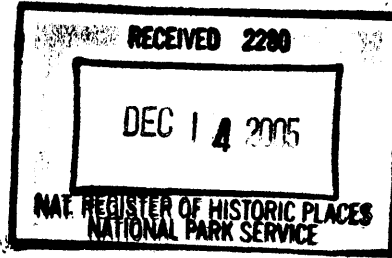


1554

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instruction in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classifications, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Heilbronner Block

other names/site number Knights of Pythias Building

2. Location

street & number 100-118 Third Street not for publication

city or town Hood River vicinity

state Oregon code OR county Hood River code 027 zip code 97031

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally.

James Hamrick

13 Dec 2005

Signature of certifying official/Title - Deputy SHPO

Date

Oregon State Historic Preservation Office

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
Action

entered in the National Register
 See continuation sheet.

 determined eligible for the National Register
 See continuation sheet.

 determined not eligible for the National Register

 removed from the National Register

 other (explain):

Edson H. Beall
Signature of the Keeper

Date of

1-26-06

Heilbronner Block
Name of Property

Hood River County, Oregon
County and State

5. Classification

Ownership of Property
(check as many as apply)

Category of Property
(check only one box)

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

- private
- public - local
- public - state
- public - Federal

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Name of related multiple property listing
(enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(enter categories from instructions)

Current Functions
(Enter categories from instructions)

COMMERCE: Specialty Store
SOCIAL: Civic

COMMERCE: Specialty Store
Business

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY
AMERICAN MOVEMENTS: Chicago

foundation: STONE: Basalt
 walls: BRICK
METAL: Steel
 roof: SYNTHETICS: Rubber
 Other: STUCCO

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

See continuation sheets.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

SUMMARY

The Heilbronner Block, completed in 1910, was designed by architect Robert R. Bartlett. The building measures 50' x 100' and encompasses a full tax lot. A three-story structure, the building has steel frame construction on the first story and brick construction on the upper levels. The retail storefronts face east along Third Street and have recessed entrances, large storefront windows, and expansive arched transoms. The mezzanine is divided into offices and the upper floors are large open rooms; the top floor was used as the Knights of Pythias Hall. In good condition, the building is currently being rehabilitated and restored.

SETTING

Located on the southwest corner of Third and Cascade streets, the Heilbronner Block is on a prominent corner in downtown Hood River. The primary retail spaces front Third Street, and are opposite another commercial building and the new arts center, the Columbia Center for the Arts. The historic First National Bank Building of Hood River is south of the Heilbronner Block; the two buildings share a party wall. Constructed on a sloped lot, the building is flush with the public right-of-way on the east and north. Metal delivery doors that access the basement are under the northeast corner retail space. A small one-story office building is immediately west of the Heilbronner Block and the Elks Club is directly across Cascade Street to the north. Impressive views of the Columbia River are seen from the upper stories of the Heilbronner Block.

EXTERIOR DESCRIPTION

Measuring 50' (east-west) x 100' (north-south), the three-story Heilbronner Block is constructed on a steel frame, and has a mezzanine level on the north half of the building. The slightly sloped roof (slopes down east to west for drainage) is covered with rolled composition roofing. Older HVAC units and vents, and two original skylights are on the roof. A chimney extends about 2' above the brick parapet along the west façade.

The main facades are separated into three distinct divisions; the base, shaft, and capital. These divisions are the hallmark of the Chicago school style. The stucco finished top section is decorated with a crenellated parapet, and paired vertical brick pilasters raised slightly above the stucco surface. These narrow pilasters align with the lower story columns defining the bays. A band of brick with recessed corbelled panels below extends around the east and north facades at the base of the top section of the building.

The shaft of the building is made up of the two upper brick stories. The north and east façades are divided into bays separated by raised brick columns capped with plain stone capitals. The tripartite windows between the bays measure 7' high by 8' wide, and fill the area between the bays. In the late 1960's all but one of the original windows were removed and the openings were filled with T-1-11 plywood siding and 2' x 4' aluminum sliding windows. These windows were removed during the 1999-2004 rehabilitation and the original tripartite window configuration restored using the one remaining window as the prototype. A wide brick spandrel separates the two upper stories. The brick walls are 14" thick.

The less visible west façade is entirely made of red brick instead of the more decorative tan brick of the north and east facades. A 50' area with a series of segmental arched windows are in a 5' recessed niche midway on the west façade, designed to allow light into the interior. The south wall, a party wall, is shared with the First National Bank of Hood River building.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

The base of the building (first floor and mezzanine level) on the east and north facades is constructed with a steel-frame structural system. Steel columns and beams support the upper stories. The east façade is divided into four major bays, and the north façade is divided into three bays. The steel columns between the bays and the riveted steel header support the upper stories. The wooden arched transom windows that span the bays have recently been restored.

There are four main bays on the east façade at street level with five retail spaces. The northern most storefront was modified considerably during earlier remodels. These changes included installation of glass block around the windows and Roman brick around the storefront bulkhead and spandrel. This storefront has doors that lead into two different shops. The northern storefront is recessed and has two wooden framed doors (Retail Space #4). Another wooden frame door on this northern bay leads into a narrow retail space.

The retail storefront to the south has a recessed central entrance with a Roman brick and vertical wood panel bulkheads (not original), large display windows, exposed arched transoms, and wood framed glass doors (Retail Space #3). The area below the transom is covered with vertical boards (not original). The southern two storefronts (Retail spaces #1 & 2) are similar and have arched transom windows, large storefront windows, vertical board bulkheads (not original), and recessed entrances with wood trimmed glass panel doors. A door that once led to the second and third floors is on the south end of the east façade next to the southern-most storefront.

The three storefront windows between the bays on the north façade have block around the windows and Roman brick bulkheads. The tall arched transom windows expose the mezzanine level. A door to the second story and mezzanine level is on the west side of the north façade.

INTERIOR DESCRIPTION

Retail Spaces on the Street Level Story

The Third Street facade originally had four retail spaces facing east. On the east facade there is a recessed doorway that was the original entrance to the second and third levels. This has been converted into an office that measures 6' wide x 48' long. The space has oak floors, and exposed brick on the south wall that rests on a 16" rock foundation wall.

Retail Space #1: The first retail space at the south end of the east façade has a recessed wood door, which was restored during the 1999-2004 rehabilitation. The room has exposed brick wall on the west side, fir floors, and two original metal frame multi-pane windows open into the window well on the west facade. The storefront windows and transoms are original with the exception of a few replaced window panes. The drop ceiling was removed exposing the twelve-foot high ceiling. The restroom and entrance doors' moldings and casements have been salvaged from material found in the attic. A new ADA-accessible restroom with a CVG fir door has been added to the back of the room.

Retail Space #2: The second retail space to the north has a floor 2' below the first retail space, and an original arched transom window. This room has fir floors, a 14' high ceiling, and two original metal windows on the west wall. The bathroom was ADA modified but the original door was retained. There is also an original metal tilt out window in the bathroom. There is a fir staircase that leads to a landing that enters a small office space to the west behind the mezzanine office space. The fir staircase components and newel posts were found in the attic and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

refurbished and used to construct the stairway. The original large wooden entrance door was found in the basement and restored to its original location, the original street numbers are were still intact.

Retail Space #3: The third retail space to the north has an 8' ceiling because of the mezzanine level. Early photos show that this storefront was originally the realty office for the original owner, J. H. Heilbronner. The room has the original fir floors. A trap door that accessed the basement is intact in the floor near the north wall. The trap door has been nailed shut for safety reasons. An original vault is in the northwest corner. The rear of the space has been modified for use a commercial kitchen. A bathroom with the original door and a metal window intact, is on the west wall.

Retail Space #4: The last retail space, the northernmost space, occupies the north 35' of the building. This corner retail space was remodeled in the 1940 or 1950s, and the main entrance was removed and two entrances added. During the 1999-2004 rehabilitation, the partition walls were removed, including several passageways, making one larger retail space. There is a restroom and a stairway to the basement on the west wall. In the southwest corner there is another vault with a steel door, which has the original decorative painting on it. Both vaults in the building have an additional set of locking doors inside of the outer steel door. There are two exposed timber beams in the center of the store. The original fir floor has been restored.

Mezzanine Level

The mezzanine level covered the north half of the building. There are two mezzanine levels above the north two retail shops. The door on the west end of the north façade leads up to the mezzanine. At the top of the stairs there is a short hallway that accesses a private bathroom and office spaces. The offices have floor to ceiling windows on the north and east walls. The floor and stairs are carpeted, and the ceiling has a 4' x 4' square design. The other portion of the mezzanine has two access points, one stair on the east side and the original stair in the northwest corner. Both stairs are connected to a hallway, which accesses a restroom and three office suites. A staircase and baluster, found in the attic, were used to construct the new stairway.

Exposed steel columns and a riveted header steel beam, which supports the brick building above, frame the windows in the outer offices. All of the windows were rebuilt during the 1999-2004 rehabilitation to match the historic photos. The third office in the northwest corner has two arched wood windows and four single windows. These were also restored. There are two exposed steel columns and a riveted steel header. The original heavy timber beams are exposed.

Second Floor

The second floor interior is 48' east-west x 98' south-north. A stud wall extends east to west 13' north of the south building wall. This area was originally a stairway that extended down to the sidewalk on Third Street. This stair was removed during the 1999-2004 rehabilitation because of code reasons. Five remaining partition walls are on the west wall near the east where a hallway previously stood. The hallway and all other partition walls were removed when the previous owner remodeled the space for single occupancy sometime in the 1970's. There are eight original double-hung steel frame windows on the west wall. The east and north walls have large 8' wide x 7' high windows. These windows look out onto the Columbia River. There is the original stair in the northwest corner that leads to the mezzanine level and then down to the sidewalk on Cascade Street.

Third Floor

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

The third floor interior is 48' x 98'. There is a stud wall extending east to west inset 14' from the south wall. The majority of the second floor is made up of an open room with rock maple floor, which originally used for a dance hall. There are three steel-frame windows on the west wall. The east and north walls are made up of bands of windows.

Basements

There are two basements on the north half of the building. These basements have sidewalk accessibility through double opening sidewalk doors. The basement to the south has electrical meters for the lower retail level and two tenant hot water heaters. The north basement floor is two feet lower and is nearly double the size.

Attic

The attic has seven trusses extending east to west that are eight feet high on the east and six feet high on the west. The trusses clear span extends across the building's 50' width. There are two original skylights, and small 18" x 32" roof hatch in the southwest corner.

ALTERATION: 1950S TO 1970S

The major alterations occurred in the 1950s to the 1970s. The storefronts on the street level were modified during this period by the addition of glass block and Roman brick, boarding over the transoms, and changing the bulkheads. The most extensive alterations were completed in the 1970s when the upper story windows were removed (all but one), and the openings boarded over and smaller aluminum windows added. The interior spaces on the upper stories were also changed at this time by adding new wall surfaces, and floor and ceiling coverings.

REHABILITATION AND RESTORATION 1999-2004

The current owner, Bradford Perron has been rehabilitating and restoring the building since 1999. The extensive work has included:

- Restoring the arched transom windows above the storefronts on the north and east facades, and exposing the steel structure. The later additions of stucco and boarding over the first floor were removed exposing original riveted header and steel columns, and some of the arched transoms. The transoms that were not intact were restored using historic photographs and the other intact transoms as the models. The remodeled storefronts were removed and carefully inspected for evidence of original configuration and design. Using historic photo's, the storefronts were restored. Wainscot found in the attic was used in the storefront bulkheads.
- The second and third floor 1970s window replacements were removed, the design and configuration of the original windows restored using historic photographs and the single remaining original window as a model.
- An original mahogany door with the original store number on it that was buried in the basement under a vault foundation was restored and placed in its original location. Other doors found in the building were restored and reused.
- Restoring the interior fir floors in the majority of the retail spaces. The floors were patched, refinished, and coated to bring it back to its original elegance. The third floor hall's floor is in the process being rehabilitated.

FUTURE PROJECTS

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

The current owner is in the process of rehabilitating the interior spaces on the upper floors. Following is a list of the major components of the rehabilitation work (see attached plans and elevations):

Exterior

- Storefronts: The original windows that were in the bulkheads of the northern most storefront that light the basement rooms will be restored. These windows are evident in the historic photographs. Restoration of the remainder of the northern storefront (removing glass block and restoring bulkhead).
- Shared Lobby: As part of this work, a new elevator, stairway, and lobby are being added to the adjacent building to the south, the First National Bank of Hood River). Both the buildings will use this new lobby area (built to meet current building code). A door on the south wall of the second floor of the Heilbronner building will access the lobby/elevator/stair space. The local landmarks board approved the new lobby area.

Interior

- First Floor: Construct stairs to upper stories-door is located in the second storefront from the north.
- Mezzanine: No changes, existing offices retained.
- Second Floor: Addition of restrooms, hall and offices, and enclosure of the north stair way to the lower level. Addition of an exit door to First National Bank lobby and stair hall.
- Third Floor: Addition of restrooms, hall and office spaces.
- Sub-level Basement: Plans specify the addition of an exit hallway and northern-most space broken up into two office areas.

Heilbronner Block
Name of Property

Hood River County, Oregon
County and State

8. Statement of Significance

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

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

Areas of Significance
(Enter categories from instructions)

COMMERCE
SOCIAL HISTORY
ARCHITECTURE

Period of Significance
1910 to 1955

Significant Dates
N/A

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Robert R. Bartlett, architect
Louis Daniel Boyed, builder

Criteria Considerations
(Mark "x" in all the boxes that apply)

Property is:

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

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

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

- Previous documentation on file (NPS):
- preliminary determination of individual listing (36CFR67) has been requested
 - previously listed in the National Register
 - previously determined eligible by the National Register
 - designated a National Historic Landmark
 - recorded by Historic American Buildings Survey
 - recorded by Historic American Engineering Record

- Primary location of additional data:
- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: Hood River County Historical Museum

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

STATEMENT OF SIGNIFICANCE

The Heilbronner Block, erected in 1910 and opened in 1911, meets National Register Criteria "A" for its historic association with the secondary developmental period in Hood River's history when investors flocked to the city due to the promotion and success of the fruit, timber, and tourism industries. Julian H. Heilbronner established a prosperous real estate and insurance business around 1906, and built the impressive Heilbronner Block to accommodate the needs of the growing community. The new business block housed four retail spaces on the first floor, 16 offices on the second floor, and a community hall with one of the biggest dance floors outside of Portland.

Investors recognized the opportunity as fledgling industries in the Hood River Valley brought new businesses and people into the Columbia River community; the population increased from 622 people in 1900 to over 3,000 by 1910. The Heilbronner Block is a testament to the wealth and sophistication of the early residents of Hood River as they invested in the future of the small Columbia River community.

The Heilbronner Block also meets National Register Criteria "C" as an excellent example of a commercial building with design elements of the Chicago style. Although a vernacular adaptation of the style, the building displays characteristics of the style in its flat roof, high parapet, vertical form, rectangular shape, large areas of glass, round-arch transom windows, tripartite windows with larger central panels flanked by narrower windows, steel frame construction on the lower story, and pilasters and spandrels made of brick.

Some of the most inventive architects and engineers of the time first designed these steel-frame skeleton buildings in Chicago. Other professionals around the country started designing buildings with these design elements including Robert R. Bartlett, the architect for the Heilbronner Block. Bartlett, an engineer by training, designed the building to maximize the use of glass on all the stories. He also integrated the philosophies of the Chicago school by defining a strong division between the base, shaft, and capital of the vertical structure.

The Heilbronner Block was distinctive among the other new buildings being constructed in Hood River at that time; never had so much glass dominated a building's façade in downtown Hood River. The Heilbronner is the only building in Hood River that used this steel structural frame.

The Heilbronner Block derives its local significance from these areas of Commerce and Architecture. The period of significance extends from 1910, the date of construction, to 1955, the date that marks the beginning of changes to the exterior of the building completed by the Knights of Pythias. The Heilbronner Block is in good condition.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

HISTORIC CONTEXT: DEVELOPMENT OF HOOD RIVER

Mary and National Coe were the first permanent Euro-American settlers in Hood River, claiming a 319.92-acre donation land claim in 1854. The Coe home served as the community center, courthouse, church, funeral parlor, and post office. Dependent on the Columbia River for transportation, Hood River developed slowly until 1882 when the O.W.R.&N Co. Railway was completed through the Columbia River Gorge along the south side of the river. The railroad connected the small river community with other towns in the region and eventually the country. Platted in 1881 in anticipation of the coming of the railroad, the town grew around the railroad depot. The railroad ushered in a new period of growth as the town's population more than tripled from 201 people in 1890 to 622 residents by 1900.

Incorporated in 1895, the population continued to grow as the fertile lands of the Hood River Valley were gradually cleared and cultivated. The completion of the Mt. Hood Railroad from Hood River south 20 miles to Parkdale in 1910 further improved transportation from the interior of the fertile Hood River Valley to the City of Hood River; the commercial and industrial center of the region.

New commercial buildings in downtown were constructed in the first decades of the twentieth century as the fruit, timber, and tourism industry developed at a rapid rate. The 1905 Lewis and Clark Exposition in Portland further promoted the fruit industry and scenic beauty of Hood River as excursion trains brought hundreds of fair goers to and from Hood River; many of these visitors later purchased land in the region. The Hood River Commercial Club was organized at this time publishing brochures touting attributes of the community. The 1907 slight financial recession also caused an influx of people into the Hood River Valley as investors from the East Coast moved to Hood River, bought farms, cleared land and planted orchards. By 1908, the Hood River region separated from Wasco County and became Hood River County, a testament to the prosperity of the area. The population grew from 622 people in 1900 to about 3000 by 1910.

Between 1901 and 1914, half of the commercial buildings that currently exist in downtown (approximately 40) were constructed. These brick buildings represent the second building phase in the town's history as brick buildings slowly began replacing small wooden structures. The public library, fruit warehouses, fraternal lodges, commercial establishments, a new train depot, and banking facilities were erected during this period of rapid growth. The Heilbronner Building was constructed at the height of this secondary building boom by developer Julian H. Heilbronner who hired local architect Robert H. Bartlett and builder Louis Daniel Boyed.

JULIAN HEILBRONNER

The Heilbronner Block was built on the southwest corner of Third and Cascade streets in downtown Hood River in 1910. Prior to the construction, a residence and storage building occupied the site. The 1909 Sanborn Fire Insurance Maps show that the residence on the lot was used as a feed store and the storage building was a furniture store. In March 1910, Julian H. Heilbronner purchased the lot with the residence and store from E. B. Clark of Portland.

Julian Heilbronner was a real estate developer and insurance agent who came to Hood River around 1906. The Hood River County deeds indicate that Heilbronner owned hundreds of acres of agricultural land and many city lots during his tenure in Hood River. He purchased and sold real estate in the Hood River Valley from about 1906 to 1917 before moving to Butte, Montana.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

Heilbronner was born to Henry and Jella Heilbronner in Salt Lake City, Utah about 1877. Henry and Jella were natives of Bavaria (Germany). The 1880 Utah Census indicated that Julian was one of five children at that time. His siblings were Theresa, Charles, Max, and Isaac. Their father died in Butte Montana in 1884 and by 1891, Julian and Max were living in Portland, Oregon, and working at a wholesale fur company, Bissinger & Co. Julian's other siblings remained in Butte.

By 1906, Julian had started investing in Hood River and by 1908, had started a real estate business in town. He is listed in the 1908-09 county directory as living at Fair-Ell Farm one and a half miles south of Hood River. By 1910, he was living in town at a residence on Oak Street between 9th and 10th streets. Heilbronner first had his office in the Davidson Building (northeast corner of Third and Cascade street), and then moved his office to the large corner office in his new business block in 1911.

An ad stated in 1909 stated that Heilbronner's company, J H Heilbronner & Co. Real Estate, Fruit Lands, and Insurance was a "Reliable Firm For Hood River Investments. We Handle Fruit Lands, City Property and Business Chances In Hood River and Mosier."

THE HEILBRONNER BLOCK

Heilbronner quickly began making plans for the construction of one of the largest commercial structures in downtown Hood River after purchasing the property in March 1910. He hired Robert R. Bartlett, a local architect, to design the building that would provide commercial spaces, professional offices, and a dance hall for the growing community of Hood River.

Newspaper reports described the plans for the new building as a two-story structure that had a, "first floor which will be divided into four store rooms will be entirely of steel and glass. . . The contract for the building, which has been let to L. D. Boyed, includes cement sidewalks on both streets, and a vacuum steam heating plant will be installed." An article in the 1910 December *Hood River News* announced the \$35,000 Heilbronner Block would be open for occupancy the first of January. By that time, a third story dance hall had been added to the top of the building and the building took on the stylistic features of Chicago School commercial buildings. An article in the 29 December 1910, *Hood River Glacier* describes the new building:

The ground floor has four store rooms, the corner room of which will be a model for store purposes. It has an entrance on Cascade avenue and one on Third street and show windows the whole length of the side streets of the store. The ceiling is eighteen feet high, enough to run a balcony around part of the room, making double floor space. Above the plate glass windows is prism glass running to the ceiling, making the entire room as light as day. . . . All but one of the store rooms has a fireproof vault.

The second story has sixteen fine large office rooms, en suite, with the most convenient arrangement of electric lights and modern conveniences, and a light well in the west side of the building gives every room light and ventilation, the windows opening into the light well being fitted with heavy wire glass. Two drinking fountains in the hall add to the convenience of the tenants.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

The top floor is fitted up as a fine dancing hall, and the dancing floor is hard maple 50 by 86 feet. A convenient kitchen is arranged in one end of the top floor, and will be fitted with electric devices for cooking purposes. Two dressing rooms, one on the street side for ladies, and one on the west side for men, making the appointments of the place complete for parties.

By January 1911, the new Heilbronner Block was opened to the public and renters. The paper again touts the many "modern" convenience of the interior spaces.

The second floor contains sixteen offices, all of which are ensuite but so arranged that they can be rented individually. The offices are all handsomely finished in Oregon fir and lighted with large windows with ball bearings. At each end of the hall a drinking fountain has been placed. Toilets for both women and men are supplied and a detail that was particularly looked after is the heating of the building which has the best apparatus of this kind that it was possible to supply. An umbrella rack has also been placed on each floor.

The big hall on the top floor is now finished. It has a floor space of 86x50 feet, with a platform at the north end large enough to accommodate twenty-five people and can be used for entertainments. Curtains will be hung from a molding on the ceiling at both side of the platform, making dressing rooms when needed.

By 1916, the Heilbronner Block was the home to many professionals as well as a variety store, jeweler, milliner, and the real estate office of J. H. Heilbronner. At that time, Hood River's population had reached 3,200. The building became one of the town's busiest business blocks and was used frequently by residents for social or civic meetings.

In 1918, the Knights of Pythias purchased the building for use as their hall. The building continued to provide for spaces for downtown shops and professional offices (Heilbronner sold the building to the First National Bank on January 18, 1918 who transferred it to the Lodge). The building became known as the Knights of Pythias Hall.

THE KNIGHTS OF PYTHIAS AND THE WAUCOMA LODGE NO. 30

Founded 19 February 1864, the Knights of Pythias contained more than two thousand lodges in the United States and Canada. Principles of the Knights of Pythias were "FRIENDSHIP, CHARITY and BENEVOLENCE." These principals were based on the story of the friendship of Damon and Pythias, historical figures living about four hundred years before the time of Christ. Damon had opposed the pretensions of the King of Syracuse, who had gained the throne by fraud. Pythias became a hostage for Damon. Each was willing to die to save the other's life. Both were members of a school, founded by Pythagoras, the father of Greek philosophy. The school taught the two men that the most excellent things for humans to do were "to speak the truth and to render benefits to each other."

The Knights of Pythias began during the Civil War. Its founders believed that the brotherhood could heal the civil and moral conflicts of the war. President Abraham Lincoln, aware of the organization's ritual and teachings, said:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 5

The purposes of your organization are most wonderful. If we could but bring its spirit to all our citizenry, what a wonderful thing it would be. It breathes the spirit of Friendship, Charity and Benevolence. It is one of the best agencies conceived for the upholding of government, honoring the flag, for the reuniting of our brethren of the North and of the South, for teaching the people to love one another, and portraying the sanctity of the home and loved ones.

Following the endorsement and support of the President, an application was made to Congress for a charter. The Order Knights of Pythias was the first American order ever chartered by an Act of the Congress.

The Hood River's Waucoma Lodge No. 30, Knights of Pythias was instituted 22 February 1890. The Lodge constructed a hall building on the northwest corner of 4th and Bridge (State) streets sometime between 1890 and 1902. The Lodge also started a cemetery, the Knights of Pythias Cemetery, which was located about 2 ½ miles southwest of the city limits. The Lodge held regular meetings every Tuesday evening and the Wauna Temple No.6 Pythian Sisters met the second and fourth Thursdays of the month (1918 Waucoma Lodge publication). By 1920, the Lodge was in their new hall in the "Pythian Building," formally known as the Heilbronner Block. The Knights of Pythias used the building for their functions as well as for community events. The lodge modified the building in the 1950s with changes to the storefronts (see Section 7, Page 4). In the 1970s, the windows were removed and replaced with aluminum sliders. (The end date for the period of significance, 1955, corresponds to the beginning of alterations to the building and the National Register 50-year criteria).

The building remained in the Lodge's ownership until 1970 when it was purchased by Hood River Aerie No. 2150, Fraternal Order of Eagles on 14 July 1970 (Deed Records File #701083). The Eagles owned the building for almost 30 years before it was sold to the current owner, Bradford W. S. Perron, on 29 March 1999 (Deed Records File #991443).

ROBERT R. BARTLETT

Architect Robert Rennesselaer Bartlett designed the Heilbronner Block with elements influenced by the Chicago School of architecture. Although a more simplified version, Bartlett used elements of the style in the flat roof form, vertical form, rectangular shape, large areas of glass, round-arch transom windows, tripartite windows with larger central panels flanked by narrower windows, steel frame construction on the lower story, and pilasters and spandrels made of brick.

The Chicago School evolved concurrently with the development of industry and commerce in the United States. The style associated with the Chicago School combined the need for a concentrated business area, which provided both shopping and office space, with a utilitarian approach to building design (Clark, p. 105). The steel-frame skeleton building originated in Chicago; some of the most inventive architects and engineers of the time used the style in their commercial buildings. Other professionals around the country started designing buildings with these characteristics; the style became known as the Chicago School. The base of the building, the center or shaft, and the capital are hallmarks of this style, like the elements of a classical column.

Although a smaller version of the style, the use of a steel and glass in the first story made the Heilbronner Block distinctive among the other new buildings being built in town; never had so much glass dominated a building's

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 6

façade in downtown Hood River. Bartlett's design and use of steel most likely reflects his training as an engineer and his interest in the function and design of a building.

Robert R. Bartlett was born in Carbondale, Pennsylvania, in March 1876. He moved to Fontana, Kansas, with his parents and then, at the age of 14 years, moved to McLeansboro, Illinois. After attending school in the Midwest, Bartlett graduated from Franklin Institute of Education in New York. He married Katherine in 1898, and began working as an engineer with Carbondale Machine Company. Bartlett worked for the company for eight years until he moved to Hood River, Oregon in 1909, to start an architectural business. His office was in the Davidson Building; the same building that Julian Heilbronner had his real estate business in. Bartlett designed residences and commercial buildings in Hood River during this period.

By 1915, Bartlett had moved with his family to Astoria, Oregon, where he planned office buildings and was responsible for designing new terminals for the port. He also worked as manager of the Port of Astoria until 1947. In 1920, Bartlett designed and built his own family residence at 1215 15th Street in Astoria, which was listed in the National Register of Historic Places in 1985, and he designed the Masonic Temple in Astoria in 1923. An active member of society, Bartlett was involved with the Presbyterian Church, the Astoria Rotary Club, and the Oregon State Board of Engineering Examiners. He died in 1950 at age 74, and was survived by wife Katherine, son Robert R. Jr., and daughters Mrs. Philena Tedford and Mrs. Louise Schulte.

BUILDER L. D. BOYED

Louis Daniel Boyed was born in Utica, New York, on 16 June 1857, and traveled to Jacksonville, Oregon, in 1878. Ten years later he moved to Heppner with a son from a previous marriage; there he married Dora Alice Baird. The couple had two daughters before the family moved to Odell in the Hood River Valley. A successful builder, Boyed constructed the first brick buildings in downtown Hood River; many of the bricks came from his own kilns. He also built schools, bridges, and homes in the area. Boyed died on 6 November 1935.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

BIBLIOGRAPHY

Astoria Evening Budget, Astoria, Oregon
26 September 1950. Obituary notice.

Clark, Rosalind. *Oregon Style: Architecture from 1840 to the 1950s*. Portland, Ore.: Professional Book Center, 1983.

Hood River County Deed and Records, Hood River County Courthouse, Hood River, Oregon.

History of Hood River County, Vol. I. 1982. Lew Mertz publisher, Hood River, OR.

"History of the Knights of Pythias." <http://rj1639.tripod.com/kphist.html>. 2005.

Hood River Genealogical Information. Ancestry.com.

Hood River Glacier, Hood River, Oregon
29 December 1910. "Heilbronner Block Is Now Finished."

Hood River News, Hood River, Oregon
December 1910. "Heilbronner Block Has New Features."
9 November 1910. "Heilbronner Block Nearing Completion."
Volume 6, Number 35, 1910. "Building Operations Big Greater Expected in 1911."
June 1910. "Contract Let For Heilbronner Brick Block."
16 March 1910. "Heavy Transactions In Real Estate Deals."

Oregon Inventory of Historic Properties Historic Resource Survey Form. "Heilbronner Building, Hood River, Oregon." 29 April 1988; updated in 1993.

Oregon - Washington Telephone Company, 1920, 1924, 1925, 1930.

Polk's Hood River County Directory, 1900, 1905, 1908-09, 1910, 1915, 1917, 1920.

Polk's Portland City Directory, 1890-91.

Ritz, Richard Ellison. *Architects of Oregon*. Portland, Ore.: Lair Hill Publishing, 2002.

Sanborn Fire Insurance Maps. City of Hood River, Oregon, 1916, 1928.

Tetlow, Roger T. "National Register of Historic Places Nomination of the Bartlett House." 1 June 1985.

United States Census, 1880, 1900, 1910, 1920, 1930.

Waucoma Lodge No. 30 Knights of Pythias, Hood River, Oregon. Booklet dated January, 1918. Vertical files, Hood River Historical Museum, Hood River, OR.

Heilbronner Block
Name of Property

Hood River County, Oregon
County and State

10. Geographical Data

Acreage of Property less than one acre (5000 sq. ft. lot)

UTM References

(Place additional UTM references on a continuation sheet)

1 10 615790 5062640
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____

4 _____

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Bradford W. S. Perron and Sally Donovan, Historic Preservationist

organization Owner date 6/30/05

street & number PO Box 797 telephone 541-387-3879

city or town Hood River state OR zip code 97031

Additional Documentation

Submit the following items with the completed form:

Continuation sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (check with the SHPO or FPO for any additional items)

Property Owner

name Bradford W.S. Perron

street & number PO Box 797 telephone 541-387-3879

city or town Hood River state OR zip code 97031

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Heibronner Block
Name of Property

Hood River County, Oregon
County and State

NPS Form 10-900-a

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The nominated area includes all of Lot 1 in Block "C" of the First Addition West to Hood River, Hood River, Oregon within Tax Lot 800, Map No. #N 10 25 CC.

BOUNDARY JUSTIFICATION

The nominated area includes the entire 50 feet by 100 feet lot that is historically associated with the Heibronner Block building.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number _____ Photo _____ Page 1

Photographic Log Heilbronner Building, 100-118 Third Street, Hood River, Hood River County, Oregon

Slides

23 current and historic images

Photographs

Historic Name: Heilbronner Building

Address: 100-118 Third Street, Hood River, Hood River County, OR

Photographer: Sally Donovan, Donovan and Associates, Hood River, OR

Photograph Date: June 2005

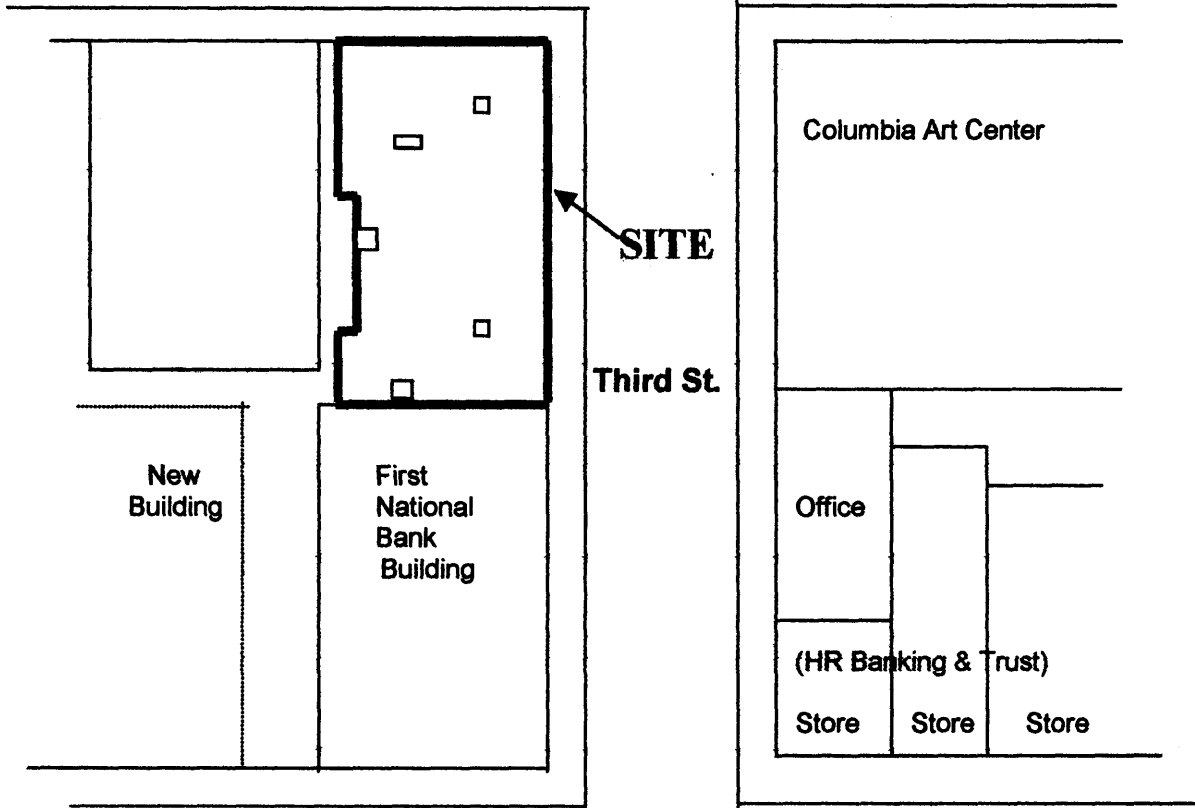
Negative Location: Bradford Perron, Hood River, OR

Photograph No:	Description:
1 of 22	East and North façades c1920, looking SW
2 of 22	East and North façades c1999, looking SW
3 of 22	East and North façades, looking SW
4 of 22	North façade c1999, looking SE
5 of 22	North façade, looking SE
6 of 22	East façade c1999, looking NW
7 of 22	East façade, looking NW
8 of 22	West façade, looking NE
9 of 22	Store front #1 southeast corner, looking W
10 of 22	Store front #2 southeast corner, looking W
11 of 22	Store front #3 southeast corner, looking W
12 of 22	Store front #4 southeast corner, looking W
13 of 22	Store front #4 southeast corner, looking S
14 of 22	Detail parapet, looking SW
15 of 22	Detail 1 st floor glass and steel, looking SW
16 of 22	Interior 1 st floor retail space #4, looking SW
17 of 22	Interior 1 st floor mezzanine east stairwell, looking S
18 of 22	Interior 1 st floor mezzanine west stairwell, looking N
19 of 22	Interior 1 st floor mezzanine, looking N
20 of 22	Interior 1 st floor mezzanine, looking NE
21 of 22	Interior 2 nd floor, looking NE
22 of 22	Interior 3 rd floor, looking NE

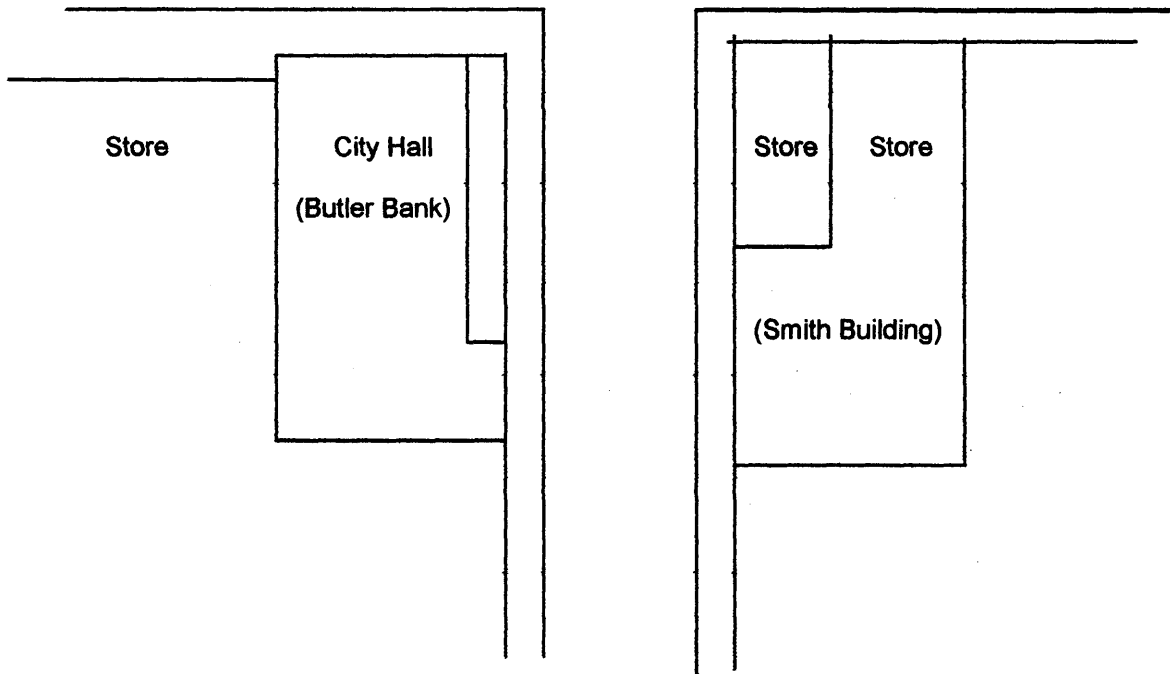
Heilbronner Building Site Plan



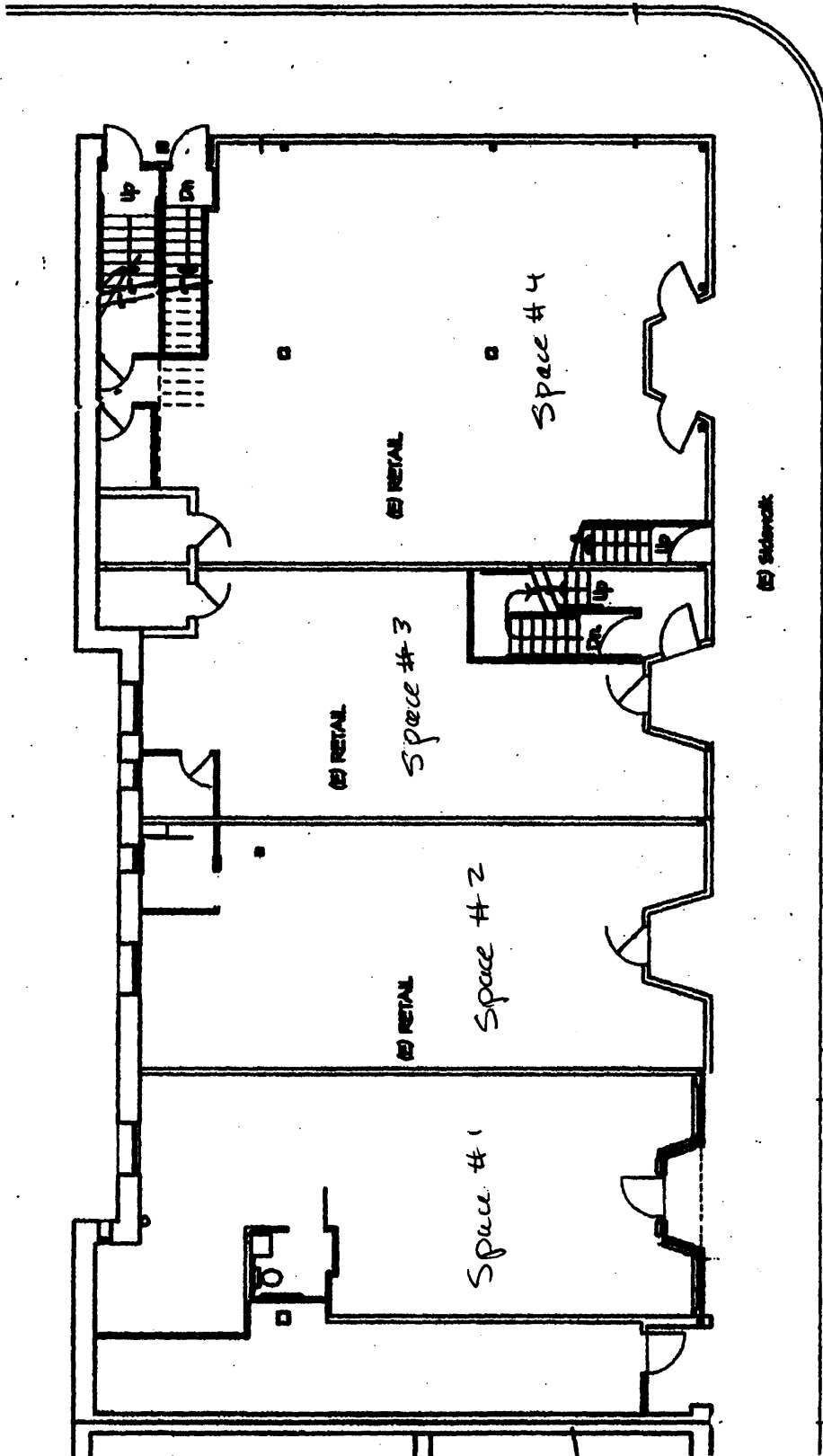
Cascade Avenue

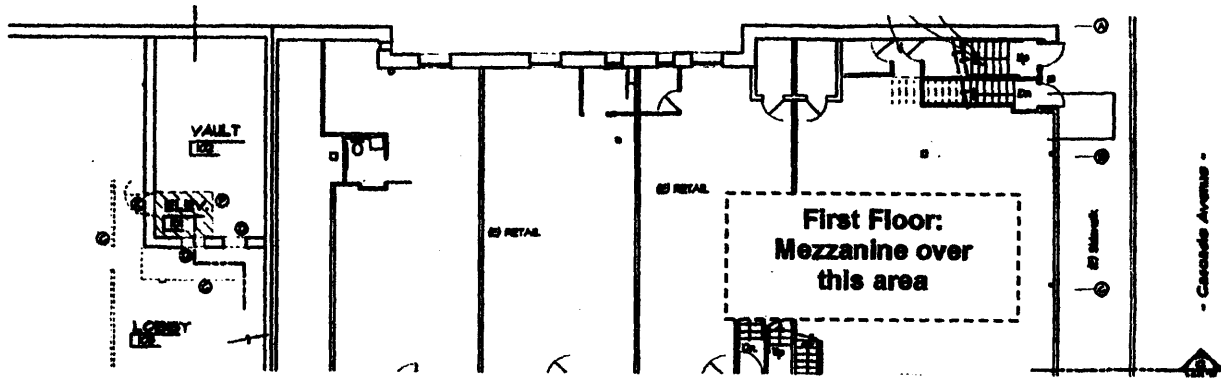
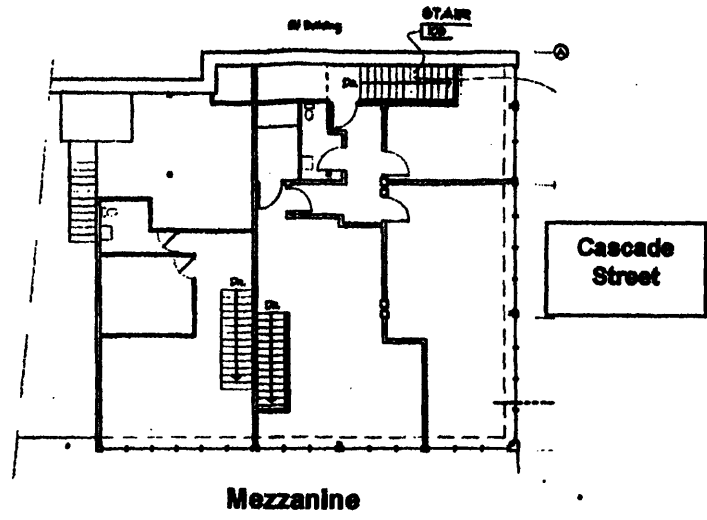


Oak Street



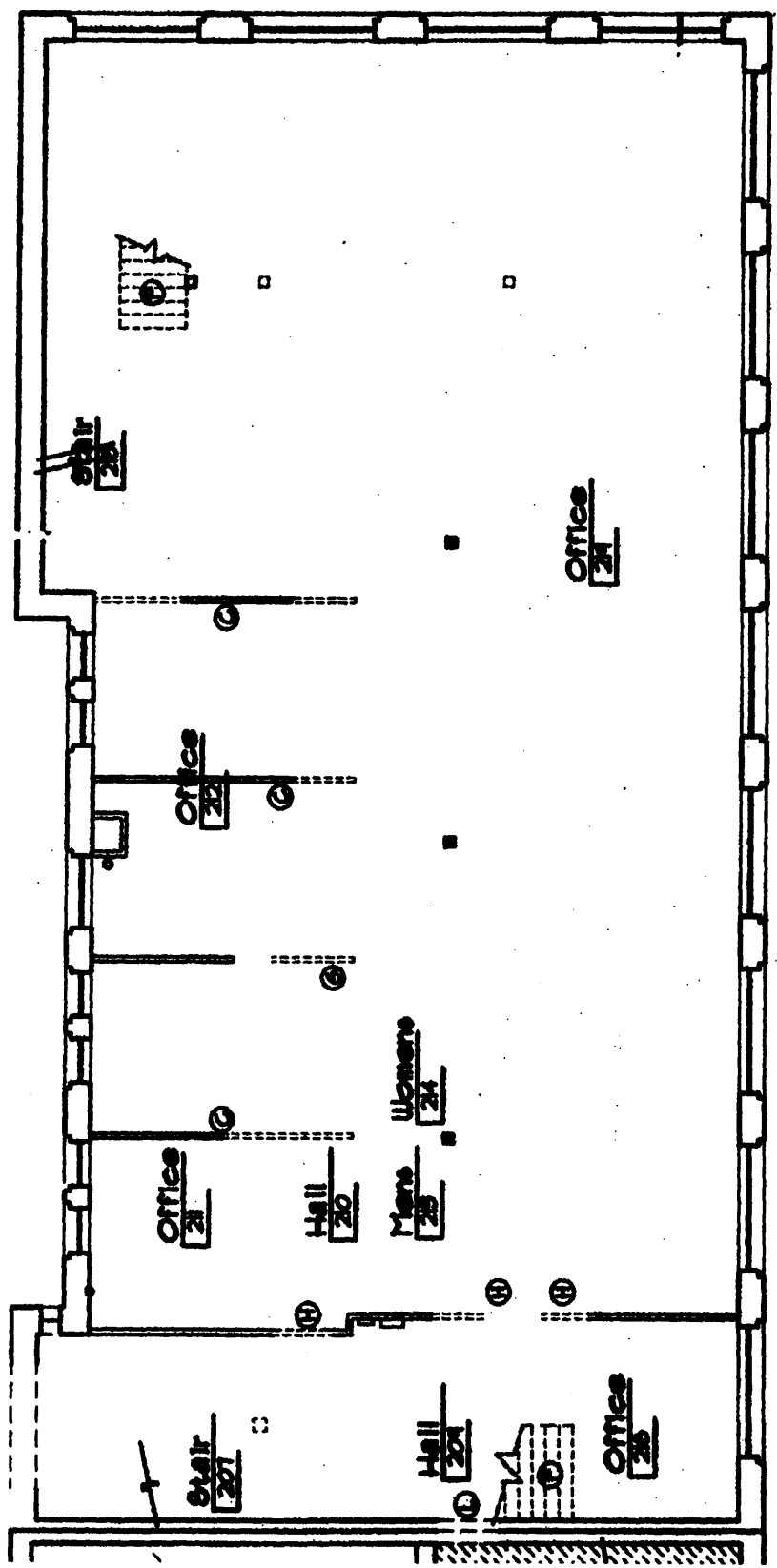
Heilbronner Building
First Floor Plan



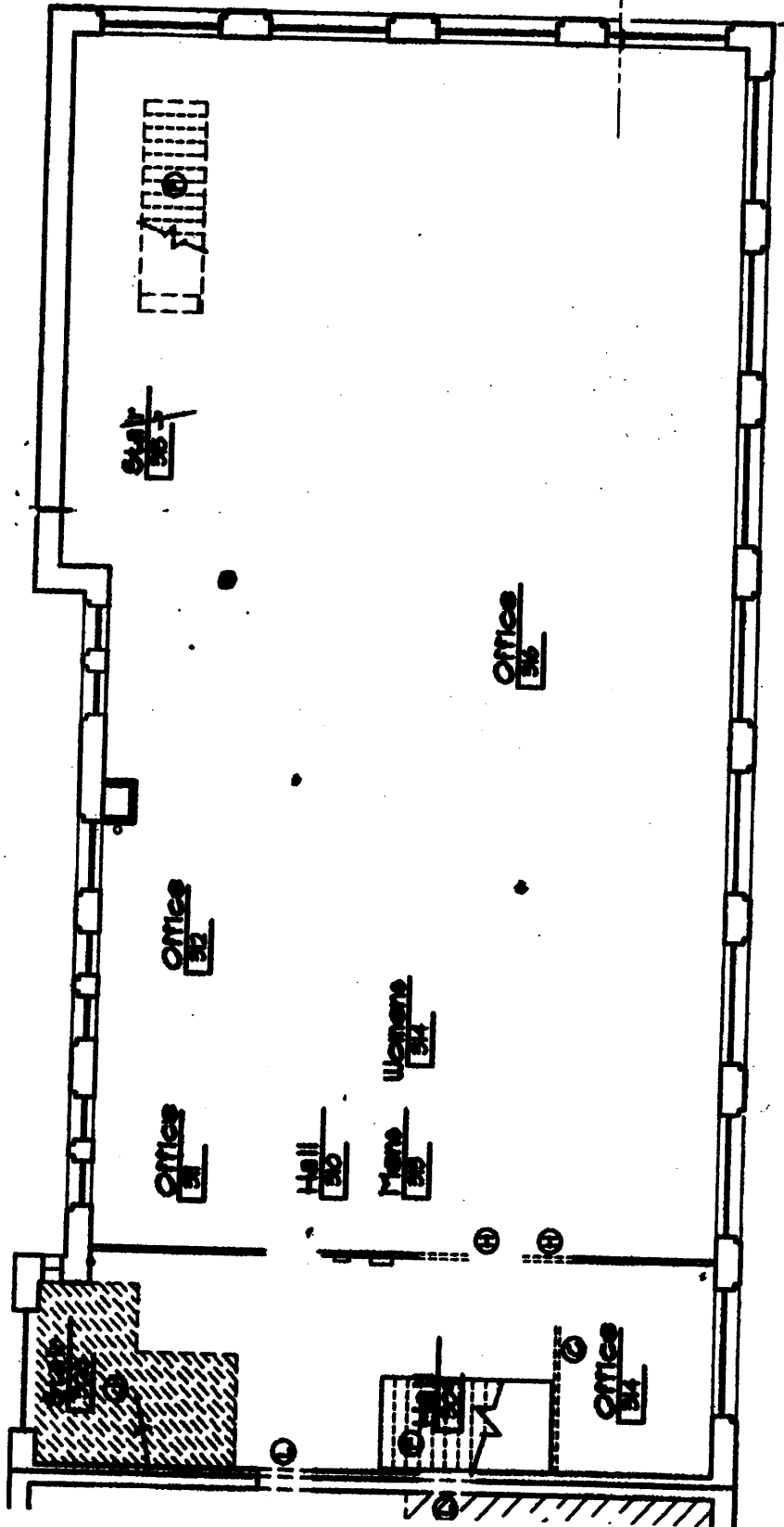


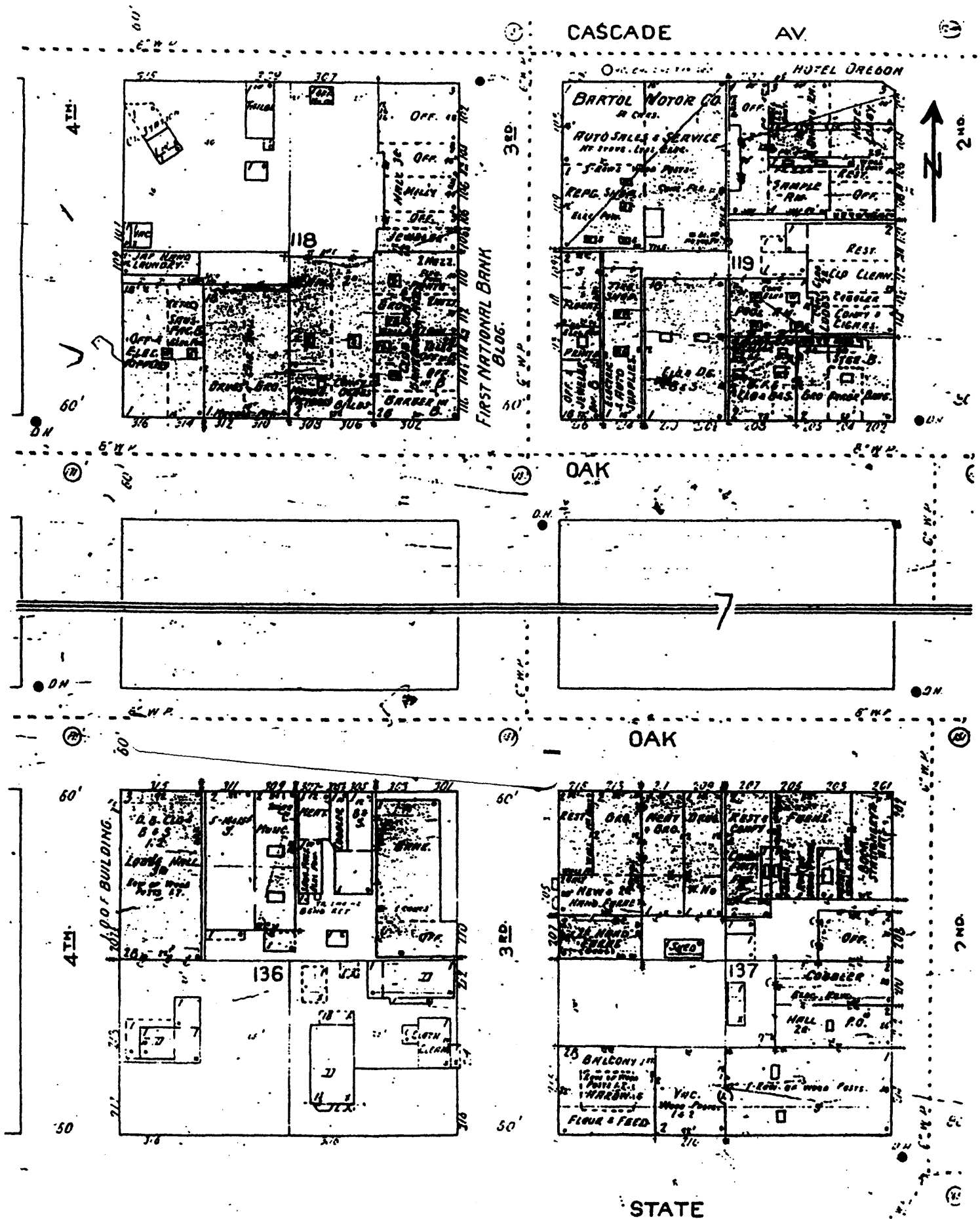
Heilbronner Block
Mezzanine Level

Heilbronner Building
Second Floor Plan



Heilbronner Building
Third Floor Plan





Sanborn Fire Insurance Map, 1928