

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

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

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



1. Name

historic Heppner Hotel

and/or common Heppner Hotel

2. Location

street & number 124 North Main St. N/A not for publication

city, town Heppner N/A vicinity of congressional district Second

state Oregon code 41 county Morrow code 049

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 checked="" 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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Apartments & guest rooms

4. Owner of Property

name Arnie Hedman and Rita Hedman

street & number Box 511

city, town Heppner N/A vicinity of state Oregon 97836

5. Location of Legal Description

courthouse, registry of deeds, etc. Morrow County Recorder's Office

street & number Courthouse

city, town Heppner state Oregon 97836

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records State Historic Preservation Office

city, town Salem state Oregon 97310

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Heppner Hotel, a restrained example of the Mediterranean Style, was designed by Portland architect John V. Bennes and was constructed 1919-1920 by Lou Traver, a prominent Corvallis builder. The three-story structure, rectangular in plan, measures 62' x 126' at ground level. The second and third stories are "U"-shaped, with each upper story containing approximately 6600 square feet. The 48-room hotel was the only hotel in Heppner after floor and fire destroyed the town's earlier hostelries in 1903 and 1918.

The hotel is situated in the center of downtown, on a 62 x 132-foot lot at the southeast corner of Main and Willow Streets. The hotel is oriented with its longitudinal axis running west to east. Its principal facade fronts Main Street on the west. Its major frontage is on Willow Street.

John V. Bennes, II, was born in Peru, Illinois, August 23, 1867. He was one of five sons, all of whom were apprenticed to their architect father. His formal training took place in Chicago and in Prague, Illinois. His professional career began at the age of 20 and continued in Chicago for fifteen years. He came to Oregon in 1900 and practiced in Baker for five years in partnership with William Hendricks before moving to Portland in 1906. Bennes was an admirer of Frank Lloyd Wright, and the best examples of his residential designs are Prairie Style adaptations of the Italian Renaissance villa. One of the best known examples of his work in this vein is the A. H. Maegly House (1915) in Portland's Arlington Heights.

Bennes' obituary states that he was the first architect to design a reinforced concrete building in Portland. Bennes designed numerous buildings for the State Board of Higher Education between 1915 and 1935, including campus facilities at Oregon State College, Eastern Oregon State College, Southern Oregon State College, and Oregon State Normal School. Among his Portland projects were The Hotel Cornelius, The Liebes Building on Broadway and The Blumauer-Frank Drug Company Building in Portland. He moved to Los Angeles shortly before his death in 1943 and is buried at Hoopston, Illinois.

Corvallis contractor Lou Traver was awarded the construction contract for the Heppner Hotel. After locating in Corvallis in 1902, Traver was the leading contractor in the city. He built the Elks Temple in Heppner in 1919, and in November of that year moved down the block to start on the hotel. After completion of the Heppner Hotel in 1920, over the next five years Traver was responsible for over one and a half million dollars worth of construction in Corvallis. Various projects to his credit include the Pharmacy Building, Commerce Building and Science Building, all on the campus of Oregon Agricultural College (Oregon State University), as well as the Corvallis Elks Temple, numerous private residences and the Benton Hotel. The Corvallis directory lists his partner, Snook, as a mechanic.

Its prominent corner site at the center of town and its relative mass make the Heppner Hotel a visual focal point. It remains the largest and tallest commercial structure in the downtown core.

The hotel's exterior is intact with remarkably little storefront modification.

The structure of the building is strongly expressed on the two ground floor street

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received

date entered

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facades, which are divided into window bays separated by square columns terminated by rudimentary capitals supporting a simple structural entablature. The two street facades are stuccoed and painted. Each of the street front bays contains a six-light, wood-framed window divided horizontally into three top lights and vertically into a large central panel with narrower glass panels on either side. The outer transom lights in each bay are hopper sash.

The main entrance is centered in a narrow central bay in the west facade which is, in turn, flanked by two typical structural bays. The eight-bay north facade contains three bay sizes, with the three westerly bays being the narrowest, the fourth bay mid-sized, and the four easterly bays the largest. These unusual variations in bay spacing are further confused by the fenestration of the two floors above. The second and third floor rectangular fenestration is identical, but has no ordered relationship to the ground floor bays on the north facade. By contrast, fenestration of upper floors on the west facade is ordered symmetrically with the three ground floor bays below. The one exterior element that tends to overcome any incongruity is the strongly-defined simple entablature over the ground story structural bays. This horizontal banding creates a separate visual "foundation" upon which the two upper floors rest with a flush exterior surface interrupted only by the window penetrations. Upper story windows are one-over-one double-hung wood framed sash.

The two primary facades are capped by a decorative eave on outriggers which is clad with Mediterranean-style formed metal roofing tile. Above the projecting eave, a parapet wall terminates the exterior wall with a thin concrete cap. The parapet is panelled to reflect the order of upper story fenestration.

The 62 foot wide, west facing, Main Street facade contains the original hotel lobby entrance in the center of three structural bays divided by the flat columns. This central bay is sheltered by a projecting backward-sloping metal marquee supported by four heavy chains anchored into the structural entablature above. The entrance bay is articulated by its division into a recessed entrance flanked by windows on each side of the recess. The southernmost bay of the west face, containing the barber shop entrance, was outfitted with a retractable canvas awning which still remains.

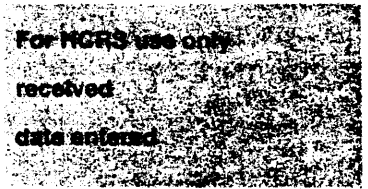
The south and east facades were never finished with stucco and reveal the structural hollow clay tile construction of the exterior and interior bearing walls which is typical from the concrete foundation to the parapet cap, being interrupted only by a board-formed reinforced concrete horizontal reinforcing band encircling the structure at the second and third floor levels.

The east facade fenestration, at all floors, reveals the concrete sills typical at all windows. Another incongruity exists on this facade in that low brick arches form the lintels over openings, whereas on the three other facades, horizontal concrete lintels were utilized, as is revealed on the south-facing exposed walls.

The roof is deep-set within the generally tall parapet and is roofed with built-up bituminous roofing and is well pitched toward two corner roof drains. Each drain area is equipped with a through-the-wall overflow scupper.

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The main floor interior spaces are organized around the structural order established by the two primary facades. A clay tile beaming wall runs east-west through the main floor, separating the southerly one-third of the structure which housed the barber-bath parlour and the hotel's kitchen facilities. Wood panelled heavy timber columns reflect the structural bay system in the balance of the main floor, supporting wood panelled heavy timber beams along each bay-column line. Wood floor-ceiling joists carry the second and third floors and the wood lath and plaster ceilings. Interior partitions are wood studded with lath and plaster finish.

The hotel's lobby floor is finished in two-toned terrazzo, with dark toned borders reflecting the beamed ceiling pattern, and a lighter-toned terrazzo in the field.

Other floors are diagonally sheathed with shiplap boards and topped with softwood tongue and groove finish flooring. Most of these floors were carpeted in the traffic areas and within the hotel rooms.

Three-fourths of the rooms have private baths. Each bathroom contains a gravity ventilation system.

The building contains a partial basement-boiler room where the original coal-fired boiler is still in use. Cast iron convection radiators continue to heat the building.

Later exterior modifications are minor and included the addition of exterior fire escapes on the east and west ends of the building, and storefront entrances constructed within five of the eight north facade bays.

Architecturally, the hotel is extremely plain with simple exterior detailing. The public spaces of the interior were more impressive spatially than because of their decoration. Bennes' work on designing the hotel and preparing construction drawings apparently was a hurried effort. Presumably, he was under pressure from the developer organization to complete plans and commence construction within a short period of two to three months. One can conclude that this was a result of the extreme shortage of housing in Heppner after the 1918 fires and the desire to commence construction prior to the settling in of winter weather.

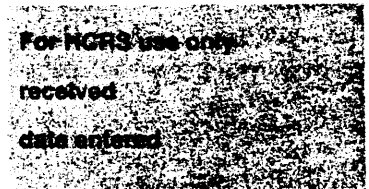
This presumed "rush" in Bennes' work may explain the apparent incongruities that exist in the exterior expression of structural bays and the fenestration above. There may not have been time to refine the design.

The hotel organizers demanded a structure that contained state-of-the-art fire-resistant design and construction. In response to this demand, Bennes' design included these elements:

- The major east-west interior clay tile bearing and firewall.
- Non-combustible structural clay tile exterior bearing walls.
- Tall parapet walls.

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- The basic heavy timber post and beam construction.
- Two stairways serving the upper floors, one near each end of the building, both accessible by corridors from any room.
- Fire doors separating the stairways from the hotel guest room corridors.
- Operable exterior windows to each hotel room.
- No openings in the south walls constructed adjacent to other structures.
- The southerly exterior walls (facing adjacent buildings) are set back from the adjacent structures where windows occur to hotel rooms.
- Wet standpipes and firehose racks exist on each of the guest room floors.
- All interior wall and ceiling finishes are plastered for fire resistance.
- The boiler room is separated from all other spaces in the basement, and the ceiling of the boiler room was heavily plastered.

The combination of these fire-resisting elements resulted in what was, perhaps, the most fire-safe hotel in Eastern Oregon at the time.

Bennes' interior detailing was primarily with wood trim and molding: simple, yet with attractive proportions. Most of the original panelling on columns, beams and wainscoting still remains, although most has been painted.

It is interesting to note the effects of the massive rebuilding effort that was underway in Heppner during construction of the hotel. The devastation of the 1918 fires left much of downtown in ruins and the need to quickly rebuild the commercial area created demands for skilled labor and materials that exceeded the available supply. Construction details within the hotel reveal some of the results:

- Tie wires were never removed from some of the board-formed concrete sills and structural floor bands.
- Mortar joints in the tile work were not finished.
- Joinery of the woodwork is not precise.
- Apparently, lumber from the local mills could not be given sufficient time to air dry and was installed somewhat green. Subsequent shrinkage has opened joints that otherwise would have been unnoticed.

Despite this seeming lack of attention to the subtleties of craftsmanship owing to the community's rush to rebuild the downtown area, the hotel was a grand accomplishment for Heppner, one that instilled pride and a tremendous community spirit as exemplified by reports of the Grand Opening in 1920.

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 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 checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1919-1920

Builder/Architect

Lou Traver - Contractor
John V. Bennes, Architect

Statement of Significance (in one paragraph)

The Heppner Hotel is a visual and functional focal point of Heppner, the Morrow County seat situated in Willow Creek canyon about 48 miles south of the Columbia River in north central Oregon. Construction commenced in 1919 and the hotel was opened for use in 1920 as the Hotel St. Patrick, after which it was promptly renamed for the town. The three-story building of hollow clay tile and concrete is stucco-faced and has frameless windows. That it is stylistically simple is due in some part to economies introduced as the project proceeded hurriedly. Its wrap-around, metal tile-covered pent eave, inset parapet panels and generally formal facade composition provide a restrained Mediterranean character. Its ground story structural bays contain mullioned bay windows for interior commercial space. The design was provided by Portland architect John V. Bennes, a noteworthy figure in Oregon architectural history whose more elaborate works in the Italian Renaissance and Mediterranean styles, including the Administration Building of Eastern Oregon State College in LaGrande and the A. H. Maegly House in Portland, have been entered into the National Register. A typical "fire-resistant" hotel building of the early automobile age, it is significant both as an early example of its genre in Oregon and as Heppner's penultimate hotel project. Heppner, a town of 1,500 population, is located on the historic trade route between Pendleton and The Dalles. Settled as early as the 1870s, Heppner was connected to the Columbia River by a rail spur from the Oregon Railway and Navigation Company line in 1888, and thereafter developed as a shipping center for surrounding farms and ranches. After 1913, the developing road system linked Heppner to the mainstream of automobile traffic across the Columbia High Plateau. As the town's earlier hostelries were destroyed in a flash flood of 1903 and by fire in 1918, reinstatement of a hotel in Heppner was of vital importance to the business community. The project was launched upon the merger of two competing locally-organized hotel companies. Upon completion of the project, as was typical of the substantial early modern hotels built in small cities and towns throughout the state in the 1920s, the Heppner Hotel became a hub of community social life and served as such well into the Post War Era. Only partially used in recent years, the hotel was acquired in 1975 by its present owners, who have embarked upon a full-scale rehabilitation. Virtually unchanged since its opening, it possesses integrity of location, design, setting, materials, workmanship, feeling, and association with leading figures in the business, professional and political affairs of Heppner and Morrow County for over forty years.

A review of the history of Heppner will show how the town developed into a trade route center and a stopover point for salesmen, ranchers, teamsters and sheepherders. Consequently, hostelries were vital to the economy of Heppner.

Heppner, the county seat of Morrow County, was named after Henry Heppner, a pioneer merchant. Born in Prussia of Jewish parents, he came as a young man to the gold fields of California, and entered the merchandise business. In the 1860s he drifted to Oregon and ran a pack string of mules from The Dalles to gold mining camps in Canyon City and beyond to Boise, Idaho. At its peak, his pack string of mules

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Heppner, Oregon

Quadrangle scale 1:24000

UMT References

A

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Zone Easting Northing

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Zone Easting Northing

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Verbal boundary description and justification The Heppner Hotel is located in Section 35, T. 2 S., R. 26 E., W. M. It occupies the west half of Tax Lot 11000, which is more particularly described as follows: The North 62 feet of Lot 10, Block 4 of the City of Heppner, Morrow County, Oregon, excepting the east 6 feet of Lot 10.

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

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

name/title Arnie Hedman and Ronnie Belsma with assistance of James Lynch, AIA

organization N/A date April 23, 1982

street & number Box 511 telephone (503) 676-9278 or 676-9432

city or town Heppner state Oregon 97836

12. State Historic Preservation Officer Certification

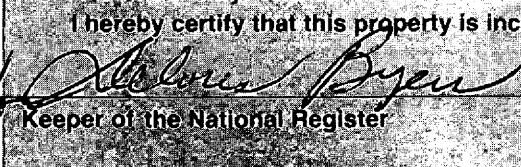
The evaluated significance of this property within the state is:

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.

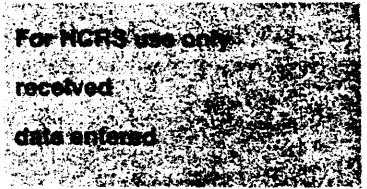
State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date September 27, 1982

<p>For HCRS use only I hereby certify that this property is included in the National Register</p> <p> Keeper of the National Register</p> <p>Attest: Chief of Registration</p>	<p>Entered in the National Register</p> <p>date <u>10/29/82</u></p> <p>date</p>
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numbered 150. The Cayuse Indians committed many depredations upon his pack train, stealing several mules at a time, until they finally took the last of the train. Before he died, Heppner received reimbursement from the United States Government for the train.

Henry Heppner was sufficiently impressed by the development potential of bottom land at the junction of Hinton and Willow Creeks that he formed a partnership with J.L. Morrow and started the first store there, which was the birth of the town of Heppner in 1872. In 1873, a mail and stage line was established between Pendleton and The Dalles, passing through Heppner. Stanburg was the first postmaster. Taylor Spencer built the second store. Dr. Shobe was the first doctor, and he built a drug store. Heppner and Morrow started a school. Mr. Leezer built a hardware store, and the first hotel was built by Van Shull, Frank Gable and Perry Oiler. In 1877, Wells, Fargo and Company established an express office at Heppner. Other businesses followed.

The area was still a part of Umatilla County when J.L. Morrow was elected to the state legislature. He succeeded in having a new county organized, and the legislature designated the county name "Morrow" in recognition of Morrow's hard work and popularity.

More hotels were needed. Mrs. E. Smith built a hotel and later sold it to H. Blackman, Henry Heppner's brother-in-law. In 1877, E. Minor went to the mountains and "hewed out the sills" of the City Hotel, and operated it with a livery and butcher shop. The all-wood City Hotel stood on the property now occupied by the group of buildings between the Masonic and Post Office buildings.

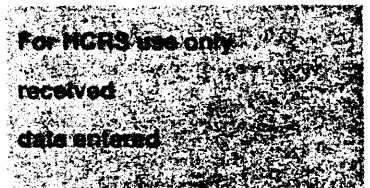
Heppner was incorporated in 1887. The Oregon Railway and Navigation Company built a railroad spur up Willow Creek from the Columbia River to Heppner in 1888, and Henry Heppner and John Morrow drove the last spike.

Although there were several small hotels in town, citizens felt they needed a more imposing hotel to uphold the dignity of the town. The train was bringing in an increased number of travelers. The Palace Hotel Company was incorporated on October 26, 1889 to accommodate these needs. The incorporators were Tom Quaid, J.W. Morrow, C.A. Rhea, Henry Blackman, and J.B. Natter. Two years later, in 1891, the building was completed at the cost of \$40,000 at the corner of May and Main Streets.

The High Victorian Italinat Palace Hotel was a three-story building of brick masonry construction with fifty guest rooms, handsomely furnished throughout and lighted by electricity. The office, dining room and cafe were located on the first floor. The dining room was light and airy and had a large seating capacity. The cafe was stocked with first class foreign and domestic wines, liquors, cigars and cigarettes. Will VanCadrow was the first manager. Phil Metschan, son of Phil Metschan, State Treasurer 1891-1899, managed it for a time later until he went to Portland to manage the Imperial Hotel.

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With the building of the Palace Hotel, the City Hotel was converted to a business rental.

The year 1901 shows H. Thompson as owner of Hotel Heppner Livery and Stage Line to Canyon City. By 1902 Heppner had two hotels, the Palace and Heppner House, and two lodging houses.

On June 14, 1903, a disaster befell Heppner as 247 lives were lost in a flash flood. The wood frame Heppner Hotel on Main and Church Streets, which had been purchased two months before by E. Ashbaugh, was destroyed.

When the flood struck, Mrs. E. Ashbaugh ran from the building carrying her child and one belonging to her sister. She tried to outrun the flood, but as the waters started to pull at her legs, she dropped one child and tried to save the other. Witnesses crowded on high ground were terrified as the frightened woman, in her confusion, dropped her child and held on to the other. But she soon was engulfed in the crest of the flood. All three drowned. 85

The Palace Hotel endured the flood because of its brick structure, but much of the town was destroyed.

Assistance for flood victims came from all over the nation, from lodges, from churches, from governments, large and small, and from individuals. It came in the form of money, in labor, in materials and in many other forms. No community could rise from the face of adversity as did Heppner.

By 1917, Heppner had become a business center, as well as a commercial center and distributing point. Roads radiating from Heppner went to Ella, Ione, Lexington to the northwest; to Heppner Junction, Arlington, and on to Portland to the West; to Echo to the northeast; to Pilot Rock and Pendleton to the east; and to Ritter and Monument to the southeast. The road system to the southeast connected Heppner to all of Eastern Oregon, and most immediately the John Day country.

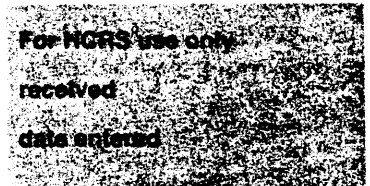
Heppner was the terminus of the railroad spur running from the Columbia up Willow Creek then operated by the Oregon-Washington Railroad and Navigation Company. In the region tributary to Heppner, immense quantities of wheat and alfalfa were grown, and large numbers of sheep, cattle, horses, and hogs were raised. The bulk of this stock was shipped to Heppner, and several large warehouses had been built to store and otherwise care for these shipments. A flour mill had been built to turn out first class flour. Lumber was hauled in from above Lena and Vinson, and also from Parkers Mill at Hardman.

Being the trade center and principal distributing point for such a large territory, Heppner had stores of the various mercantile lines with better equipment and larger stocks of goods than usually found in a cities of its size.

Polk's Umatilla and Morrow County Directory for 1917 listed only three individuals

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who had property valuations over \$100,000. All three men were from Morrow County, and all three were sheepmen. John Kilkenny, Heppner, had an appraisal value of \$147,774; M.S. Corrigan, Heppner, had an appraisal of \$111,093; and Ansom Wright, Hardman, was assessed on \$102,196. Ansom Wright State Park is named after this pioneer who donated his land to the county. It later became a state park.

Once again calamity struck Heppner. On May 27, 1918, a fire destroyed the Star Theatre, Molly Reid's rooming house, the library, City Hall, a skating rink, garage, a photography shop, and several residences and storage buildings. But what happened in May was nothing compared to what happened in July, 1918. A fire started in a barber shop and destroyed the best and most famous commercial building in town, the Palace Hotel. The fire destroyed 17 businesses and over 30 residential buildings. Other hostleries lost were the Star Lodging House, where 150 persons had boarded, and the old Mountain House Hotel.

Both fires left most of the business section in ashes, and no hotels or rooming houses remained. A tremendous individual and community effort rebuilt the business and residential section, in spite of a shortage of materials, skyrocketing prices, shortage of labor, an urgent haste to get back to normal after the First World War. With the Palace Hotel, where Phil Metschan and J.L. Morrow had presided, gone, Joe Wilkins, the owner was unable to find enough money to rebuild because of insufficient insurance coverage.

On August 1, 1918, an article in the Heppner paper about rebuilding the burnt over district said in part:

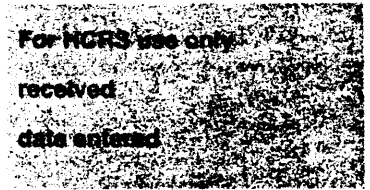
In the business district they will be required to conform to the ordinance requiring the erection of buildings of brick and concrete. At this time also these people are contending with increased costs in materials and labor, as well as the scarcity of labor because of the war. We desire to see the work of rebuilding start as soon as possible. A new hotel is the vital need of the town just now, and the proper kind of hotel accommodations will have to be secured. The proposition of a suitable hotel for this city is not going to be easy to solve and it is going to require a lot of capital to construct a modern building properly equipped. To bring this capital together is the problem now confronting us, and some work is being done along this line.⁴

H. Gates, of Heppner Light and Water Company, on November 21, 1918, offered to sell his water works to the City, and he would build a hotel. He listed several existing conditions in Heppner:

1. Heppner is without sufficient hotel accommodations. It must have quantity and quality to meet demands. It should have all conditions of capacity, quantity, safety from flood or fire and for the present or future demands of the public. It should be attractive to the traveling public as well as an advertisement for the City.

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2. Construction now, with the scarcity of labor and material and war prices for both, will increase the cost of the building at least 40% above normal or pre-war costs. Every dollar put into the building now, will, after the war, have a value of only sixty cents. Increased taxes, war demands, cost of building, financial conditions could not be worse, and it is for these reasons that none have come forward to even suggest a way to finance the undertaking of a hotel.⁵

On January 23, 1919, the Heppner Hotel Company was organized and filed articles of incorporation in the sum of \$60,000 for the purpose of putting the hotel proposition across. The incorporators of the new company were, W.P. Mahoney, Frank Gilliam, J. Thomson, W.O. Minor, and Phil Cohn. "The sum of \$30,000 is already pledged and there should be no difficulty in placing the balance of the stock."

Two weeks after Heppner Hotel Company had incorporated, on February 6, 1919, another hotel company, Heppner Improvement Company, was organized. J. Beymer, Jeff Jones, J. Vaughn, and W.G. McCarty were the incorporators. Its proposed new building would be three stories high and 132' x 70'. Mr. Beymer, who helped organize the company, said the money had been provided by the disposal of stock to some 50 different capitalists and businessmen.

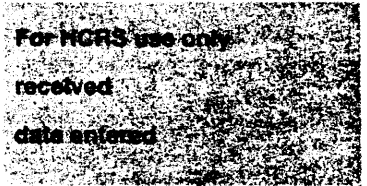
After nearly six weeks of argument, on March 20, 1919, the merger of the two hotel companies was completed and the forces would now be joined in the erection of one hotel. A deposit had been put up which closed the contract on the Fell property at the southeast corner of Main and Willow.

Six weeks later, on May 8, 1919, the work of removing the three buildings then occupied by the Star Theatre, Elkhorn Restaurant, and Lupers Millering store at the southeast corner of Main and Willow had commenced. At a meeting of the newly-formed Heppner Hotel Company, the following board of directors was elected: W. Mahoney, J. Beymer, J. Vaughn, Jack Hynd, and J. Wiglesworth. Immediately following the stockholders meeting, the board of directors met and elected J. Vaughn as president, R. Wiglesworth as vice president, and C. Sweek as secretary-treasurer.

On June 19, 1919, plans for an \$80,000 hotel were approved. The plans, tentative in nature, were accepted by the Heppner Hotel Association. John V. Bennes, the architect, outlined the tentative plans that show a modern first-class hotel of pressed white brick, 61 x 126 feet. "There will be an ample lobby on the first floor 37 x 38 feet and just off the lobby and to the rear will be the dining room, 38 x 53 feet. Every part of the hotel will be spacious, affording every convenience of a modern hotel. One of the features will be a neatly fitted up parlor for the exclusive use of women just off the lobby. Every room in the new hostelry, and there will be in the neighborhood of fifty, will be an outside room and plans now call for thirty rooms with bath."

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By July 17, 1919, John V. Bennes had drawn up plans for the new hotel building and arrived in Heppner to confer with both the Elks and Hotel building committees. Bennes brought with him a number of bids from various contracting firms. On July 24, 1919, the complete plans were accepted by the Heppner Hotel Association. Bennes conferred with the stockholders. About \$34,000 of the stock had been subscribed. The total cost of the hotel, without furnishings, was estimated at \$70,000. An additional \$30,000 was estimated for furnishings for a total cost of \$100,000. The new building would contain 48 rooms. The structure would be hollow tile with an exterior finish of stucco. In order to reduce the cost of the building, the stockholders decided to use hollow tile instead of white brick, and instead of a full basement, to use only such basement space was absolutely needed. It was hoped that work would be underway by August.

On November 6, 1919, at a meeting of the directors of the Heppner Hotel Company, the construction contract was let to the Corvallis firm of Traver and Snook which was putting up the Heppner Elks Building at the time.

Construction of Heppner's new three-story hotel was commenced on November 10, 1919, when a crew of men began excavating for the basement.

To further reduce the costs of the new building, only the two street facades would be finished in stucco. Original plans called for the exterior stucco on all four sides. A steam heating plant would be installed in the basement. On January 1, 1920, work on the foundation was progressing since open weather set in again. On April 20, 1920, Mr. Thomson replaced R. Wiglesworth on the board of directors. A committee was appointed to place the remaining \$8,000 worth of stock to 20 stockholders who pledged the same.

Contractor Traver announced the hotel would be completed about July 1, 1920. Because of delays caused by the Elks Temple being constructed at the same time by the same architect and contractor and material and labor shortages, the July 1st deadline extended into December.

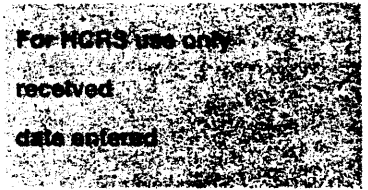
Beginning on the sixteenth of December, 1920, the Hotel St. Patrick, Heppner's new hostelry under the ownership of Pat Foley of The Dalles as lessee and James Hart as local manager, opened its doors to the public.

Soft plush carpet adorn the floors, and beautiful quarter-sawed oak and walnut furniture enhance the general appearance and add to the convenience and comfort of guests.

We doubt if there is a more completely equipped or better furnished hotel in Eastern Oregon than this new hotel in Heppner which was built through the public subscription of Heppner citizens. The building itself is of substantial construction and was built at a time when material was at the peak of high cost. But in spite of all adverse circumstances, the hotel will open its doors to the public free from heavy incumbrances and petty liens. 19

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Manager Foley remarked "The hotel should be made more or less the community center of the City. Make it a place for your committee meetings, club gatherings, and get-together affairs."

Mr. Foley expected to hold the grand opening with a banquet on the evening of December 31, at which time a delegation of visiting hotel men from Portland and other northwest towns would be present. H.W. Hicks, traveling passenger agent of the Union Pacific Railroad, with offices in the Wells Fargo Building in Portland, came to Heppner to arrange the special passenger trains that would be coming to Heppner for the dedication of the newly completed Elks Temple and the opening of the hotel.

An advertisement in the Heppner Gazette reported the formal opening of Hotel St. Patrick would be held on Friday, December 31, 1920, with a dinner served from 5:00 P.M. to 10:30 P.M. at \$1.50 per plate.

On December 5, 1922, Manager Fisher sprang a surprise on his patrons when he placed on the writing table in the lobby a supply of new stationery bearing the heading "Hotel Heppner" in place of the former name of "Hotel St. Patrick."

The name of the hotel had been a bone of contention ever since the new hotel was opened by Pat Foley. The local company which raised money for the project was incorporated under the name Heppner Hotel Company, and when Mr. Foley leased the building and opened it under the name "Hotel St. Patrick" much criticism and unfavorable comment resulted. Later Mr. Foley dropped the "St.", and called the house Hotel Patrick, but Heppner people and patrons alike felt the hotel should bear the name of the town, and Foley's concession to their wishes was appreciated.

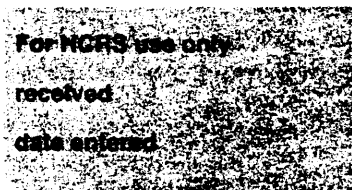
The role of the Heppner Hotel in the social, business and political life of the community was significant. The hotel served as a meeting place for Heppner organizations as late as 1972, when the last restaurant to operate in the building was closed.

The Civic Brotherhood Club, with its 85 members, met monthly in the spacious dining room. The Commercial Club (forerunner of the Chamber of Commerce) met weekly at the banquet room. The American Legion and the American Legion Auxiliary met regularly at the hotel. The Patron-Teacher Association (now named Parent-Teacher Association) held banquet meetings with as many as three hundred people in attendance.

On March 25, 1926, the Pomona Grange was organized with 65 charter members. Among speakers for the organization meeting, held at the Heppner Hotel, was the Honorable Walter M. Pierce, Governor of Oregon. Also present were Mr. Shumway, Republican candidate for U.S. Senator, Mr. Tooze, candidate for State School Superintendent.

Again, on December 16, 1926, Governor Pierce, Secretary of State Kozer, C. Abrams, Secretary of the State Board of Control, and Dr. Bellinger of the State Tuberculosis

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Hospital, all arrived at Heppner in a big snowstorm and stayed at Heppner Hotel. The delegation was looking Heppner over as a possible site for the location of a state tuberculosis hospital. No opinions were given at that time.

Political hopefuls and incumbents of both parties used the hotel and dining room facilities. Heppner's local son, State Highway Commissioner, William B. Barratt, Senator J. Patterson and the Honorable B. Dennis, were guests on November 22, 1921. On September 5, 1922, W. Tooze, Chairman of the Republican State Central Committee, and Secretary Ingalls were entertained at a dinner with 205 present.

Alumni and students of the Oregon State Normal School held banquets at the Hotel. A Rainbow Banquet was held annually for the High School graduating class and faculty members by members of the Junior Class. The annual Morrow County Fair and also the annual Rodeobrought an influx of patrons to stay at the Heppner Hotel until the hotel's closure in 1975.

Commercial activity in the hotel became increasingly important as the hotel competed with motels and recreational vehicles.

When the hotel opened in 1920, R. Whiteis located his real estate and fire insurance office in the building. Later, a barber shop moved in. In 1927, the Farmers and Stockgrowers National Bank moved into the main lobby. In September, 1928, Stone's Chain Grocery moved in. W. F. Turner, local realtor had moved in previously, as had Well's Barber Shop. Through the years, offices on the ground floor included: P.W. Mahoney, law office; State Farm Labor Office; Harry Nelson, accountant; Scotty's Ice Cream Store; McMarr Dry Goods Store; Dr. Clark Optical Company; Mary's Flower Shop; a dress shop; and a beauty salon. The last restaurant in the hotel was closed in 1972. This is the only authenticated list of commercial tenants.

At present, the main floor houses a barber shop, tavern storeroom, optometrist, television cable office, a fabric, furniture, and floor covering store, and a three-room apartment. The second story has two apartments, and ten permanent roomers. The third floor is vacant.

Rehabilitation plans call for preservation of the historic character of the building while at the same time returning the hotel to the full utility once again.

Successive ownerships of the Heppner Hotel property are recorded in the Morrow County Courthouse. Lot 1, Block 4, an undeveloped parcel east of the hotel was added to the property in 1955, and is used for parking. It is not included in the nominated area.

April 25, 1919, Ada Ayers sold to Ida Fell, North 62 feet on Main Street and 132 feet on Willow.⁷¹

May 20, 1919, Ida Fell sold to Heppner Hotel Company.⁷⁰

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- August 1, 1924, W.E. Bell to Pat Foley
North 62 feet of Lot 10 in Block 4. ⁷²
- Apr. 25, 1936, Mercedes Foley sold to Dalles Hotel Company. ⁷³
- Oct. 25, 1937, Dalles Hotel Company sold to D.M. Ward. ⁷⁴
- Dec. 15, 1945, D.M. Ward sold to Joseph Kaffesieder. ⁷⁵
- Mar. 24, 1950, Joseph Kaffesieder sold one third interest to Henry Brausten
and Mary; one-third interest to Maxmillian Kaffesieder and
Belva. ⁷⁶
- Feb. 11, 1955 Henry Brausten and Mary sold one-third interest to Joseph
Kaffeseider and Dora, North 62 feet, Lot 10, Block 4 and
Lot 1, Block 4. ⁷⁷
- July 16, 1956 Joseph Kaffesieder and Dora and Maxmillian Kaffesieder and
Belva sold to Jack Van Den Biesen and Esther. ⁷⁸
- Feb. 27, 1957, Jack Van Den Biesen and Esther sold to Alfred Mattoon and
Berniece.
- Dec. 1, 1959, Alfred Mattoon and Berniece sold to Darrell Schei and Judith. ⁷⁹
- Apr. 4, 1961 Darrell Schei and Judith sold to Everett Struckmier and Bernice. ⁸⁰
- Apr. 11, 1964, Esther Van Den Biesen sold to George Gordon and Alice. ⁸¹
- Oct. 17, 1975, Esther Van Den Biesen sold to Arnie Hedman and Rita.

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A BIOGRAPHICAL SKETCH OF THE LEADING CITIZENS THAT
ORGANIZED AND SERVED ON THE HOTEL CORPORATION

JAMES WILLIAM BEYMER

James William Beymer was born at Conshockton, Ohio, August 11, 1875. He died at Long Creek, Oregon, June 11, 1934 at the age of 58. He left Ohio when he was six years old and the family homesteaded in Morrow County in the Eight Mile District. He became one of the most successful raisers of cattle and sheep in this section. In 1922, he purchased a family home in Hep- pner and was identified with the Farmers and Stockgrowers National Bank as director, president and manager until he died. He was always a business leader in the community in which he resided and in the words of another who knew him well, "He was one of the best men in the county to work for." When his bank was forced to close its "doors", he started anew over on the John Day River and had extensive land holdings for his live- stock business. "Bill Beymer was one of the kind of men that make the world go around" was a tribute paid him by one of his neighbors.

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PHILL COHN

Phill Cohn was born in Shasta, California, November 13, 1861, and died in Portland on June 14, 1928. He married Henrietta Goldstone on May 4, 1892, they had three children, Harold A., Henry P., and Elinor.

He came to Heppner in 1877 and worked for his uncles, Henry Heppner and Blackman for 45 years in merchandising and warehousing. He was a prominent business man, very successful and amassed a neat fortune. He was a good citizen of the community, interested in the upbuilding of Heppner as the best little community on the map, and helped many of our citizens with timely financial help in getting on their feet.

He was an outstanding figure in the business affairs of this community and participated in the social life, as well.

He was a charter member of Heppner Lodge 358; B.P.O.E. Elks; and The Doric Lodge No.20, Knights of Pythias.

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FRANK GILLIAM

Frank Gilliam was born in Clackamas County, on November 29, 1854. His family moved to Multnomah County in 1862, where Frank received his education. He came to Morrow County in 1870 and located on Rhea Creek in Spring Hollow and here engaged in livestock raising until 1887, when he moved to Heppner to engage in the hardware and implement business.

A partner, Coffee, was taken in, and he in turn disposed of his interests to T. Bisbee and the firm became Gilliam and Bisbee, with L. Bisbee succeeding to the partnership following the death of his father.

This business went through the 1903 flood and the 1918 fire; and overcame these obstacles to become one of the leading hardware firms in Eastern Oregon. This firm occupied an attractive two story structure built in 1919, a testimonial that arose from the ashes of 1918.

Frank was prominent in the development of this county. He has the distinction of having been Morrow County's first county commissioner. He was appointed to that office by former Governor Moody. He was County Treasurer, three times. He served on the City Council for 20 years, mayor of Heppner several times, including the time of the Heppner Flood and was head of the relief committee during rehabilitation following that disaster. He was a director of the 1st National Bank, and served on the executive committee of The State Hardware Dealers Association.

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In fraternal affairs, he was a very active member of the Masons and a Shriner, a charter member of Heppner Lodge 358, B.P.O.E., and held membership in the Woodmen of The World.

The marriage of Frank to Effie Wright occurred in 1882 and they had five children; Ona V., Leonard L., Clinton C., Edwin E., and Hazel, now Mrs. Charles Vaughn.

He died after a short illness at the age of 78, on April 3, 1933.

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JACK HYND, SR.

Jack Hynd, Sr. was born at Durham, England, where his parents farmed at Butterby Flats. He moved with his family from England to Arthur, Ontario, Canada, when he was a boy and moved to Heppner in 1898. He returned to Canada in 1901 and married Susan Shaw. They had five children; Jack Jr., Annie, Violet, Charles, and Herbert.

Jack Hynd and James G. Thomson followed their brothers, Will Hynd and Charles Thomson from Canada in the late 1800's to Morrow County, where they herded sheep for 50¢ a day. Jack, Charles, David and Will formed a corporation in 1902 with 6500 acres at Sand Hollow, and added 2500 more acres at Ukiah in 1907. Next was the Willow Creek Ranch or headquarters, "The Butterby Flats" Home Ranch that grew to 27,000 acres. Last was the Freezeout Ranch and 750 acres at Granite in Grant County. This ranch grew to 37,000 acres and had 10,000 sheep.

Jack and his brothers were very large stockman at Cecil, Oregon and became involved with C.A. Minor in the Minor and Hugh Warehouse in Heppner. He was a director of the 1st National Bank prior to its closing. Jack moved to Pendleton in 1946 and died at the age of 98 on May 7, 1971.

Mr. Hynd was a member of the Episcopal Church, Masonic Lodge, Masons and Eastern Star.

Note: The present Hynd Brothers operation is one of the oldest corporations, if not the oldest in the state of Oregon and perhaps in the entire Pacific Northwest.

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THOMAS J. JONES

Thomas J. Jones was born 12 miles southeast of Oregon City, May 11, 1867, and died August 4, 1941, in Heppner. He married Emma Kirk, September 12, 1888, they had three children, Glenn, Alva, and Ina.

He came to Morrow County at 16 years of age and first worked for Crockett Kirk. He later farmed on Rhea Creek and maintained a home in Heppner. Mr. Jones built a number of houses in the community, as well as helping to build the old original school house on the hill. After retirement from the farm, Mr. Jones built the large brick apartment house on the corner of Gale and Baltimore Streets.

In 1938, Mr. Jones retired from an active civic career after serving sixteen years as councilman and mayor, the last three in the latter capacity. He also served as president and director of The Hardman National Farm Loan Association. "He gave generously of his time and talents in working out many projects accomplished for city betterment in that time, including development of the present city water system." He held the record for the longest continuous service to the city of any public official.

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WILLIAM PATRICK MAHONEY

William Patrick Mahoney was born February 1, 1870 at Manitowoc, Wisconsin, and died at Heppner, April 26, 1936 at the age of 66. His family moved to South Dakota where he was auditor of Coddington County. While holding that position he married Harriet Kimbail. They had five children; Vera, Doris, Kathleen, Patricia and Patrick W.

Later he engaged in farming until 1905, when he moved to Bonners Ferry, Idaho, where he helped organize the First State Bank. In 1917 he moved to Heppner.

Mr. Mahoney assumed active management of the First National Bank of Heppner while being named vice-president. He held that position until the time the bank closed in 1933. Since that time he had engaged in stock raising. He was at one time president of The Oregon Woolgrowers Association.

Mr. Mahoney was an ardent booster for the county's development. He served for many years as trustee for the bondholders of the Elks Building, for the construction of which he worked hard.

Before the devastating depression which ended the career of the First National Bank, that institution was considered one of the solid financial institutions of the state.

Mr. Mahoney, along with other officers worked day and night to prevent the inevitable. The strain of the circumstances which caused the bank to close no doubt affected his health and contributed to his early demise.

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W.G. McCARTY

W.G. McCarty was born on August 14, 1856 at Buena Vista, Polk County, Oregon. He went to California growing to manhood there. In 1882 he married Luella Turner and they had four children; three girls and one boy.

He returned to Oregon in 1883 and settled in Sand Hollow where he raised grain and livestock.

In 1905 the family moved to Heppner. He entered into civic affairs of the town and served as mayor and councilman.

He died in Portland at the age of 87 on September 3, 1943.

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WILLIAM O. MINOR

William O. Minor was born near Cedar Rapids, Iowa, August 7, 1859 and died in Portland, Oregon as the result of an accidental discharge of a deer rifle in a hunting camp south of Heppner on October 17, 1922 at the age of 63. He was married to Mehalia.

He crossed the plains in a wagon train of forty families and settled in Marion County until 1871. His family came to Rhea Creek, they lived there five years, and then moved to Heppner.

He built up a tobacco and confectionary store and developed a general merchandising store of Minor and Company.

His greatest pride was his Mountain Valley Stock Farm where his thoroughbred Shorthorn Cattle gained national fame and even spread into Canada. His Champion Cow of America "Sally Girl" in 1899 and Champion Calf "Sassy Frantic" in 1900 and Champion Bull "Royal Hero" brought Minor fames as a pioneer in cattle breeding.

William owned 1/4 interest in Penland Livestock and Land Company consisting of 28,000 acres, 21,000 sheep, some horses and cattle.

He owned 1/3 interest in Heppner Flour Mill and was president of the company. William and Frank Gilliam forned the first tele- phone company known as Blue Mountain Company and built the first line from Heppner to Baker.

Writing of Mr. Minor, it is said he had a brillian career-right here in Morrow Xounty. He has wrought with his own hand and brain an unforgettable niche.

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JUDGE CALVIN SWECK

Judge Calvin Sweck was born at Hamilton, in Grant County, Oregon on March 3, 1886. He attended Oregon State College, three years at the University of Oregon and graduated from The University of Michigan Law School in 1913.

He practiced law in Heppner from 1915 to 1931 and moved to Pendleton, where he was appointed circuit judge and served for sixteen years in that capacity. Judge Sweck married Pearl Hawthorne at Eugene on June 27, 1914, they had two children; Jack and Marie.

Jack died May 19, 1947 at the age of 61. He had been ill with cancer and recovery was hopeless. Death came as a consequence of a self-inflicted revolver wound.

In Heppner, he was a leader in civic work and served on the school board. He was president of the Commercial Club (now the Chamber of Commerce).

He was a Mason, B.P.O.E. and a member of other fraternal organizations. He was a member of the Episcopal Church and former chancellor of The Eastern Oregon Diocese.

He was admired for his industry, character and sound judgment.

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JAMES G. THOMSON, SR.

James G. Thomson, Sr. was born in Arthur, Ontario, Canada on June 5, 1872 and died in Heppner, June 19, 1950. He married Agnes Mary Curtis in 1907, they had six children; James, Louise, Roderick, Winifred, Mary and Curtis.

At the age of 25 he came to Heppner accompanying Jack Hynd. The two young men followed their brothers, Will Hynd and Charles Thomson, who came to Heppner when it was then flourishing with sheep and the cattle capital in 1894. Mr. Thomson took a job as a ranch hand with Mr. Ewing and followed this pursuit for several years before entering the dry goods business in Heppner. He then joined Ewing in the merchandise store in Heppner. Later his brother, Charles, purchased the interest of Mr. Ewing and the store became Thomson Brothers. A second brother, George, joined the firm and with the passing of the brothers, Mr. Thomson absorbed their interests and carried on until ill health forced him to retire.

Mr. Thomson was a long time member of Doric Lodge No. 20, Knights of Pythias and very active in fraternal affairs.

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JOHN F. VAUGHN

John F. Vaughn was born June 18, 1883 in the Eight Mile Section, south of Heppner. He engaged in the raising of wheat and the family bought Garrigues and Son Implement and Feed Store in 1907. As time went on they branched into the automobile business and were very successful.

His first wife was Katherine Hustin and after a divorce, he married Muriel Cason.

John was active in community affairs and served on the city council. He served as the secretary-treasurer of the Morrow County Creamery Company.

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R.F. WIGLESWORTH

R.F. Wiglesworth was born on June 15, 1866 in Missouri. He married Mary Howard on June 17, 1906 at Union, Oregon. He died July 21, 1955.

The couple had two children; William and Victor. He was a very successful sheepman around Little Butter Creek, but lost most of his holdings in the early 1920's.

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- ¹Corvallis Gazette Times, June 3, 1925
- ²Heppner Times, February, 1901
- ³Heppner Gazette Times, July 11, 1918
- ⁴Heppner Gazette Times, August 1, 1918
- ⁵Heppner Gazette Times, November 21, 1918, p.1
- ⁶Heppner Gazette Times, January 23, 1919, p.1
- ⁷Heppner Gazette Times, February 6, 1919, p.1
- ⁸Heppner Gazette Times, March 20, 1919, p.1
- ⁹Heppner Gazette Times, May 8, 1919, p.1
- ¹⁰Heppner Gazette Times, June 19, 1919, p.1
- ¹¹Heppner Gazette Times, July 17, 1919, p.1
- ¹²Heppner Gazette Times, July 24, 1919, p.1
- ¹³Heppner Gazette Times, August 28, 1919, p.1
- ¹⁴Heppner Gazette Times, November 6, 1919, p.1
- ¹⁵Heppner Gazette Times, November 13, 1919, p.1
- ¹⁶Heppner Gazette Times, December 18, 1919, p.1
- ¹⁷Heppner Gazette Times, January 1, 1920, p.1
- ¹⁸Heppner Gazette Times, April 20, 1920, p.1
- ¹⁹Heppner Gazette Times, December 16, 1920, p.1
- ²⁰Heppner Gazette Times, December 23, 1920, p.1
- ²¹Heppner Gazette Times, December 30, 1920, p.1
- ²²Heppner Gazette Times, February 17, 1921, p.1
- ²³Heppner Gazette Times, March 24, 1921,
- ²⁴Heppner Gazette Times, May 3, 1921,
- ²⁵Heppner Gazette Times, June 16, 1921,
- ²⁶Heppner Gazette Times, June 21, 1921,
- ²⁷Heppner Gazette Times, April 25, 1922,
- ²⁸Heppner Gazette Times, September 5, 1922, p.1

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- 29 Heppner Gazette Times, September 5, 1922, p.1
- 30 Heppner Gazette Times, October 10, 1922, p.1
- 31 Heppner Gazette Times, December 5, 1922, p.1
- 32 Heppner Gazette Times, December 26, 1922, p.1
- 33 Heppner Gazette Times, January 2, 1923, p.1
- 34 Heppner Gazette Times, March 13, 1923, p.1
- 35 Heppner Gazette Times, January 29, 1924
- 36 Heppner Gazette Times, May 1, 1924, p.1
- 37 Heppner Gazette Times, May 5, 1924
- 38 Heppner Gazette Times, June 19, 1924
- 39 Heppner Gazette Times, January 29, 1925
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son of Jeff Jones, one of the incorporators of the Heppner Hotel.