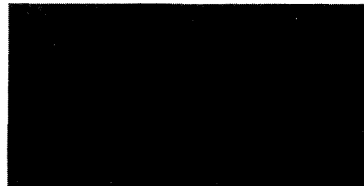


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



80

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Bowman Hotel

and/or common

**2. Location**

street & number 17 SW Frazer Avenue \_\_\_ not for publication

city, town Pendleton \_\_\_ vicinity of congressional district 2nd

state Oregon code 41 county Umatilla code 059

**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"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Bert and Patricia Arndt

street & number 104 SE 5th St.

city, town Pendleton \_\_\_ vicinity of state Oregon 97801

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Umatilla County Courthouse

street & number

city, town Pendleton state Oregon 97801

**6. Representation in Existing Surveys**

title Statewide Inventory of Historic Places has this property been determined eligible? \_\_\_ yes  no

date 1970, 1976 \_\_\_ federal  state \_\_\_ county \_\_\_ local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<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 _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Bowman Hotel is a three-story, block-long brick-faced building with surface treatment in the classicizing tradition of the American Renaissance. Built in 1906, presumably without the aid of an architect, its interior plan did not embrace the latest in hotel design trends, and its overall design lacked a certain finesse and balance, but the building was not deficient in impact. Then, as now, the Bowman Hotel presented a massive sweeping facade gathered under a two-story arcade to all who arrived in Pendleton via the Union Pacific Railroad.

Facing south over the open depot grounds, the Hotel Bowman was the first building viewed by the weary traveler as he started toward downtown from the railroad station. The block-long, red-brick hotel dominated the area around the depot and served as both a visual and functional southern anchor to Pendleton's business district. With its east end fronting on Main Street, the Hotel offered the traveler convenient access to both inter-city transportation and downtown shopping.

The 50x200' Bowman Hotel was constructed on a basalt block foundation and incorporated a wooden framing system and pressed brick exterior walls. Rooms, sixty in all, occupied the upper two floors of the building, excepting the east half of the third floor, which was left unfinished. The main floor housed lobbies, a fine bar, a cafeteria-restaurant, and a few businesses. The basement was at first used solely for storage, but a portion was later remodeled into a "speak-easy" during Prohibition. A second-floor lobby was located at the center of the building and opened onto the deck of the porte cochere. The central section of the south facade containing the principal entry is set off by wide strip pilasters and a triangular parapet crest. Upper story windows in this section are tripartite openings, those of the second story being tra-beated, those of the third story being arcuated.

Rock-faced sills and belt course and a continuous corbeled hood molding counteract the strident rhythm of second and third story window openings. Spandrels are recessed slightly from the front plane of the wall, and strip pilasters separate the bays. The double-hung windows are attenuated by transoms, or top lights. A plain attic parapet, capped by mission tiles, rises above a classical cornice of galvanized sheet metal--originally painted grey--replete with modillions and garlanded frieze. A metal frieze with embossed running ornament is used atop the ground story. Ground-story openings for double-hung windows have segmental arch heads.

The principal entry, centered in the main facade, is a Richardsonian Romanesque portal with squat columns supporting the stone-trimmed archivolt. The entrance was initially sheltered by a porte cochere which appeared to be made out of cut stone and supported by sets of three Tuscan columns at either corner. This feature has disappeared, and a rickety wood and steel pipe contraption took its place.

The interior layout and appointments of the Bowman Hotel remain much as they were in 1906 on the second and third floors, but the main floor has been completely changed over the years. The base decorative scheme on the upper floors was expanses of flat, light-colored walls punctuated by dark reddish woodwork around each transom doorway, along the baseboards and as a molded, running board of wainscoting. The rich, shiny finish of this wood gave a warm glow to the interior and survived years of neglect in excellent condition. Fine fluted brass hardware accented each door, and soft light filtered down through skylights in the roof and second-floor ceiling.

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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DATE ENTERED	NOV 6 1980

Bowman Hotel

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The hotel's rooms were arranged in three rows: a bank of large, well-lighted rooms along the south, east and west facades; an interior row of rooms with transom corridor windows behind these; and, on the north side, a series of small rooms, many of whose windows looked out on the wall of the neighboring hardware store. An interior hallway the length of the building was located between the interior and north tiers with short connecting halls providing access to the outer rooms. Each room had a sink and toilet, but only two small public bathing facilities were provided for each floor. These arrangements were becoming out-of-date by 1906, and eventually gave the Bowman an unfavorable stigma. The public no longer liked the dark interior rooms as health theories began to embrace light and air as necessary features in living arrangements. Also, private bathing became a requirement in a new era of cleanliness. These drawbacks of the Bowman's design were never corrected.

A special note must be given to the fine balustrade and raised-center paneling of the central staircase. Rising from floor to floor in a square, open-well fashion, the staircase was and remains one of the finest in Pendleton. An elevator shaft now occupies the open well, but the rich wood finish remains untouched. A second staircase was at one time located off the Main Street. The grand staircase descended into the original lobby area just across from the wide, arched entrance. This lobby, opening off the porte cochere on the south side of the hotel, has been much altered over the years. It was probably a wood-paneled affair with cashier's counter and waiting area, but was reduced to a dreary plastered room with peeling paint, dilapidated chairs and a taxi office/Western Union cage. The lobby was moved to the Main Street corner of the hotel sometime during the early years but was returned by Hugh Bowman to its original location to free the corner for rental commercial space.

A fine bar with dark, carved mahogany furnishings and a magnificent back bar was located just west of the lobby, an area now occupied by the cable television office. The back bar was reported to have been moved to the Packard Hotel on Court Avenue and, therefore, may be the huge, mirrored focal point of Pendleton's Lead Nickel Saloon.

The restaurant was located in the northeast corner of the hotel and was accessible from both Main Street and the lobby. Its site is now occupied by Household Finance. A speak-easy with mint green walls and dark brown square-featured woodwork and furniture was opened in the basement below the restaurant in the 1920s. It may have used furniture from the restaurant which was closed about that time. The walls and ceiling of the speak-easy remained intact over the years, and the room became a storeroom for the television company.

Various amounts of the ground floor area have been occupied by small businesses over the years. It is unknown if any shops were accommodated in the earliest years, but by the 1940s almost the entire main floor was rented out. When the lobby was moved to the corner of the building, the plain brick wall facing Frazer Avenue was opened up and

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Bowman Hotel

Continuation sheet

Item number 7

Page 2

large floor-to-ceiling glass shop fronts were provided. Various other improvements were also made at times to accommodate the specific needs of a new occupant. The structure was quite adapted for this purpose as only a few of the interior walls were integral structural supports.

The Bowman Hotel has survived the passing of time remarkably. The hard-fired brick walls and overall structure of the building appear to be quite sound, and the grand staircase and upper floor finishings remain intact and unscathed. With the exception of the main floor, the Bowman is little changed from its condition in 1906.

# 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 checked="" 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 checked="" 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** 1906 **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

The three-story, brick-faced Bowman Hotel built as an investment property for Pendleton wheat rancher Purl Bowman in 1906 is significant as the last continuously-operating historic hotel in the Umatilla county seat. Curiously retardataire in its facade composition based on the Richardsonian Romanesque style, yet stretched, palazzo-like, in a horizontal direction and finished with details in the tradition of the American Renaissance, it presents an impressive 200'-long arcaded facade to passengers alighting from the Union Pacific Railroad Station across the street. While the Bowman lacks a stellar history, it was an important hotel in its heyday and is remembered fondly by many. The building is a community landmark, partly due to its recent notoriety, but more importantly owing to its exceptional size, stately appearance, and conspicuous location. As one of the best known components of Pendleton's downtown South Main Street Historical Area, a renovated Bowman Hotel is expected to serve as the impetus to general upgrading and re-use of the largely intact district of brick commercial buildings dating from the 1890s.

Its prominent location opposite the Union Pacific passenger station made the Bowman a natural stopping place for the traveling public. While lacking the prestige and elegance of the Hotel Pendleton, the Bowman offered a choice of sixty moderately-priced, steam-heated rooms, libations in the bar, and good dining in the restaurant. Under the guidance of proprietor Gray Smith, a hosteler from Portland, the Bowman opened its doors in the fall of 1906 to what was expected to be a rosy future.

The Bowman Hotel was built as an investment by Purl Bowman, a prominent Pendleton wheat farmer. It was built for \$50,000 with the excess proceeds from one year's wheat crop on the Bowman ranch. The Bowman was erected on the site and part of the foundation of one--and perhaps two--earlier hotels. The Transfer House, which Purl Bowman purchased in the 1880s, was a three-story frame structure built on the corner of Frazer and Main. It burned to the ground about 1891 and may have been replaced by a similar structure named the Bowman House, which appears in an early lithograph.

Information on the early appointments of the Bowman Hotel as well as its history is quite sketchy. An outline of themes and events has taken shape through interviews, but dates, details and events are difficult to establish exactly. One clear fact is that the Bowman Hotel early on entered into a decline that by 1980 had turned the hotel's accommodations into almost a slum-like condition.

For its first two decades, the Bowman was managed by an experienced hotel man, and the hotel was ranked third along with the Golden Rule (Packard) among Pendleton's numerous hotels and boarding houses. As the major urban center of Eastern Oregon and in an era when numerous cowboys and hired hands were a necessity on a ranch, Pendleton served as both the business and recreational center for a wide area. Single men would travel in from the ranches with fat pocketbooks for a week's pleasure in the bars, theaters, and "upstairs rooms." Farm families would come to town for a week or so to socialize and stock up on supplies for the season and, of course, salesmen, politicians, and businessmen frequented the bustling city. With rates of 50¢ to \$1.50 per day, the

## 9. Major Bibliographical References

"Florence Bowman Windsor Reminiscences: Family had stable, farm, hotel," Vol. 1, No. 2 (August 1976) Pioneer Trails, published by the Umatilla County Historical Society.  
A Century of News and People in the East Oregonian: 1875-1975, by Gordon MacNab.  
Interviews: Morris Temple, Florence Windsor, Donald Windsor, Leona Moser, Mary Lea Bowman, all of Pendleton, March 1980.

## 10. Geographical Data

Acres of nominated property less than one (0.23 acres)

Quadrangle name Pendleton, Oregon

Quadrangle scale 1:24000

### UMT References

A 

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

B 

Zone		Easting				Northing								

C 

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D 

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H 

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### Verbal boundary description and justification

Lots 4 and 5 of Block 73, Reservation Addition to the town, now city of Pendleton, Umatilla County, Oregon.

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

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Steve Randolph, Planning Consultant

organization \_\_\_\_\_ date March 30, 1980

street & number Star Rt. Box 850 telephone 503/276-9070

city or town Pendleton state Oregon 97801

## 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature \_\_\_\_\_

title Deputy SHPO

date August 11, 1980

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

Keeper of the National Register

date 11/6/80

Attest: Emma Jane Saxe

date 11-5-80

Chief of Registration

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

Bowman Hotel

Continuation sheet

Item number 8

Page 1 NOV 6 1980

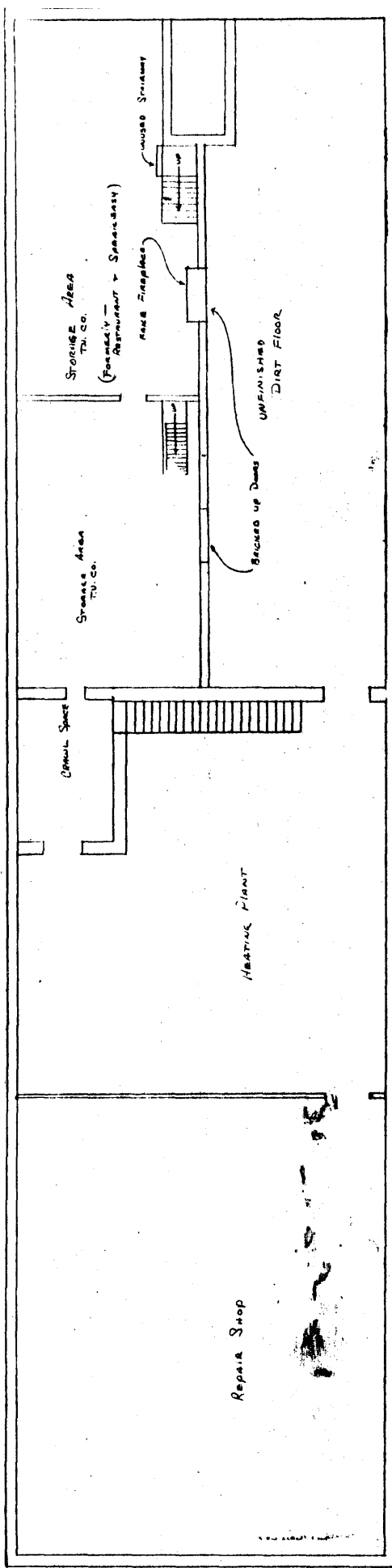
Bowman catered to those who could not afford the luxury of the Hotel Pendleton (\$2.00 to \$3.50 per day) and yet desired the social acceptability which the many lower-cost "rooms" could not provide. Its fine bar and quality restaurant featured affordable prices and, all in all, the Bowman provided a good "home away from home" to its clientele.

One problem could be identified, however, and that was the lack of interest in the hotel by its owner. Purl Bowman was a farmer, not a hotel man, and improvements that would have made for a better hotel--such as completion of the third floor or remodeling the rooms to eliminate the windowless interior row--simply were not carried out. Hugh Bowman, Purl's son, took over management of the hotel in the 1920s and perpetrated his father's attitudes. Even before the crash of 1929, the bar had been closed and the restaurant dismantled. Main floor spaces were rented to various shops. As Hugh began to cater to transient railroad workers and cowboys, the social acceptability of the Bowman declined, and by the 1940s it was purely a workingman's hotel.

From the 1940s on through the 1970s, only minor improvements were made to the Bowman, so that by 1980 the interior of the second and third floors looked almost exactly as it had some 74 years earlier. Two public baths served each floor; rooms were rented mainly by the week and month (\$48 to \$64 per month), furnishing were spartan, and all was in need of cleaning and reconditioning.

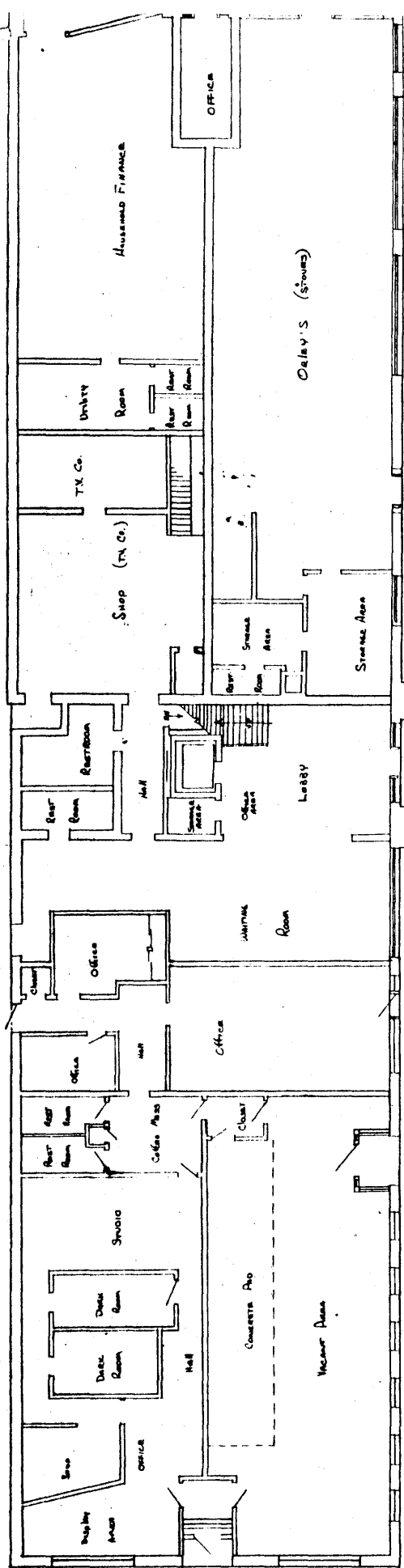
The Bowman Hotel of 1980 was a place well-known in the community as a sort of slum with seedy overtones. The community cable television service had purchased the hotel in the early 1960s to use main floor areas as an office and operations center. The hotel operation was leased out but, although the manager was reputable, the lack of money prevented remodeling or improvement. When Bert and Patricia Arndt purchased the Bowman in 1980, the grand old hotel had become so tawdry, its future was uncertain. The previous owners sold the hotel with the express desire that someone younger could rehabilitate the place and make it useful and attractive once again.

# FLOOR PLAN



# BASEMENT

BOYMAN HOTEL  
 PROULSTON, OREGON  
 BASEMENT PLAN Scale 1/8" = 1'  
 RE-DRAWN 1980

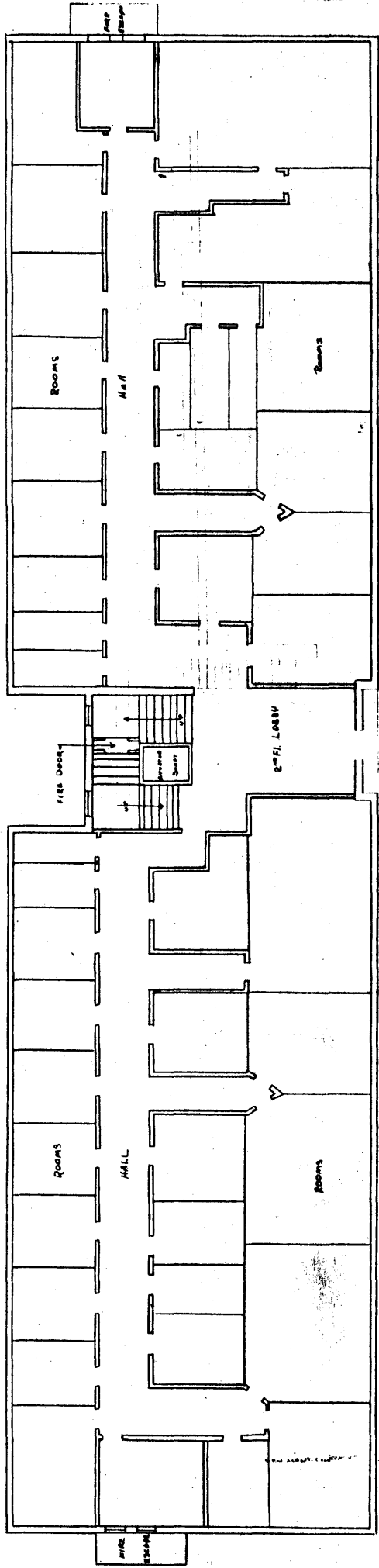


# MAIN FLOOR

BOYMAN HOTEL  
 1ST FLOOR  
 1980  
 Scale 1/8" = 1'  
 RE-DRAWN

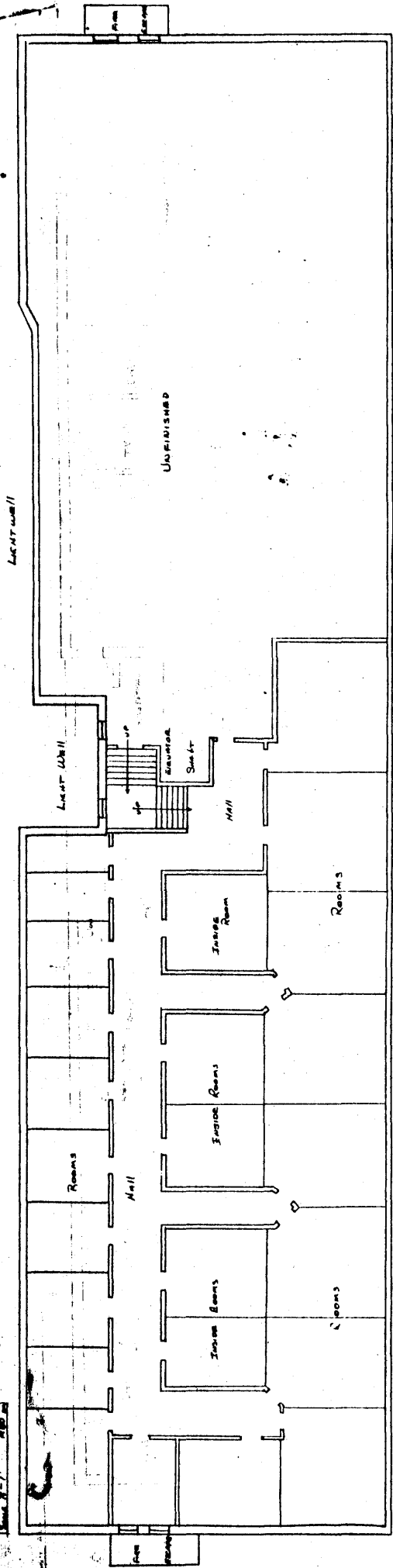
SEP 10 1980





**SECOND FLOOR**

BOWMAN HOTEL  
2nd FLOOR  
Scale 1/8" = 1'-0"



**THIRD FLOOR**

BOWMAN HOTEL  
3rd FLOOR  
Scale 1/8" = 1'-0"

SEP 10 1980