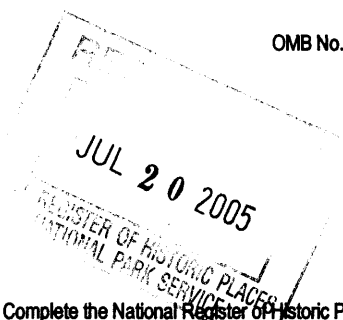


United States Department of the Interior
National Park Service

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 Hotel North Bend

other names/site number Hotel Coos Bay; North Bend Hotel

2. Location

street & number 768 Virginia Street not for publication

city or town North Bend vicinity

state Oregon code OR county Coos code 011 zip code 97459

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.

James Hamrick 21 July 2005
Signature of certifying official/Title Deputy SHPO Date

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:
Action

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): _____

Edson H. Beall Signature of the Keeper Date of 8.30.05

Hotel North Bend
Name of Property

Coos, Oregon
County and State

5. Classification

Ownership of Property
(check as many 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	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>		Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(enter categories from instructions)

Domestic/Hotel

Commerce/Restaurant

Bank

Current Functions
(Enter categories from instructions)

Hotel

Restaurant

Bank

7. Description

Architectural Classification
(Enter categories from instructions)

Late 19th & 20th Century Revival/Tudor Revival

Materials
(Enter categories from instructions)

foundation: Concrete

walls: Concrete

roof: Rubberized canvas skin

Other: _____

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

See continuation sheets.

Hotel North Bend
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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.

Areas of Significance
(Enter categories from instructions)

Commerce
Social History

Period of Significance

1922-1954

Significant Dates

1922
1923
1933

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

John E. Tourtellotte, Architect

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

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: Coos Co. Hist. Museum

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10. Geographical Data

Acreeage of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet)

1 10 400954 4806528
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 Betty Tamm, Exec. Director, and Georgia Gross, Resource Development

organization Umpqua Community Development Corp. date July 2005

street & number 605 SE Kane St. telephone 541-673-4909

city or town Roseburg state OR zip code 97470

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 North Bend Apts. Limited Partnership (under Umpqua CDC)

street & number 605 SE Kane St. telephone 541-673-4909

city or town Roseburg state OR zip code 97470

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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Hotel North Bend
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Summary Architectural Description

The Hotel North Bend building is constructed with reinforced concrete exterior walls and wood frame floors and roof. The building could be described as a two part vertical block with Tudor Revival detailing on the South and East faces. The West and North faces are essentially devoid of details other than window penetrations in the board formed concrete walls. The hotel was designed by John E. Tourtellotte of Portland and completed in May of 1922 with approximately sixty percent of the first floor used as a commercial bank and the remainder of the first floor dedicated to use as a lobby. The basement and ground floor are rectangular with approximately 60 ft facing Sherman Ave. (HWY 101) and 105 ft facing Virginia Avenue. A one story building approximately 35 ft wide facing Virginia Avenue immediately West of the hotel, was part of the original building but was sold separately at some time in the past. The upper four floors are ell shaped with the same (60' x 105') frontage on Sherman and Virginia Ave. The upper floors are approximately 38 feet deep facing Virginia and 28 feet deep facing Sherman. The East half of the first floor (originally the bank) is rented as two commercial spaces. The remainder of the first floor is lobby/elevator/laundry space for the living units. A mezzanine between the First and Second floors has been extended over the East end of the commercial spaces substantially beyond the original mezzanine limits. In its current state the East half of the mezzanine does not open to the commercial space and is technically a sixth floor. The extended mezzanine has been converted into apartment spaces.

With the exception of long deferred maintenance and some alterations to the commercial storefronts, the exterior of the building is in relatively good condition with few changes from its original appearance.

Setting

The Hotel North Bend is located on the Southeast corner of Sherman Avenue (Highway 101) and Virginia Avenue in North Bend, Oregon. Sherman Ave is the main South bound arterial through town and Virginia is the main route connecting to the airport and the West side of North Bend. The hotel faces Virginia Ave. and the Commercial spaces face Sherman Ave. Virginia Ave. slopes down toward the East so the first floor of the commercial spaces facing Sherman are several feet below the hotel lobby facing Virginia. The building appears to be built to its property lines on all sides.

There are six other Tourtellotte buildings in the North Bend/Coos Bay area. In North Bend they are all within walking distance.

1. Cutlip Creamery, 2105 Tremont Ave., North Bend
2. Liberty Theater, 2100 Sherman Ave., North Bend
3. IOOF building, Sherman & Virginia Ave, North Bend (across from Hotel)
4. Roosevelt School, 2389 Sherman Ave., North Bend
5. Bugge Bank, 245 Central, Coos Bay (already listed on National Register)
6. Old City Hall, 375 Central, Coos Bay (already listed on National Register)

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Exterior

The building is five stories high not counting the extended mezzanine which is not visible from the exterior. The upper ell shaped roof has a low slope with relatively new mineral cap sheet roofing. The lower roof in the Northwest corner is also a low slope smooth surface built up roof, but the roofing is older. Roofs at both levels have parapets on the exposed sides.

There are remnants of skylights on the lower roof that once lighted the mezzanine.

Dwelling unit exterior windows have been replaced with vinyl single hung and casement type. Although vinyl windows are not historically accurate they are similar in appearance to what were probably double hung windows shown in old photos. Old photos indicate that at least the upper half of the original windows were divided into multiple lites, depending upon the size of the windows. The replacement windows are not divided.

Wood store front windows have been highly modified in the commercial areas partially due to the mezzanine extension in these areas. Mill finish aluminum storefront has been installed at the Northwest commercial space. Ceramic tile bulkhead panels have been installed and glass block has replaced the transom windows in this unit. However, sufficient details remain in other areas to make accurate replication/restoration of the storefront and transom windows possible. The central East entry (original bank entry) has been partially framed in and covered. Much of the original stucco ornamentation and the entry transom windows still exist behind the added façade. With a few exceptions, the Tudor Revival style concrete and cement plaster detailing on the remainder of West and South exterior walls is relatively complete.

The exterior parapets project up several feet at each corner facing the South and East sides. The projections terminate in a pediment shape that mirrors flattened arches on the first floor. These occur over arched recesses in the exterior wall. Old photos indicate the recesses were darker in color than the surrounding surfaces and were filled in with a three dimensional lattice type grid. Parapets between the vertical corner projections have details that hint at crenellations.

Wood store front windows on the South (lobby) side are almost entirely in-tact. The original hotel entry doors are still in place, and could be duplicated although they may not be in good enough condition to be restored.

The West and North faces of the building are board formed concrete with little detail other than window penetrations.

The front (south) elevation of the hotel is divided into seven bays with the end bays projecting slightly higher as previously noted. The East elevation is divided into three bays with the original bank entrance at the center.

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Interior

The interior of the building is made up of the hotel lobby, mezzanine, 28 guest rooms/suites, two commercial business spaces, and a full basement. The upper two floors originally had 14 guest rooms each (the same floor plan as the second and third floors), but walls have been removed for proposed remodeling.

The hotel/apartment lobby is a rectangular room measuring approximately 45 feet (east-west) by 60 feet (north-south). The lobby is approximately 15'-4" high south of the mezzanine and 7'-3" under the mezzanine. The lobby includes the elevator, stairs to the mezzanine and second floor, a large fireplace, a reception desk, alarm controls, and mail boxes. Laundry facilities, janitorial facilities, and basement stairs have been constructed under the mezzanine.

A vestibule has been constructed at the South (original) entrance to the hotel. It is used as a security separation and mail box delivery location.

The Lobby floor is hexagonal ceramic mosaic tile with patterns which mirror the ceiling beams. Beams that support the second floor are ornately trimmed and project enough to create a coffered effect in the ceiling. The fireplace, plaster details and millwork in the hotel lobby have been maintained (or restored) to a good condition.

Similar ceiling/beam details in the commercial areas have been concealed by the mezzanine extension. Much of the beam detailing is still in place in the mezzanine apartments.

A second stairwell was constructed near the East entrance in the early 1990's. This stairwell was required to provide a second exit route from the apartments above.

The hotel desk appears to be very near its original configuration, and sufficiently intact to make restoration feasible.

The elevator was condemned in the early 1990's. The shaft, controls, cab, elevator doors, elevator penthouse, and motor equipment all are in violation of the State elevator code.

Guest Rooms and Suites

There are 30 guest room/suites currently in use in the hotel. 14 each on the second and third floors and 2 at the mezzanine level above the commercial space. One mezzanine apartment accesses from the hotel/apartment mezzanine and one is accessed from the Southeast commercial unit.

One of the mezzanine level apartments will be lost if the commercial area lobby is partially restored. Existing apartments are much too small for permanent living

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units. Some of the existing units are only 200 SF including bathrooms. Bathrooms are too small to meet Fair Housing Act adaptability requirements.

No cabinets remain from the original apartments. Some millwork remains that was associated with the transom windows and ornamentation of ceiling beams. None of the construction which has been replaced in the apartments is of a quality worth saving.

Basement

The basement is approximately 6300 sf and is unfinished. The basement contains the electrical service equipment and fire sprinkler system service, both of which were replaced in the early 1990's, and appear to be in excellent condition.

The basement has potential for some storage use, but access is not adequate for public uses. The basement was originally divided by a concrete wall between the hotel and bank areas. A door and steps have been added connecting these areas.

The area beneath the bank has a room with 18" to 24" thick concrete walls and a vault door. The subject vault door is made of heavy plate but appears too light to have been a main vault door. It is possible the heavy concrete walls in the basement supported another vault on the first floor but evidence does not remain.

The basement also contains two large fuel oil tanks which have been abandoned. The boiler which the tanks served has also been removed. The tanks were not part of the original construction.

Several projections under the sidewalk with large metal doors and floors sloped to form chutes suggest fuel delivery points. Without fuel debris or the original boilers the original fuel is unknown.

Historic Alterations

The building originally housed a commercial bank and guest rooms. After the bank space was converted to general retail use the mezzanine level was expanded to incorporate the upper area of the bank lobby. The expanded mezzanine was used for additional apartments and a second stairwell from the upper levels.

A steel fire escape has been removed from the south face of the building as has a marquee that covered the Hotel entry on the south side.

A concrete or cement plaster sculpture was removed from a recess in front of the transom windows at the Bank entry on the East side. Local residents have described the sculpture as an eagle. This would be consistent with eagle sculptures in the Ashland Hotel also designed by architect John Tourtellotte.

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A photo taken in the mid-1940s (based on automobile vintages) indicates that the fire escape, sculpture over the bank entry, and the marquee were still in place, but the storefront and transom windows at the Southeast commercial space had already been modified.

Recent Rehabilitation/Restoration Work

All finishes and non bearing walls have been removed on the upper two floors of the hotel. A new electrical service, fire alarm system and fire protection sprinkler system were installed in the early 1990's. All of these systems are in good repair although they are incomplete on the upper floors.

There has been some renovation of apartments on the second and third floors; however it is of low quality, and maintains the original hotel room layout.

The Upper "ell" shaped roof has been replaced recently.

The hotel lobby has either been very well maintained or substantially restored. Egg and dart moldings at pilaster capitals, moldings at the fireplace and mezzanine beam corbels all are in good condition. The mezzanine balustrade, ceilings and walls are also all in good condition. The condition of these elements is so much better than anything else in the building they strongly suggest a substantial amount of restoration work has occurred.

A janitor room and tenant laundry room have been built under the mezzanine in the lobby.

The front desk appears to be complete and intact. It has been partially restored. However, the desk area can still be improved substantially.

The upper (5 story height) roof has been replaced within the past few years.

Insulated glass has been installed in the lower store front windows of the hotel lobby. Colored obscure glass has been installed in the lobby transom window.

A vestibule has been constructed at the hotel/apartment lobby entrance. This space serves as a mail delivery point, and an air lock.

Two apartments have been constructed in the mezzanine floor over the commercial area. The vintage of this construction is unknown, but some of it appears to be ongoing.

Proposed Rehabilitation/Restoration Work

The entire exterior surface needs to be repointed and sealed to fill cracks, restore uniform surfaces and eliminate leaks.

The original hotel entry doors are still in place and could be duplicated although

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they may not be in good enough condition to be restored.

Fire and life safety issues preclude removing the added stairwell/fire exit. A compromise has been proposed to keep the added stairwell, remove part of the added mezzanine and restore a portion of the commercial area lobby. This would return the wood store front and transom windows to the East side of the building, and most of the South side. It would also restore the exterior of the central East entry.

The hotel desk appears to be very near its original configuration and sufficiently intact to make restoration feasible.

The elevator shaft, controls, cab, elevator doors, elevator penthouse, and motor equipment all are currently in violation of the State elevator code. Restoration of the shaft and replacement of all related equipment will be necessary in order to restore operation.

One of the mezzanine level apartments will be lost if the commercial area lobby is partially restored.

No cabinets or millwork remain from the original apartments, and none of the replacement cabinets are of a quality worth saving.

Although there has been some renovation of apartments on the second and third floors, it is of low quality, and maintains the original hotel room layout. The resulting rooms are much smaller than is acceptable for even studio apartments. Some of the existing units are only 200 sf including bathrooms. Bathrooms are too small to meet Fair Housing Act adaptability requirements. Renovation work on these floors is considered to have value except to the extent that alarm and sprinkler systems and exterior windows may be salvaged.

The current renovation proposal for the third through fifth floors would essentially maintain the existing corridor/circulation pattern and combine two guest rooms for each apartment.

As previously noted, the upper "ell" shaped roof has been replaced recently. It will serve well through the renovation/construction phase, but will need to be replaced for installation of room sheathing and insulation. Insulation needs to be installed on the room deck to avoid dry loops or antifreeze loops in the attic sprinkler system.

The hotel lobby entrance vestibule serves as a mail delivery point, and an air lock. If the apartment project proceeds, it is proposed to open the vestibule to the lobby as much as possible, and to install a call station and electric release locks for the area. This would eliminate call station hardware from the exterior of the building.

Some residents have suggested the eagle sculpture, that once was set over the East (bank) entrance, is stored locally. There may be a possibility of restoring the sculpture to its original location.

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Proposed Rehabilitation: Umpqua CDC intends to rehabilitate the hotel for use as low-income housing (on the upper floors) and commercial space (on ground level). Plans for alteration are in progress and not yet finalized, however, alterations will be sensitive to Secretary of Interior Standards for Rehabilitation. The owners plan on using Historical Tax Credits to complete the project.

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Statement of Significance

The Hotel North Bend, constructed in 1921-22, is significant under Criterion A for being the largest, tallest, and most grandiose hotel built in North Bend, Oregon to date. A colorful history of people and events are associated with the Hotel North Bend from the 1920's through the 1940's.

Criterion A:

Hotel North Bend Early Beginnings

Situated on a "north bend" of the Coos Bay estuary, North Bend's history dates back to the 1850s, when there were sawmills and a handful of houses. It took the vision of an early 20th Century lumberman named Louis Simpson to make the settlement into a proper city, with the proper name North Bend. Simpson's father had started the town's original sawmill, and the businesses expanded to include mills that turned out a variety of wood products, from fruit boxes to fancy doors. There were machine shops and foundry, a woolen mill, a furniture factory, milk condensary, brewery and two shipyards, which turned out a steady stream of wooden schooners that took Simpson lumber to San Francisco and other distant markets. North Bend had the region's first hospital, three churches and probably three times as many saloons and brothels. North Bend was incorporated in 1903. (*South Coast Oregon Directory*)

On Oregon's Coos Bay, Emergency Fleet Corporation yards in Marshfield and North Bend dominated construction activity, operating with a full complement of carpenters and shipwrights, skills that were in high demand throughout the war. With the Armistice in November 1918 and the cancellation of shipbuilding and lumber orders, that frantic pace of activity came to an end and a literal army of the unemployed was on the move looking for work. (© *William G. Robbins, 2002*)

In 1921 Simpson's Shore Acres burned to the ground on the 4th of July. Fire also destroyed a major portion of the Coos Bay old business district in 1922. Many of North Bend's existing structures were constructed during the 1920's and were made of concrete, rather than fire-prone wood. A commercial boom, civic progress, and some bootlegging highlighted this era. Perhaps it was intuition or maybe coincidence, but the Hotel North Bend was one of the first structures to utilize fire proof concrete, also providing jobs for the many unemployed skilled workers.

The Hotel North Bend structure was initiated and built by the First National Bank of North Bend, which was in need of a new local facility. In order to maximize visual recognition for the bank and provide the city with a highly visible landmark, the board directors decided on a three- or four-story building to house both the bank and a luxury hotel. The location was chosen to be a 60 x 140 ft. plot at the corner of Sherman and Virginia Avenues in downtown North Bend that, at the time, held the Daily pool hall, the North Bend News Stand, and the telephone company. On March 24, 1921, the directors of the bank held a board meeting to vote on the new structure, which was unanimously approved. *The Coos Bay Harbor* reported the following day:

"A modern hotel of 50 or 60 first class rooms, dining room, large office and ground floor lobby, thoroughly fire proof, with all the latest fixtures is the plan of the directors of the First National Bank of this city."

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In May, 1921 a 60' x 60' two-story building which originally housed Louis Simpson's Bank of Oregon, the first such financial institution in the city, was moved to the corner of Union and Virginia to accommodate construction of the main hotel. The structure was turned a quarter spin so that what had faced on Sherman Avenue then served as the main entrance off Virginia Avenue. It served as a hotel annex with rooms on the upper floor and businesses on the lower floor. This annex is not subject to this nomination. It is part of the significance of the Hotel North Bend story since it is such a large part of the social history. It exemplifies the importance that the hotel played in the community by bringing people into the building.

Preceding the relocation of the old bank building, 3,000 yards of dirt were excavated to the proper depth so work could start on the west end of the basement first. By this time H. G. Kern, president of the bank, stated that he stood for a five-story building (rather than three or four stories) and would use every effort to have a building of that size built. Architect Tourtellotte convinced him to expand to five stories because of the light and breathtaking views.

The August 12, 1921 *Coos Bay Harbor* announced Hedges & Huls received the \$116,405 contract and work was to begin immediately.

"BUILDING WILL BE A CLASS-A SOLID CONCRETE REINFORCED THROUGHOUT, FINISHED IN WHITE. Probably the Finest Structure Outside of Portland, Has 68 Modern Rooms, All Street Rooms With Bath, Hot and Cold Water and Telephone in Each Room. All Rooms are Outside Rooms With Exceptional View.

Congratulations are due each and every member of the stockholders in the First National Bank of North Bend. That institution through the board of directors have made it possible for North Bend to have a modern hotel which will be built just as fast as the contractor can get it done.

The new bank quarters will be in the corner and will be 60 x 60 feet. A storeroom will be arranged for temporary use facing on Sherman, which will be used by the bank when more room is needed by that institution.

The lobby of the hotel will be 40 x 60 and a magnificent fireplace will be one of the cheery sights that will greet the guests. The walls of the lobby will be finished in caen stone. Large paneled mirrors on each side of the fireplace will conceal the woodlift.

The mezzanine floor will contain writing rooms, ladies rest rooms, telephone booths, etc.

The dining room will be 35 x 60 with private dining room connected.

The kitchen will be large and is planned for the most convenient manner possible.

The building will be five stories high exclusive of the basement, but it is not the intention of the owners to finish the top floor at this time. There will be 10 rooms facing either Sherman or Virginia streets on each floor, each of which will have private baths. There will be 7 rooms on each floor facing the north

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without bath. Each room will have hot and cold water lavatories and telephone. No room is an inside room, but instead all will have excellent view.

The electric elevator is one of the most desirable lifts of the kind obtainable, having a capacity of 1500 pounds and a speed of 150 a minute, which is equal to the elevators used in Portland's best hotels.

The building is known as the perpendicular gothic type of architecture and will be finished in pure white Portland cement. The walls in the basement will be 10 inches thick and from the basement up will be 11 inches, reinforced throughout with steel laid both ways.

The main floor in the bank quarters, the hotel lobby and in the dining room will be Mosaic tile, which is considered practically indestructible and should last at least 100 years.

The entrance to the hotel will be from the Virginia street, the Marquise being of the attractive pieces of work that will extend ten feet over the sidewalks and the name of the hotel will be illuminated on the front and each side intending to attract automobile customers from Sherman Ave./Highway 101, and rail passengers from the station located on the southeastern corner of the intersection.

Work throughout will be the very best that can be had and it will be the plan of the owners to produce a building that will be pleasing to the eye as well as a comfortable home-like place to reside. It will be safe as it will be built as nearly fire proof as is possible and is a strictly class A structure."

By the end of September, 1921 three of the five floors had been constructed. Among visitors to North Bend, the hotel continued to be the leading topic of conversation. The opinion invariably expressed by the out-of-town parties was that nothing could have been suggested that would have a more far-reaching effect for the uplift of the city than this new enterprise. One visitor, a man who covered a greater part of the state in his travels, made the prediction that, "Before the hotel is completed, there will be an epidemic of remodeling of store fronts in an effort to keep pace with the aspect of the street and that within the coming year several old building will be razed and new ones erected in their places. Landlords and tenants alike will be affected by the move to dress up and keep abreast of the time."

The building was completed with its final costs totaling \$165,000 including interior furnishings. The grand opening was held the evening of May 3, 1922, and was considered to be "the event of the year." 380 guests in total were served at three dinner seatings, 5:30 pm, 7:30 pm, and 12:30 am; each individual dinner priced at \$2.50. The evening featured dancing, musical entertainment, and guest speakers. The most honored of which was E. O. McCormac, the vice president of Southern Pacific Railroad, who traveled from San Francisco to give his address. The presence of a railroad official demonstrates the significant effect a first-class hotel would have had on the amount of passengers traveling through North Bend en route to other coastal locales, as well as the growing popularity of North Bend as a destination in its own right. The hotel was actually forced to turn many guests away that first night, so many people turned out for the grand opening.

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The town newspaper, *The Coos Bay Harbor*, reported all construction and inaugural events of the hotel as front-page news, and following its opening, proclaimed its doors "never to close." The first proprietor of the hotel was O. E. Mills, with the dining areas being managed by Richard Manning and the kitchen by Jesse L. Selby, the chef. The nightly meals were priced at \$1.00, with a Wednesday dance and dinner for \$1.50 and a classical music-accompanied Sunday dinner for \$1.25. In addition to the bank at the corner of the building, a jewelry store also occupied the ground floor space adjacent to Sherman Ave, and Western Union Telegraph was located towards the rear of the lobby (later relocating to the mezzanine area).

In November 1923, contracts were made to finish the fifth floor and make improvements to the annex. By February 1923, 13 rooms were added to the 5th floor and 17 rooms to the annex.

Why Travelers Came to North Bend: The Hotel North Bend became a significant site partly because during the early 1900's transportation was a huge factor, in that lack of roads prevented travel inland from Coos Bay. However, it was a very popular "stopping point" between San Francisco and Portland by ship. It would take 48 hours to sail to San Francisco and it was a 3 day trip by steamer/stage just to Eugene. In 1916 rail service opened up the inland valleys "Where Rail Meets Sail." Rail service opened the region to wide spread commercial trade and tourism. The Bay area was a transportation hub. Shipyards were home to "tall ships". Timber and sawmills, coal mining and salmon canning fueled the economy. The booming economy led to extensive urban growth in the '20's. The first lumber shipment departed for Japan in 1922. During the '30's - '50's shipyards were contracted by the US Government to build mine sweepers and rescue tugs. With the introduction of fossil fuels, the coal mining industry collapsed. Roads were developed in the '30's, including the Coastal Highway.

Later History

In the late 1930's, Hazel Collier of nearby Powers, OR purchased the building and ran the hotel with her husband, Jim. The Colliers renamed it Hotel Coos Bay and often managed to have the rooms at full capacity. The Colliers were anxious to find new owners for the restaurant, which by then had been closed for two years, in order to offer their guests the full range of services that was normally expected by this caliber of clientele. The city was also very interested in getting the restaurant reopened due to a wartime lull in new businesses in the area (the most recent having been opened 17 years earlier). The Colliers, along with help from the city treasurer, Irwin Hartley, found their new business owners in Jack and Nellie Ripper, 22 and 21 years old, respectively.

Ripper, who later became a State Senator, was probably the most memorable proprietor of the restaurant. Hiring had also become difficult due to war effort employment, and the Rippers' youth and energy proved beneficial. The clientele numbers benefited from the many personnel stationed in the area, and Nellie used to joke that it sometimes felt like their own private U.S.O. club. The war impacted the business in other ways, too. The restaurant complied with wartime regulations and installed heavy "blackout"

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curtains on the dining room windows, in order to reduce the visibility for enemy planes that might be patrolling the coast. Rippers was generally preferred by the officers because of the first-rate facilities, and the lower ranks frequented another club in North Bend, which cooperated with the Rippers over sharing the bands and musical entertainment available in the area. Jack and Nellie also tried to incorporate theme nights and weekly special events to entertain their public. One of the favorite traditions became "Queen for a Night", when a female diner was randomly selected, crowned, given gifts, and was the center of attention for the night. To spread the honor, the proprietors ensured no woman was chosen twice

The restaurant was well known for its gambling facilities, which were considered honest and well managed, by both the establishment itself and the county. To emphasize the club's friendly but safe environment, policemen, military officers, and deputy sheriffs were always welcome and shown special favors to encourage their presence. The Rippers often showed their appreciation by baking special cakes for the officers, using their precious wartime sugar ration coupons.

In December of 1954, Frank Snelgrove took over the restaurant and renamed it The Broiler; the sign can still be seen on the north side of the building today. Approximately a year later, the hotel was sold again, to R.R. Shiplee for \$200,000. At that time, in addition to the hotel and The Broiler, the building also contained a real estate office, a tavern, a men's clothing store, and a jewelry store.

The history of the Hotel North Bend from the mid-1960's to the present is sketchy, but the last known time the building was used as a hotel was the early 1960's, when Greyhound operated bus service out of the ground floor and the upper floor rooms were used to board travelers. In about 1990 a non-profit corporation purchased the building. On the second and third floors they created small apartments from the old hotel rooms to rent to low-income residents. They gutted the fourth and fifth floors in anticipation of renovating them into apartments. It is still in this condition today (2004).

Bank History: A significant event in the history of North Bend can be connected to the hotel through the bank that shared the building and that was the driving force behind the creation of the building. On January 11, 1933, the First National Bank of North Bend unexpectedly closed its doors. While the bank had balanced resources and liabilities, they planned a 30-day closure in order to gather the needed resources to operate at full capacity. The intent was to reopen in a month's time with all accounts at full value. However, since First National was the sole banking facility in North Bend, no one had access to funds, including the City itself. In order to continue paying expenses and employee salaries, the City needed a way to survive until the reopening, and created the concept of "Myrtlewood Money", a run of currency to be made using the local timber. \$1,000 in wooden discs was initially manufactured by a joint effort between the North Bend Myrtle Products Company, who supplied the wood, and *The Coos Bay Harbor* newspaper, which conducted the printing.

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The first design and printing of sample coins were rejected as "unsuitable" by the council and ordered destroyed. Only one two-sided example of that first printing survives. It missed the furnace door at the myrtlewood shop, rolled into a wall niche and was not found for nearly 20 years. In further discussions about the wooden coins, W.H. Wann, a public accountant and very serious coin collector, strongly advised that a more attractive design would better reflect community pride. (*A Sense of Place*, Coos County Historical Society, June 2003)

After having an acceptable design, with the signatures of both the mayor and city treasurer, each disc required varying pressure to print, according to the softness or hardness of the wood. Mrs. Fred Hollister, a printing employee and wife of the city recorder brushed each coin with shellac.

The coins circulated throughout the local economy with no difficulty, and businesses even took out ads in the *Harbor* to encourage patrons to bring in their Myrtlewood coins, which were printed in denominations of \$.50, \$1, \$2.50, \$5, and \$10. A month passed and the bank remained closed, prompting a second \$1,000 issuance. By this point, four of the bank's directors had unexpectedly and coincidentally succumbed to death, causing the State to appoint a person to take over the affairs of the bank. The first order of business of the new comptroller after gathering adequate cash was to call for the redemption of the first issue, which was met with little response. So many citizens kept their coins that a decision was passed to keep the coins in circulation "until a later date".

To this day, the city has never declared a final redemption date. Two years after the initial closure, the bank reopened and all depositors were allowed access to half of their funds' value. The bank awarded full value at a later date, including interest as allowed by the federal government. While the coins are no longer in active circulation they are still considered legal tender, though most are held in private collections or are on display at City Hall and the Coos County Historical Museum. (*North Bend's Depression Issue Myrtlewood*, P & G Productions, North Bend)

Other Local Hotels: There weren't a lot of other hotels to compete locally with the Hotel North Bend when it was built. The Chandler Hotel in Coos Bay was built in 1909 and was the fashionable place to stay until the Hotel North Bend was built. The Tioga Hotel in Coos Bay began construction in 1925 aspiring to become the tallest building on the Oregon Coast. The Great Depression and World War II put a halt to construction and it wasn't finished until 1948.

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Hotel North Bend
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Bibliography

Information gathered from:

- Coos Bay Harbor*
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The North Bend News
Historical information based on research provided by Judith Wagner and Richard Wagner based on interviews with Nellie Ripper, Bob Pittam and Rudy Buselmeier
The World, Coos Bay
Louie Simpson's North Bend by Dick Wagner, 1986
A Sense of Place, "Here's Proof That Money Really Does Grow on Trees!" By Pat Choat Pierce, June 2003
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William G. Robbins, 2002
Coos County Historical Society
Architects of Oregon, Richard Ellison Ritz
North Bend's Depression Issue Myrtlewood, P & G Productions, North Bend
Coos Bay Times, May 4, 1922
L.J.: The Uncommon Life of Louis Jerome Simpson by Judith and Richard Wagner, 2003

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Verbal Boundary Description

The nominated property consists of a square 105.52' x 60' (6,331.2 Sq. Ft./ .01 Acre) parcel of land in the downtown commercial core of North Bend, Oregon. The real property or its address is commonly known as 1984 Sherman Avenue, North Bend, OR 97459, Lots 16 and 17 and the East 5.52' of Lots 14 and 15 Block 20, Town of North Bend, Coos County, Oregon. It is located at the northwest corner of Sherman Avenue and Virginia Avenue. The Real Property tax identification number is 61407; Code No. 613.60

Boundary Justification (Explain why the boundaries were selected)

The nominated property includes the entire tax lot on which the Hotel North Bend sits.

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PHOTOGRAPHS

All photographs are of the Hotel North Bend, North Bend, Coos County, Oregon.
The following descriptions apply to the coinciding numbers on the photographs.

1. Southeast façade
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
2. Hotel sign
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
3. Commercial entrance
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
4. Southwest façade
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
5. Residential room
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
6. Residential bathroom
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
7. Residential unit
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
8. Typical residential unit
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
9. View to residential kitchen
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470

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10. 4th Floor
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
11. 5th Floor
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
12. 4th Floor gutted
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
13. Corner capital - lobby
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
14. Lobby columns
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
15. Lobby view from mezzanine
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
16. Lobby mail boxes
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
17. Stairs: Lobby to mezzanine
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
18. Reception desk - lobby
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470
19. Stairs: mezzanine to lobby
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470

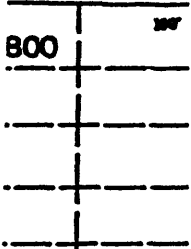
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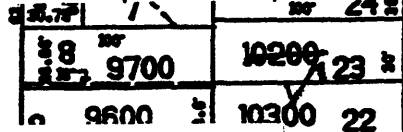
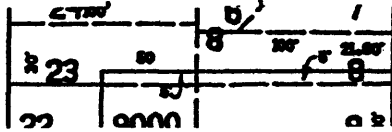
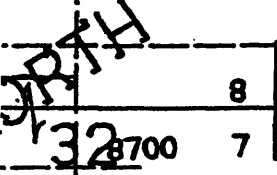
- 20. Lobby fireplace
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470

- 21. Entry - vestibule
Photographer: Mimo Jasso
Photo Date: October, 2004
Negative located: Umpqua CDC, 605 SE Kane Street, Roseburg OR 97470

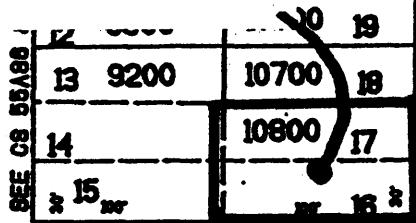
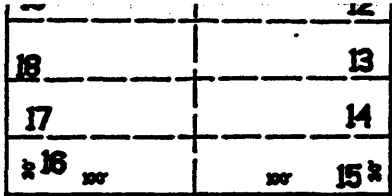
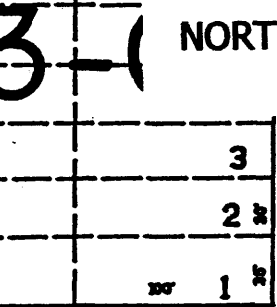


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COOS COUNTY

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SEE MAP 25 13 10DC



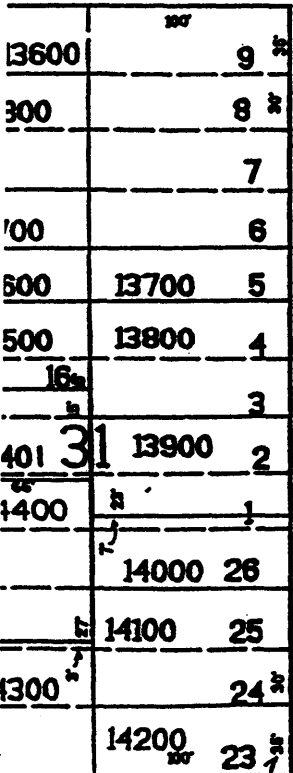
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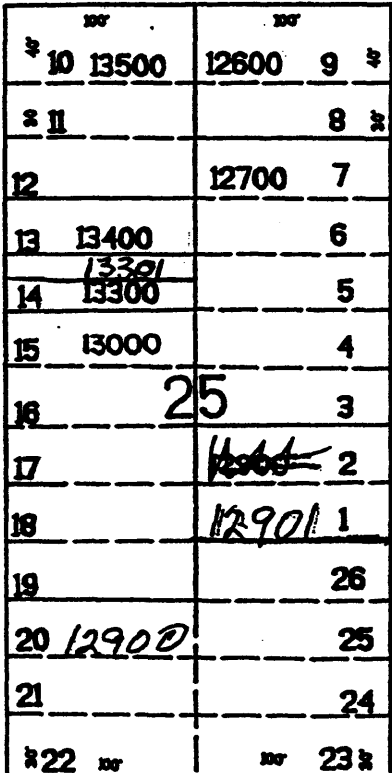
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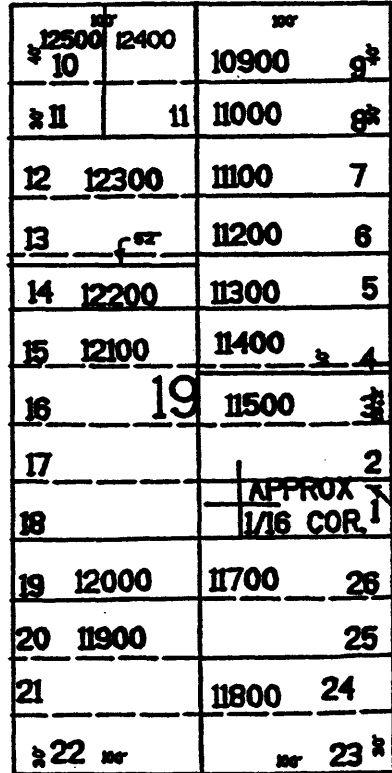


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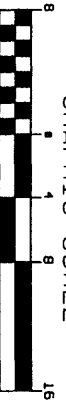
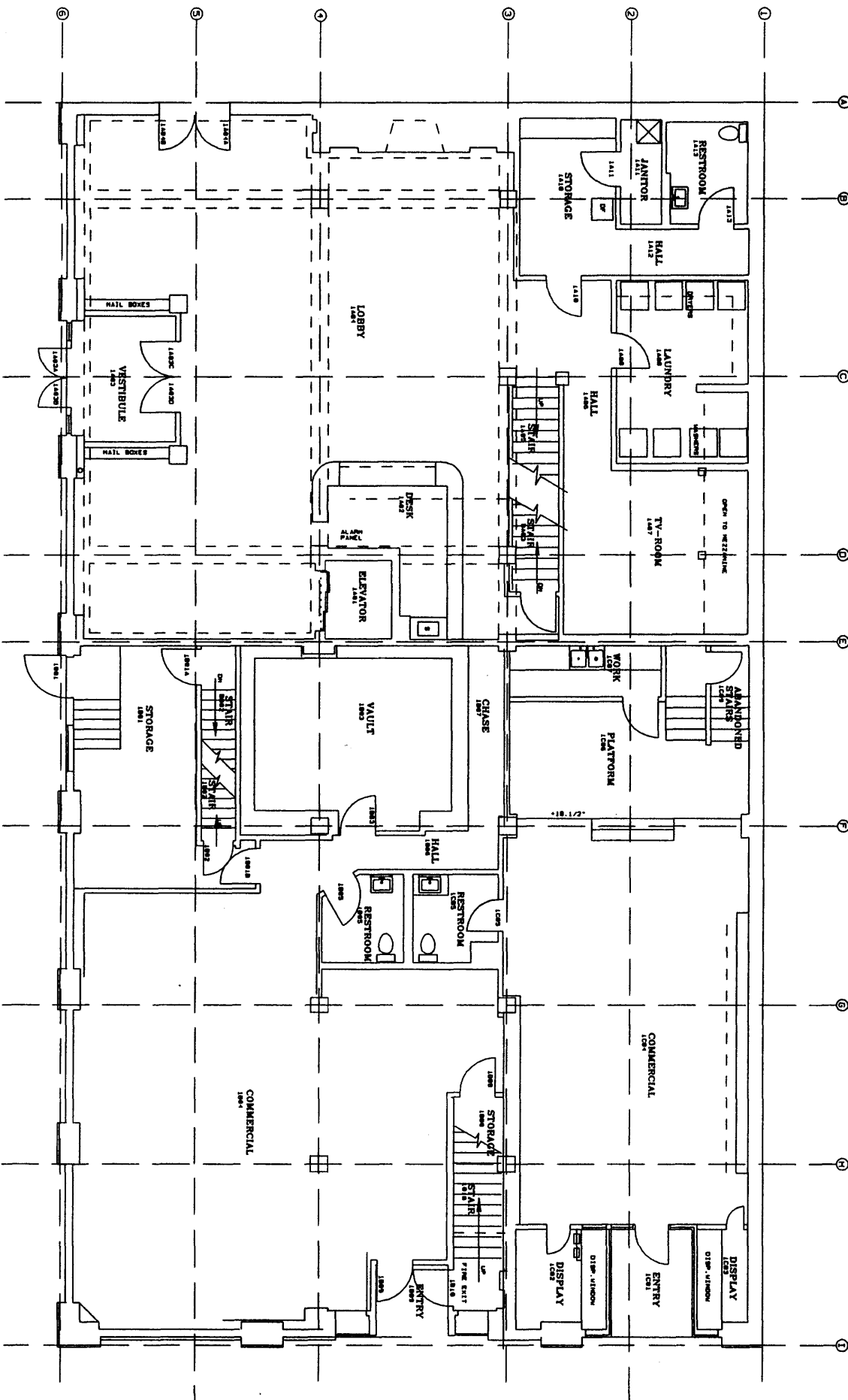
SEE MAP 25 13 15AB

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NORTH BEND



GRAPHIC SCALE

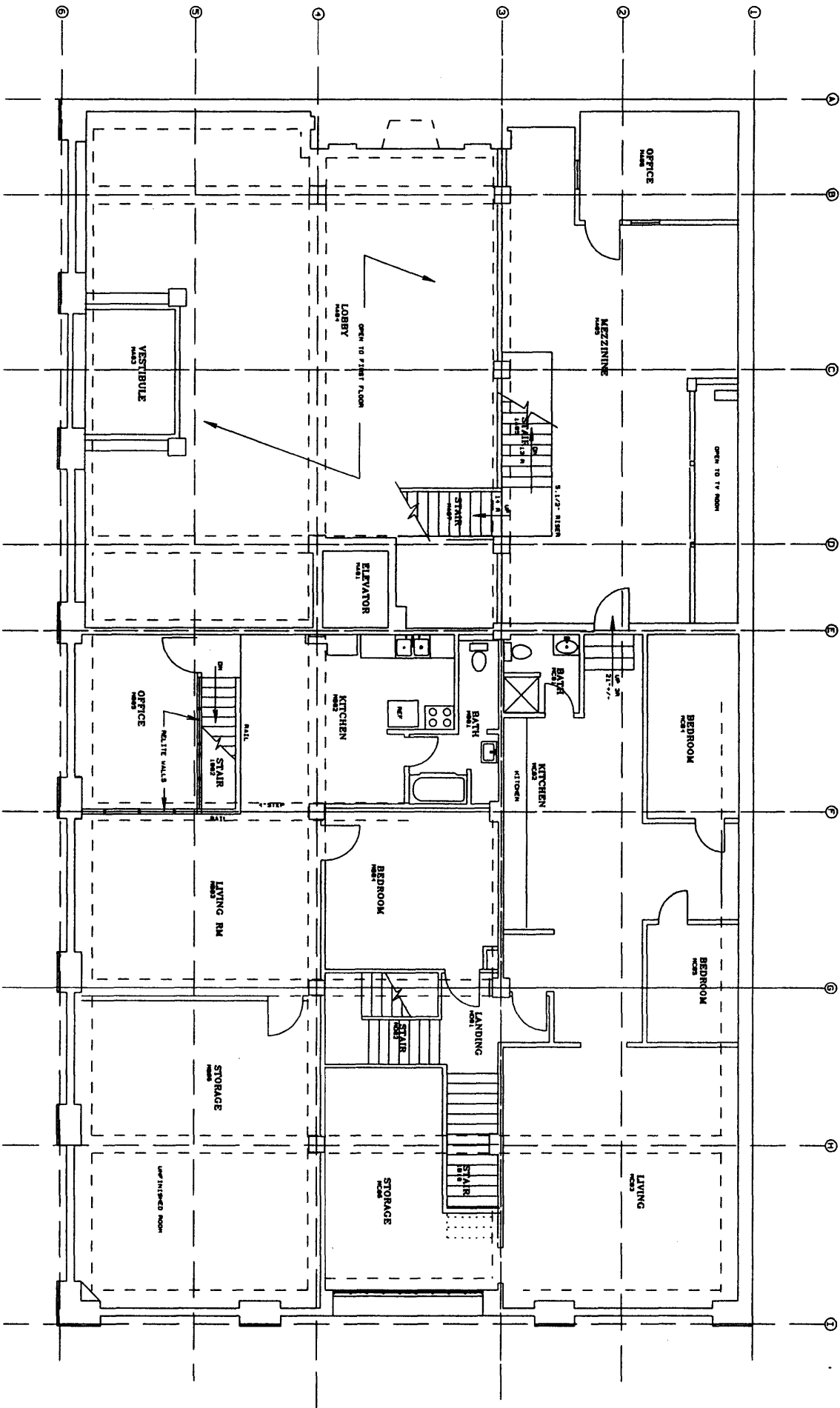
NORTH BEND HOTEL
OWNER DEVELOPER - UMPQUA C.D.C.

EXISTING FIRST FLOOR SCHEMATIC PLAN



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PROJECT NO. 11113
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OF 19

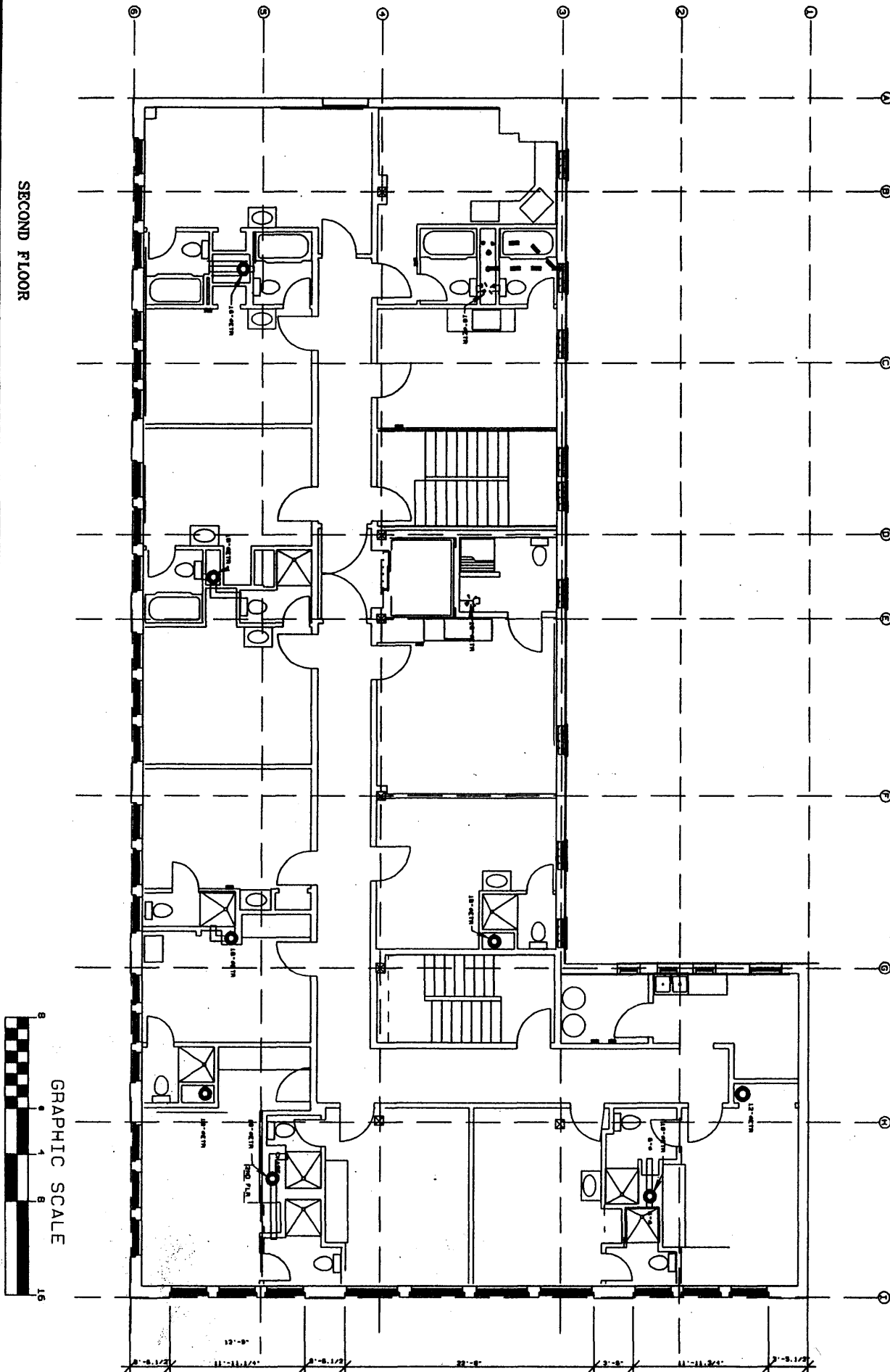


NORTH BEND HOTEL
OWNER DEVELOPER - UMPQUA C.D.C.
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PROJECT NO. 120118
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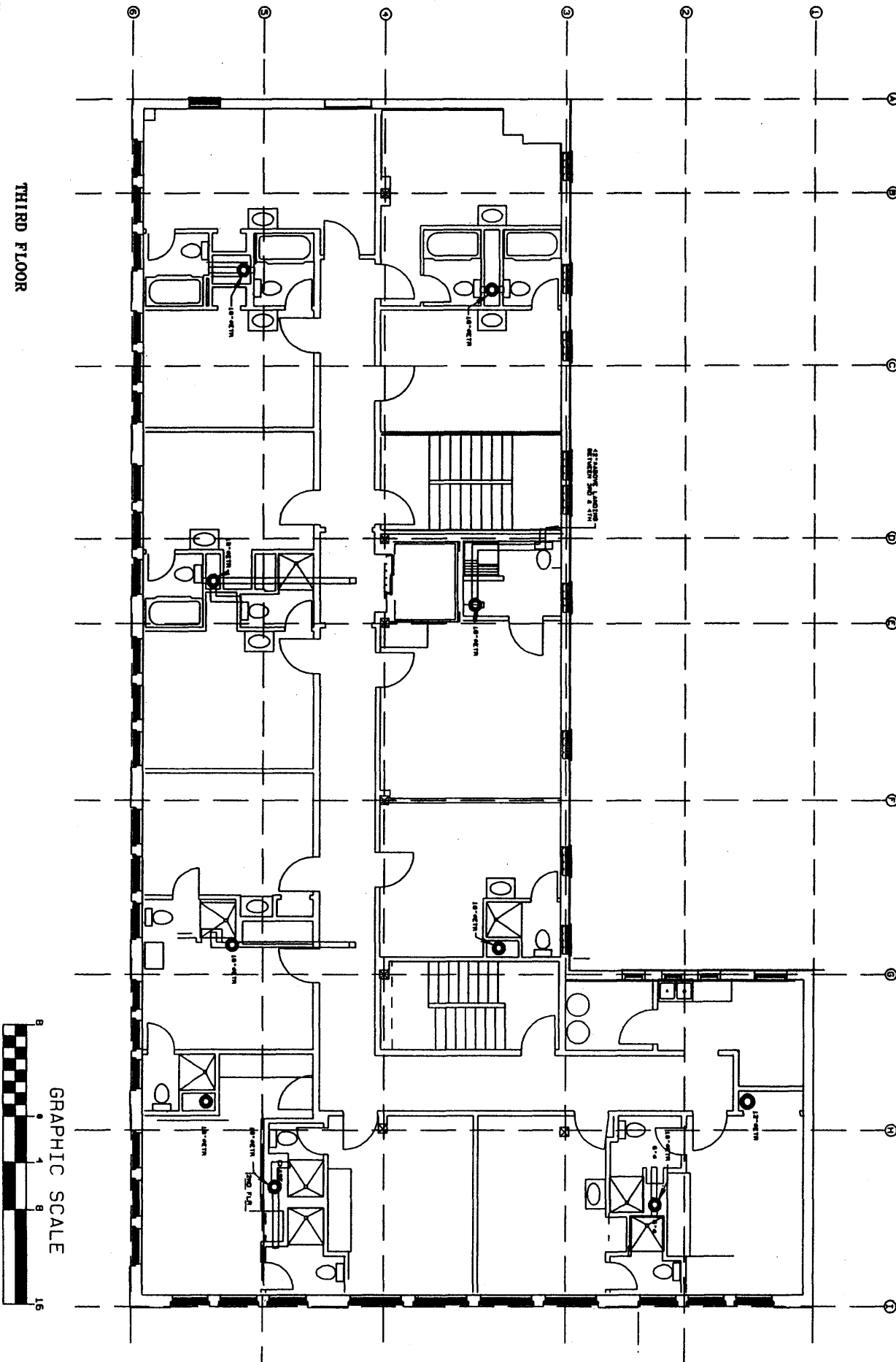


NORTH BEND HOTEL
 OWNER DEVELOPER - UMPQUA C.D.C.
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SHEET NO. A2.1
 OF 18

THIRD FLOOR



NORTH BEND HOTEL
OWNER DEVELOPER - UMPQUA C.D.C.

EXISTING 3rd FLOOR SCHEMATIC PLAN

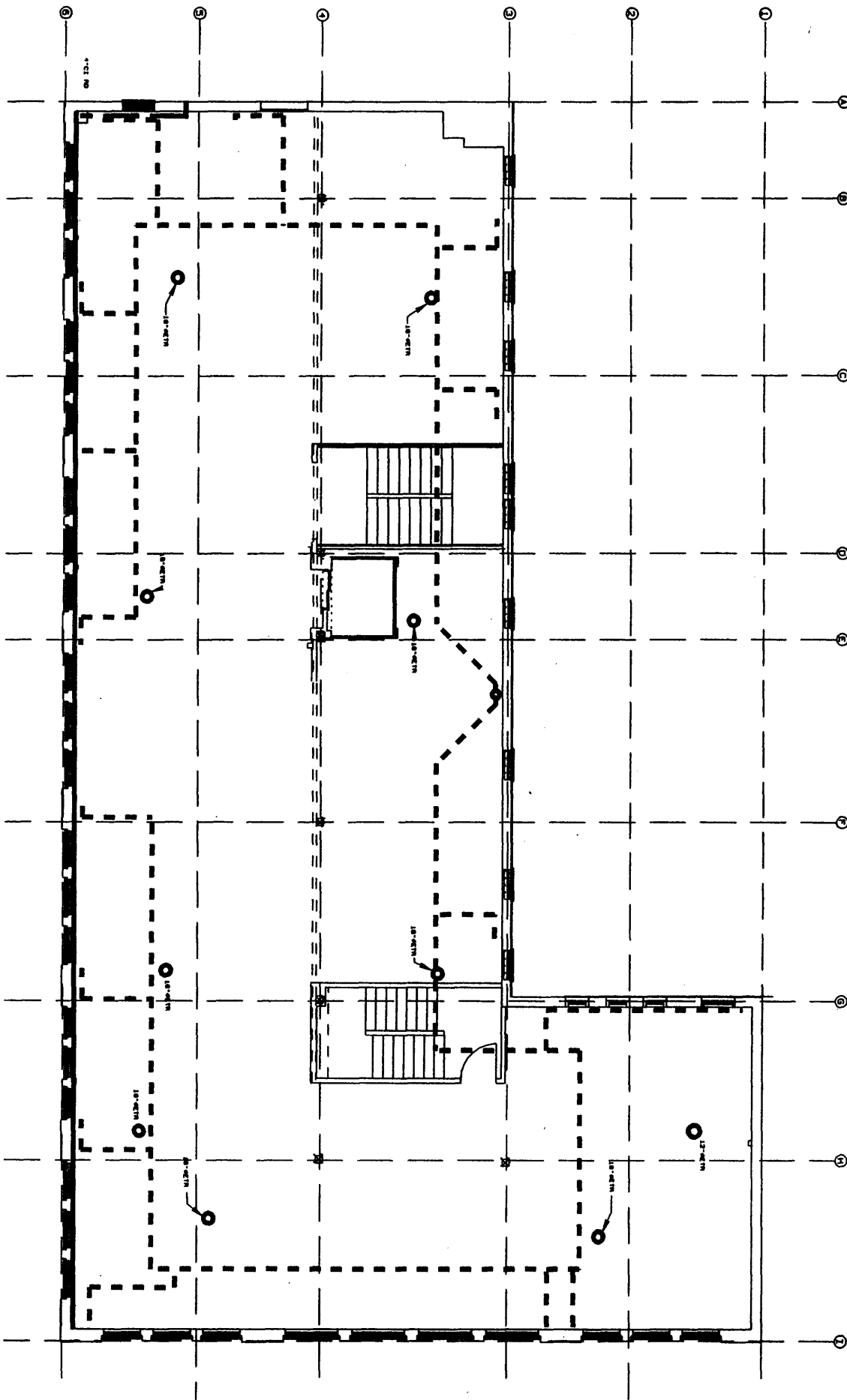


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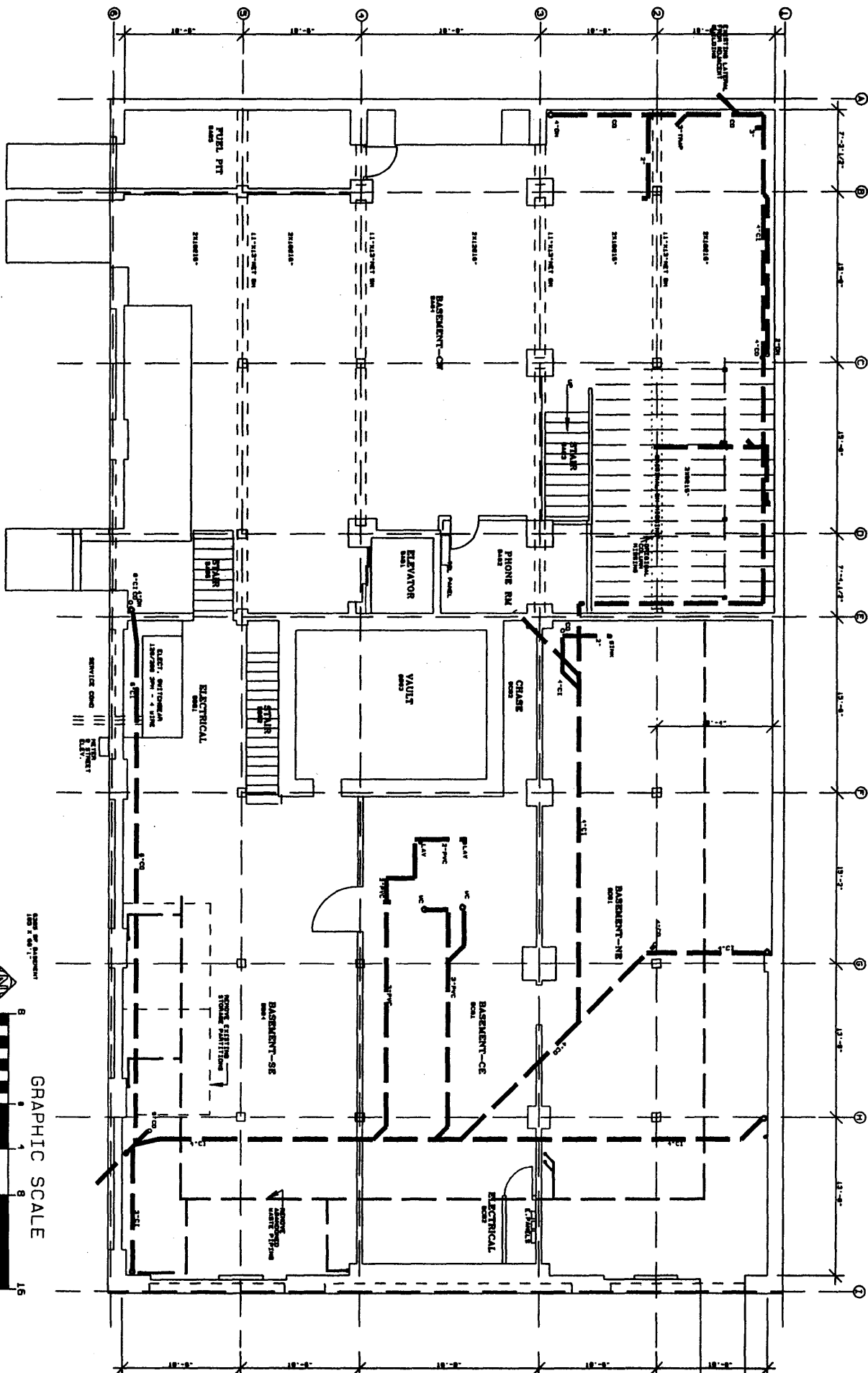
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 NORTH BEND HOTEL
 OWNER DEVELOPER - UMPQUA C.D.C.
 EXISTING 4th FLOOR SCHEMATIC PLAN



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