SUMMARY

Constructed in 1926, the Bisbee Hotel is a two story, two-part, commercial building situated on the corner of Walnut Avenue and South 6th Street in Klamath Falls, Oregon. Situated within the grid-plan of Klamath Falls, the brick building features a principal façade that faces southwest onto the busy thoroughfare of South 6th Street. This part of the city is characterized by surface parking lots, one and two story commercial buildings in addition to public buildings such as the nearby Klamath Falls Post Office. The Bisbee Hotel retains the fenestration pattern on the first and second floors in addition to its character-defining architectural details including a metal box cornice with brackets, bead-and-reel adorned, metal segmental archway over the hotel door, in addition to its distinctive, wire-brushed brickwork. While much of the first floor has been altered to accommodate various commercial enterprises over the years, the second floor hotel space is relatively intact. The upper stair rail and square balusters, overall room layout, in addition to doors, room numbers, and even courtesy signage all remain.

GENERAL DESCRIPTION

Situated on three tax lots, the rectangular-shaped Bisbee Hotel measures approximately 90 feet by 68 feet and is oriented on a southwest/northeast axis. Resting on a wood-formed, concrete foundation, the exterior walls are composed of brick and hollow terra cotta tiles. Following an architectural hierarchy of finish, the brickwork appears on the street sides of the building (southwest and southeast) as well as the partially visible northwest facade, while the tile is used exclusively on the northeast side. The brickwork is particularly well executed. Tan in color, the wire-brushed brick is laid in the Flemish bond and features concave mortar joints. The roughly scraped brick fields coupled with the smooth sides are further emphasized by the use of a red-tinted mortar. A horizontal row of soldier bricks appears on all of the bricked facades between the second floor windows and the metal cornice. Reinforced concrete columns are strategically situated in the basement and first floor to create large uninterrupted interior spaces. The columns are not present on the second floor.

The two first floor storefronts consist of recessed entries flanked by large, single pane picture windows. A historic photograph from the 1920s, reveals that banks of casement windows once provided ventilation and light for the stores, but they have since been covered over or removed. On approximately three-quarters of the storefronts, the knee-walls are sheathed with original, square-shaped, terra-cotta-colored tile. The northernmost portion of the kneewalls has received an application of stucco. The hotel entrance was once sheltered by a chain-supported awning that has been removed. An accompanying neon sign above the awning has also been removed. The entrance currently retains a metal, bead-and-reel decorated segmental archway. The recessed entrance into the hotel is modestly embellished with a tile floor and a paneled reveal. The doorway consists of a central wood and glass door flanked on either side by long, single-pane sidelights. Immediately above the door

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and following the contours of the segmental arch is a functioning transom accompanied by flanking, fixed windows.

Immediately above the storefronts are a series of six, symmetrically spaced, tri-partite windows with one-over-one, double-hung sash windows. Immediately above these windows is a bracketed, metal box cornice that wraps around to the southeast façade. The door retains its original hardware. The first floor of the southeast façade is more utilitarian. It features a series of three banks of transom windows, a garage entry topped by two, one-over-one windows, two additional one-over-one sash as well as a segregated fire door for the second floor hotel topped by a one-over-one window. The second floor consists of five, tripartite windows and three one-over-one windows of varying sizes. The rear or southeast façade is pierced by five, one-over-one windows of varying sizes as well as a rear entrance. The northwest façade is largely not visible from the street level, but it is clearly fenestrated.

The interior of the first floor has been extensively altered in order to accommodate various businesses that have operated in the building since the 1920s. Some wood floors have survived, however, and it retains its overall open feeling. The basement is similarly open and the locations of the former stock elevators are clearly evident. The interior of the second floor, approached through the hotel entrance, remains largely intact. Through a small lower entryway adorned with an Art-Deco light fixture, visitors ascend a single-run stair to an open, upper lobby that disseminates traffic to all of the hotel's corridors. This space is also illuminated by a skylight. The stair rail, newels, and square balusters all remain, but the hotel desk has been removed, as has the key slots. The hotel features a U-shaped plan that is principally designed to maximize the use of natural light. A single lightwell covered with skylights enables the interior rooms of the hotel to enjoy natural light. The previous owner has removed most of the original sinks in all of the rooms, but the wood doors, hardware, and courtesy signage are still present. Wood floors abound and the walls are still covered with circular sawn lathe and plaster. While a majority of patrons enjoyed a single room and shared bathing facilities, the hotel did feature one room with its own bathroom as well as a suite with bathroom for the hotel manager that was situated immediately behind the hotel desk. There are approximately 41 rooms in all.

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SUMMARY STATEMENT OF SIGNIFICANCE

Constructed during a significant era in the history of Klamath Falls, the Bisbee Hotel reflects the expansion of the community following intensive industrial and agricultural development in the 1910s and 1920s. The two-story, two-part, brick building served as a hotel and commercial space. Featuring a series of interior reinforced-concrete columns, the building's expansive interior afforded an open plan that could accommodate a diversity of businesses. Since 1926, some of the enterprises to occupy the Bisbee Hotel building include Montgomery Wards, an automobile parts and repair shop, antique store, woodworking shop, and grocery store. While the building represents a rather modest expression of early twentieth century commercial architecture, it retains a majority of its character defining details such as its wire-brushed, Flemish-bond brick pattern, metal box cornice replete with brackets, original windows and fenestration, as well as the original hotel plan and related appointments. Together, these characteristics effectively communicate the building's function, use, and relative status. Due to the building's association with the dramatic expansion of Klamath Falls and the retention of its architectural features, the Bisbee Hotel is eligible for the National Register under Criteria A and C and for its significance at the local level.

RESOURCE HISTORY AND HISTORIC CONTEXT

Railroads, Lumber, and Agriculture in the High Desert

Originally founded by George Nurse in 1878 and initially called Linkville, the City of Klamath Falls would eventually evolve into an important rural service center for south central Oregon. Situated near the Link River, a tributary that connects Upper and Lower Klamath Lakes, the community was strategically situated in a region whose abundance of natural resources garnered journalistic boosterism from Portland to San Francisco in the late nineteenth and early twentieth centuries.¹ In close proximity to broad stands of Ponderosa Pine, fertile soils, and an abundance of fresh water, Klamath Falls was advantageously positioned for economic expansion, but lacked sufficient transportation links and capital to fully exploit its natural assets.

The city's history of constrained growth, however, ended when the United States Bureau of Reclamation initiated the Klamath Reclamation Project in 1905 and with the arrival of the Southern Pacific in 1909. The infusion of federal funds, creation of new jobs, and arrival of hundreds of new residents was a recipe for uninhibited growth. As **Table 1** demonstrates, the population of Klamath County became much more urban between 1900 and 1930. While only 11 percent of the county's population lived in Klamath Falls in 1900, by 1930 that number had risen to 50 percent. The period between 1920 and 1930 was a particularly prolific period

¹ Ward Tonsfeldt Consulting, *Klamath Falls Cultural Resources Survey* (City of Klamath Falls, 1986), 27.

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of immigration. Indeed, between 1923 and 1928, the United States Bureau of Census reported that Klamath Falls "had experienced the greatest growth in relation to population of any city in the United States."²

TABLE 1.

The Urbanization of Klamath County's Population, 1900-1930

YEAR	KLAMATH FALLS	KLAMATH COUNTY	% OF COUNTY POPULATION IN KLAMATH FALLS
1900	447	3,970	11%
1910	2,758	8,554	32%
1920	4,801	11,413	42%
1930	16,093	32,407	50%

Several factors fed this prodigious growth. Not the least of which was the concentration of saw mills and box-making factories in or near the city. By 1923, for example, there were 39 sawmills and eight box factories that employed 4,200 people.³ By 1931, the City was served by seven different railroads.⁴ Between 1905 and 1931, seven different railroads would extend out from the city. Roads from the city to the Rogue River Valley and to Bend were completed in 1922-1923. By 1922, the Klamath Reclamation Project had largely succeeded in reclaiming for agricultural purposes nearly 94,000 acres of marshland that was once Lower Klamath Lake.⁵ Former cattle and sheep grazing lots were subsequently transformed to fields of potato and alfalfa. While partially in California, the Lower Klamath Lake came to epitomize the dramatic changes to the landscape of the Klamath Basin in the early twentieth century.

In addition to being a catch basin for industry, Klamath Falls was also at the center of significant natural and recreational areas. While anglers and hunters were attracted to the region's lakes and waterways, Crater Lake National Park was established in 1902. With the construction of Crater Lake lodge in 1915 and the Rim Road in 1918, the park drew visitors from all over the United States. Many of these visitors stayed at hotels in Klamath Falls prior to their journey. Various small hot springs and steamboat excursions added to the amenities available to city visitors.

² Ibid., 43.

³ Ibid., 28.

⁴ Ibid., 26.

⁵ William G. Robbins, *Landscape of Promise: The Oregon Story, 1800-1940* (Seattle, WA: University of Washington Press, 1997), 252.

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The Storefront Hotels of Klamath Falls

During each period of industrial and commercial expansion, the apartment and hotel accommodations of Klamath Falls struggled to keep up with demand. On July 3, 1919, for instance, the Klamath Falls *Evening Herald* noted that there was an acute housing shortage.⁶ While this may be referring to the absence of single-family houses or apartment complexes, the demand for visitor accommodations, short-term housing, as well as office space spurred the construction of several dual purpose hotels throughout the city. The Baldwin Hotel represents the most significant and early example of this distinctive and versatile property type. Constructed in 1905-1906 (NR), the Baldwin building not only contained a hardware store on the first floor, but also contained hotel rooms and office spaces for clients such as the U.S. Geological Survey Reclamation Service (1907) on its upper floors.⁷ Another early building that displayed this multi-functional capacity was the two-story, brick Winthrow-Melhase Block (also known as the Hall Hotel and Stevens Hotel, NR-demolished 1994) that was built in 1906.

The four-and-a-half story Baldwin building was the most significant multi-purpose commercial building in the city. In terms of amenities, however, the Baldwin was quickly eclipsed by the destination White Pelican Hotel that was constructed in 1911. Featuring amenities such as elevators, dumb waiters, a ladies lobby, and Turkish baths, the three-story, classically-detailed, brick building was designed by D. F. MacDougall of San Francisco with the contract for construction overseen by J. L. Cunningham.⁸ Even though the White Pelican burned in 1926, this building was heralded at its dedication as the "the most pretentious ... and finest hostelries on the Pacific Coast."⁹

Just as the White Pelican burned, Klamath Falls was amidst its most intensive expansion in its history. In 1926 and 1927, alone, construction costs in Klamath Falls amounted to over 3 million dollars.¹⁰ One of the largest hotels constructed during this era was the Willard Hotel (1926-1927, Inventory). This concrete building embellished with some classical detailing rose six stories and housed a number of businesses on the first floor. In addition to these larger facilities, the city also garnered a number of smaller hostelries. Some of the best surviving examples of two and three story storefront hotels include the Arcade Hotel (1919-1920, Inventory, DOE), Collins Building (1919, Inventoried), Pelican Hotel (1926-1927, Inventoried), as well as the Bisbee Hotel (1926, Inventoried). All of these buildings share a number of characteristics such as first floor

⁶ *Evening Herald*, July 3, 1919.

⁷ Devere Helfrich, "The Baldwin Hotel," *Klamath Echoes*, 2.5 (1967): 68-69.

⁸ Devere Helfrich, "The White Pelican Hotel..." in *Klamath Echoes* 2.5 (1967): 71.

⁹ *Evening Herald*, December 2, 1911.

¹⁰ Tonsfeldt, et al., 43.

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storefronts, second and third floor hotel rooms, skylights, and modest architectural appointments that help to visually divide the building. The Collins building, for instance, features modest Italian Renaissance details such as a metal box cornice that is sheltered by a broad, bracketed overhang. The Pelican Hotel, meanwhile, was equally subdued in its architectural appointments as its most prominent features were a terra cotta cornice and large metal awning. As all of these buildings indicate, hotels came in a variety of different forms and sizes and appear to have catered to a wide variety of clients at a critical time in Klamath Falls' history. (See Table 2)

TABLE 2.

Inventoried and National Register Listed Storefront Hotels in Klamath Falls

<u>Name</u>	<u>Address</u>	<u>Year Built</u>	<u>Integrity</u>
Elm Hotel	631 S. 5 th	1923	Good
Bisbee Hotel	229 S. 6 th	1926	Good
Klamath Hotel	121 S. 6 th	1915	Fair
Kerns Hotel	6 th and Klamath	1926-1927	Poor
Willard Hotel	203 Main St.	1926-1927	Good
Pelican Hotel	1014 Main St.	1927	Good
Arcade Hotel	1038 Main St.	1919-1920	Fair
Metropolitan Hotel	1108 Main St.	1921	Fair
Luke Hotel	1224-1229 Main St.	1906	Fair
Collins Building	507-515 Main St.	1919-1920	Good
Hirvi Building	1111 Main St.	1930	Good
Baldwin Hotel	Main St.	1906 (NR)	Good
Winthrow-Melhase	Main St.	1906 (NR-removed)	Demolished

The Bisbee Hotel

In larger cities such as San Francisco and New York, smaller scale hotels in the early twentieth century were often interchangeably referred to as boarding houses or even rooming houses.¹¹ Characterized by their usually spartan accommodations consisting of one room and shared bathing facilities, these buildings filled an important gap in local housing markets, particularly in Klamath Falls. With the rapid expansion of the population, more diverse types of accommodations were needed. The more options a hotel could offer, therefore, the more competitive it could be. By offering rates by the day, week, and month, for example, a hotel

¹¹ Paul Groth, "Marketplace' Vernacular Design: The Case of Downtown Rooming Houses" in *Perspectives in Vernacular Architecture II* (Columbia, MO: University of Missouri, 1986), 179-191.

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could market itself to wider clientele – particularly to temporary, seasonal, and/or itinerant workers who operated the city’s mills, performed secretarial work, cut lumber, or assisted in the construction of a number of buildings in the city. Many of the hotels’ occupants would have been undoubtedly single – a demographic segment of the population that is often under represented in historical narratives. In many ways, the Bisbee Hotel is a reminder that communities are composed of many demographic groups who are not necessarily a part of a nuclear family living in detached single-family houses.

Constructed in 1926 for \$48,000, the Bisbee Hotel was the enterprise of Edward and Pearl Bisbee of Lewiston, Montana.¹² In order to first obtain the property, the Bisbee’s negotiated with the estate of Cheyne and Lewis in the architectural offices of Ivan A. Smith. While it is unclear whether Ivan Smith was commissioned to design the hotel, it is equally unclear who the contractor was.¹³ The resulting building featured modest architectural embellishments including a wire-brushed, Flemish bond brickwork, a bracketed metal cornice, open storefronts, as well as symmetrically spaced second floor windows. Since it was built, the Bisbee Hotel has played host to a wide variety of businesses. (Table 3) Its most significant tenant was the national chain store of Montgomery Ward which temporarily located there in April of 1929 while its new building was being erected on Main Street.¹⁴

TABLE 3.

Businesses located at the Bisbee Building from 1926-present

<u>Year</u>	<u>Business Name</u>	<u>Year</u>	<u>Business Name</u>
1926	Public Market	1964-1966	D & R Auto Parts
	Bisbee Hotel	1975	Moty & Fletcher
	International Woodworkers	1976-1980	Delco Industry
1929	Montgomery Wards	1987-1989	North Company
1931-1933	Safeway Stores	1988-1989	Pelican Marina
1936	The Barrel House Wines	1990-1993	Fletcher Machine Shop
1942-1943	Goodyear Service Tire Dealers	1993-present	Karl’s Machine Shop
1940-1950	Ballou and Wright Auto Supply	1993-2005	White Pelican Antique Mall
	Bisbee Hotel	2005-present	Klamath Dance & Exercise

Source: *Polk’s Klamath Falls City Directory* (1936-1956) (Seattle, WA: R.L. Polk and Company, 1950), *passim*. Interviews conducted by Rebecca Chase, current property owner.

¹² *Evening Herald*, August 13, 1926.

¹³ The brick, identical as that used at the nearby old Klamath Falls Library (1926, NR), appears to have been from the Klamath Brick and Tile Company. Angelo Doveri was a prolific contractor during this period and may have completed the Bisbee Hotel building.

¹⁴ *Evening Herald*, March 23, 1929.

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While much of the first floor has been modified over the years to accommodate these various businesses, the second floor offers a window into the world of a lower-end hotel. Consisting of a lobby, manager's apartment, and forty single rooms, the second floor hotel featured a u-shaped plan to maximize natural lighting. While each hallway was lit by a series of skylights, a large central lightwell extended from the rear of the building to the upper floor lobby. Featuring 40 single rooms, the hotel featured only two sets of shared bathing facilities for a ratio of one bathroom per 20 rooms – a ratio generally associated with “cheap lodging houses built for migrant and casual laborers.”¹⁵ While each room featured a sink and a closet, only one room at the hotel featured an *en suite* bathroom.

As **Table 4** indicates, a city directory from 1936 lists a total of twelve occupants of Bisbee Hotel in 1936. One married couple, one single woman, and ten single men were listed as tenants in the building. Half of the residents were employees of Southern Pacific and Company, while others maintained occupations as a plumbing and heating specialist, salesman, bookkeeper, and laborer. Two years later, only two of the twelve residents still resided in the hotel, and four years later none remained at the Bisbee Hotel. As this brief analysis shows, the hotel served a vital function in Klamath Falls by satisfying the temporary need for housing of transient, working class residents while providing nightly lodging for the occasional visitor.

It appears that the Bisbees lived in and managed the hotel until around 1942-1943, when they moved to the outskirts of Klamath Falls. *Polk's City Directory* for these years lists their residence as 3431 Bisbee Road, about two miles southeast of the hotel building. Soon after, or coinciding with, the move, Edward Bisbee died as Pearl Bisbee is listed as a widow. The street Pearl called home in the early 1940s was apparently named after these locally prominent residents. The Bisbees transferred management of the hotel to a Mrs. Kath (or Kate) Fales (or Falls) who managed the operation through the mid-1950s.¹⁶ The hotel remained in operation until 1967.

The Bisbee Hotel, therefore, retains the interior and exterior architectural characteristics of a significant property type that contributes to the story of Klamath Falls' economic and industrial development. While not as glamorous or architecturally imposing as some of the community's other surviving hotels, the Bisbee Hotel nonetheless reflects the importance of single-room accommodations and the role they played in a larger urban housing context particularly during a period of intense development. It is therefore significant at the local level.

¹⁵ Groth, p. 181.

¹⁶ *Polk's Klamath Falls City Directory, 1936-1956* (Seattle, WA: R.L. Polk and Company, 1936-1950), *passim*.

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TABLE 4.

List of Occupants in Bisbee Hotel in 1936

<u>Name</u>	<u>Occupation</u>	<u>1938</u>	<u>1940</u>
J.A. McMillan	Brakeman, S & P Co.	N	N
Claude Hardberger	Laborer, Weyerhaeuser	N, K	N, K
Harold O. Brandenburg	Clerk, S & P Co.	N	N
Raymond L. Cotter	Switchman (Clerk) S & P Co.		
Louis Wichsler	Bookkeeper, K Sugarman Mens Store	N	N
Ray Graham	Salesman, Armstrong Motors	N	N
	Salesman, Ostendorf Motors		
C. Albert Cotter	Conductor, S & P Co.	N, K	N, K
Guy E. Straten (Margaret)	Printer, News Herald	N	N
Grover C. Motley	G.C. Motley Plumbing & Heating	Y	N, K
Curtis Cramer	Fireman, Great Northern Railway	N	N
Howard Hendricks	Locomotive Engineer, S & P Co.	N	N
Clara Adams	Operator (employee), S & P Co.	Y	N

Source: *Korstad's Klamath Falls and Klamath County, Oregon Directory* (Eugene, OR: Korstad's Service, 1936) and *Polk's Klamath Falls City Directory* (1936-1940). N = not present in hotel, K = present in Klamath Falls, Y = present in hotel.

Bisbee Hotel
Name of Property

Klamath County, Oregon
County and State

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_____. "The White Pelican Hotel..." *Klamath Echoes*, 2.5 (1967): 71-75.

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Bisbee Hotel
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VERBAL BOUNDARY DESCRIPTION

The nominated area includes lots 2700 and 2800 of Klamath Addition in Klamath Falls, Oregon. The Klamath County Tax Assessors reference numbers are 3809-032AD-02700-000 and 3809-032AD-2800-000.

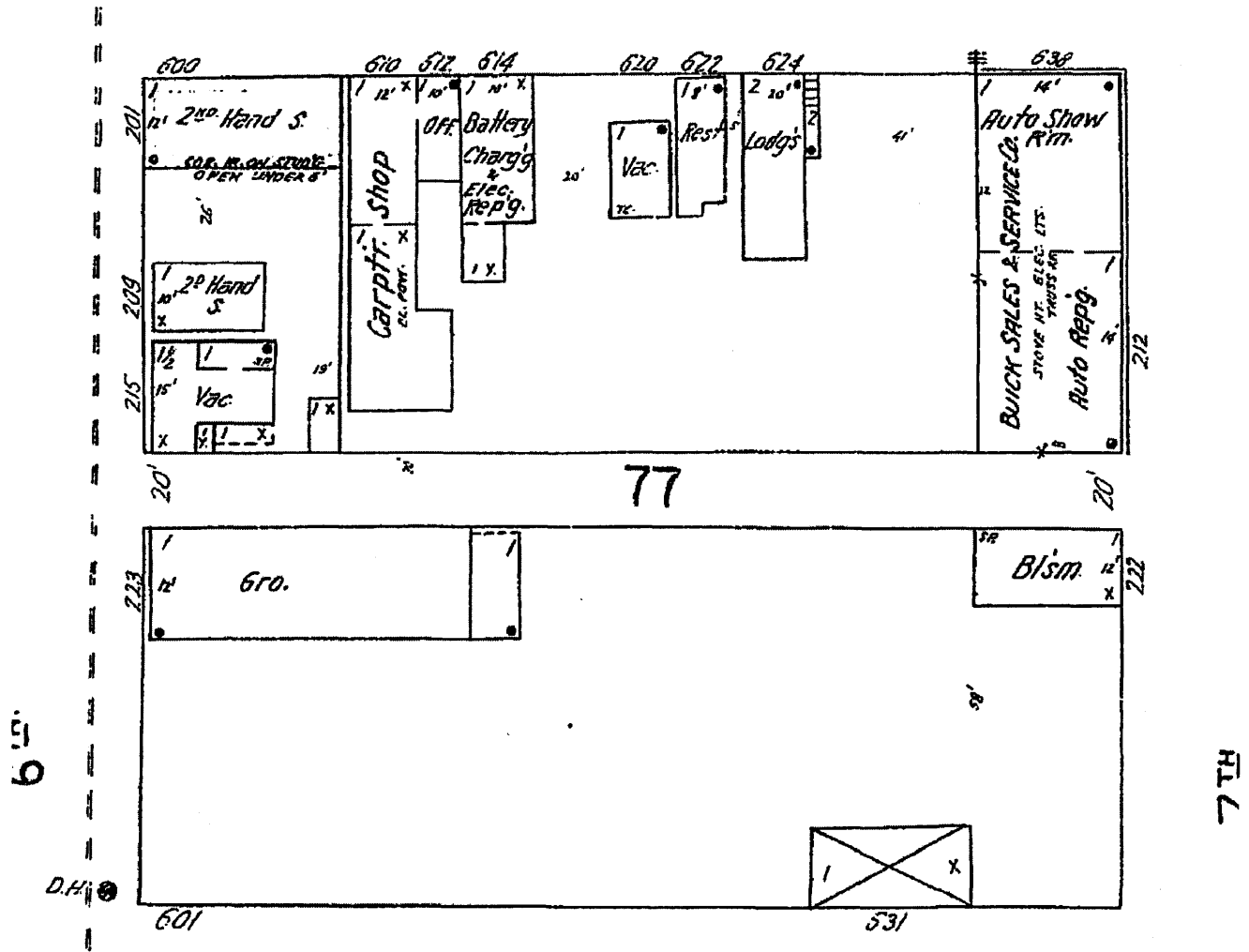
BOUNDARY JUSTIFICATION

The nominated area includes the entire lot that is associated with the Bisbee Hotel in Klamath Falls, Oregon, but excludes the one story masonry building situated immediately to the northwest of the Bisbee Hotel building. While presently a part of the same property as the Bisbee Hotel, it is not historically linked to the building nor does it contribute to the hotel's significance.

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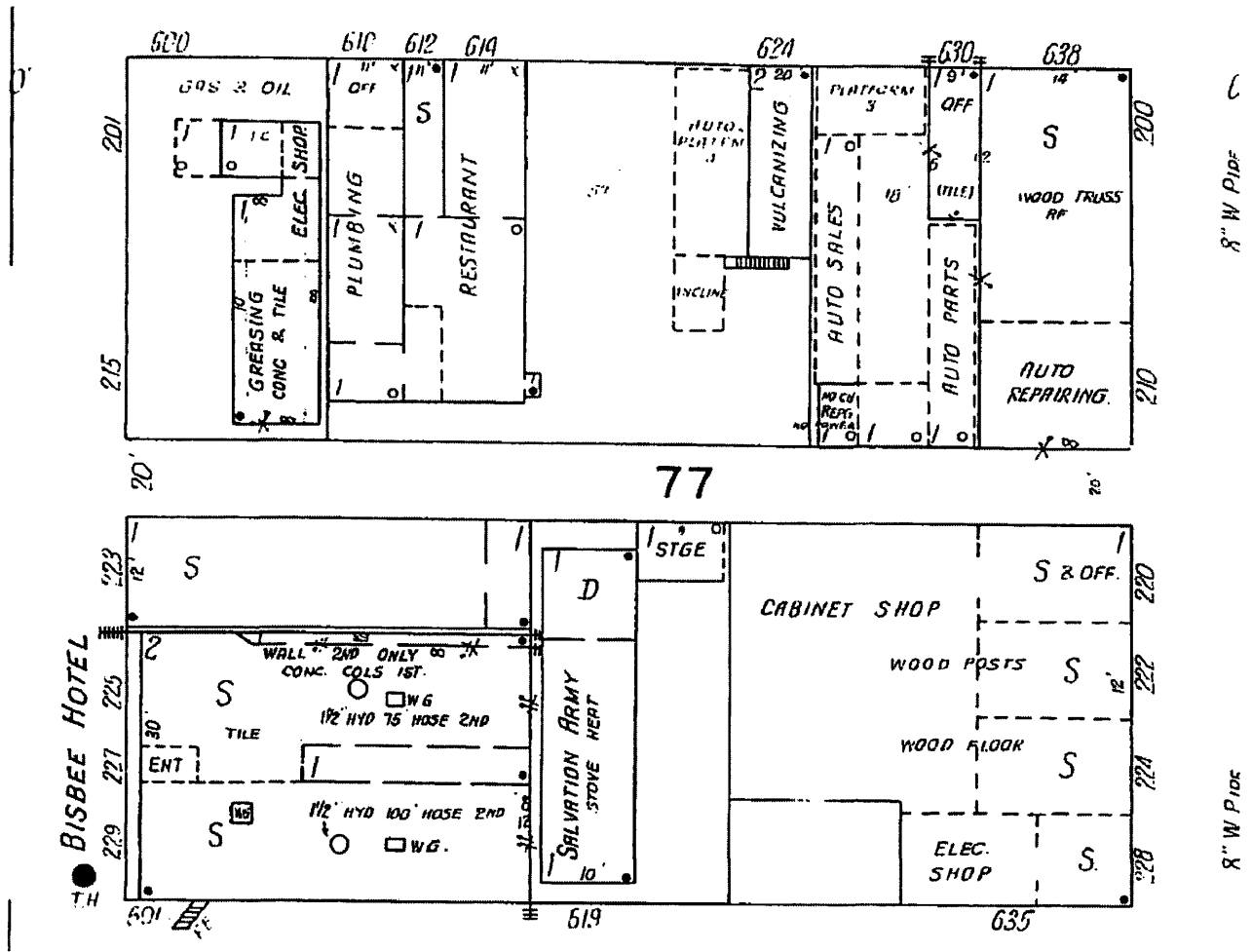


Sanborn Fire Insurance Map, Klamath Falls, Oregon, 1921. Only one block away from the main business district in Klamath Falls, the Bisbee Hotel block was showing nascent signs of the city's commercial expansion. The Bisbee Hotel has yet to be built in the lower left hand corner of the block.

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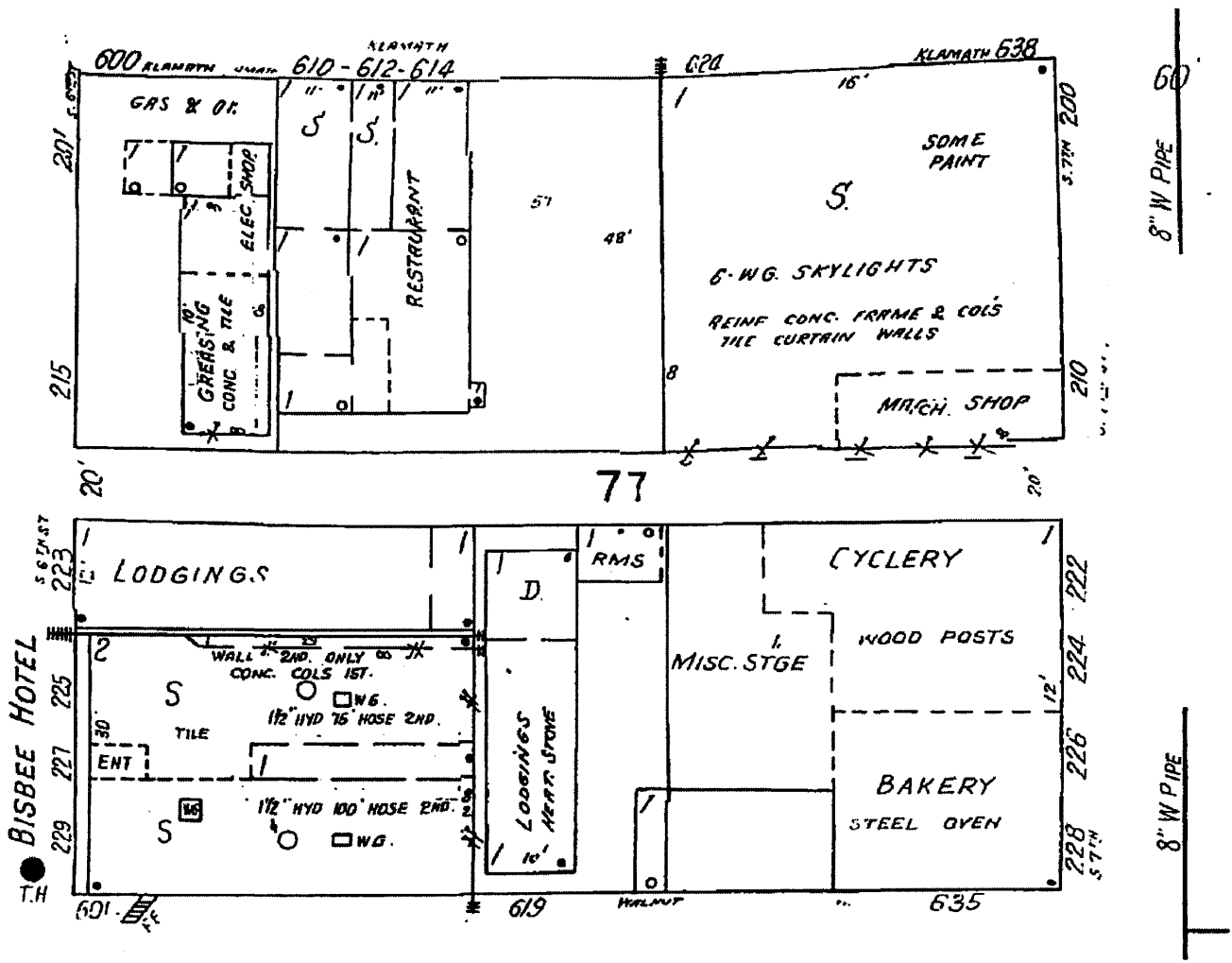


Sanborn Fire Insurance Map, Klamath Falls, Oregon, 1931. Map shows the dramatic intensification and diversity of commercial development on the block where the Bisbee Hotel is located. The Bisbee Hotel building is located in the lower left hand corner of the block facing South 6th Street.

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Sanborn Fire Insurance Map, Klamath Falls, Oregon, 1931-October 1949.

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Historic Photograph. Bisbee Hotel, Klamath Falls, Oregon, c. 1927. Front façade, facing southeast. Courtesy of Rebecca Chase.

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class tomorrow morning
Aug 13, 1926
**Montanans Back
Building Here**
Work on the now \$48,000 build-
ing on the northeast corner of Sixth
and Walnut will start tomorrow. It
is being financed by Mr. and Mrs.
Edward Bisbee, formerly of Lewis-
ton, Montana, where they were in-
terested in the hotel business for
many years. This was made known
today from the Ivan A. Smith archi-
tectural office. The Bisbees will
manage the building.
Negotiations for the property from
the Cheyne and Lewis estate were
made through Mr. Smith on Thurs-
day. The building will be composed
of two stores on the first floor and
40 single modern rooms on the sec-
ond.
The Bisbees, after looking over
numerous cities in Oregon and Cal-
ifornia made their decision to invest
in Klamath Falls some two months
ago.
MRS. POOLE BETTERT
Mrs. Harry Poole was able to be
out today after an illness of several
days suffering with summer influ-
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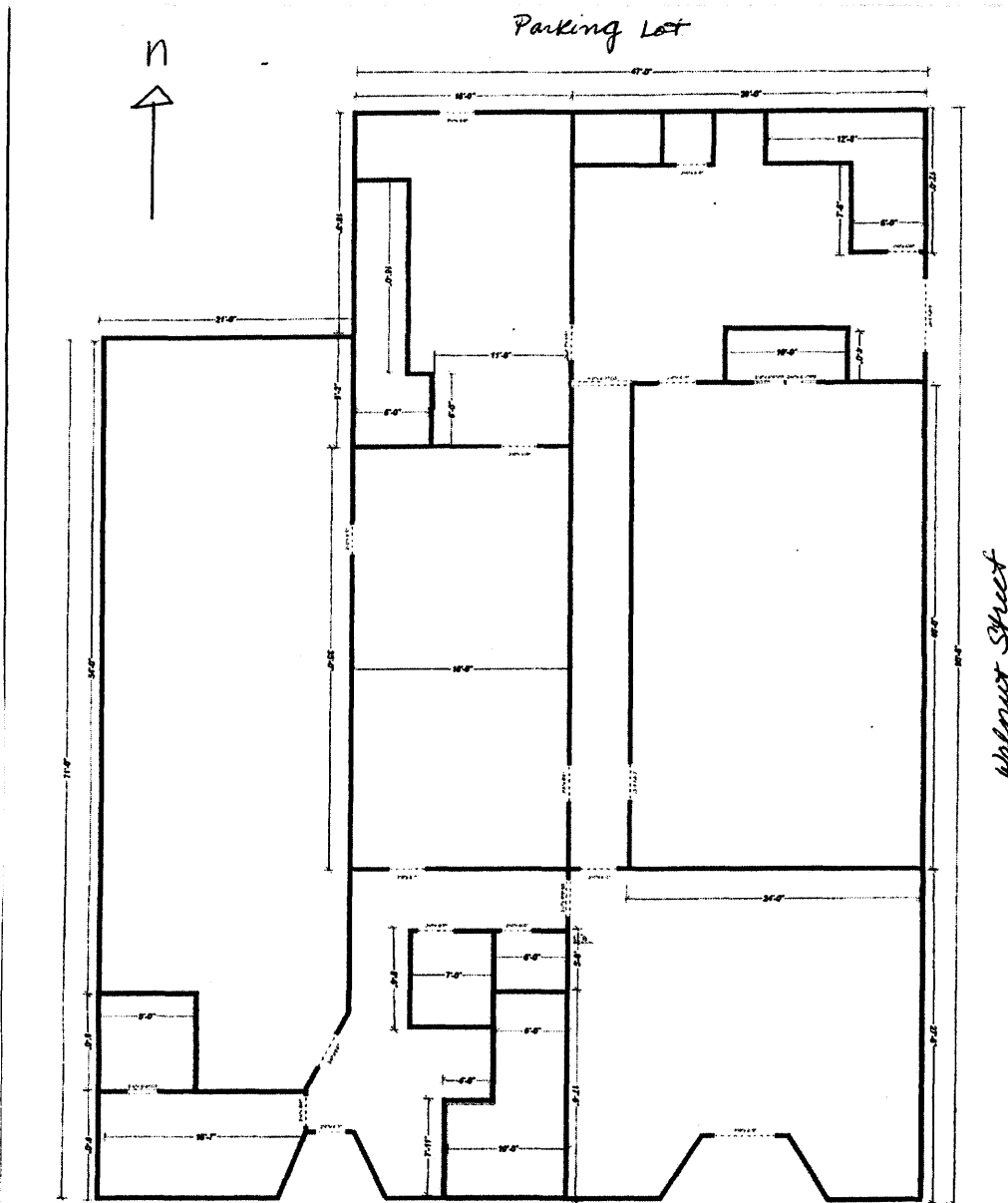
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Bert Crow
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National Park Service

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Bisbee Hotel

South 6th Street

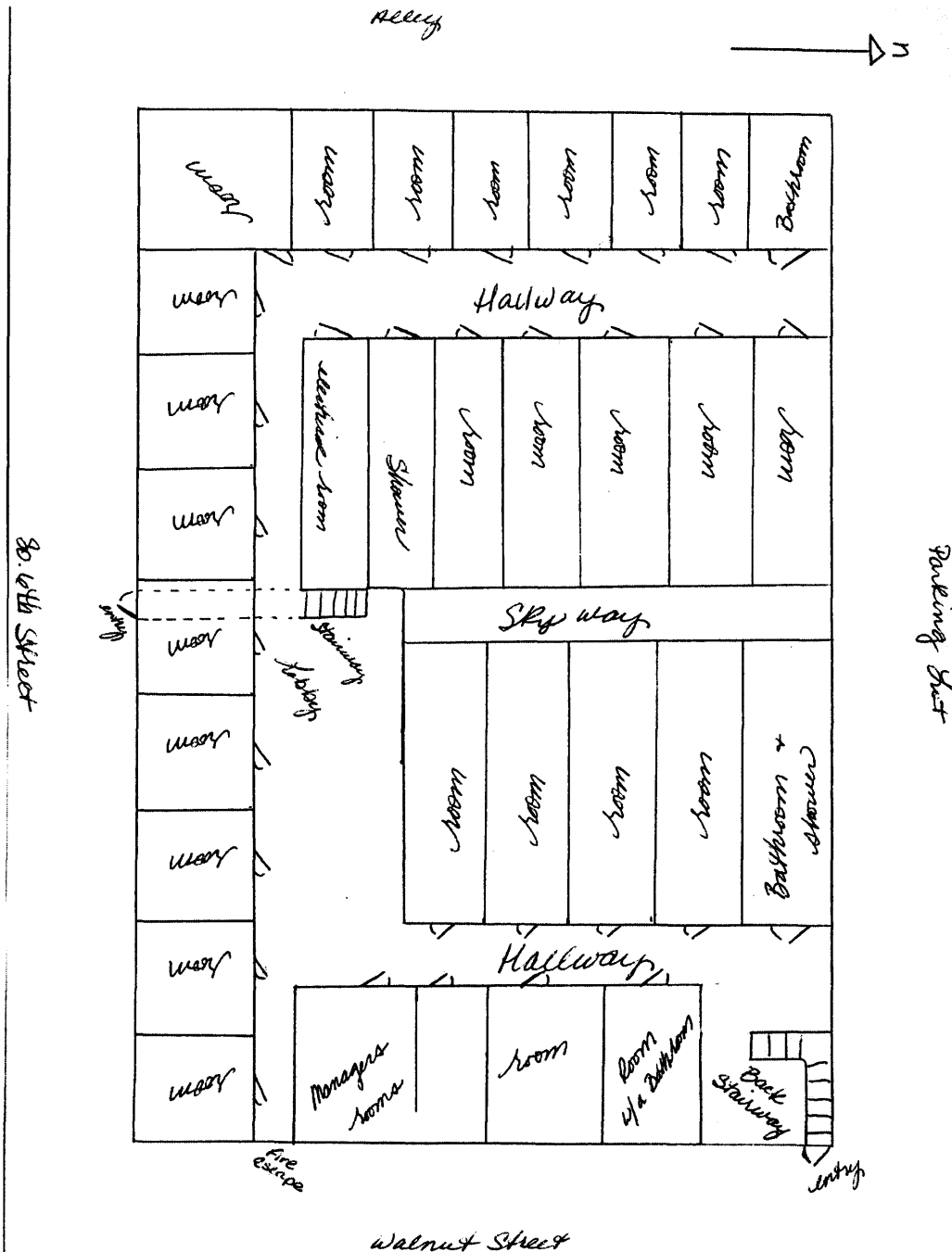
*Klamath Co., Oregon
229 S. 6th St.*

First Floor Plan, Bisbee Hotel.

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National Park Service

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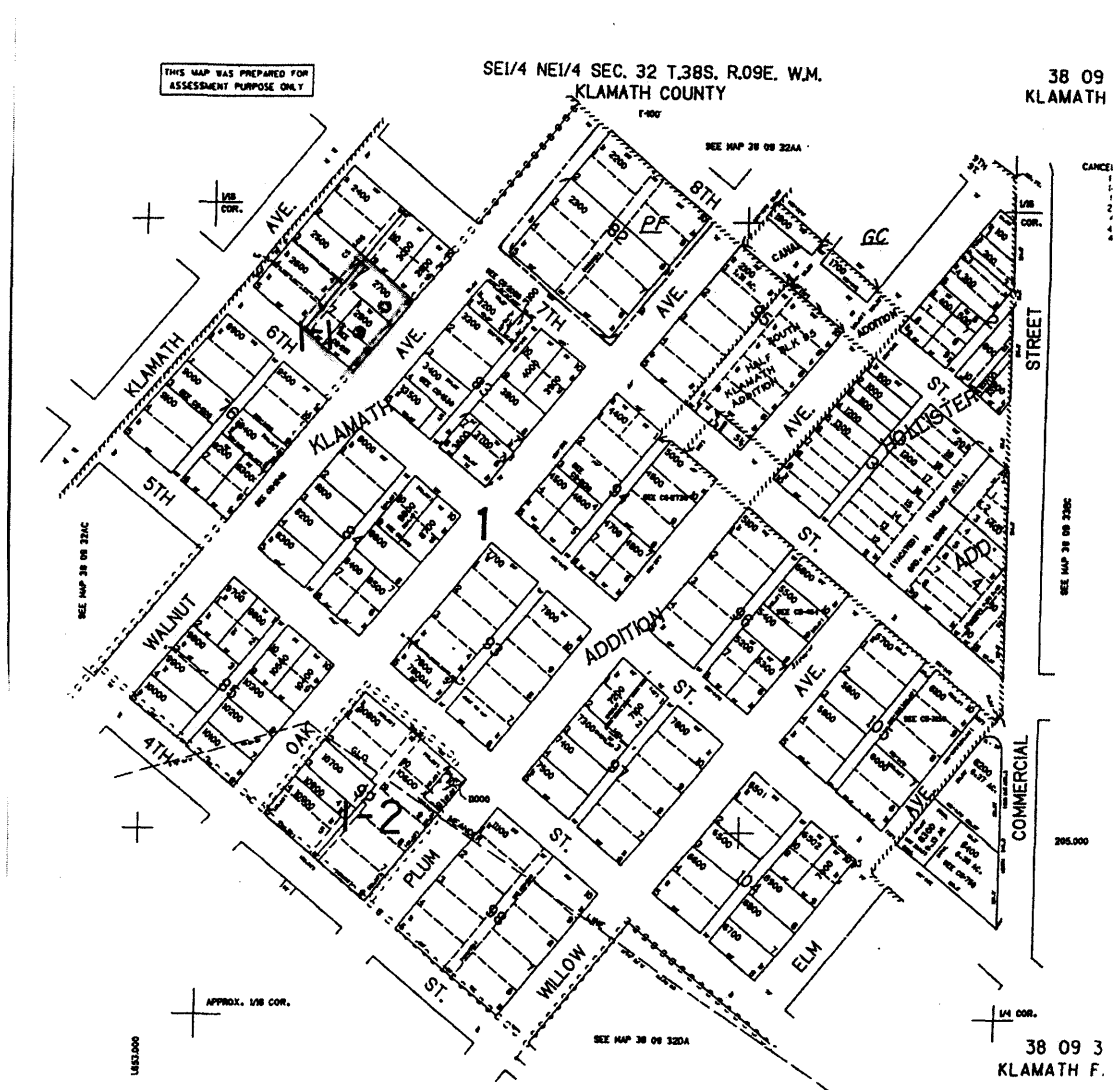


Second floor plan, Bisbee Hotel.

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Klamath County Tax Assessors Map. The Bisbee Hotel is located at the lowest corner of 6th and Walnut Avenues.