

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92001325

Date Listed: 10/22/92

Sixes Hotel Curry OR
Property Name: County: State:

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patrick W. Andrews
Signature of the Keeper

10/28/92
Date of Action

=====

Amended Items in Nomination:

A clarification of the materials of the Sixes Hotel was made through a phone call to the Oregon SHPO. The foundation is concrete, the exterior is clad with raked cedar shingles, and the roof is surfaced with asphalt. In addition, Criteria Consideration "b" should be added because the property was moved within the period of significance. The nomination is officially amended to include this information.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

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 instructions 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 classification, 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 Sixes Hotel

other names/site number _____

2. Location

street & number 93316 Sixes River Road N/A not for publication

city or town Sixes N/A vicinity

state Oregon code OR county Curry code 015 zip code 97476

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

James Hamrick 8/31/92
Signature of certifying official/Title Deputy SHPO Date
Oregon State Historic Preservation Office
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper Patricia Andrews Date of Action 10/22/92

Sixes Hotel
Name of Property

Curry, Oregon
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic: hotel

Current Functions
(Enter categories from instructions)

Work in progress

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian:
Gothic Revival, vernacular version

Materials
(Enter categories from instructions)

foundation wood: post & beam
walls Wood: raked cedar shingles
roof asphalt: composition shingle
other

Narrative Description

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

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1

The nominated property is the Sixes Hotel, once a stagecoach stop, and surrounding 1.5 acres (approximately) located in the Sixes River Valley approximately 3.5 miles east of Cape Blanco on the southern Oregon coastline and 4 miles north of Pt. Orford on Highway 101. The property is bordered to the south by the Sixes River, to the north by Sixes River Road and to the west by Highway 101. The nominated property is surrounded by fertile bottom land on the north bank of the Sixes River. The property was originally inhabited by the Sikha Indians drawn there by the good spring and fall chinook salmon fishing. The area provided the indians with a year round food supply. One could picture these native people coming down the river valley to this spot and camping at this property while the salmon were spawning. As white settlers began to arrive at Pt. Orford around 1851, a man by the name of C.W. Zumwalt homestead a large portion of this rich bottom land. This was beginning of a prosperous new life for the courageous pioneers who settled this wild and remote place.

The Sixes Hotel sits on the historic old Sixes road which was a main thoroughfare up the river to the placer gold mines which were established in the early 1850's (Summerville, Inman). There was also logging in the area and a saw mill was located on the nominated property. The river was used as a waterway to ship freight to and from the ships that moored off the coast at the mouth of the Sixes River. The old Sixes road provided the miners and loggers access to the mines and logging camps up river and also the opportunity to connect with the stagecoach that stopped at the hotel. The nominated building and property were a hub for transportation and a place where a traveler could find a hearty meal and warm bed.

F.L. Randall, who built the front section of the nominated building, had originally erected the structure on the eastern hillside of the nominated property. This building was later moved down from the hill by horse and logs to where it presently sits. The northern half of the nominated building was sitting across the old Sixes road and was moved across the road and attached to the Randall House. These two buildings were combined in 1920 to create the "Sixes Hotel" as it is seen today.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 2

This building is a simple yet very practical design for the period in which it was built. The structure is made of Port Orford white cedar. The main beams were hand sawn and notched together with the floor and wall joists. The walls throughout the building are constructed with two by six white cedar boards. The floors are constructed of center cut Douglas fir boards, joined by hand sawn tongue and groove joints. The roof, of gable design, was originally covered with cedar shingles. It has since been covered with metal which has helped to protect the building through the years from water damage. The building exemplifies solid workmanship and true craftsmanship during the period in which it was built.

The original foundation was typical of its day, consisting of post and beam style construction. The nominated structure has since been put on a solid foundation (November 1990). The outside of the building is covered by hand-scribed redwood siding. The original porch around the front of the house has been enclosed. As seen in the old photographs (photographs No. 1 and 2) of the hotel, the front porch was an open walkway around the south and west sides of the building.

Guests and boarders entered through the front door, located on the south side of the building. Here they were greeted in the rustic living room, where the original walls have since been covered with plywood. A small rectangular window on the west wall provides light to the room. Adjacent to this room is the parlor which has not been altered. The ceiling is made of beautiful center cut Douglas fir which has been varnished. Around the ceiling there is still part of a wood molding that enhances the beauty of the ceiling. The wall covering is oil cloth which has long since lost its original luster. The south wall in this room was where the three long windows were that are shown in one of the original photographs (photograph No 1). These windows have been removed and the wall has been boarded over. In this room the guests and borders sat and discussed current events or the topic of the day. There is so much warmth in this room it gives the visitor a strong feeling of belonging. On the east wall there is one small metal frame window. As indicated in the Sixes Hotel photograph (photograph No. 1), this room, before the windows were removed, appears to have been a warm and highly visible room to approaching guests.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Walking north there is another entrance which leads into the bathroom area. This has been covered with plywood and paneling. The alcove to the stairwell is on the left side of the hallway and directly across the entrance to the bathroom. On both sides of this entrance are closets. In the bathroom, linoleum has been placed over the fir flooring and the walls have been covered with plywood and painted white. This part of the building has been altered from its original form. Restoration will bring back this part of the hotel to its original condition. As indicated in the Sixes Hotel photograph (photograph No. 1) there was another room attached to the parlor which sat on the east side of the bathroom which was subsequently removed.

Walking out of the bathroom to the right is the entrance to the narrow hallway which leads to the dining room. In the center of the hall is the entrance to the dining room and on the west end is a door that leads to the west side of what was once the porch. To the left of this door is the entrance to the stairwell. The dining room was a main meeting place in the hotel and was where the guests took their meals. It is probable that the guest not only ate in the dining room but loved to congregate there since it is the brightest area in the hotel, with windows on both the west and east walls.

On the west wall there are three long wooden sash windows that overlook the orchard. On the east wall is a sliding glass door which was installed recently. On the northern wall there is a service window which is connected to the pantry and was evidently where the meals were served to guests that arrived after initial serving. The walls in the dining area have been covered with plywood and paneling but under the covering the original wallpaper is still intact—a bright pink and gray floral design wallpaper with white lilies. The fir tongue and groove ceiling has been painted white to match the original wall covering. In the center of the ceiling is a chandelier, installed sometime in the early 1940's when electricity was brought to Curry County. The floor is covered with center cut fir flooring.

The hallway to the north of the dining room leads to the kitchen and pantry area. The kitchen has been completely remodeled. The floor has been covered with linoleum and the walls with plywood, painted white.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 4

Above the kitchen sink, on the west wall, a metal frame window has replaced the old wood sash window. The cabinets are made of birch which are part of the remodeling. There is a door on the north wall which was the entrance to the kitchen from the garden area, just outside. On the east wall of the kitchen is the entrance to the pantry. This room has changed very little over the years. Here were stored the canned fruit from the orchard and the canned vegetables from the garden. On the east wall, one of the few original windows remains intact, a long wood frame window which looks out over the eastern pastures. On the south wall is the service window. Under this window is a wooden shelf and attached to the shelf is a wooden box that was used as a money drawer. The weatherboard walls are covered with the original wallpaper, now faded and torn.

The entrance to the second story of the building is in the center of the hotel. The wooden steps have been marked with the spikes from the cork boots worn by the loggers. A doorway sits approximately one third of the way up the stairwell, a very small door with an old glass knob for a handle. The stairwell is quite dark but one can see that the walls have been covered with oil cloth. The paper border around the ceiling is a hand stenciled and painted floral design and has been well preserved.

At the top of the stairwell, there is a hallway which turns right (south) and to the left (north). On the southern side is part of the Randall building which consists of three rooms. On the first door to the right (west) is the largest bedroom. The ceiling has an angular shape as do all of the upstairs rooms. The metal frame window on the west wall has replaced the wood sash window that had originally been installed. The floor is made of center cut fir as are all of the floors on the second story. The walls have the original wall covering that has been water damaged. Directly across from the largest bedroom is a small room, perhaps used as nursery because of its size. The east wall has a metal frame window that overlooks the pasture and hillside. The weatherboard walls were originally covered with cloth wallpaper which has since deteriorated. Wooden shelves line the southern wall.

Continuing south down the hallway, you reach the second largest of the bedrooms, the only room on the second story that has undergone any changes. The ceiling has been covered with acoustical tile, laid on top of the original cloth wallpaper.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 5

On the walls a dark brown paneling has been installed over the original cloth wallpaper. The window on the southern most wall has been replaced by a metal frame design. The floor has the original center cut fir boards. As you walk northward in the hall, there are two steps down to the top of the stairwell and two steps up, leading to the northern hall. You are now in the structure that formally sat across the old Sixes road and was added to the Randall House. Here, there are three bedrooms of the same dimensions on the west side of the hallway. The hallway itself has an angular shape on the east side with two of the original wood frame windows on the bottom portion of the wall. The same pattern of wall covering as in the stairwell continues down the hallway. The first of these three rooms has the same angular design to the ceiling. On the west wall in the southern corner is a wood frame window. The walls have a floral print wallpaper with a distinctive border around the ceiling. The large wooden molding connects the floor and walls. In the center bedroom, the ceiling is of the same angular design and the wood sash window is located in the southern corner of the west wall. The wooden walls have a pink and gray paper which probably, was a wall covering of the "spangled" variety. The northern wall has an opening which contains the old chimney. This opening may also have been used for storage or closet space.

The room to the left (south) is the last of the bedrooms. It is similar to the other two rooms with angular ceiling and window in the southwest corner. The walls are covered with the floral design paper and border. The southern wall has an opening which contains the chimney and a storage area. Here also, as throughout the upstairs, there is a large wooden molding around the base of the wall. To the left of this room is a small wash room, with a small wooden framed window on the east wall. The wall covering is the same as the hall and stairwell.

The historical appearance of the nominated building is evident in all areas of the hotel but especially in the second story of the structure. The upstairs portion of the building has been left virtually unchanged through the years which creates a feeling of historical significance.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

Since July of 1990, the following renovations have been made to the nominated property;

1. Approximately 5 months were spent removing debris, removing and trimming overgrown trees, stumps and hedges, tearing down recent plywood "add-ons" (including a hot-tub room) and gutting all of the interior finish work done by the former owners. Interior finish work removed included acoustic ceilings, synthetic paneling and the entire kitchen and bathroom.
2. The building was raised and placed on a continuous concrete foundation.
3. All of the old electric wiring (installed in approximately 1940) was removed and new wiring, receptacles, switches and service boxes were installed. The source wire from the transformer pole was removed and replaced with direct burial cable in conduit.
4. All of the old plumbing (installed at various times) was removed and replaced with new copper pipes. Two new hot water heaters were installed. The source pipe from the well was replaced, the pump, pressure tank, pump-house and wire feeding the electric pump were replaced. The hand dug well was deepened.
5. The old metal roof, wood shingles and sheathing were removed and replaced with new sheathing, felt paper and composition shingles.
6. 22 new thermal pane, Hutting brand double hung and awning style windows were installed replacing the awning style metal frame windows installed in the 1950's.
7. The old porches were removed and rebuilt to there original design. The new porches were constructed of white Pt. Orford cedar.
8. Two new furnaces were installed; a heat pump in the downstairs and an electric, forced air heater in the upstairs.
9. All exterior walls were insulated using blown-in fiberglass/latex insulation. The attic, crawl spaces and overhangs were insulated using bat insulation.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 7

10. All of the walls and some of the ceilings were covered with drywall. The drywall was hung over the existing horizontal cedar siding.

11. The exterior of the building was power washed, primed and repainted white with blue trim. The gable trim was duplicated from the old pictures and reinstalled.

12. Many of the existing walls and one ceiling were reinforced by replacing and adding additional wall studs and floor joists.

13. A new glass panel wood door was installed to the front (south) side of the house and the glass patio "slider" was removed and replaced by 2 french-style doors.

Future renovations and work-in-progress include;

1. Re-covering the walls with wallpaper similar in design and color to the original wallpaper. We have contracted a professional wallpaper hanger who has agreed to assist us with the wall coverings. Tom Thompson provided the wallcovering in the Hughes House (an historic building) at Cape Blanco.

2. Sanding and finishing the wood floors. The floors which have been badly damaged and cut-up over the years will be covered with carpet.

3. Remodeling the kitchen. This will be done as authentically as possible, but will also have to be functional. All of the original cabinets, floor coverings and counters were removed from the house by the previous owner.

4. Remodeling the bathrooms.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 8

EXPLANATION OF THE CONDITION OF EXTERIOR SIDING

1. There is no vapor barrier between the original ship-lap siding and the interior of the house. If the original siding were exposed, it would have to be removed so that felt paper could be placed behind it. Otherwise, serious water damage to the interior wall surface would occur. The ship-lap siding has been nailed along the ship-lap joint and would split if it were removed meaning that it would all have to be replaced. Additionally, the hotel is built using a form of "balloon-style" framing, where the exterior siding is holding the wall studs together (the wall studs are not connected to the upper and lower floor and wall plates). To remove the ship-lap siding would seriously undermine the structural integrity of the building. This would be especially true on the top floors where studs were unevenly placed and were nailed to the siding (diagram 1).

2. The ship-lap siding has been cut and "patched" (using what ever was available) where the metal-style windows were removed and replaced with the wood windows and where the doors were replaced . On the southeast side of the hotel, the ship-lap is completely gone and the exterior walls have been sheeted over with plywood. Likewise, the lower course on the west side and that portion of the siding below the west porch roof has been patched due to past water/bug damage.

3. The siding, generally speaking, is in poor shape. In most areas, the ship-lap has been pieced together over time . Corners have had extensive bug damage (since treated and patched). Door openings have been moved and patched.

8. Statement of Significance

Applicable National Register Criteria

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

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Settlement

Period of Significance

1895-1935

Significant Dates

c. 1918

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Sixes Hotel
Name of Property

Curry, Oregon
County and State

10. Geographical Data

Acreage of Property c. 1.5 acres Sixes, Oregon 1:24000

UTM References

(Place additional UTM references on a continuation sheet.)

1	110	3790710	47413910
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

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 Marilyn DeWitt Oberbeck

organization _____ date November 20, 1990

street & number PO Box 327 telephone (503) 332-3900

city or town Sixes state Oregon zip code 97476

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

(Complete this item at the request of SHPO or FPO.)

name Eric and Marilyn Oberbeck

street & number PO Box 327 telephone (503) 332-3900

city or town Sixes state Oregon zip code 97476

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. 470 *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, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page ASHPO SUMMARY

The Sixes Hotel stands northeasterly of the intersection of the Sixes River and Oregon Coast Highway (U.S. 101) as the best preserved historic building remaining to mark the location of a rural farming community that prospered on bottom lands near the mouth of the Sixes River in Curry County from the 1890s to the time of the Great Depression.

Euro-American settlement in the area five miles north of Port Orford reaches back to the 1860s when, at the height of placer gold mining activity upstream in the Siskiyou Mountains, C. W. Zumwalt established a homestead on the north bank of the Sixes at the point where a wagon road connecting Bandon and Port Orford crossed.

A sawmill was constructed at this place in due course, and processed logs were floated down the Sixes to its ocean outlet. In 1913, the land was acquired by Bert and Anna Wells, under whose ownership use of the property burgeoned to encompass a blacksmith shop and boarding facilities for mine and mill workers, crews constructing the highway bridge crossing the Sixes, and school teachers and children from far-flung ranches of the district. The school that was part of the tiny community was hard by to the northeast. The community store and its post office traditionally was located on the west side of the highway but was, for a time in the 1920s, on the Wellses property.

It was about 1918-1920 that a house of a neighboring homesteader named Randall that had been built around 1895-1900 was moved downslope from the east to the nominated parcel of 1.5 acres. A bunkhouse for mill workers, built about 1910-1915, was moved north from the riverbank sawmill site and was joined to the Randall house as an ell. The building that was created of separate historic structures was operated by the Wellses as the Sixes Hotel, a family business with attendant outbuildings, until about 1935. The property did not leave family ownership, however, before 1942. The present owners of the building are embarked on a rehabilitation of the hotel for its historic purpose.

The Sixes Hotel meets National Register Criterion A for its significance to rural Curry County in the area of settlement. Subsequent to 1942, the former hotel underwent some alteration, including window replacements, metal roof cover, porch infill and comprehensive residing with raked Port Orford cedar shingles. The

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page B

current owners put a new foundation under the building and commenced to reverse a number of the non-historic alterations. The schedule of planned restoration work does not include removal of the non-historic exterior cladding owing to the peculiar characteristics of the framing system which reportedly depends to a degree upon exterior siding for structural stability.

As originally configured from earlier buildings in about 1918-1920, the Sixes Hotel was composed as a south-facing, two-story balloon frame tri-gabled ell, a plain vernacular type with certain distinguishing trim details, onto which the utilitarian two-story gable-roofed bunkhouse wing was extended at a right angle on the north. The overall irregular footprint measures 26 x 55 feet.

A veranda with spindled frieze was wrapped around the west wing, and shadow lines in paint indicate there was at one time a veranda encircling the north end and east side of the ell as well. The exterior of the main block was clad with shiplap, most of which in intact beneath the non-historic cover. Vertical shiplap was used in the gable ends. Other distinguishing marks were a plain frieze and corner boards, boxed cornice, fancy cut-out work at gable verges, and tall, narrow windows trimmed with hooded lintels on brackets. The openings were fitted with one-over-one, double-hung sash. In the front parlor wing, ground story windows were arranged as a wide three-part bay.

The interior was organized as offset parlor spaces, east and west, with a staircase to the upstairs at the back of the west parlor. Behind these spaces a hallway crossed west to east. In the ell were aligned dining room, kitchen and pantry. Upstairs sleeping rooms corresponded to the parlor spaces in the main block, and in the ell three smaller chambers were reached by a hallway running the length of the east side.

Interior finishes were generally simple. Those in the bunkhouse wing upstairs remained in the least altered condition. There, the wall and ceiling cover of flush boards was covered with paper. Bases and door trim are plain, which is to say without moldings. Doors are of the multi-paneled ladder type. Interior finishes that had not been obscured by modern coverings in the main block were few. Interesting examples of period linoleum floor coverings remain intact.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page C

Downstairs, the main change to accommodate contemporary hotel operation is enlargement of the bathroom behind the front parlor and removal of a wall subdividing the pantry from kitchen space. Upstairs, the sleeping chambers are to be provided with baths, whereas none existed on the upper level in the historic period.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

The Sixes Hotel is locally significant under National Register Criterion "A" as the center of activity in the establishment of the Sixes River Valley. The valley was a fishing ground for the Sikha Indians before the gold miners arrived in the early 1850's. The Sixes River provided a plentiful supply of salmon to the indians which brought them down to the bottom lands during the fall and spring runs. After the miners began immigrating to the valley, the indians moved back up the river to the mountains. Two larger placer gold mines were established on the Sixes River, the Summerville Mine and the Inman Mine. After a large deposit of gold was discovered, miners began coming from California in search of their fortunes. As the miners arrived, there were a few settlers among them. One of these settlers was a man named C.W. Zumwalt.

In approximately 1860, Mr. Zumwalt homesteaded a large portion of land which included the nominated property. A stagecoach line went from Port Orford, four miles to the south of the nominated property, to Bandon, twenty-two miles to the north. These were the two main ports which brought immigrants to the area. The stagecoach would drop the people off at the nominated property where the Sixes Hotel now sits. From there it was just a short trip to the mines.

As the area grew, industry began to expand. A sawmill was erected on the nominated property and lumber was floated down the Sixes River to the ships moored off the coastline at the mouth of the river. The logs were then loaded on to the ships and taken to San Francisco.

Mr. Zumwalt sold off portions of his land and on March 29, 1912, Mary Johnson bought the bottom portion of the nominated property from Zumwalt and his wife Agness.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

Mrs. Johnson, widow of Isaac Johnson, subsequently purchased the eastern hillside from F.L. Randall (April 18, 1912). Mrs. Johnson combined the two parcels of land on which the nominated building now stands. The nominated property belonged to Mrs. Johnson for approximately one and a half years, after which time, she sold it to the Wells Family.

Alfred Stephen Wells (born May 9, 1854-died May 23, 1917) and his wife Lucinda Evaline Wells (born Nov. 9, 1859-died February 26, 1941) migrated to Oregon in 1906 from New Mexico. With them they brought their son George A. "Bert", (born July 7, 1879-died February 14, 1952), his wife Anna, and their two daughters Mary and Eva. Shortly after arriving, the families staked out homesteads up Crystal Creek which is located northeast of the nominated property. Alfred and Lucinda had a homestead just north of their son Bert's claim. Bert got a job on a big stock ranch in Wedderburn, Oregon and Anna worked in the ranch cook house. In September 1913, Bert sold his homestead on Crystal Creek to a mining company and bought the nominated property. The family moved into the building that sat on the south side of the old Sixes road. At one time the mill workers had lived in this building while working at the sawmill located on the nominated property. By this time Bert and Anna's family had grown, with the addition of twin daughters, Dot and Doll, and Albert, the only son.

In 1920 the house that F.L. Randall had built on the eastern hillside was moved down to it's present location on the north side of the old Sixes road. Bert Wells moved the Randall House using logs and horses. The land slopes gently west from where the house originally sat which made this incredible task possible. After the Randall House was situated in it's present location, the house where the mill workers had lived was moved across the old Sixes road and attached to the Randall House. The two buildings combined created the Sixes Hotel as it is seen today.

The architecture of the two buildings blends surprisingly well. Mr. Randall built the front (south) house in around 1900 to 1905. It is unknown when the back (north) side was built or by whom. After the two structures were combined, Bert and Anna began to take in boarders. Among their paying guests were miners, working in the mines up Sixes River, and loggers, working in the local saw mills. Also among their boarders were construction workers erecting a bridge across the Sixes River. The stagecoach regularly stopped at the hotel on the way to and from larger communities.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

There were a number of out-buildings surrounding the hotel and one of these housed the school teachers who taught at the Sixes school house located across the Sixes River Road. Some of the local families lived too far for their children to walk to and from their homes each day so arrangements were made for them to stay at the hotel during the school week, thus enabling them to attend school, and return home on the weekend.

Bert, in addition to working his farm, ran a blacksmith shop close to where the highway passes the nominated property. Anna cleaned and cooked for her guests and borders and also helped her husband with the farm chores. These hard working pioneers had created a livelihood and, at the same time, made a positive impact on the local community.

Alfred Wells died on May 23, 1917, at his homestead on Crystal Creek. After his death, his wife Lucinda, (Grandma Wells) moved into one of the out buildings that surrounded the hotel. The Sixes Post Office was located across the highway (101) in the store and in 1925 or 1926 it was moved onto the Wells property. Grandma Wells became the postmistress and store keeper until her age forced her to retire. Thus, the nominated property falls under the government agency/post office category. Around 1928 or 1929, the post office was moved back across the highway.

The Wells ran the Sixes Hotel as a family business until around 1935. Grandma Wells died in the hotel on February 26, 1941. The family stayed on the nominated property until March, 1942. The nominated property was quit-claimed to Dolly (Wells) Coffelt and her husband Lewis. The nominated property was sold to Piercy and Gertrude Lentz in 1945 who owned the nominated property until 1963, when it was sold to Sam and Viola Cuatt. The Cuatt's sold the nominated property in 1987 to David and Cathy Sotello from whom the nominated property was purchased by Eric Oberbeck on June 21, 1990.

Bert and Anna Wells contributed a great part of their lives to settling the Sixes River Valley. The nominated property, the Sixes Hotel, was a landmark and served as a hub for the community. After the death of Grandma Wells, the family moved to Monmouth, Oregon.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 4

The Sixes Hotel served as a focal point and landmark for the community of Sixes, Oregon. From the time that the Wells family built the nominated property in the early 1900's, the Sixes Hotel became an integral part of the community. The hotel, erected on the "Old Sixes Road", became a stopping point for the miners and loggers who worked up the river. In addition, it served as a resting point for people traveling north and south along the Oregon coast on the road that later became Highway 101, and for people traveling east (inland) on the Old Sixes River Road. The travelers would stop for a room, a meal or for some friendly conversation with members of the Wells family.

Anna Wells, the mother, was a major factor in getting the Sixes school moved to the area near the hotel (remnants of the old schoolhouse still sit across the Sixes Road). The school children, prior to the schoolhouse being moved, had to walk about 3½ miles up river to the first site of the Sixes school. As the number of school age children near the community of Sixes increased, Mrs. Wells, along with other members of the community, had the school moved to its present location. School age children who lived too far from the school to walk boarded at the Sixes Hotel. Mrs. Wells also rented living quarters to teachers who taught at the school.

As the community around Sixes grew, so did the townsite around the hotel. Bert Wells built a blacksmith shop across the Old Sixes Road immediately south of the hotel. Here, he serviced traveler's horses and the stagecoach which ran between Pt. Orford and Bandon. He also ran a small dairy farm on the ranch which he and his wife operated. The Wells sold their dairy products to a cheese factory which was located just north of the hotel across the road which is now Highway 101. Their son Albert worked at the cheese factory when he was 12 years old in addition to his chores on the ranch and hotel. On the property was also located a sawmill which employed many men who lived in the area. Barges were used to transport the logs from the mill to ships moored off the mouth of the Sixes River. Those logs were then taken to San Francisco which was a growing city in need of building supplies.

Anna Wells also had 3 daughters who worked in the hotel preparing food for the guests and maintaining the rooms. It was said that Anna was an excellent cook and an excellent inn keeper. She had a reputation of being very honest, hardworking and religious and was never able to turn away a poor traveler in need of a hot meal.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

After Lucinda Wells (the grandmother) lost her husband, Alfred, she moved to the ranch and into a small house across the road from Bert's blacksmith shop. The Sixes Hotel, by this time, was an established business and a landmark in the community. The Sixes Store and Post Office, which had originally been located across the road (which is now highway 101) was moved onto the nominated property in about 1925. Lucinda Wells ran the store and became the Postmistress for the community of Sixes. All of the pioneer families in the area new of Grandma Well's home remedies and would come down from their homesteads for help with medical problems. Grandma Wells remained Postmistress until her health forced her to retire in 1928. (It was rumored that Grandma Wells had a knack for steaming open other peoples packages to view the contents and then repairing the packages back to their original condition).

After Grandma Wells retired, the store was moved back to its original position on the opposite side of the road, where it remains today. Located next to and south of the store is the Sixes Grange, which was used for community get togethers and other civic functions. The original Grange building burnt down but was rebuilt and still stands on the west side of what is now highway 101.

The Sixes Hotel played a significant role in shaping the historic community of Sixes, Oregon. It was the nucleus of the community and served as a landmark for travelers traveling north and south and inland up the Sixes River. It provided a boarding house for local school children, teachers, loggers and miners in addition to coastal travelers. Bert Well's blacksmith shop serviced the stagecoach line as well as individual travelers. Local people visited the nominated property daily in order to collect their mail and purchase supplies from the store.

The hotel was used as a gathering point for the local pioneer families for both community and social functions.

When the new Sixes River bridge was built, which connected highway 101, the construction workers boarded at the hotel. The hotel also served as a staging area for people traveling up the Sixes River to the mines or logging camps. The hotel provided travelers a place to rest for the night, obtain a hot meal or simply visit.

The Sixes Hotel was a warm, hospitable inn which served as a focal point for the historic community of Sixes, Oregon and epitomized true pioneer living where neighbors and strangers alike helped each other face the rigors of early day travel.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

MAJOR BIBLIOGRAPHICAL REFERENCES

- Coffelt, Dolly. Written Communication. September 1990.
- Cuatt, Viola. Personal Communication. September, 1990.
- Curry County Deed Volume No. 16, page 105
- Curry County Deed Volume No. 18, page 364
- Curry County Deed Volume No. 20, page 18
- Curry County Deed Volume No. 17, page 279
- Curry County Deed Volume No. 29, page 7
- Dodge, Orville. Pioneer History Of Coos Curry. Bandon. Coos Pioneer Historical Society, Published with Errata, 1969.
- Fisher, Lucinda. Personal Communication. November, 1990.
- Hall, Strelsa. Personal Communication. September, 1990.
- Jones, Florence. Written Communications. September 1990.
- Lewis, Eva. Written Communication. August 1990.
- Masterson, Patrick. Personal Communication. August, 1990.
- Quigley, Stanley. Personal Communication. October, 1990.
- Rundberg, Ray. Personal Communication, August, 1990.
- Wilson, Ryce. Personal Communication. September, 1990.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 1

The Sixes Hotel is located in the S 1/2 of the SW 1/4 of the NE 1/4 and the N 1/2 of the NW 1/4 of the SE 1/4 of Section 9, Township 32S, Range 15W, Willamette Meridian, in rural Curry County, Oregon. The nominated portion of Tax Lot 300 includes the Sixes Hotel, and surrounding 1.5 acres including the old Sixes road (now the lane) from its point of origin at the Sixes River County Road. The boundary is more particularly described as follows:

Beginning at a point approximately 1070 feet East from the center of section 9, Township 32S, Range 15W; thence West approximately 315 feet along the Southern boundary of the old Sixes road (lane); thence South approximately 50 feet; thence West approximately 190 feet; thence North approximately 260 feet to the Northern boundary of Tax Lot 300; thence East approximately 190 feet along Northern boundary of Tax Lot 300; thence South approximately 150 feet; thence East approximately 315 feet; thence South approximately 60 feet to the point of origin, containing in all 1.5 acres, more or less.

The bounds of the nominated area are drawn to encompass the sole remaining building on Curry County Tax Lot 300 at said location that is associated with the beginnings of the community of Sixes. The nominated area includes the Sixes Hotel and its immediate setting of about an acre and a half, including a 505-foot-long segment of the historic Sixes stageroad alignment as it passes on the south side of the hotel. A non-historic greenhouse located at the northwest corner of the nominated area is counted a non-contributing feature.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number PHOTOS Page 1

LIST OF PHOTOGRAPHS

1. Photographer Unknown. Historic Photograph, 1920 to 1921. Pat Masterson Collection, 324 6th Street, Pt. Orford, 97476. Historical view looking north at southern entrance from old Sixes road. (1 of 19).
2. Photographer Unknown. Historic Photograph, after 1924. Pat Masterson Collection. Old Sixes Hotel historical view looking northeast at southwestern side of hotel. (2 of 19).
3. Photographer Unknown. Historic Photograph, between 1926 and 1928. Pat Masterson Collection. Historical view of Sixes Post Office with Lucinda Wells and neighbor, Ma Jett, the first woman to serve time in the Oregon Territorial prison for cattle rustling. Looking northeast from present day Highway 101 towards west entrance of post office on western boundary (pasture) of nominated property. (3 of 19).
4. Photographer Unknown. Historic Photograph, between 1926 and 1928. Pat Masterson Collection. Historical Sixes Post Office with Postmistress Grandma (Lucinda) Wells. Located on nominated property. View looking northeast from present day location of Highway 101. (4 of 19).
5. Current view- October, 1990. Marilyn DeWitt, P. O. Box 327, Sixes, Oregon 97476. View of Sixes Hotel looking north at southern side (historical entrance) of Hotel. (5 of 19).
6. Current view- October, 1990. Marilyn DeWitt. View looking northeast at southwest corner of Hotel showing building raised prior to new foundation. (6 of 19).
7. Current view- October, 1990. Marilyn DeWitt. View looking southeast at west side of Hotel from orchard. (7 of 19).
8. Current view- October, 1990. Marilyn DeWitt. View looking south at north end of Hotels kitchen entrance. (8 of 19).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number PHOTOS Page 2

LIST OF PHOTOGRAPHS, Con't

9. Current view- October, 1990. Marilyn DeWitt. View looking southwest at northeast corner of building. (9 of 19).
10. Current view- October, 1990. Marilyn DeWitt. View looking west at southeast side of Hotel. (10 of 19).
11. Current view- October, 1990. Marilyn DeWitt. View looking west through kitchen window at orchard. (11 of 19).
12. Current view- October, 1990. Marilyn DeWitt. View looking at south wall of pantry at service window where meals were served and money drawer was kept. (12 of 19).
13. Current view- October, 1990. Marilyn DeWitt. View looking north through dining room to kitchen. (13 of 19).
14. Current view- October, 1990. Marilyn DeWitt. View looking south at chandelier in dining room towards hallway. (14 of 19).
15. Current view- October, 1990. Marilyn DeWitt. View looking west at western entrance from hallway. (15 of 19).
16. Current view- October, 1990. Marilyn DeWitt. View looking north through upstairs hallway. (16 of 19).
17. Current view- October, 1990. Marilyn DeWitt. View looking southwest at last bedroom on north wing of Hotel. (17 of 19).
18. Current view- October, 1990. Marilyn DeWitt. View looking at top of stairwell to southern wing of Hotel. (18 of 19).
19. Current view- October, 1990. Marilyn DeWitt. View looking at northeast corner of smallest room upstairs on southern wing of Hotel. (19 of 19).

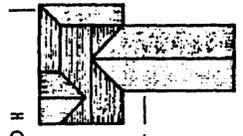
POST OFFICE
STORE

OWNER'S
CHILDREN'S
HOME

GARAGE

GREENHOUSE

GARAGE



HOTEL

BOARDING
HOUSE
AND
SHOP



DRINKING
PLACE

BLACKSMITH

BARN

GARAGE

GARAGE

OWNER'S
HOME

WATERLINE

SAWMILL

LOGGING SHOP

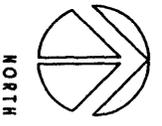
BUNKHOUSE

BUNKHOUSE

HISTORIC BUILDINGS

EXISTING BUILDING
HISTORIC BUILDING

CIRCA 1905



NORTH

O L D S I X E S

↔

SIXES RIVER ROAD

HWY 101

PASTURE

ORCHARD

GREENHOUSE

SIXES HOTEL

NORTH PASTURE

WEST

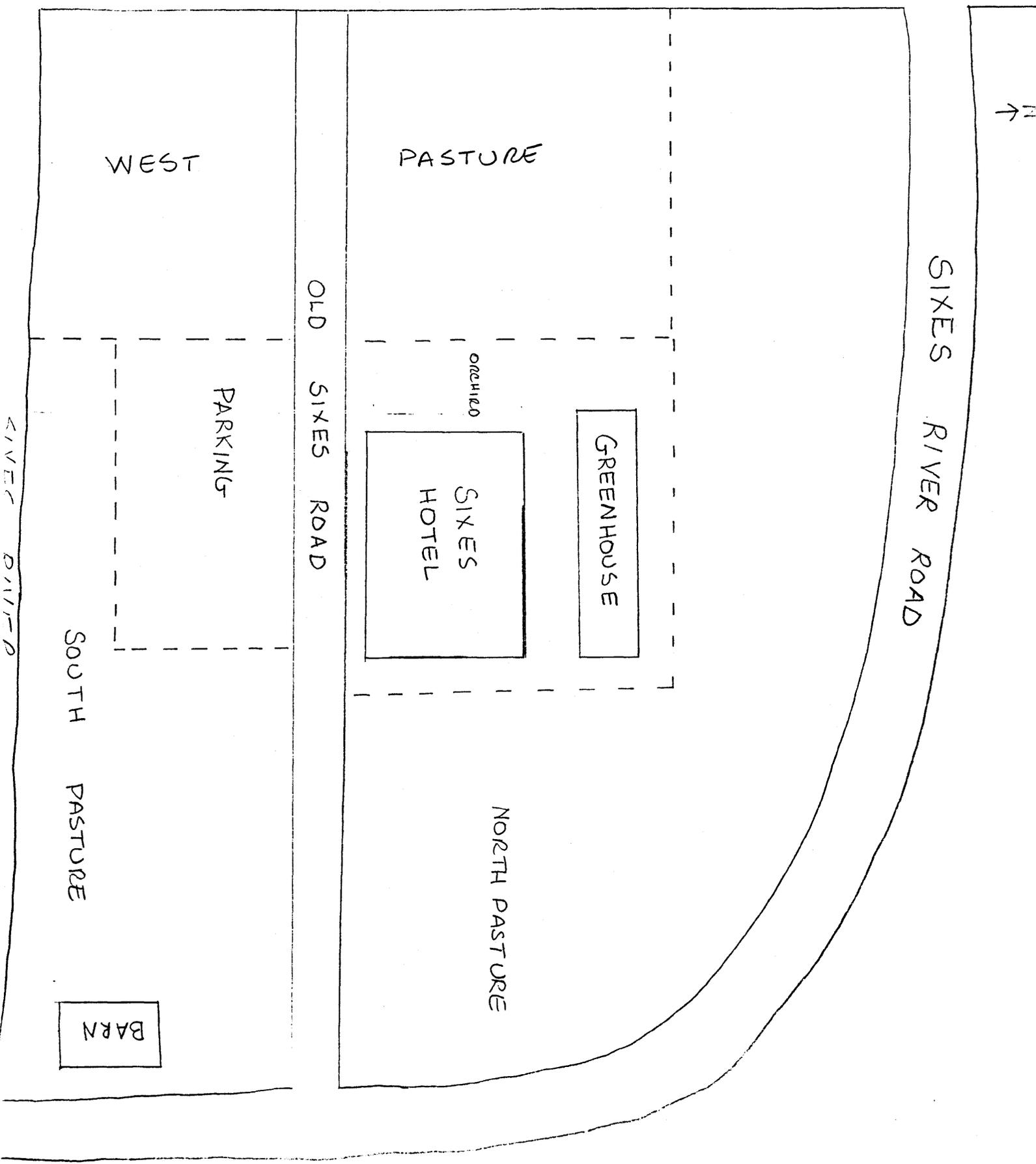
OLD SIXES ROAD

PARKING

SOUTH PASTURE

BARN

SIXES RIVER



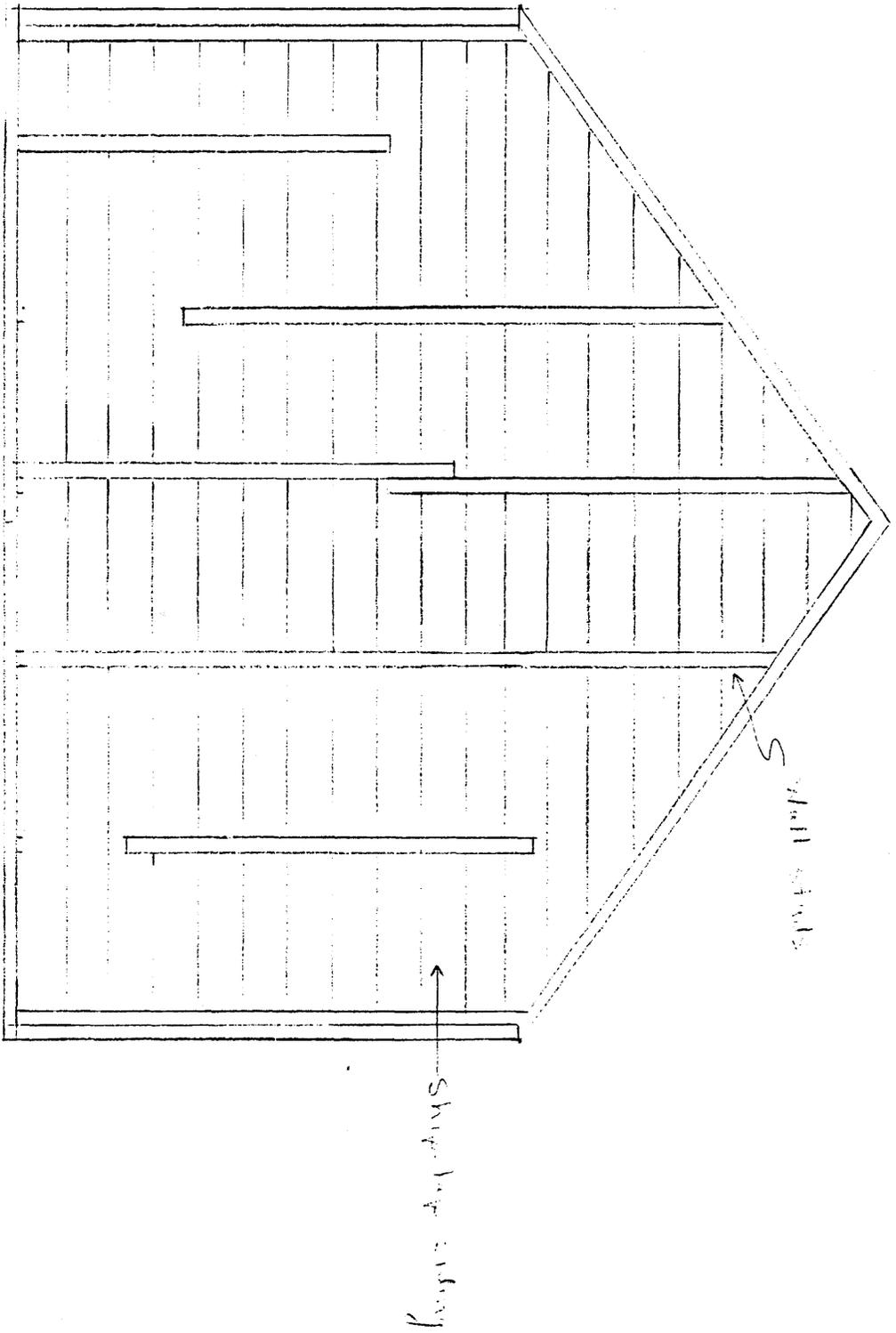
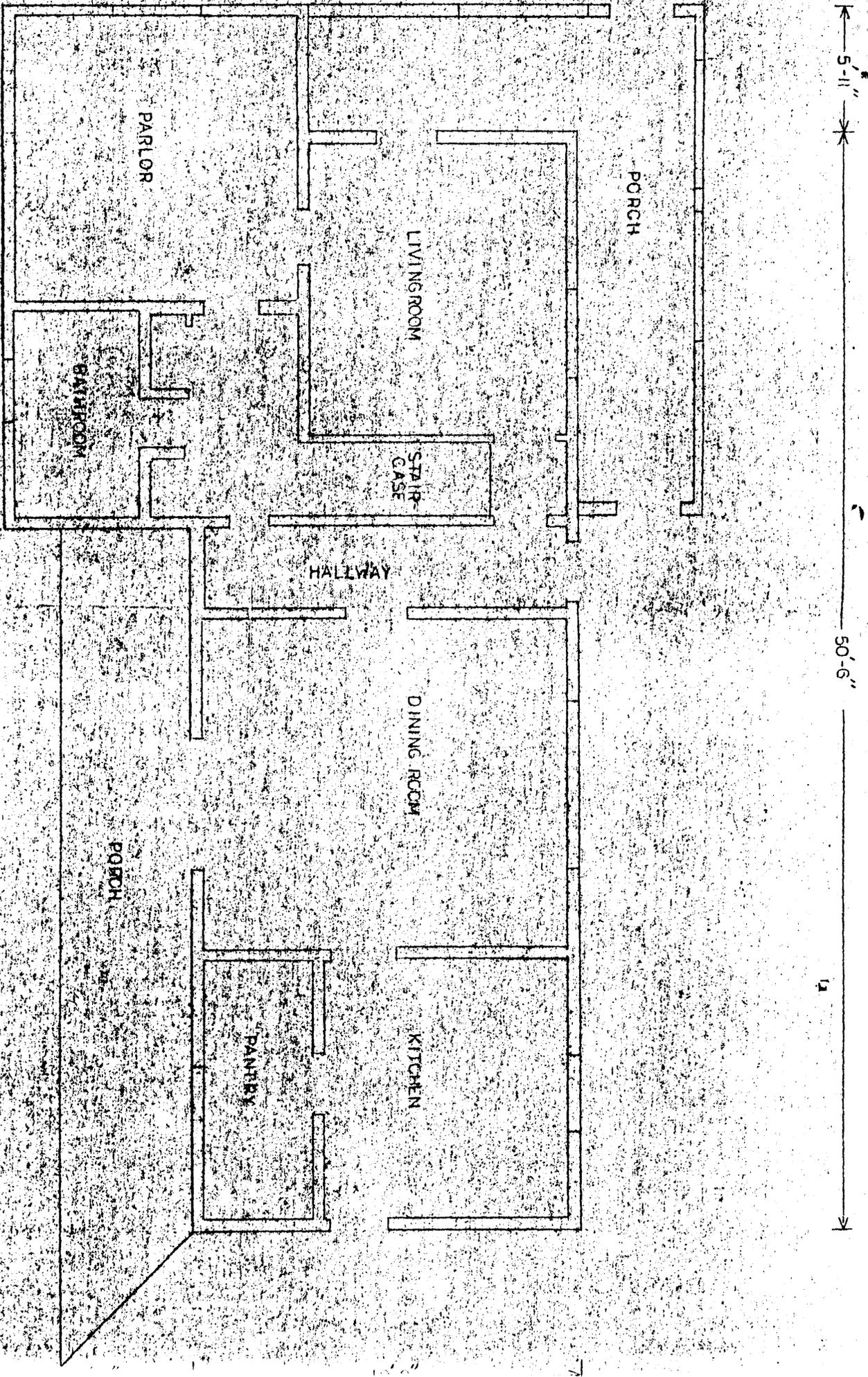
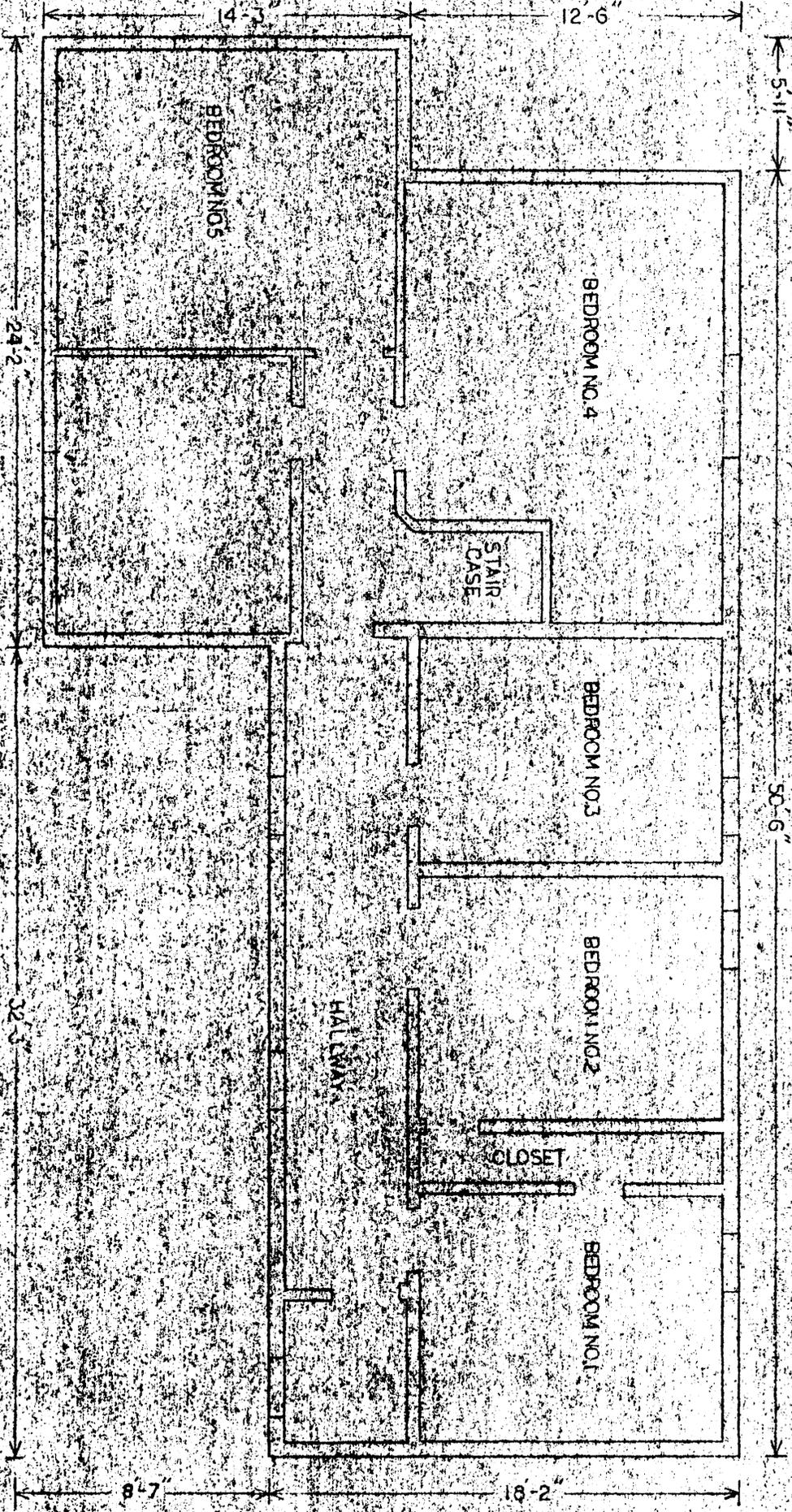


Diagram 1. Interior View of Exterior Wall of Dormer Floor





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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Sixes Hotel Curry County, OREGON

ADDITIONAL DOCUMENTATION APPROVAL

Patrick Ardus 1/13/93

United States Department of the Interior
National Park Service

RECEIVED

DEC 07 1992

National Register of Historic Places Continuation Sheet

NATIONAL
REGISTER

Section number 8 Page 6

SIXES HOTEL
Sixes
Curry County
Oregon

NRIS NO. 92001325

Listing date: 10-22-92

The purpose of this continuation sheet is to correct errors of fact and interpretation concerning the Sixes area and the Wells family, which acquired the nominated land in 1913 and maintained the Sixes Hotel from 1920 to 1935.

The following corrections are offered by Florence Fitzhugh Jones (Mrs. Luther Jones) of Dallas, Oregon and her brother, Charles Fitzhugh, former Curry County Assessor, through a letter dated October 1, 1992.

Although the informants, who are Wells family descendants, touch on a variety of points, the testimony is accepted as general clarification and does not alter the significance of the former hotel as a rare remaining landmark of the rural community of Sixes. The building still is considered to meet Criterion A in the area of settlement.



Deputy State Historic Preservation Officer

DATE: November 18, 1992

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 7

The Sixes Hotel is located in a travel corridor defined by an early wagon route and later improved by a modern highway. While it was a stopping place for travelers in the historic period of its operation, 1920-1935, it cannot be correctly termed a stagecoach station.

Because of irregular stream flow, it is doubtful that the lower Sixes River was used for transportation of freight or processed logs for long distances.

Owing to conflicting information, the precise origins of component parts of the hotel building--the main volume and its two-story ell--are uncertain. It is thought by family informants that the front section of the hotel was not built by F. L. Randall, but that, instead, Randall built a portion described as the "east side of the house." Proponents understand that the two-story ell had been a freestanding building associated with the sawmill operation that was moved to the nominated site to form the rear wing of the hotel. Family informants dispute this.

Family descendants question that there was an orchard on the property during the historic period of significance.

Interpretation of interior space organization and features during the historic period of Wells family occupation is questioned in several points by family descendants. In at least one case, the difference appears to be one of semantics. The proponents' floor plan agrees with informants, who state there was no hallway leading from the dining room to the kitchen. The plan affirms there was a wall opening between the dining room and kitchen and that there was no door at this opening. It is reported that canned goods were not stored in the pantry, but in a fruit room at the back of the house. There was a pass-through window in the pantry which allowed food service directly to the dining room. Mrs. Jones, who helped in the kitchen when she was 10 to 12 years of age, and whose job it was to keep diners' coffee cups filled, does not remember there having been a pass through shelf to which a money drawer was attached. Neither does she recall that the steps of the stairway leading to the second story were marked by calked boots. Loggers were not allowed to wear calked boots in the house. During the historic period of hotel operation there was no door with glass knob in the

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 8

stairwell, and the walls of the stairwell were not covered with oil cloth. The small upstairs bedroom was occupied by Albert, youngest child and only son of hotel operators Bert and Anna Wells. Family informants state that school children did not board at the hotel.

Alfred S. and Lucinda E. Wells, parents of Bert Wells, were in residence on their son's property on the lower Sixes River by the time of Alfred's death in 1917. Lucinda Wells served as postmistress at Sixes. She did not keep the Sixes Store, a general store which always has been located on the west side of the highway. She did, however, run the grocery store that was owned by her son and daughter-in-law and served as the local post office. Originally, the grocery store/post office was located on the west side of the highway, but when the grocery store was sold by the Wellses, the building--including its post office function-- was moved across the road to the east side of the highway. "Grandma" Wells did not retire in 1928. She was still acting in the capacity of postmistress at Sixes when her great granddaughter, Mrs. Jones, moved to San Francisco in 1937. The family emphatically denies hearsay suggesting the long-time postmistress ever opened the mail in her charge.

Bert and Anna Wellses' son, Albert, went to work in a local cheese factory upon his graduation from high school. He is not known to have been employed for chores connected with the hotel and ranch.

The Sixes Hotel is not known by Wells family informants to have served as a community gathering place. Instead, during the historic period, social functions were held at Spurgeon Hall, later known as Montague Hall, which stood on the west side of the highway near the Sixes River.