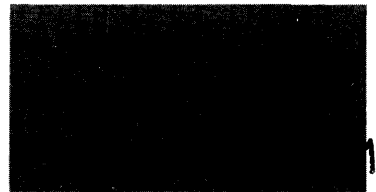


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Roper, Charles and Theresa, House ("Hilan Castle")
and/or common The Castle

2. Location

street & number 620 SW Alder Street not for publication
city, town Newport vicinity of congressional district First
state Oregon code 41 county Lincoln code 041

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

4. Owner of Property

name James Francis Ouderkirk and Richard A. Newman
street & number 620 Southwest Alder Street
city, town Newport vicinity of state Oregon 97365

5. Location of Legal Description

courthouse, registry of deeds, etc. Lincoln County Courthouse
street & number 225 West Olive Street
city, town Newport state Oregon 97365

6. Representation in Existing Surveys

title Statewide Inventory of Historic Properties has this property been determined eligible? yes no
date 1974 federal state county local
depository for survey records Oregon State Historic Preservation Office
city, town Salem state Oregon 97310

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

"Hilan Castle" occupies a sloping site on a bluff overlooking the Pacific Ocean in Newport, Oregon, from which point it commands a view of the Nye Beach resort area developed shortly after the turn of the century. The house is situated on Lot 7, at the center of its 2½-lot parcel. Its immediate surroundings have retained their essential character. The house and its neighboring residences are hemmed in by shore pines and a dense undergrowth of salal.

Built on a wood foundation of Douglas fir, the walls of the three-story building were constructed of rough-cut 2x6" studding sheathed with rough-cut siding diagonally laid. Original exterior finish was shiplap, painted gray, with white-painted trim. The third story was re-sided with cedar shingles as early as the 1930s. The flat roof, including the "merlons" and "embrasures" of the parapet, are covered with tarred roofing paper.

Divisions between stories are marked by belt cornices, and the organization of openings in the NW and SW walls, the principal facades, is essentially regular. Tall, narrow windows grouped in threes and larger banks with transoms in imitation of medieval fenestration are typical. Distinctive features of these principal elevations are a square turret, or overhanging bay, on corbels at the center of the NW facade, and a polygonal, rounded corner bay at the top of the west corner of the house. The angled floor space at the bottom of the curved wall is used as a small battlemented balcony. A skylight has been opened in the top of the turret wall in recent years. Along the NE side of the house a deck with railing was braced to the third story. In recent years the framework was boxed in with weatherboards. In the 1920s, the original occupants added a glass conservatory to the SE, or rear elevation. Chimneys rise through the interior of the house, and, to avoid an anachronistic note in the architectural theme, the stacks were kept low to be hidden from view behind the parapet wall.

In 1972, a continuous concrete foundation was constructed beneath the main volume, and a cinderblock foundation was installed under the conservatory. About 1975, at which time the building was converted to use as a three-family dwelling, the walkway leading to the entrance in the SW face was replaced with Douglas fir decking. A minor addition was built by excavation to add a storage room on the ground level. A bathroom was added southeast of the entrance, and a small bedroom was added to the northeast. Also added was a small glass enclosure to serve as a sitting room adjacent to the original conservatory.

Although original interior partitioning has not been altered, additional closet space has been added in several rooms. Douglas fir flooring is still in place throughout. However, floors of the major spaces are now overlaid with linoleum or hardwood. Other changes dating from the building's modification for multiple-family use in 1975 include replacement of tripartite window membering in the kitchen by a single-pane view window in the original frame, and the removal of a banister and windowseat from the second story parlor staircase.

All original interior walls, with the exception of Charles Roper's third story photography studio, were plastered and wallpapered. All are now painted. Original interior trim, including door and window frames, most original hardware, and early porcelain light fixtures, are intact.

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 checked="" 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 checked="" type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input checked="" type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates 1912-1913 **Builder/Architect** Charlie Bickford, Contractor

Statement of Significance (in one paragraph)

"Hilan Castle," carried out in the Castellated mode of the 20th Century Gothic Style by a young local builder named Charles Bickford for Charles and Theresa Roper between 1912 and 1913 is Newport's only architectural folly, and is significant at the latest example of very few such period re-creations in the state, outside of municipal armories. With its crenellated parapet, its tripartite groupings of narrow windows in the manner of medieval fenestration with stone mullions and transom bars, its central turret in the facade, and the rounded corner tower, "Hilan Castle" embodies the distinctive characteristics of its stylistic type. Although it has undergone some modification in the 68 years since it was constructed, the house possesses integrity of location, design, setting, sufficient material and workmanship, feeling, and association with figures prominent in the cultural and political life of the community in the period 1910-1930.

The Ropers arrived in Newport around 1910. Each was English and inclined toward artistic pursuits. Theresa Ketchison-Boldrick Roper is remembered as the author of local lore and history, most notably Rebounding Vengeance: An Indian Romance and the Evolution of Newport, a "romantic and imaginative" history brought out in 1919 with her own illustrations. Mrs. Roper collected Native American costumes and basketry as a basis for illustrating her writing, and other books produced in her stronghold by the sea were Across the Continent and Back Again, Migrating, and The Voice of the Comet: Past, Present and Future. It is she who is credited with the concept for a picturesque dwelling place in the castellated vein. Mrs. Roper's inspiration for the design of her house is said to have been the medieval castles of the Scottish Highlands. Mrs. Roper also painted the backdrops her husband used in his photography studio in the third story.

Charles Roper is said to have maintained a virtual monopoly in photographic trade in central Lincoln County for a time, and his work constitutes an important documentary record of Newport and environs to 1930. Charles Roper served on the City Council, became interim mayor, and was elected Mayor in 1922. He is remembered for his work in promoting theatrical and operatic activities in the coastal resort.

9. Major Bibliographical References

See continuation sheet

NOT VERIFIED

10. Geographical Data

Acres of nominated property Less than one acre

Quadrangle name Yaquina, Oregon

ACRES OF NAMED PROPERTY

Quadrangle scale 1: 62,500

UMT References

A

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| Zone | | | Easting | | | | Northing | | | | | | | |

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| | | | | | | | | | | | | | | |
| Zone | | | Easting | | | | Northing | | | | | | | |

Verbal boundary description and justification

See continuation sheet

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 Kristine Rosemary

organization date September 30, 1980

street & number PO Box 408 telephone (503) 265-9053

city or town Newport state Oregon 97365

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.

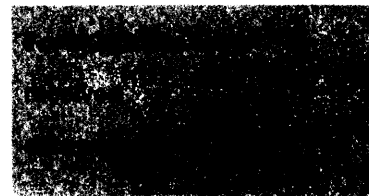
State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date June 2, 1981

| | |
|---|----------------------|
| For HCRS use only | |
| I hereby certify that this property is included in the National Register | |
|  | date <u>12/9/81</u> |
| Keeper of the National Register | |
| Attest:  | date <u>12/17/81</u> |
| Chief of Registration | |

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

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Continuation sheet

Item number 9

Page 1

Roper, Theresa Ketchison-Boldrick, Rebounding Vengeance: An Indian Romance and the Evolution of Newport (Corvallis: Gazette-Times Press, 1919).

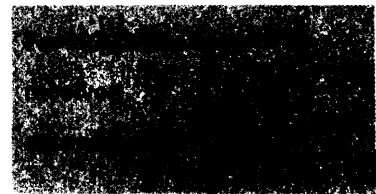
Culp, Edwin D., "Rebounding Vengeance Outlines Local History, Newport News (May 28, 1964).

Price, Richard L., Newport Oregon, 1866 - 1936: Portrait of a Coast Resort

State of Oregon Inventory of Historic Sites and Buildings, 1974.

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

**National Register of Historic Places
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Continuation sheet

Item number 10

Page 1

Lots 7 and 8, Block 60, CASE AND BAYLEY'S SECOND ADDITION TO NEWPORT, in Lincoln County, Oregon, and that portion of Lot 6 in said Block 60, more particularly described as follows:

Beginning at the most northerly corner of said Lot 6; thence southeasterly along the southwesterly line of Alder Street a distance of 40 feet, more or less, to the most northerly corner of that certain tract of land conveyed to Robert S. Bateman, et ux, by deed recorded October 9, 1961 in Book 219, page 407, Deed Records for Lincoln County, Oregon; thence southwesterly along the northerly line of said Bateman tract to the southwesterly line of said Lot 6; thence northwesterly along the southwesterly line of said Lot 6 and parallel with the southerly line of Alder Street to the most southerly corner of Lot 7; thence northeasterly along the line between Lot 6 and 7, a distance of 50 feet, more or less, to the place of beginning.