

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 10 1987
date entered SEP 10 1987

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Hotel Corvallis Number of contributing features: 1
Number of non-contributing features: 0
and/or common Corvallis Hotel (preferred)

2. Location

street & number 201-211 SW Second Street N/A not for publication
city, town Corvallis N/A vicinity of First Congressional District
state Oregon code 41 county Benton code 003

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input checked="" type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input checked="" 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 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 McKenzie & Smith, Hotel Investors
street & number 355 Grande Avenue
city, town Oakland N/A vicinity of state California 94610

5. Location of Legal Description

courthouse, registry of deeds, etc. Benton County Assessor
street & number 121 NW Fourth
city, town Corvallis state Oregon 97330

6. Representation in Existing Surveys

title City of Corvallis Cultural Resource Survey has this property been determined eligible? yes no
date 1984 federal state county local
depository for survey records City of Corvallis Planning Office, PO Box 1083
city, town Corvallis state Oregon 97339-1083

7. Description

Condition		Check one	Check one
<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

GENERAL

The new Hotel Corvallis was constructed in 1927 to replace the 1879 Occidental Hotel (known as the Hotel Corvallis after 1918), which had "outlived its usefulness."¹ The rectangular, brick clad building was designed by Portland architect F. Manson White in the Georgian style with Chicago School characteristics. Construction of the modern, quality hotel was by the respected local firm of C. L. Heckart and Son. Sponsorship of the hotel came from Second Street businessmen. The hotel is situated in Corvallis' historic downtown core; on the southeast corner of the intersection of SW Second and Madison streets. The hotel has operated continuously since its grand opening in November, 1927. Current plans to convert the 60 guest rooms (40 with bath) into 39 units are sympathetic to the function and design of the building.

F. Manson White, Portland architect, was responsible for the design. White was born in Derby, England on March 18, 1869. White studied architecture for some years with his uncle, architect Stanford White. F. Manson White attended Cornell and also the Massachusetts Institute of Technology, where he won both the silver and the gold medal in architecture.² White came to Portland in 1889, and worked for McCaw and Martin during the time the Richardsonian style Dekum Building was designed by the firm in 1893.³ White's work was greatly influenced by H. H. Richardson and Louis Sullivan's Chicago School style.⁴ Works in the Portland area attributed to White include the Imperial Hotel, the Sherlock Building, the Auditorium and Music Hall, the Portland Armory, the Men's Resort, the Salvation Army Citadel, the Flat Iron Building, the Central Presbyterian Church, Gresham High School, and numerous residences.⁵ White participated in designing buildings for the 1893 Chicago World's Fair.⁶

In 1927, White designed at least two buildings, the Georgian style Hotel Corvallis and the Spanish Colonial First Baptist Church in McMinnville, Oregon.⁷ White's career slowed during the early part of the 1930s. Thus, the Hotel Corvallis appears to be one of his last compositions.

EXTERIOR (Original)

The southeast corner of SW Second and Madison streets has been the location of a hotel since 1879. Rising four stories in an L-shaped configuration along street frontages and to a mezzanine level on the back one-quarter, the building with its formally composed facades reflects the lingering influence of Chicago School architecture overlaid with Georgian and French Renaissance historic period ornament. The eclectic disposition of stylistic features is a hallmark of the historic period architecture popular in the 1920s. The facility required of architects to design in assorted historic period styles came in part from the Beaux Arts academic tradition, which was adopted by most American schools of architecture by the turn of the century.⁸

The upper stories are divided vertically by six bays across the west (front) and eight across the north (side) elevations. The division between street level and upper floors is created by belt cornice and unadorned cast stone frieze at the

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mezzanine level. The window treatment of the guest rooms reflect a variety of style elements, while retaining an overall symmetry of design. The stately building is constructed with reinforced concrete beams (6-8 inches thick) and cement; the exterior is faced with red rug brick in simple stretcher courses. The flat roof accentuates the clean, unpretentious lines of the building.

Piers of the street level front facade are faced with cast stone cut in two foot blocks suggesting rusticated courses. Four shop fronts and the main hotel entrance are featured. A row of single-pane casement windows with simple wood frame provide light at the mezzanine level to the shops. Shop entry doors were wood frame with a glass center panel and a single pane transom. The plate glass display windows faced Second Street. Awnings were typically standard with sides, and placed over each of the entries. Horizontal iron marquees identified the hotel entrances.

The upper stories of the facade are enlivened with three types of windows. The attenuated narrow, end-wall, eight-over-eight double-hung sash windows are dignified by a Colonial Revival shelf entablature. The center four windows are frameless eight-over-eight, double-hung sash with sidelights. Black filligree grill work is associated with the center row of second floor windows suggestive of a balcony. The third floor window treatment repeats the general design with the deletion of the Colonial Revival entablature at the end-walls, although the narrower window is present. The fourth floor windows differ only in that each of the end-wall windows are capped with a stilted flat arch. Distinctive window treatment is used to emphasize each of the four corners of the facade.

The Hotel Corvallis entrance originally was through a revolving door on the west elevation. A secondary entrance was located on the Madison Street side. Both entrances led to a large lobby and lounge area. A bronze plaque with the Hotel Corvallis crest and "House of Cheer" emblazoned on it was installed beside both entrances to the hotel.

The most distinctive decorative feature of the Hotel Corvallis is the cast stone modillioned cornice and wide frieze board with low relief rinceau ornamentation. A French Renaissance flavor is suggested by the repeating floral detail intermixed with elliptical relieving arches, keystones and the Hotel Corvallis crown and shield crest. The decorative frieze board is punctuated at either end by a stepped out bay, stilted flat arch above the window and plain frieze board. The Italian Renaissance style is apparent in the strip pilasters marking the structural bays. They are headed by a simple entablature and provide the supporting post for the relieving arches.

Decorative brick work is present in the center bays. The windows are bordered with brick layed in the soldier uncommon pattern. Above the windows of the second and third floors is a display of brick basketweave design within a field of brick, bordered by the soldier uncommon pattern. Flag holders are present in the center of two of the second story basketweave designs on the front facade.

The black filligree iron grill-work on the front second story facade is decorative in intent as it serves no functional or structural purpose.

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Two iron fire-escapes are attached to the building; one is at the northwest corner, facing Madison Street. The second fire-escape is at the back of the building, facing on to the alley.

The first neon sign in Corvallis was installed on the Hotel Corvallis. It was set at the Second and Madison street corner, half way to the cornice, and was visible for blocks in four directions. (9)

The Hotel Corvallis is an excellent example of an intact Historic Period style of architecture in Corvallis. The exterior of the building has not been altered, except for the first floor shops and entrances. The decorative elements are all original and are in good condition. The building was constructed with quality materials by a master builder and the superb condition of the hotel today is a testimonial to his skill.

EXTERIOR (Existing)

The front facade has undergone very little alteration, essentially only the street level shop fronts have changed from the original design. Today the main entrance is through a recessed off-center glass door, with plate glass panels across the top and side. The arrangement of shops on either side of the rather modest front entry is faithful to the original design. The mezzanine level casement windows are all intact. The cast stone facing is intact, although, it is covered-over by decorative fronts on three of the shops. One shop front (the original coffee shop, now a Country novelty shop) retains its intact frontage. The cast stone, recessed wood and glass door, with transom and plate glass display window, and awning provide an accurate glimpse of the 1920s design.

The north elevation street level facade has also received attention by remodelers. The horizontal iron marquee over the Madison street hotel entrance is intact, however, the lighting fixtures were updated in the 1950s. The corner shop has had a large plate glass display window installed on the north side, replacing the smaller original glass. The most noticeable alteration is at the northeast end of the building where two arched French windows have been removed to create a recessed entrance. The original brick wall between the windows, arches and the fan light are still intact. The V-shaped entry-way created by the removal of the two windows is closed off with iron security grill gates.

The east elevation (alley) originally had four arched French windows evenly spaced to give light to the dining room. Three of the windows have been covered over; one window remains intact.

The neon sign has been removed from the northwest corner of the building. A radio antenna was added to the northwest corner of the roof in the 1950s. The radio station identified as KCOV was started in November 1954 by Frank Flynn. The 1956 Corvallis City directory lists it at the Hotel Corvallis address, however, by 1958, the broadcasting headquarters had been moved to the mezzanine of the Benton Hotel and the call letters changed to KFLY. (10)

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INTERIOR (Original)

The main entrance to the central lobby area was through a revolving door on Second street. A Madison street entrance also led to the lobby. The lobby and lounge was a comfortable public space with high open-beam ceiling, walnut paneled sky-lights, and fireplace. Four square columns with a simple Ionic scroll and Doric order detailed capital support the massive beams. Along the north wall of the lobby adjacent to the columns are hanging wall capitals which mimic the structural columns. Art glass lighting fixtures were featured in the lounge area.

The first floor also contained three shops, a restaurant dining room, and kitchen. The shop fronts all faced on to Second street and were occupied by a jeweler, a Western Union office, barber shop and coffee shop at the time of the hotel opening. The shops were all long and narrow, varying between 20x50 feet to 12x30 feet in size. The high open-beam ceiling and mezzanine level casement windows along the front facade provided natural light in the stores. The coffee shop had a seating capacity of 42 people and was reported to have a pleasant, cozy atmosphere.

The dining room was oriented north-south along the back of the building with large multi-pane arched French windows on the north and east walls. The Italian-carved ceiling was tinted in the predominant colors of the dining room, orange and blue. Lighting was provided by slender, artistically designed chandeliers, and side candles on hammered-iron, crest-like bases. (11)

The kitchen was situated in the southeast corner with a back entrance on the east side, and access to the basement. A large wooden and coal range with three ovens was the most prominent feature. An electrical dishwasher sterilized and polished the china. The hotel kitchen was provided with the latest system of refrigeration. An asbestos and cork insulator and ice box preserved foods and kept vegetables and open goods clean and pure. There was also a spacious, hard-oaked surfaced cabinet and air-tight bins. Waffle irons, a dough mixer, a coffee machine, and an aluminum butter-cutter were also part of the well equipped kitchen. (12)

The cement basement contained ample living quarters for kitchen help and storage rooms for kitchen supplies including a refrigerator plant. (13) There was circulating ice water in every room which was produced in the basement and piped to the guest rooms. The basement also houses a huge boiler which is presently in operation.

The second, third and fourth stories are nearly identical in arrangement. Each floor contains twenty rooms; of the twenty rooms, seven are provided with a bath and six with showers. (14) The white porcelain fixtures (tub, toilet, and sink) were the highest quality and most modern. A glass towel rack and a mirror were arranged for the convenience of the guests by the wall-hung sink. The tubs have have metal single-pronged, lever style faucet handles and a single mixer spout. The sinks have cross-style chromed handles with separate hot and cold faucets. The wide multi-pane window in each room provides light to the interior and a clear view of Corvallis to the west

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and north. Simple wood strip moldings finish the floor and ceiling wall margins. Floor and ceiling moldings, window sash and trim, as well as the doors were produced by Benton Planing mill of Corvallis.

INTERIOR (Existing)

The Second street lobby entrance is today split in half by a glass wall partition. A barber shop operates in the enclosed space continuing the tradition of providing tonsorial services to the hotel guests. The lobby ceiling has been dropped, and a suspended ceiling is now in place over the barber shop and entry. The full ceiling height, with open-beams, four columns, walnut trim sky-lights, and art glass lighting fixtures are all intact in the lounge area of the lobby. However, the sky-lights, have been covered over by a series of roof repairs over the years.

The lobby staircase is intact and while the location of the telephone booth and elevator shaft follow the original design, they have been modernized. The Madison street entrance now leads to retail space, defined by the original east wall of the lobby and a newly constructed interior wall. Unfortunately, the original lobby/lounge area is now truncated and lacks its central fireplace.

The dining room lacks many of its original features. An entrance has been created on the north wall by the removal of two windows, and three windows have been covered on the east wall. The "Italian-carved" ceiling may still exist, but is hidden by a lowered suspended ceiling. The kitchen facility has been removed, although the original space remains nearly intact.

The basement retains much of its original character with the boiler room, fuel storage chute, refrigeration plant pipes and kitchen help living quarters still fairly intact. The basement was expanded to create four large rooms along the west, Second street side. A radio broadcasting booth was constructed in one of the rooms, remnants of the booth are present. The basement is today used largely for storing furniture and hotel related hardware materials.

The four shops have retained their original dimensions. Alterations include shop specific requirements, as well as, updated floor and wall coverings and light fixtures. The Second and Madison corner shop maintains the original full ceiling height with massive support beams, and intact lathe and plaster wall finish. The last shop of the building, on the south end, has the original brick wall exposed.

The second, third and fourth floor guest rooms have received only cursory remodeling throughout the many years of hotel service. Wall colors and floor coverings have changed, but the original porcelain sinks, tubs, toilets are intact and in use. The windows and room dimensions also have remained unaltered.

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RENOVATION

Current plans for the Hotel Corvallis center around upgrading the guest rooms to create eighteen single rooms with baths, and twenty-one, two-room suites with baths. The street facing rooms will retain their original dimensions which are centered by each window. The window trim, floor and ceiling moldings and fixtures will be retained. The cement shower stalls found in some of the rooms will be replaced with fiberglass stalls. The toilet fixture in most cases will be replaced. The hanging wall sink will remain intact and a partition wall will be added to enclose the sink and bath area of the room.

The lobby and lounge area will be painted and carpeted. No major alterations are featured at this time. However, restoration of the sky-lights has been discussed as a foreseeable future project.

The kitchen and dining room will be returned to their former functions to serve the hotel guests and other downtown residents.

Plans for the Hotel Corvallis exterior are maintenance oriented and include cleaning the facades and replacing the cloth shop front awnings. A new awning will be added to the north corner shop.

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1927 **Builder/Architect** F. Manson White, architect
Heckart and Son, builders

Statement of Significance (in one paragraph)

The Hotel Corvallis was completed and opened for use in 1927 in Corvallis, Oregon at SW Second and Madison streets, on the site of the old Occidental Hotel of 1879. The hotel meets National Register Criterion C as a noteworthy example of Georgian style architecture with eclectic touches. It was designed by Portland architect F. Manson White, nephew of the eminent New York architect, Stanford White. F. Manson White studied architecture with his uncle at the offices of McKim, Mead and White and attended Cornell and M.I.T. The younger White's work was most influenced by his uncle's firm and Louis Sullivan's Chicago School style of architecture. The Hotel Corvallis is among White's last major works and reflects the eclectic disposition of stylistic features characteristic of historic period architecture. The Hotel Corvallis shows the influence of Chicago School architecture in its facade organization and window treatment to some extent, as strip pilasters mark the structural bays and fenestration is terminated in an arcade of stilted flat arches and semi-elliptical relieving arches at the topmost story. The frieze, extending from springing of fourth story windows to the cornice, is decorated with a rinceau ornament of French Renaissance character. The second floor end-wall windows are framed with shelf entablatures reminiscent of the Colonial Revival work of McKim, Mead and White. White's best-known works in Portland, the Hamilton Building (1893) and the Auditorium Building (1894) show strongly the influence of Louis Sullivan, and both have been listed in the National Register.

The four-story building is distinguished on Second Street not only by its superior height, but by its fine stretcher bond brick exterior having patterned brick spandrel panels, double-hung wood window sash with many small panes and side lights, and its enriched frieze in simulated pargetry. The hotel's exterior elevations are notably unaltered. In the traditional manner of hotel enterprises of the period, shops occupied the ground story front, and the shop fronts remain essentially intact with vertically-divided top lights and original structural organization. Two round-arched openings with fan lights are intact on the Madison Avenue ground story facade. The best-preserved feature of the interior is the lobby, which has common access from Second Street and Madison Avenue entrances, and its focal feature is a central light well framed by ceiling beams supported by a classical column screen. In the current rehabilitation project, guest rooms are being revamped to suit the demand for both economy units and roomier suites.

The property is also locally significant under National Register Criterion A in the context of hotel development in Corvallis, a historic continuum presently represented in National Register listings by the Julian Hotel of 1892 (remodeled 1910-1911) and the Benton Hotel of 1924. The Corvallis Hotel was an attempt to

9. Major Bibliographical References

McMath, George, and Vaughan, Thomas, A Century of Portland Architecture, (Portland: Oregon Historical Society, 1967), pgs. 95 and 107.

(continued)

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Corvallis, Oregon

Quadrangle scale 1:24000

UTM References

A

110	471941410	41931421210
Zone	Easting	Northing

B

Zone	Easting	Northing

C

Zone	Easting	Northing

D

Zone	Easting	Northing

E

Zone	Easting	Northing

F

Zone	Easting	Northing

G

Zone	Easting	Northing

H

Zone	Easting	Northing

Verbal boundary description and justification The nominated property is located in NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 2, T. 12S., R. 5W., Willamette Meridian, in Corvallis, Benton County, Oregon. The hotel occupies Lot 7 and the north 25' of Lot 8, Block 4, original Town of Marysville, a 75 x 100-foot parcel otherwise known as Tax Lot 600 at said location.

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

state	N/A	code	county	code
-------	-----	------	--------	------

state	N/A	code	county	code
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11. Form Prepared By

name/title Lou Ann Speulda and Lucille Tisdale

organization N/A date March 31, 1987

street & number 427 $\frac{1}{2}$ SW Fifth Street telephone (503) 758-1065

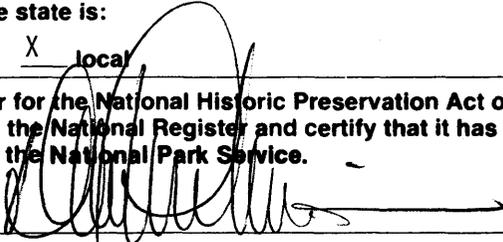
city or town Corvallis state Oregon 97330

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 August 4, 1987

For NPS use only

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

Entered in the
National Register

date 9-10-87

Keeper of the National Register

Attest:

date

Chief of Registration

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keep pace with the latter, the county seat's largest, first-class tourist hotel, located across from the Benton County Courthouse. The Corvallis Hotel is significant to its immediate neighborhood as a kind of pre-Depression revitalization project aimed at anchoring trade on Second Street after a certain amount of business had been pulled west by the Benton. The bold initiative was taken by C. Harold Woodcock, Corvallis Mayor (1923-1925), and community leader who organized the Hotel Corvallis Corporation among Second Street merchants and businessmen. Upon its completion, the Hotel Corvallis, along with its major competitor, was a leading hotel, thanks due in great part to its initial management by noted Oregon hotel operator W. C. Culbertson. The prosperity of the 1920s, along with the greater mobility allowed by the automobile, encouraged leisure pastimes. The advent of motor touring encouraged the construction of tourist hotels and auto garages. Thus, the Hotel Corvallis was envisioned as a modern, quality facility which would draw patrons to the downtown core. It is an important feature of the Second Street historic business area reflecting the optimism of the 1920s. (Continued)

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The eclectic facade of the Hotel Corvallis personifies the architectural diversity popular during the automobile era (1905-1930) in Corvallis. (15) The prosperity of the 1920s spurred commercial development in downtown Corvallis, and the business center began to shift away from the river front First and Second streets, towards Third and Fourth streets, where Highway 99W was directed through town. Buildings such as the Harding building (1910), and the Rennie-Smith building (1922) were constructed on Third street and reflect the commercial growth of this period. The Benton County Bank (1907, listed on the National Register of Historic Places) is situated across Madison street from the Hotel Corvallis. The downtown also became an area for recreation with the construction of modern movie theatres such as the Whiteside Theatre (1922) on Fourth street and the Majestic Theatre (1913) on Second street. The automobile allowed for greater personal freedom and travel. In 1910, Second street was paved and cement sidewalks were added. The advent of touring as a national pastime encouraged the construction of hotels and auto garages. The Benton Hotel (1925, listed on the National Register of Historic Places) was built to take advantage of the fledgling tourist industry, becoming Corvallis' largest and most modern hotel at that time.

The old Hotel Corvallis (originally the Occidental Hotel) was built in 1879, serving the various needs of the community as a town hall, saloon, opera house, dance hall and church. (16) However, by the latter-half of the 1920s it was found to have "outlived its usefulness and should give way to a modern business". (17) In 1903, Mr. Woodcock purchased the old Hotel Corvallis from Mary Canan. M.S. Woodcock set up the First Mortgage Security Company to manage the property with himself as director.

Milton S. Woodcock came to Oregon as a child with his family crossing the plains by oxen team in 1853. His father settled a donation land claim in Lane County. M.S. Woodcock began his mercantile career in 1869 which proved very successful. Woodcock moved to Corvallis in 1874, where he became active in the community and was elected as Mayor in 1901. In 1890, Mr. Woodcock organized the First National Bank at Corvallis, serving as its president until his death in 1925. (18)

C. Harold Woodcock, son of M.S. Woodcock, was born April 5, 1883, in Corvallis. The younger Woodcock followed in his father's footsteps developing a keen interest in business and banking. C.H. Woodcock, like his father, was active in politics and served as Mayor of Corvallis from 1923 until 1925. "He served as treasurer of the Chamber of Commerce for twelve years and was a leader in all projects for the growth and betterment of his community" (19) Woodcock took over as director of the First Mortgage Security Company from his father and was instrumental in promoting the construction of the new Hotel Corvallis.

The old Hotel Corvallis could not compete with the modern Benton Hotel, therefore Woodcock formed the Hotel Corvallis Building Corporation made up of Second street businessmen and prominent citizens. "Those who have taken stock in the enterprise in addition to the First Mortgage Security company are Thomas Whitehorn, J.H. Porter, Mark Rickard, J.N. McFadden, Blackledge and Son, W.P. Lafferty, J.C. Meyers, Wm. Konick,

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Thomas Cooper, Emery Newton, Susie Darst, C.M. Woodruff, Nicol and Lane, L.R. McKenzie, H.A. Gerhard, John Swick, E.E. Wilson, W.G. Wildig, Mrs. A.C. Tunison and Mrs. Roy Woodcock". (20) It is interesting to note that the owner of the Julian Hotel, one block to the north of the Hotel Corvallis, contributed funds for the new hotel.

The community supported building project went forward and in late February 1927, the old Hotel Corvallis was torn down and construction of the new Hotel Corvallis was to begin no later than March 15th. (21) The local contracting firm of C.L. Heckart and Son was responsible for constructing the new Hotel Corvallis which was designed by Portland architect F. Manson White.

The Heckart family have a long tradition in Corvallis of building quality homes and commercial structures. C.L. Heckart also owned and operated the Benton Planing mill which manufactured the mill work for their own contract jobs as well as for other contractors. Heckart also owned the Builder's Supply Company and the Corvallis Stone Tile Company. The Builder's Supply Company supplied foundation materials for the Hotel Corvallis. Some of the more prominent structures Heckart has built are the Baptist Church in McMinnville, the Baptist Church in Eugene and the Y.M.C.A. building at the Oregon Agricultural College, which is now Shepard Hall and is currently the Speech and Communications building at Oregon State University. (22)

The community financed project relied not only on a local contractor but also looked to local companies to supply all the building materials for the hotel. Many of the building supply companies are still in business today. Lumber was supplied by the Independent Lumber Company; while Nicol and Lane installed the plumbing and heating systems. The Heckart owned Builder's Supply Company provided the cement, reinforcing steel, sand, metal lathe and mortar colors and the Benton Planing mill supplied the wooden trim, sashes and doors. The gutters, sheet metal work, roof ventilation ducts and the marquees over each entrance were added by the U.S. Plumbing Company. Witzig Electrical Company completed the electrical work. (23)

The grand opening for the "new Hotel Corvallis" was held on November 18 and 19, 1927. The public was invited to view the new structure. No special banquet was arranged but regular service was maintained in the dining room and coffee shop. The November 17, 1927 Corvallis Daily Gazette-Times claims that the evening of November 18th at the Hotel Corvallis would be devoted to "an entirely informal reception" with a concert by the O.S.C. band and orchestra. On Saturday night, November 20th the Gideons would conduct a "dedicatory service of planting Gideon Bibles in the hotel" with a reception of "their own literary and musical program". (24)

The guest rooms were finished by Meier and Frank of Portland. Each room was furnished with curtains, drapes, carpets, closets, desks, chairs, stands, and beds with Simmons "Beauty Rest" mattresses. The bedspreads were made of natural linen interwoven with the hotel crest. The bath towels also featured the hotel crest. (25)

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The dining room or banquet rooms of the Hotel Corvallis featured mulberry colored velvet drapes and an antique silver chest in the corner of the room. Each table was provided with a complete silver service with a teapot, creamer and sugar containers for both granulated and cubed sugars. The silver service as well as the silverware, china and glassware retained the hotel crest. The carpeting was cream colored with a floral design and the predominate colors in the room were orange and blue which were considered "pleasing". (26)

The coffee shop could seat up to 42 people and had a steam table under the counter to keep foods warm, as well as a refrigeration system to keep foods cold. The tables were covered in white linen and each table had a cherry lamp. All the seats were upholstered in mohair. The "fountain girls with blue and orange outfits will mix original "House of Cheer" surprises. (27)

The M.F. Low Company, located on Madison street behind the hotel offered their services to the guests of the Hotel Corvallis. An advertisement announced, "Our Compliments to the New Hotel Corvallis and its Personnel -- We are pleased in being indirectly associated with them by having complete garage service for their patrons -- M.F. Low Co." (28)

Opening with the Hotel Corvallis was Konick's Jewelry Store, located in the northwest corner shop. Konick's jewelry had walnut cases and panels, plate glass shelves, English linolium floors that resembled marble and a diamond room, the first of its kind in Corvallis. (29) William Konick, a Russian native, came to Corvallis in 1913 and established a jewelry store in the old Hotel Corvallis building. Konick's Jewelry store was in operation at the Hotel Corvallis corner shop until the early 1960s.

The Western Union Telegraph Office opened its new offices next to Konick's Jewelry store. The new accomodations were said to be "far superior to the old offices" (30) which were located in the old Hotel Corvallis. The Western Union office continued its service to Corvallis citizens from the new Hotel Corvallis until the 1970s.

A barber shop has always been an integral part of the Hotel Corvallis. "Doc" Lawton opened with the hotel in 1927. The barber shop was furnished with four koen barber chairs, many mirrors and flooring that resembled mottled marble. (31)

The coffee shop changed owners through the years becoming the Golden Pheasant restaurant by 1937. In 1958 the hotel and restaurant managers changed the name to the J & K and remodeled the interior to reflect a western motif. A western lounge known as the Westward Ho Room was in operation in the lobby's lounge area.

Today, Konick's Jewelry store has been replaced by Memories Flower shop and the Western Union Telegraph office is occupied by the Half Moon Smoking shop. The coffee shop, originally located in the southwest corner of the hotel, is now a Country Notion gift store and Doc Lawton's Barber shop now sits empty. A barber shop now occupies the corner of the lobby by the Second street entrance to the hotel.

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The Hotel Corvallis served as one of the two major hotels in Corvallis for nearly forty years. The Woodcock family continued to control the property through the First Mortgage Security company and later through the Hotel Corvallis Building Corporation (1927-1947). In 1947, the property passed in to the hands of the U.S. Bank of Portland. Kenneth and Joseph West purchased the hotel in 1964. The current owners McKenzie and Smith, Hotel Investors, took control of the Hotel Corvallis in December 1986.

The Hotel Corvallis has also had a variety of property managers. The first lease holder of the hotel was to prominent Portland businessman, W.C. Culbertson and managed by W.D. McNair. Culbertson owned the Cornelius Hotel or "House of Welcome" and the Hotel Seward or "House of Cheer" in Portland (32) and a hotel in Salem. (33) From 1922 to 1928 he owned the Canby Herald, a weekly newspaper. Culbertson's varied business dealings failed during the Great Depression and in January 1929, a receiver in bankruptcy was appointed. (34)

The Hotel Corvallis was operated by C.A. "Bart" Bartell throughout the 1930s. Butler N. Woods took over as hotel proprietor in the 1940s through 1953. Woods was also apparently involved with the Benton Hotel, as both hotels are listed with his name in the 1951 Corvallis City Directory. (35) In 1953, the Chadwick Hotel Company, with W.W. Chadwick as president, added the Hotel Corvallis to its holdings. The Chadwick Hotel Company only managed the property for two years, and by 1955 C.H. Woodcock was listed as the hotel manager. In 1957, Joseph and Kenneth West became the managers, K. West continued to operate the hotel until 1986.

The Hotel Corvallis has operated continuously as a quality hotel throughout its long service to the community. The hotel entrance was a regular stop for all motor stages and buses routed through Corvallis. The hotel was also the scene of social events, such as, square dances which were held in the western lounge in the 1950s. Senator Jean Lewis spoke at a Benton County Central subcommittee meeting at the hotel. (36) The Young Republicans Federation of Oregon held their monthly meetings at the hotel in 1957. (37)

In 1960, the Democrats of Corvallis, held their headquarters in the basement of the Hotel Corvallis, for the 1960 Presidential Campaign. John F. Kennedy stayed at the hotel for his Willamette Valley appearance on February 9, 1960. He was to appear at a coffee social to be held at the Hotel Corvallis and to give a speech at Oregon State University (O.S.C. in 1960). (38) On February 10, 1960, Mrs. Peter Lawford, Kennedy's sister stopped over in Corvallis at the Hotel Corvallis for a reception and endorsement for Kennedy's presidential campaign. (39)

The Hotel Corvallis was envisioned by its sponsors to be a quality facility, able to meet the needs of a developing community. The Hotel Corvallis is listed as a significant property on the Corvallis Cultural Resource Survey and was noted to be "vital to the historic downtown core of Corvallis". (40)

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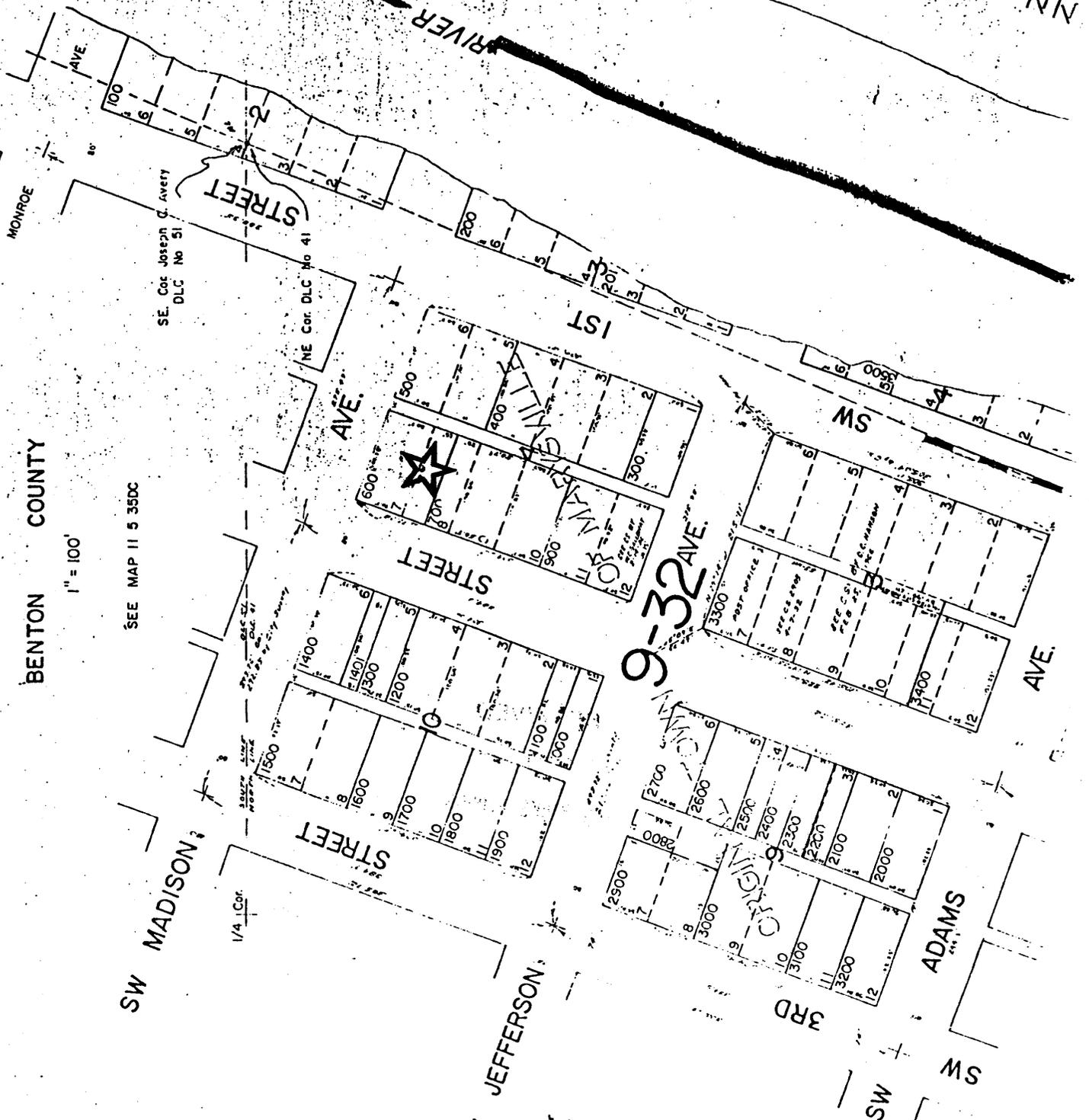
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NW 1/4 NE 1/4 Sec 2 T12S R5W W.M.

BENTON COUNTY

1" = 100'

SEE MAP 11 5 35DC



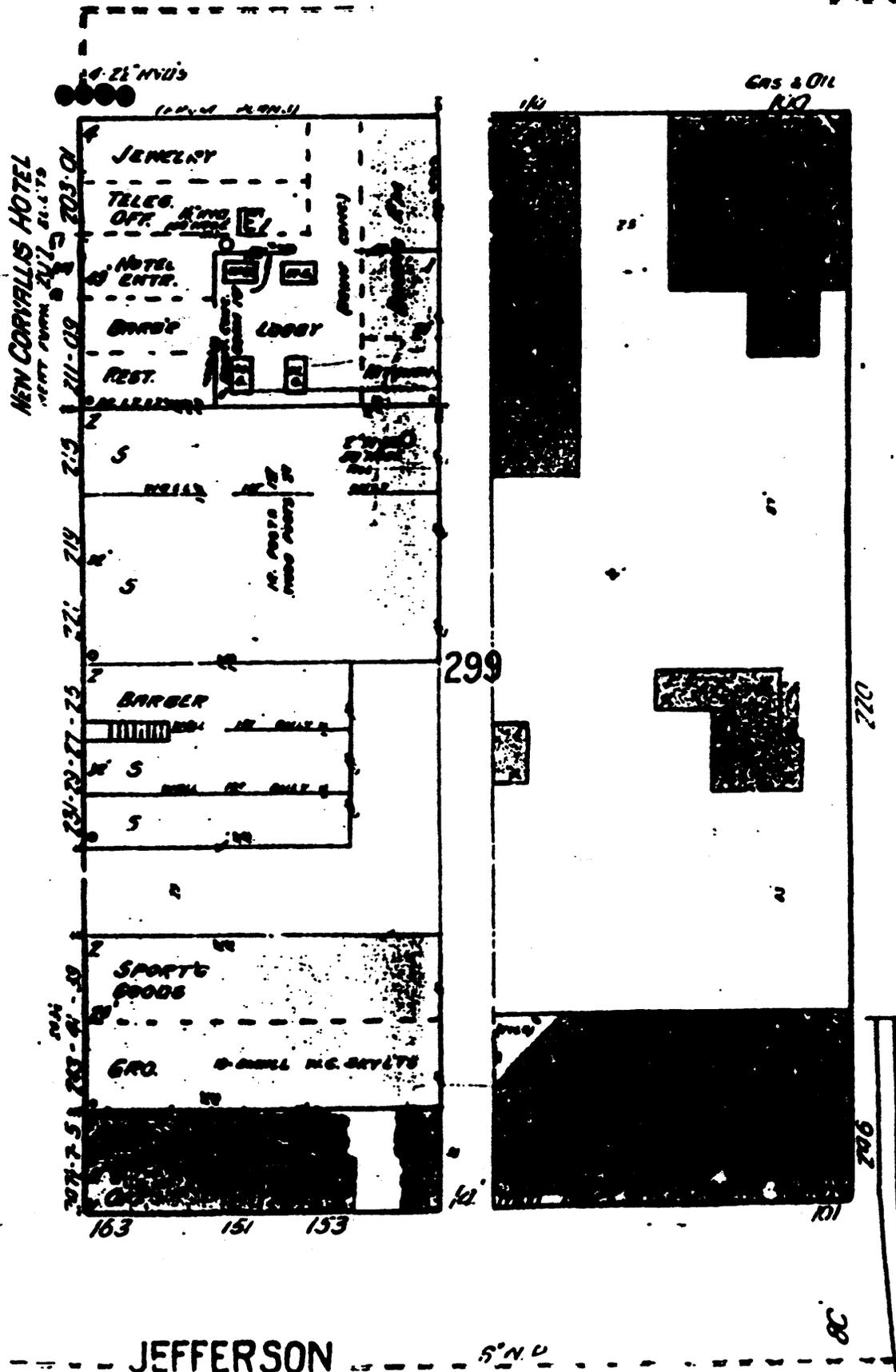
NOTE: ON THE ORIGINAL MAP OF THE
 "TOWN OF WARTVILLE, THE LOTS WERE
 RECORDED AS 30' X 100'. DISTANCES
 SHOWN WITH THIS ARE FROM DEEDS
 AND SURVEYS.

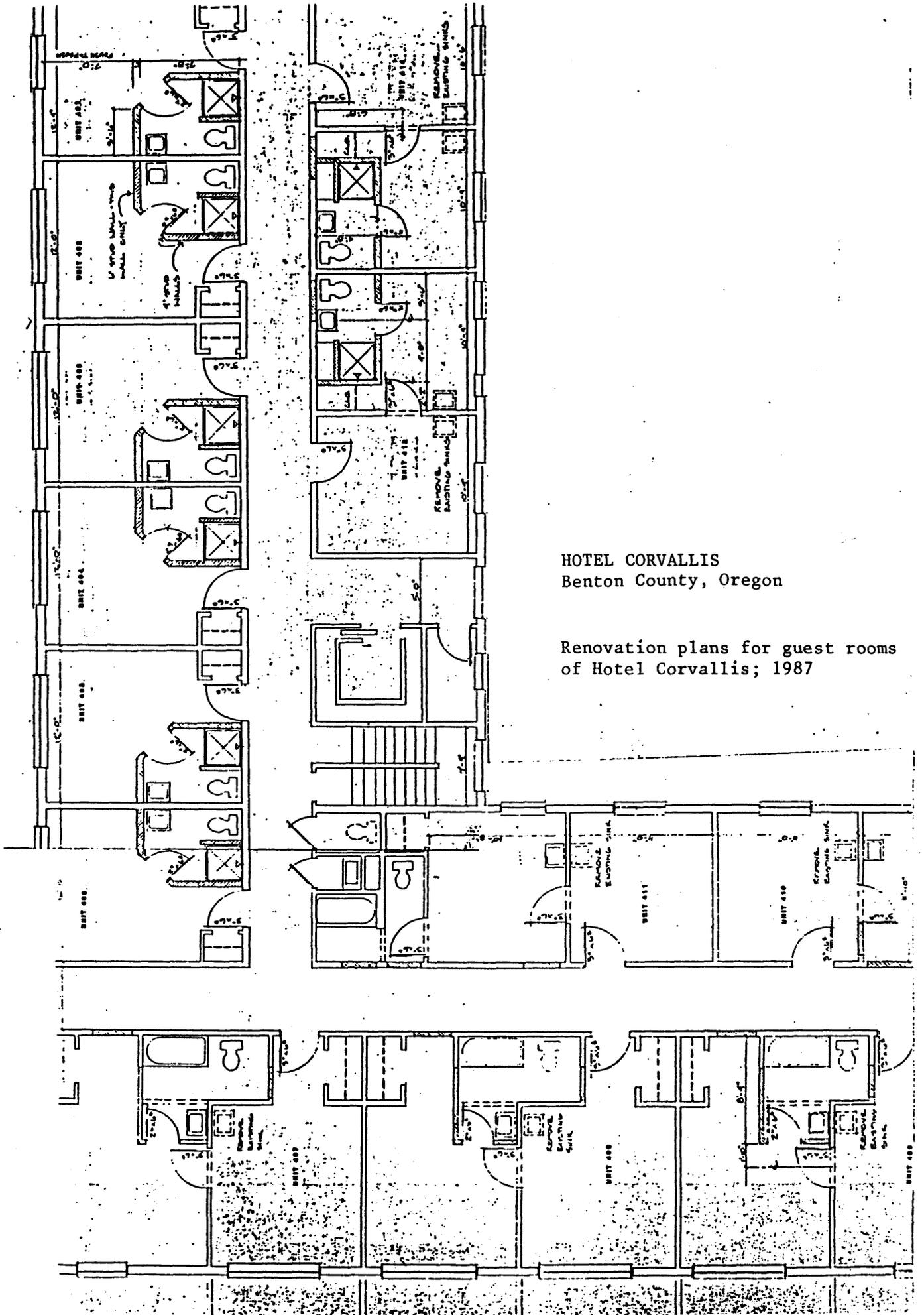
SEE MAP 12 5 28A

HOTEL CORVALLIS
Benton County, Oregon

on file OSU map library
Sanborn Fire Insurance Map, 1927

MADISON





HOTEL CORVALLIS
Benton County, Oregon

Renovation plans for guest rooms
of Hotel Corvallis; 1987