
7. Description

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

Describe the present and original (if known) physical appearance

The "Colonial-style" Dorchester House, situated in Lincoln City, Oregon, was constructed for use as a hotel and business building, housing visitors and providing space on the first floor for an automobile service station and restaurant. The second story was used for hotel rooms which overlook the Pacific Ocean.

During the early years of the building's existence, and for many years thereafter, the Dorchester house was the only hotel on the coast in the Lincoln City area. Construction on the Dorchester House was begun in 1929, but, due to the Depression, the building did not open for business until July 4, 1935. The architect was Rowe Kennedy, a traditionalist who sought to create an English-style country inn for owner/contractor Charles Walker. The building has seen many owners, but is in good condition and in active use.

Located in Township 7 South, Range 11 West, Section 10, Lincoln County, The Dorchester House stands on Lots 11, 12, 13, Block 15, Braemar Addition. The building stands alone and occupies the north half of the property. The remaining Lots, 14, 15, and 16 are used for parking and are adjacent and contiguous to the south of the Dorchester House. The Dorchester faces East on Highway 101, the coastal thoroughfare carrying 95 percent of the traffic through Lincoln City. Since its construction, the Dorchester has been a landmark for motorists traveling the Coast Highway.

The immediate neighborhood includes stores, banks, and civic buildings. There is a mixture of architectural styles and periods in the surrounding blocks. Many older structures remain, but there are as many modern commercial buildings. The flower gardens to the rear were abandoned in the 1950s in order to meet the needs for additional parking. This ground, not included in the nomination, will continue to be used for parking, and will be appropriately landscaped.

The Dorchester is basically a three-story rectangular structure approximately 40 feet wide by 145 feet long. The original building was increased by approximately 50 feet lying to the north of the main entry.

The steel and reinforced concrete foundation was one of the first to be built in the area. This foundation supports the balloon-frame wood construction of the upper stories. The hipped roof is covered in composition shingle and is punctuated by numerous dormers. Lap siding sheathes all the elevations. Most of the fenestration is multipaned double-hung sash, set in simple frames.

As originally constructed, the front elevation was dominated by a single gabled bay. A large picture window, framed by side and transom lights and decorated with a scroll pediment is centered below double and bulls-eye windows in the upper stories. The recessed entry to the right of the gable originally terminated the east elevation. The porch is framed by pairs of square columns which support an unadorned frieze. Windows similar to those in the gable surround the single doorway.

Originally, fuel pumps were located under a porte-cochere near the south end of the front elevation. This was later converted into a coffee shop and shares similar decorative motif with the main building.

Soon after the opening in 1935, due to the popularity of the establishment and increased motor traffic, the Walkers decided to enlarge the building with an extension on the north and by adding more motel rooms on the upper level, and a gift shop, lobby, and office space on the main level. The resulting facade is essentially symmetrical, and the entrance is now centered between the old and new gables.

The rear of the Dorchester House is characterized by a two-story porch of undecorated posts which support a third-story balcony. Access to the upper porch is gained through doors from individual rooms. Large windows on the lower floors overlooking the Pacific are original and are identical with those on the front

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elevation. In the addition, smaller windows were used on the lower elevation and the dormers were more closely spaced. The only other addition is to the south end and contains expanded kitchen facilities.

The interior space of the Dorchester is typically constructed of 2 x 4 studs with wood lath and plaster. The fireplace in the main lobby is original and intact. The mason hand-selected each of the rocks, and his theory was to build one foot of the fireplace per day and to allow that foot of mortar and stone to dry for three to five days until completion. The resulting fireplace is a focal point of the interior. The exposed ceiling beams were hand-adzed for effect, and they will be restored to original finish.

The guest rooms on the upper levels are typical room sizes with several of the rooms sharing bathroom facilities. The restoration plan for these upper floors is to remove all the functionally obsolete fixtures and replace with updated equipment. The original wall materials were primarily cement lath and plaster with wood molding around the interior doors. Upstairs, the windows and doors are all in poor condition and will be replaced as closely as possible with like materials. The heating system is an old boiler which will be removed and replaced with more energy efficient equipment.

The Dorchester House initially was advertised by a free-standing sign close to the highway, complete with boar's head in the tradition of the English inns which inspired the project. Restoration plans include re-creation of the original sign and removal of the existing one. Overall restoration plans call for maintaining the exterior without further alteration and carrying out required code work.

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 type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input checked="" type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) Recreation
Specific dates 1929–1935	Builder/Architect	Rowe Kennedy, Architect Charles F. Walker, Builder		

Statement of Significance (in one paragraph)

The Dorchester House is significant to Lincoln City and Lincoln County as one of the important auto accommodations erected on the Roosevelt Coast Highway in anticipation of several celebrated bridge construction projects which for the first time made possible uninterrupted motor vehicle travel across rivers and bays along the Oregon coast. In concept and design, if not in execution, the hostelry is fifty years old and, in any event, meets the criteria of the National Register. Construction commenced in 1929, lapsed as a consequence of the stock market crash, and was completed five years later. The brainchild of Dorchester, Ontario native Charles F. Walker, The Dorchester was intended to recreate the tradition of hospitality for which English inns were famous. The design was produced by Oregon architect Rowe Kennedy, who amalgamated pictorial qualities of the English Arts and Crafts movement with a "Colonial" theme borrowed, in part, from Mt. Vernon, the Virginia plantation house of the first president of the New Republic. The Dorchester is one of the oldest and best-known institutions in the area now incorporated as Lincoln City, and it is the hub around which development at Ocean Lake grew in the 1930s and 1940s.

In order to secure the necessary water supply for his hotel, the entrepreneur Walker started at a local water source and, with the aid of a mule, plowed a ditch to the construction site and slightly beyond to accommodate other Ocean Lake residents. The effect of his efforts was the formation of the Braemar Water District, and, in compensation, Charles Walker was not charged for water in the first ten years of the history of the utility.

Charles F. Walker, businessman and poet, was born in Dorchester, Ontario, Canada, the son of a carpenter. During his early years, he learned carpentry from his father. He began a career as an educator upon graduating from Toronto Normal School. In 1921 he moved to Portland, where he organized the Northwestern School of Commerce. He served as the school's first president through 1952. A friend of Dale Carnegie, Walker introduced the Dale Carnegie Institute to Portland. He was president of the downtown Kiwanis Club and served at one time as governor of the Northwest District of Kiwanis. He was active in the Portland Chamber of Commerce, the Royal Rosarians, and was awarded honorary degrees from Armstrong College and California College of Commerce.

Walker envisioned The Dorchester as a gracious retreat in an as yet undeveloped stretch of the Oregon coast which was one of the closest ocean viewpoints directly accessible by automobile from the major population centers of the Willamette Valley. Walker is said to have been a compulsive builder. Two houses which he built are still standing in Lincoln City. He had constructed programs for the schools in which he taught. Having started as a 17-year old teacher in Nylestown, Ontario, he conceived the programs and wrote the texts. He used the approach also in The Dorchester House project, selecting the site and directing every aspect of design and construction. His family having migrated to Canada before he was born, Walker returned to the home country in Dorsetshire, in southwest England. It was during these visits that he is said to have been inspired by the architecture and hospitality of the inns which served travelers on their way to the coastal spas. Walker's choice of a name for his project may have been influenced in some part by London's fashionable hotel known as The Dorchester. The latter, situated in Park Lane near Buckingham Palace and overlooking Hyde Park, was opened in 1931.

(continued)

9. Major Bibliographical References

Vaughan, Thomas and Virginia Ferriday, eds. Space, Style and Structure: Building in North-west America (Portland: Oregon Historical Society, 1974), Vol. 2, pp 524-525. "Auto Accommodations," Elisabeth Walton. Oregonian, Aug. 25, 1927, Oct. 11, 1929, Jan. 23, 1938, May 6, 1964, Apr. 10, 1965, Mar. 11, 1967, July 27, 1976 (obituary).

10. Geographical Data

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

Acreege of nominated property less than one (0.5 acre)(77x300')

Quadrangle name Cape Foulweather, Oregon

Quadrangle scale 1:62500

UMT References

A

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

B

Zone			Easting				Northing						

C

Zone			Easting				Northing						

D

Zone			Easting				Northing						

E

Zone			Easting				Northing						

F

Zone			Easting				Northing						

G

Zone			Easting				Northing						

H

Zone			Easting				Northing						

Verbal boundary description and justification The property nominated is a rectangular lot approx. 77x300' bounded on the east by Hwy. 101 and on the north by the Pub Restaurant. It is described as Lots 11-16, Block 15, Braemar Addition, Lincoln County, Oregon. The site is located in NE 1/4 Sec. 10, T7S, R11W, W.M.

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Rick Bowler

organization date September 30, 1979

street & number 3800 SW Cedar Hills Blvd. #101 telephone 503/644-9145

city or town Beaverton state Oregon 97005

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 *[Signature]*

title SHPO Designee date December 1979

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u><i>Sally G. Oldb</i></u>	date <u>2/29/80</u>
Keeper of the National Register	
Attest: <u><i>Kristin O'Connell</i></u>	date <u>2/1/80</u>
Chief of Registration	

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Throughout the years, even under different ownership and management, The Dorchester continued its tradition of fine hospitality. It became widely known in recent years as the site of annual conventions of the state Republican party. Currently being revived after a dormant period of several years, The Dorchester will continue to serve its original purpose.

The architect, Rowe Kennedy, was known for his traditional Period designs for school buildings, fraternity houses and residences. He is said to have thought the International Style lacking in eye appeal. Some of Kennedy's better-known works are Alameda School, Portland, Alpha Chi Omega House, Corvallis, Ballard Residence, 147 NW 31st Street, Corvallis, and the Dr. Nicholas Tartar House, 154 North 30th Street, Corvallis.

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Oregon Journal, Aug. 1927.

Lincoln City Deeds and Records: No. 74-541, 74-542, 70-233, 85-130, 100-203, 77-336.

Interviews:

Erma Walker, September 20, 1979, Portland, Oregon. Widow of Charles F. Walker. General data on C.F. Walker.

Richard Walker, September 22, 1979, Fort Wayne, Indiana. Brother of Charles F. Walker. General data.

Bessie Kennedy, September 19, 1979, Portland, Oregon. Widow of Rowe Kennedy, Architect.

Arthur Spencer, September 18, 1979, Portland, Oregon (Oregon Historical Society). Reference materials.

Miller Arveson, September 15, 1979, Portland, Oregon. Former hostess and employee of The Dorchester House for 18 years. General information.

Lyle Hasselbrink, September 9, 1979, Lincoln City, Oregon. Contractor supplying sand and gravel for original construction.

Herb Sinnard, September 20, 1979, Corvallis, Oregon. Retired employee, professor at Oregon State University. Rowe Kennedy.

Mrs. Albert M. Jaroff, September 21, 1979, Portland, Oregon. Widow of a former owner. Modern operations and evolution of the hotel.

Alene Cach, September 21, 1979, Portland, Oregon. Daughter of Charles F. Walker.

Harriett Moore, September 26, 1979, Corvallis, Oregon. Retired archivist and OSU. Kennedy's other designs in Corvallis.

Robert B. Walker, September 26, 1979, D Lake, Oregon. Local contractor at the time. Discussed building dates and techniques.

Alfred Staehli, September 27, 1979, American Institute of Architects, Portland, Oregon.

Dr. Underdahl, September 21, 1979, Lincoln City, Oregon. Elder acquaintance with deceased builder.

Willetta Middlesworth, September 25, 1979. Sister-in-law of first chef of Dorchester.

Don Walbauer, September 18, 1979, Portland, Oregon. Northwest School of Commerce. Charles F. Walker.

Dean Collins, September 25, 1979, Lincoln City, Oregon. Had bread route in Lincoln City during 1930s.

Jack Lablanc, September 26, 1979, Lincoln City, Oregon. Former city recorder of Ocean Lake.

Correspondence:

Mimi Wayforth, September 25, 1979, Washington, DC. Senator Packwood's secretary.