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United States Department of the Interior
National Park Service

JAN 15 1988

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name New Taggart Hotel
other names/site number Wright Hotel
Pioneer Hotel

2. Location

street & number 215 NW Greenwood Avenue N/A not for publication
city, town Bend N/A vicinity
state Oregon code OR county Deschutes code 017 zip code 97701

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official *[Signature]* Date January 5, 1988
Deputy State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Patrick Andrews 2/29/88
 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

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: hotel

Commerce/Trade: specialty stores
restaurant

Current Functions (enter categories from instructions)

Work in progress

7. Description

Architectural Classification
(enter categories from instructions)

Commercial Style

Materials (enter categories from instructions)

foundation stone

walls stone; tuff (volcanic rock)

roof asphalt

other windows: glass

Describe present and historic physical appearance.

See continuation sheet

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The New Taggart Hotel occupies a site on NW Greenwood Avenue in downtown Bend, the Deschutes County seat, which lies opposite the south end of the County Courthouse. The building has a trapezoidal footprint which measures 63 feet on the north (its beveled street frontage), 103 feet on the east, 50 feet on the south, and 64 feet on the west, where it adjoins the Boyd Block, a building of similar scale^{and} exterior treatment, originally, which the New Taggart was intended to complement.

The historic hotel building, two stories in height, is one of less than a dozen remaining in the central business district of Bend to have been constructed substantially of tuff, a native volcanic rock of pinkish hue. Stylistically, the New Taggart Hotel is a vernacular version of Commercial Style architecture, though second story fenestration is entirely conventional, consisting of segmental arched openings with radiating voussoirs fitted with double-hung, one-over-one wood window sash. The upper facade is finished with a simple, denticulated cornice of stone. The main entrance is a bold, round-arched portal having radiating voussoirs which is centered between the shop fronts. The front entrance has been remodeled within its arched opening, and the ground story shop bays have been filled with non-historic material and covered with corrugated metal.

Notwithstanding modification within the shop bays, the building as a whole represents a solid front of unaltered rock-faced masonry of local origin having beaded, rustic joints. The east elevation, laid up in mortared, coursed ashlar, also bears the earmark of fine craftsmanship in the dressing of masonry units. The rear, or south alley elevation, is finished in rock-faced ashlar having mortared joints; windows have pronounced ashlar sills. The mortar matches the pink hue of the stone, having as it does a similar red volcanic cinder composition.

The New Taggart Hotel was developed as a multi-purpose hotel and commercial business block containing two retail shops in the front of the ground story, a lobby and dining room, and upstairs guests rooms. Except for basic room configuration in the second story, little remains of the historic hotel interior. Almost all original finish work has been remodeled or concealed with modern coverings. The second story was organized into three ranks of guest rooms (the historic number being 22) to which access was given by two parallel corridors running the length of the building from front to rear, or north to south. Common rooms of the upstairs were a parlor suite, toilet rooms and bathrooms. The corridors are lighted from above by two large roof monitors fitted with multi-paned fixed window sash.

Construction on the New Taggart Hotel began in late 1911. The contractor, J. B. Goodrich, constructed several other buildings in Bend around that time, none of which are known to be standing.

Around 1917, the popularity of tuff as a fire-resistant building material in Bend began to wane, and new construction in brick prevailed thereafter.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1911-1928

Significant Dates

1911

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

J. B. Goodrich, contractor

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The building erected in 1911 as the New Taggart Hotel, is located on NW Greenwood Avenue in downtown Bend. It faces north and conforms in plan to the trapezoidal shape of its lot, which presents a street frontage of 63 feet.

The two-story building is one of less than a dozen remaining in the business district of the Deschutes County seat to have been constructed substantially of tuff, a native volcanic rock of pinkish hue. The high point of construction in tuff was reached in the period 1909-1917, a time when Bend was experiencing sudden growth which came with completion of the Oregon Trunk Railway, which reached Bend from the Columbia River in 1911, and the ensuing all-out operation of two large, competing lumber mills.

The building's street facade, aside from the quality and texture of its rock-faced masonry, is unprepossessing. A simple, vernacular expression of Commercial Style architecture with a lingering Richardsonian air, it is symmetrically composed, with six bays in the upper story in which the windows have segmental arch heads. Ground story display windows which flank a central, round-arched portal, have been filled with non-historic material and covered with corrugated metal. The original front entrance has been remodeled within the arched opening marked by radiating voussoirs. The top of the facade is finished with a simple denticulated cornice. All of the stone was obtained from a precisely identified local quarry. All historic detailing, including second story window sills, is carried out in tuff material. It is the building's masonry work, with its beaded rustic joints, which is significant under Criterion C as a rare, intact and locally distinctive example of craftsmanship employing material peculiar to the region.

Including the New Taggart Hotel, there remain from the early period of upbuilding in brick and stone in Bend no more than six two-story Commercial Style buildings with intact upper facades constructed of tuff. Among these, the nominated building is unusual for the comprehensive application of native stone and the use of a prominent bead in rustic joints.

The building was constructed adjacent to the similarly finished Boyd Building to the west, which had been completed in 1910 and presented an 85-foot street frontage on Greenwood Avenue. Thus, when the nominated unit was added in 1911, the unified masonry facade of 148 feet in length had considerable impact. The entire upper story of the adjoining

See continuation sheet

9. Major Bibliographical References

Woodbeck's City Directories, 1917, 1921, 1923.

Bend Bulletin, Dec. 20, 1911; April 17, 1912; Nov. 6, 1912; Oct. 14, 1920; Feb. 21, 1921.

Sanborn Fire Insurance Maps, 1913, 1917, 1920, 1928.

Personal interviews, July-August, 1987.

Edna Boyd Brinson and Carol Boyd: Daughters of Charles Boyd, owner of Palace Meat Market, nieces of David Boyd, builder of Boyd Block.

Bill Boyd: Grandson of Charles Boyd, owner of Palace Meat Market, grand nephew of David Boyd, builder of Boyd Block.

Local historians: Ed Jackson, Marjorie Smith, Perry Herford.

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreeage of property less than one

UTM References

A

1	0	6	3	5	4	2	0	4	8	7	9	7	0	0
Zone				Easting				Northing						

B

Zone				Easting				Northing						

C

Zone				Easting				Northing						

D

Zone				Easting				Northing						

See continuation sheet

Verbal Boundary Description

The nominated area is that portion of Lot 1, Block 13, Plat of Bend, in Deschutes County, Oregon, which is described as Tax Lot 7700. It is more particularly described as follows:

See continuation sheet

Boundary Justification

The nominated area is comprised of the entire parcel occupied by the New Taggart Hotel upon its construction in 1911 and the adjoining narrow parking strip roughly 30 x 130 feet abutting the building's east side which completes the Tax Lot.

See continuation sheet

11. Form Prepared By

name/title Sally Russell
organization Pennbrook Development Company date August, 1987
street & number 745 NW Wall Street, Suite 104 telephone (503) 389-8660
city or town Bend state Oregon zip code 97701

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buildings very soon was operated as the Wright Hotel. The original portion, on the west, subsequently was operated under separate ownership. Today it is made visually distinct from the nominated portion on the east by its non-historic facade finish of stucco. The interior connections between the Boyd Building and the New Taggart Hotel which once existed at both first and second stories are no longer used. The interior circulation pattern of the nominated building remains intact above the ground story. Finish work, however, has been altered. The proponents' plan for adaptive renovation call for restoration or reconstruction of roof monitors which light the two parallel north-south corridors.

The nominated property, which was known initially, for scarcely one year, as the New Taggart Hotel, was the project of real estate entrepreneurs C. W. Marley and Robert Simpson. The contractor was J. B. Goodrich. A. C. Lucas was the original manager. The building represented a move on the part of its builders to provide fire-resistant construction at a time and in a place in which frame construction was predominant.

The building's amalgamation with the Boyd Block for use a family hotel known as the Wright Hotel was brought about in 1912 by Nellie and Molly Wright, sisters, who, with Nellie's daughter, Goldie, managed the place to the period of the First World War. In 1928 the two buildings were returned to separate managements as the Hotel Bend and Boyd Hotel, respectively, and the latter date is taken to mark the end of the historic period of significance.

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In 1911 and 1912 when the New Taggart Hotel was built, the City of Bend was beginning to boom. The railroad had arrived in October 1911, and the hotel was strategically placed on the edge of Downtown Bend, only one block away from the brand new railroad depot. Change was coming to Bend and the people and the families who owned and ran the hotel were all active in many facets of community life in Bend during that time.

The New Taggart Hotel stands today virtually unchanged and unmarred since its construction. It is the oldest remaining hotel in Bend that still maintains its exterior integrity and its (historic) interior configuration. (The building next door, previously part of the New Taggart Hotel, has been entirely covered with stucco and extensive dry rot, due to longtime neglect and an unrepaired roof, has permeated the interior.) It was the fourth building constructed of stone in Bend.

Two men by the name of C. W. Marley and Robert Simpson began construction of the hotel in October 1911. Marley was from South Dakota and Simpson from Seattle.¹ Many people were coming to Bend from Seattle at that time and Simpson was one of the many. The building to be constructed was to adjoin the already existing Boyd Block, and indeed they shared a common wall. The primary building material was lava tuff with a pinkish cast. This was quarried not far from Bend on the Tumalo grade, off of what is O. B. Riley road today. In Bend the lava tuff was used as a building material for only a short time, approximately 1909 to 1917. By 1917 a rumor had begun that the tuff was not durable building material and contractors turned to other building materials. Brick was made in the area or brought in by railroad, and with the new lumber mills, wood became abundant as a building material.²

The 1912 hotel was a modern, fireproof structure with electricity and hot and cold running water. The Marley and

¹ The Bulletin, December 20, 1911

² Ed Jackson, historian

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Simpson building was, according to the Bulletin, "Built of carefully quarried and finished native pink stone, with two stories and handsome street frontage work, together with the D. A. Boyd Building which it adjoins, it makes an extremely metropolitan block. The cost has been approximately \$11,000. On the first floor there are two store rooms, a lobby and dining room. Upstairs are 22 bedrooms, parlor, two toilets and two bathrooms. Throughout there is steam heating and plumbing."³

By 1911 the New Taggart Hotel had become the Wright Hotel. In 1910 Nellie Wright from Seattle had come to Bend with her daughter Goldie and her sister Molly. Nellie's husband never joined her from Seattle. The two older women began in Bend with the Star Restaurant and Bakery. They moved the restaurant and bakery into the Boyd Block, constructed by Dave Boyd in 1910. The Boyd Block became the Wright Hotel by early 1911, and Nellie Wright ran it with her daughter and sister. Nellie was the business woman. She was large, well built and nice looking Irish woman, whose blond hair contrasted with the dark hair of her sister, Molly. Molly and Goldie both helped with the rooms and the restaurant. They were all frontier, not society women, but were ladylike and well dressed.⁴

Nellie Wright purchased the New Taggart from A. C. Lucas in November 1912 and put a door through the wall on the first floor to connect the two buildings. A door between the two buildings already existed on the second floor. Both buildings became the Wright Hotel, a hostelry of 28 rooms with hot and cold water, and otherwise modern with electric lights, etc."⁵ The first meal in the old "New Taggart" dining room was served November 6, 1912.⁶ According to reports the dining room was packed at noon every day⁷ a tribute to the Wright's good cooking and friendly demeanor.

The Wright Hotel as it was operated over the next few years was one of the prime hotels in downtown Bend, sharing this distinction with the Bend Hotel (where the O'Kane building now

³ The Bulletin, April 17, 1912

⁴ Edna Boyd Brinson and Carol Boyd

⁵ The Bulletin, November 6, 1912

⁶ The Bulletin, November 6, 1912

⁷ Brinson and Boyd

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sits) the Pilot Butte Inn (Pacific NW Bell Building) and the Cosy Hotel (Ore House Restaurant).⁹ Most hotel visitors were solid frontier homesteaders coming into town to shop and garner provisions to take back to the ranch or to outfit for fishing vacations on the Deschutes or the high lakes of the Cascades.

The three Wrights ran the Wright Hotel for three years, 1911 to July 1914. In April 1914 Goldie Wright was married at the hotel. Later that year the Wrights took over a restaurant next to the O'Kane building on Minnesota Street. Soon thereafter they left to go back to Seattle, and eventually settled in Portland.

Under the Wrights' good management, the hotel had developed a reputation as a family hotel which stayed with it long after the Wrights moved on⁹. In 1917 A.B. Graham was the manager¹⁰, in 1921 a Mr. Foster was the proprietor¹¹ and soon thereafter the hotel ceased to operate. By 1928 the two structures, which had operated as the Wright Hotel became again separate, as they had begun. The New Taggart/ Wright Hotel became Hotel Bend and the Boyd Block/Wright Hotel became the Boyd Hotel.¹²

Many of the people associated with the New Taggart/Wright Hotel were otherwise very active in Bend. The Boyd family was a well established homesteading family, and their home is still standing today. David Boyd built the Wright Hotel, and his brother, Charles Boyd, ran a large ranch just northeast of town. Charles had a flourishing butcher shop in downtown Bend for a number of years, and for a time his shop, the Palace Meat Market, was located in the Wright Hotel. Two of his daughters are still living today, Edna Boyd Brinson and Carol Boyd.

A. C. Lucas, from whom Nellie Wright purchased the New Taggart Hotel, managed the Colonial Hotel. The Colonial had been the first Pilot Butte Hotel before the early frame building was moved to make way for the new and modern Pilot Butte Inn. J. B. Goodrich built several buildings in Bend around the time of the Boyd Block and the New Taggart Hotel.

⁹ Brinson and Boyd

⁹ Edna Boyd Brinson and Carol Boyd

¹⁰ Woodbeck's Directory, 1917

¹¹ Woodbecks Directory, 1921

¹²³. Sanborn Fire Insurance Map 1928

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Burt Shuey was the main grocer in Bend during the teens. His second store was in the Boyd Block at the corner of Greenwood and Harriman after locating on Oregon and then Wall Street ¹³. By 1921 he no longer lived in Bend ¹⁴; his wife had died and he moved to California with his children. ¹⁵

¹³ Carol Boyd and Edna Boyd Brinson

¹⁴ Woodbeck's Directory, 1921

¹⁵ Boyd and Brinson

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From the Bend Bulletin

Wednesday, December 20, 1911

THREE MORE BUILDINGS. STONE HOTEL TO RISE ON GREENWOOD. C. W. Marley and Robert Simpson will put up block next to Boyd's Another Structure for that Street and One for Wall Announced.

Three more new buildings, one of stone, is the record for the past week's announcements for Bend. Two will be on Greenwood Avenue and the other on Wall Street.

C.W. Marley of South Dakota and Robert Simpson of Seattle announce that they will erect a two-story stone edifice on Greenwood avenue, adjoining the Boyd building, now under construction, on the east. It will be a hotel and business block, with two store rooms, lobby and restaurant on the bound floor and twenty-six hotel rooms on the second floor. It will have a frontage of 63 feet on Greenwood. There will be a depth of 64 feet on the Boyd building side and 103 feet on the east. It will be modern throughout. Work is expected to start within ten days. Mr. Marley said. Mr. Simpson was here last week and as soon as the deal was closed left for Seattle to perfect plans. Upon his return work will be started. Gray stone is to be the material.

.....

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BEND BULLETIN, WEDNESDAY, APRIL 17, 1912

\$75,000 IN BRICK AND STONE

Present Building Activity Indicates Town's Great Development

A striking example of the amount of substantial development that is occurring in Bend, and the faith investors have in the town, is shown by the building record now in the making.

Eight brick or stone buildings are either just completed, under way or will be commenced immediately, representing an investment of \$75,000. Every one of the new additions to the town are entirely modern, well built structures. They are all worthy of a city of 10,000 people.

In addition to the development recorded below, probably \$15,000 is being spent in residential construction and in frame building and improvements.

...

Marley and Simpson Build.

The Marley-Simpson building on the south side of Greenwood near the corner of Bond Street is practically completed, the plasterers having finished and the final touches being given the interior.

The structure has a 63-foot frontage on Greenwood avenue and a depth of 103 feet. Built of carefully quarried and finished native pink stone, with two stories and handsome street frontage work, together with the D. A. Boyd building which it adjoins, it makes an extremely metropolitan block.

The cost has been approximately \$11,000.

On the first floor there are two store rooms, a lobby and dining room. Upstairs are 22 bedrooms, parlor, two toilets and two bathrooms. Throughout there is steam heating and plumbing.

C. W. Marley, recently of South Dakota, and Robert Simpson of Tacoma who own the structure may operate a hotel there if arrangements with suitable tenants are not closed. J. B. Goodrich was the builder.

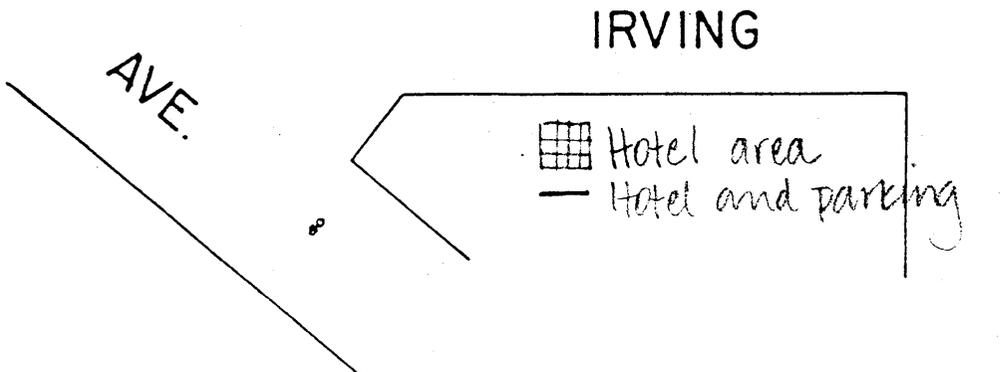
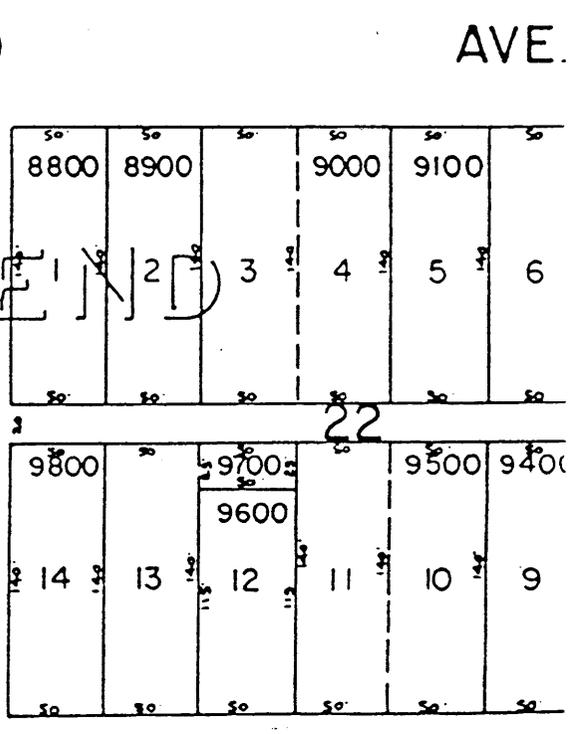
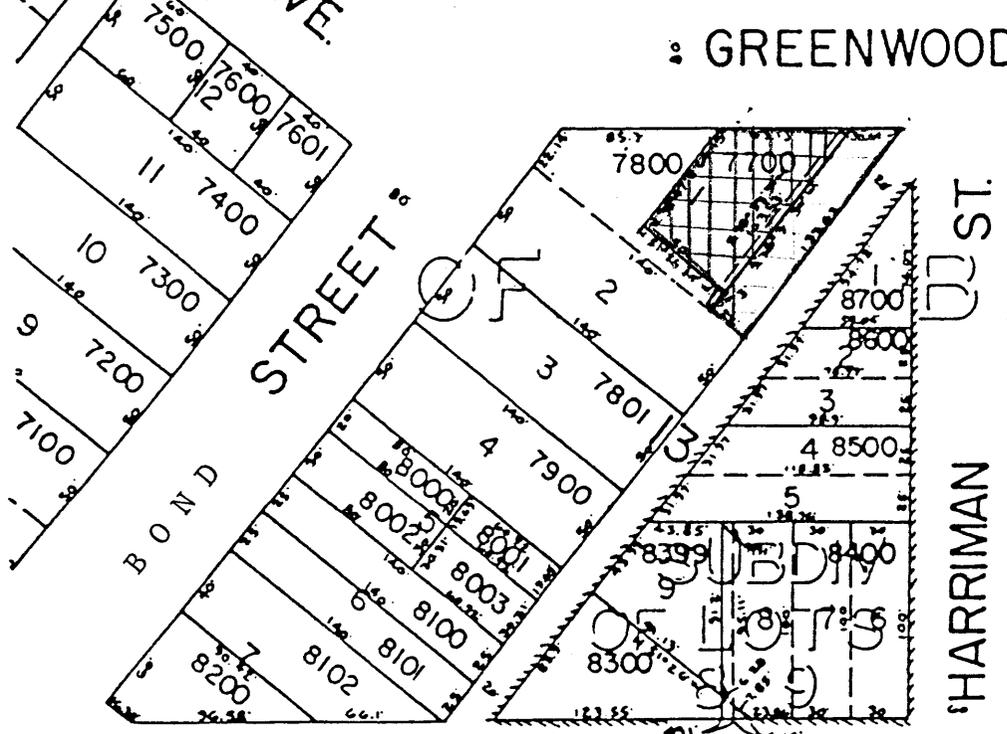
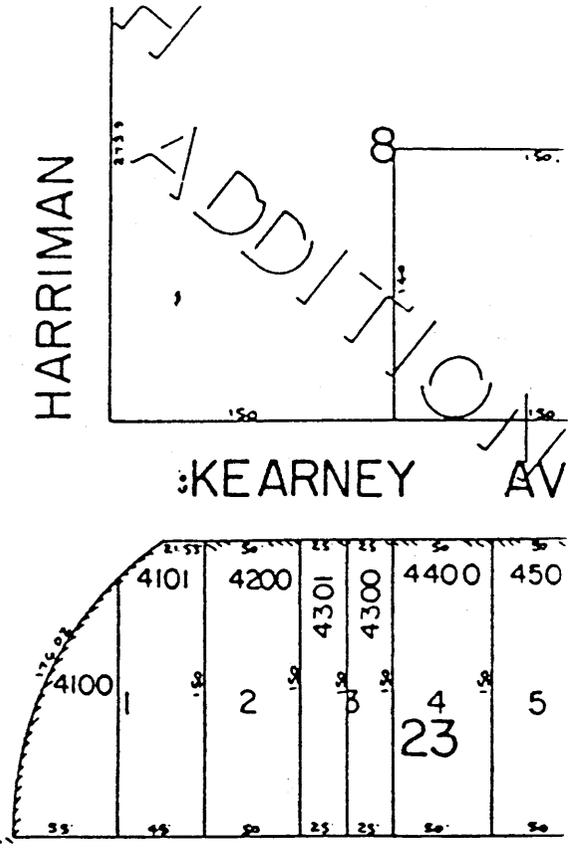
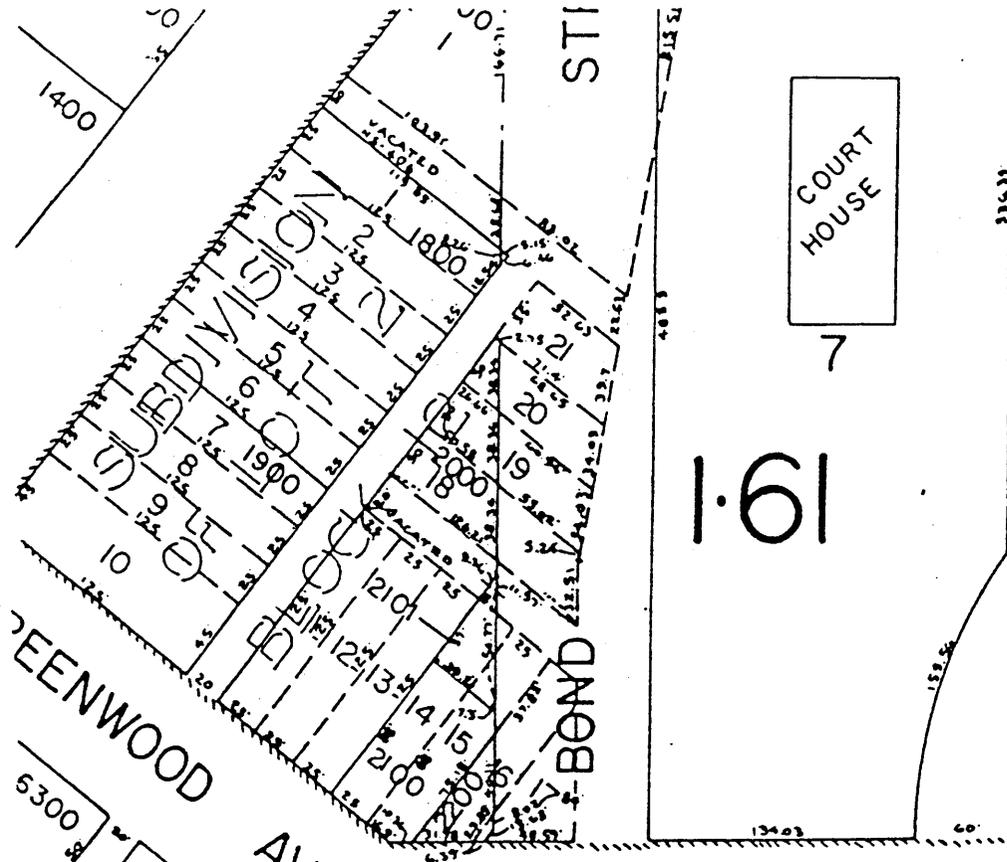
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A portion of Lot One (1), Block Thirteen (13), PLAT OF BEND, Deschutes County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of said lot, 83.50 feet East of the Northwest corner of said lot; thence East along said North line, 95.57 feet, more or less, to the Northeast corner thereof; thence Southwesterly along the Easterly line of said lot to the Southeast corner thereof; thence Northeasterly along the Southerly line of said lot, 25 feet, more or less, to a point which lies Southerly along a line parallel to the existing hotel building and its extension; thence along said line to the Southerly corner of said building; thence North 51°26'30" West, 50 feet to a point; thence North 38°47' East, 64.15 feet to the point of beginning.




COMPLIMENTS OF
BEND TITLE
COMPANY
 This sketch is furnished
 to assist in property
 location and the company
 does not guarantee
 its accuracy.

See Map 17 12 3208