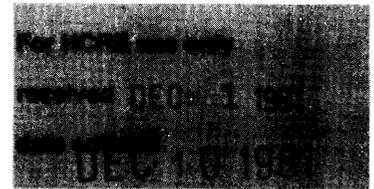


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Waucoma Hotel
and/or common Hood River Hotel

2. Location

street & number Second Street at Cascade Avenue not for publication
city, town Hood River vicinity of Second congressional district
state Oregon code 41 county Hood River code 027

3. Classification

| Category | Ownership | Status | Present Use |
|---|---|---|---|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> unoccupied | <input checked="" 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 type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name R. Dale Haney
street & number 4001 SE Sherman
city, town Portland vicinity of Oregon state 97214

5. Location of Legal Description

courthouse, registry of deeds, etc. Hood River County Courthouse
street & number _____
city, town Hood River state Oregon 97031

6. Representation in Existing Surveys

title Statewide Inventory of Hist. Properties has this property been determined eligible? yes no
date 1976 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 type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input checked="" type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

Upon its completion in 1904, the Waucoma Hotel was a three story brick masonry structure with wood floor and roof joists containing 27 rooms on the upper two stories. It was rectangular in plan, except for an angled entrance bay at the northeast corner, and measured 40 x 80 feet. In 1910 a four story "L" shaped addition of matching construction was wrapped around the building on the west and south. The fourth story was extended over part of the original structure and a pergola-lined roof garden was created from the remaining 30 x 85-foot roof-top space. The hotel then had 100 guest rooms and measured 84 x 100. The two-tiered wood veranda, with its upper deck railings of square balusters and chamfered posts with scroll-sawn S-curve brackets, had been part of the original project. It was removed in 1911 to make way for new sidewalk construction. The red brick exterior was painted its present color in 1971.

outer

The ground story exterior consists of storefronts at the/corners and, between them, lobby space at the principal corner identified by large plate glass windows installed during the 1910 remodelling. Window openings in upper stories are segmental-arched with brick archivolt and lug sills. They are fitted with one-over-one double-hung wood sash. Fourth story windows are identical to the others, but, because the bay width of the addition does not match the original, the windows of this floor do not line up above those of the original portion. Parapets concealing flat, built-up roofs are finished with corbeled string courses and low balustrades with repeating rectilinear and arched motifs in relief. The rudimentary entablature of the three story volume serves as a belt course where it is topped by a fourth story on the east facade. A doorway which opened onto the second story veranda in the east facade was refitted as a window following the veranda's removal in 1911. Interior finish is lath and plaster. The original door and window trim, characterized by a bullseye-in-corner block pattern in the original portion, remains throughout. The staircase and lobby fireplace are the most notable features of the interior. The basement under the structure is 50% dirt floor, 50% concrete. The west end was not excavated.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Waucoma Hotel Hood River County, OREGON

ADDITIONAL DOCUMENTATION

Keeper Beth Boland 9/22/89

Comment Name change to Hotel Oregon

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 1 Page 1

WAUCOMA HOTEL
Second Street at Cascade Avenue
Hood River
Hood River County
Oregon

AUG 13 1989

NATIONAL
REGISTER

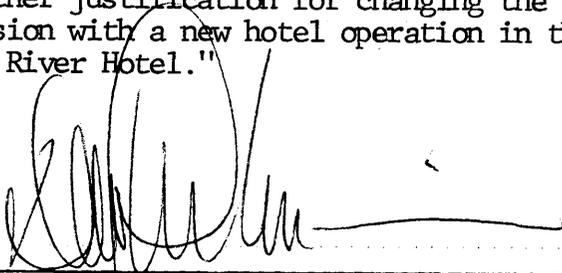
Control No. 81000484

The purpose of this continuation sheet is to amend the common name assigned to the building which was opened as the Waucoma Hotel in 1904.

The hotel was remodeled and reopened in 1910 as the Hotel Oregon, as is pointed out in the original documentation. It is now understood that the name "Hotel Oregon" was in use until the hotel closed in 1973. The historic view submitted with the National Register nomination form in 1981 shows the hotel's roof-top sign which read "Hotel Oregon."

Because the listed property was known as the Hotel Oregon for 63 years, longer by far than it was known by the more recent and transitory name of Hood River Hotel, we recommend the designated common name be changed from Hood River Hotel to Hotel Oregon.

A further justification for changing the common name of the building is to avoid confusion with a new hotel operation in the community which has adopted the name "Hood River Hotel."



D. W. Powers, III, Deputy
State Historic Preservation Officer

August 14, 1989

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 type="checkbox"/> 1800–1899 | <input checked="" 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 type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates 1904; addition 1910 **Builder/Architect** C. J. Crandall, architect; R. R. Bartlett, supervising architect, addition of 1910

Statement of Significance (in one paragraph)

The three and four story brick building at the SE corner of Second Street and Cascade Avenue in Hood River was opened for use as the Waucoma Hotel by P. F. Fouts in 1904. Originally a three-story rectangular volume, it was enlarged by a four-story L shaped addition and reopened in 1910 as the Hotel Oregon by subsequent owners Hall and Smith. The following year, the original two-story, wood, wrap-around Mount Hood Hotel of 1882 was removed for sidewalk construction and never replaced. The hotel was operated continuously under a succession of ownerships until its closure in 1973, at which time it was known as the Hood River Hotel. The most distinctive features of the street facades are a beveled corner bay containing the principal entrance and segmental-arched openings with brick archivolt. An example of plain commercial architecture in what might be termed a belated Italianate mode because of its arcuated fenestration and rudimentary entablature, the hotel typifies the sort of straightforward brick masonry building erected on main streets of smaller towns and cities throughout the state at the turn of the century -- the sort of building which was frequently substantial but otherwise unprepossessing because it was the merest reflection of architectural fashion. C. J. Crandall was the architect of the Waucoma Hotel, and R. R. Bartlett supervised the sympathetic expansion of 1910. Located on the Union Pacific Railroad and the Columbia River, the town developed as a trade and shipping center for fruit growers of the district. Wood frame buildings in the downtown began as late as 1900 to be replaced by more permanent construction. The Waucoma was the town's second major hotel and is now the oldest hotel standing in Hood River County. It occupies a prominent corner in the central business district of the county seat and was the third building in town to be constructed of brick. It possesses integrity of location, design, setting; sufficient integrity of materials, workmanship, feeling and association with Hood River's era of growth and prosperity in the early years of the century. Ironically, however, the hotel was never a profitable venture. Following is an account of the hotel's history.

The Waucoma Hotel, also known as the Hotel Oregon, the Waucoma Hotel, and most recently, as the Hood River Hotel, is significant in the history of Hood River because of its place as the second of only two sizable commercial hotels ever built within the town. At the time of its construction it filled a need to accommodate a vast influx of visitors to Hood River Valley when the area was first emerging as a world-famous fruit center and 'summer resort' for guests from across the United States.

When the Waucoma Hotel opened in December, 1904, Hood River was enjoying its first real growth, thanks to the new fame of local apples. The townsite had been platted in 1881 on the Nathaniel Coe Donation Land Claim, close to the tracks of the railroad being built through the Columbia Gorge. Before then, Hood River had been dependent on Columbia River steamboats for transportation.

After irrigation water from the Hood River had been brought up onto the floor of the Valley's west side in 1897, land prices escalated, orchards were planted, and the community had its first stable economy and growth.

By 1904, the price of good orchard land had tripled; Valley apples commanded premium prices and they went to markets in the United States, Europe and even

9. Major Bibliographical References

Ruth M. Guppy, "Historical Significance of the Hood River Hotel", 1981, 7 page typescript.
 Hood River News, March 9, 1910.
 Hood River Glacier, December 1, 1904.
 Eph Winans, "Hood River as I Knew It," Hood River News series, 1949.

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property less than one
 Quadrangle name Hood River, Oregon-Washington

ACREAGE NOT VERIFIED
 Quadrangle scale 1:24000

UMT References

| | | | | | | | | | |
|---|-----------|---------------|----------------|---|------|---------|----------|--|--|
| A | <u>10</u> | <u>615880</u> | <u>5062640</u> | B | | | | | |
| | Zone | Easting | Northing | | Zone | Easting | Northing | | |
| C | | | | D | | | | | |
| E | | | | F | | | | | |
| G | | | | H | | | | | |

Verbal boundary description and justification North 82' of Lots 1 and 2, Block D of the First West Addition to the town of Hood River, Hood River County, Oregon (Tax Lot 1300). Map reference 3 N10 250C.

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

| state | code | county | code |
|-------|------|--------|------|
| | | | |
| | | | |

11. Form Prepared By

name/title Richard Michaelson with assistance of Ruth Guppy, 116 Sherman, Hood River, OR

organization Renovation Design date March 22, 1981

street & number 2227 NW Johnson Street telephone 503/241-2243

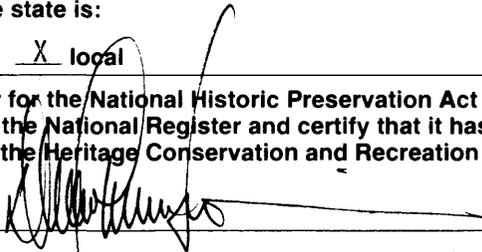
city or town Portland state Oregon 97210

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 July 29, 1981

For HCRS use only

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

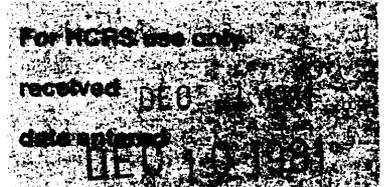
 Entered in the National Register date 10/2/81

Attest: _____ date _____

Chief of Registration

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

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



Continuation sheet Wacouma Hotel

Item number 8

Page 1

Asia. Prospective orchardists and fruit buyers flocked into the town, taxing the facilities of the pioneer Mount Hood Hotel of 1881 - 1882, located only a few steps above the railroad passenger station and steamer landing.

A house-to-house census within the town, which included the entire 320 acres of the Coe Donation Land Claim, showed 1,406 people residing there in 1904, compared with 622 in 1900. An increase of 315 had been recorded in one year. By January 1905, another 375 people would be added to the census.

The Mount Hood Hotel with its handy location, splendid vistas and fine dining room, had been the place to stay for many years. In its large lobby much of the Valley's business was done -- real estate transactions and fruit buying -- and from it an 8-horse stage left for a long day's drive to Cloud Cap Inn, built in 1889 high on Mount Hood.

P. F. "Dad" Fouts opened the Waucoma Hotel in December 1904. It was as close to Hood River's only port of entry as he could get, one block west of the Mount Hood Hotel and within sight of the train station.

From subsequent events, and from his previous reputation, it is apparent that Fouts expected a major revenue at the hotel to be from a large bar and from backroom gambling. Partially for this reason, his Waucoma Hotel could never gain the unique social status of the rival hostelry and he had to be content with the Mount Hood Hotel's overflow, plus a 'drummer trade.'

Hood River had been bone-dry until 1900 because, when the townsite of four blocks was platted in 1881 and offered for business enterprise, the Coe family put a prohibitory clause into each deed specifying that there should be 'no manufacture and sale or other distribution of spirituous or malt liquors on said premises, with the provision to the effect that in the event of breach of said limitation that such deed of conveyance should be null and void and the premises should revert to the grantors.'

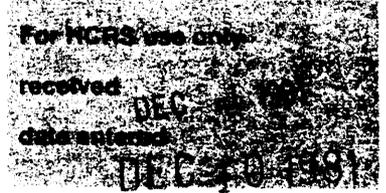
The 'whiskey clause' kept saloons out of Hood River for years, until the courts decided that the prohibition would stand only for a first transfer of the property. When Hood River City was incorporated in 1895, Ordinance No. 5 echoed the Coe liquor restriction but, by June 1900, two saloon licenses had been granted. P. F. Fouts, who had knocked about the Mid-Columbia area, opened another, a combination pool hall and saloon, shortly afterward. He was often in trouble with the city council for infractions such as violation of the Sunday closing ordinance. Shortly before building his hotel, he had paid a \$150 fine for such an infraction.

Fouts announced plans for his Waucoma Hotel in January, 1904. Between that time and its completion in December, the rival Mount Hood Hotel made an extensive enlargement. And another hotel, the Wau-Gwin-Gwin, was completed on the future site of the Columbia Gorge Hotel.

When opened in December of 1904, the Waucoma Hotel was the third brick building on the townsite and the only three-story structure besides the Mount Hood Hotel. According to Fouts, it had cost \$14,000 to build, with furnishings adding another \$3,000.¹

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Heritage Conservation and Recreation Service**

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Continuation sheet Waucoma Hotel

Item number 8

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Designed by C. J. Crandall, the Waucoma had 27 rooms on the two upper floors, some of them capable of being made into suites. Each had an outside window and those on the north and east sides opened onto broad verandas from which the Columbia River and Cascade mountains north of the river in Washington State could be seen.

A double-leaf door entry at the northeast corner of Second and River (now Cascade Avenue) led into a spacious lobby. Beyond, on the south, would be the large bar. At the time of the hotel's opening, Fouts was having trouble with the city council over his other saloon and could not get a license.

The hotel boasted modern innovations -- porcelain bathtubs and Brussels carpets, steam heat and a system of return call bells. A big sign could be seen from the railroad station a block away.

While the elder Fouts ran the hotel, his son, Seneca F. Fouts was listed in a Hood River City Directory for 1905 as proprietor of a pool hall and saloon owned by the Fouts prior to the hotel's opening. However, Seneca was attending the University of Oregon law department in Portland and would graduate in June. Four years later he was practising with a reputation as the 'trickiest, sharpest criminal lawyer in Portland.'² He later served a short time in the Oregon Legislature, and he deeded land east of Mitchell Point, where he had maintained a cabin, to the state for park purposes. Neighbors claimed that the hideaway was actually a moonshine plant.³ The land is now known as Seneca Fouts State Park.

'Dad' Fouts continued to be at odds with the city over his saloons, although he was allowed to open the hotel bar, and it is safe to guess that gambling went on in a back room. The hotel, however, never attracted the wealthy Eastern visitors -- Vanderbilt, VanHorn, Pooley, Count Henri deRedding, Crocker, Thomas Lawson (grandfather of former Governor Tom McCall) or Captain Charles McCan, heir to a New Orleans fortune, who were among the many who came during the boom years 1905-1911 to look for a piece of the fruit action.

In March 1909, the property was sold to Charles Hall and Ernest C. Smith at a figure over \$25,000. By June, 1910, the new owners reopened the establishment, now called the Hotel Oregon, 'more in keeping with the progressive town.'

A four-story addition to the building on the west extended around the south and east sides, leaving a 30 x 85-foot space on the east and north roof which became a 'garden' area with pergola. Supervising architect of the renovation was R. R. Bartlett.

The building, now 84 x 100 feet, claimed to have 100 rooms in all, 20 of the guest rooms with private bath and each floor with two public baths. In the lobby which had been doubled in size, large plate glass windows and an open fireplace were added and a vestibule built at the main entry, still at the northeast corner. Also on the first floor, a grill room had been added next to the enlarged dining room but separated from it by an arched colonnade. There were also a room and two entries to the kitchen in the rear, one opening onto Second Street, one onto Cascade Avenue. A barbershop was added on the east side.⁴

Local advertisements after the reopening of the Hotel Oregon touted 'Hood River's New Fire-Proof Brick Hotel. Meals a la cart. A modern hotel for

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received DEC 19 1978

date entered DEC 19 1978

Continuation sheet Waucoma Hotel

Item number 8

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travelers. One block from depot.'

In late 1911, the picturesque verandas of the Hotel Oregon had to be torn down because the large supporting posts interfered with sidewalks being laid by the city. Street paving followed the next year.

Despite its modernization, the hotel was never to be a profitable venture. Possibly Hall and Smith recouped their large investment, but the high fever over fruit-growing was already subsiding, orchardists and shippers were in financial trouble and the premium prices for Hood River apples plummeted. The First World War meant a loss of foreign markets. Improvement of motor cars and the complete paving of the Columbia River Highway between Portland and Hood River in 1920 saw a downturn in hotel business when the trip could be made in one day.

Three terrible winters between 1919 and 1929 killed or injured a major part of Valley orchards, followed by the Great Depression and then the Second World War. Hood River's economic picture began to improve in the late 1940s. But with construction of the water-grade freeway through the Columbia Gorge, which diverted traffic from the old route through town in the 1950s, and the increasing popularity of motels, the hotel business within the city came to a standstill. At present there is no 'commercial hotel' in downtown Hood River.

After 1910, the Hotel Oregon (later to become the Waucoma and then the Hood River Hotel) changed ownership many times without major improvements to the property. For example, in the 21 years between 1936, when it was bought at a sheriff's resale, and 1957, the hotel changed hands six times.

In its last years of occupancy, hotel guests were welfare recipients, transients and a few laborers. Some minor redecoration was done in the lobby in 1971, a change^{was} made in the Wauna Room Lounge on the northwest, and the exterior painted.

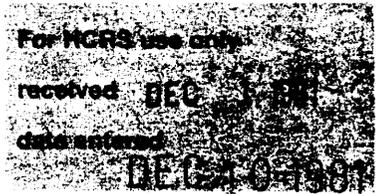
In 1972, because the building had not been brought into compliance with fire and other building codes, the top floor was closed on order of the Oregon State Fire Marshall. In early 1973 the third floor was closed, leaving only one level above the lobby open for occupancy.

On September 17, 1973, the State Fire Marshall closed the Hood River Hotel proper.⁵ The order was to remain in force until deficiencies in the building were remedied. The hotel has been locked and boarded up since then, except for a small restaurant and the lounge. Present owners plan rehabilitation of the hotel for commercial use on the ground story and subsidized senior citizen housing in the upper stories.

The historical account, "Historical Significance of the Hood River Hotel," was written by local historian Ruth Guppy in 1981. Footnotes follow.

United States Department of the Interior
Heritage Conservation and Recreation Service

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Continuation sheet Waucoma Hotel

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FOOTNOTES

1. Hood River Glacier, December 1, 1904
2. Eph Winans, "Hood River As I Knew It", Hood River News series, 1949.
3. Interview, Mrs. Maggie Galligan, Mitchell Point, about 1956.
4. Hood River News, March 9, 1910.
5. Order and Notice, Fire Marshall for the State of Oregon, signed by Jim Kay, Deputy State Fire Marshall, September 17, 1973.

AUG 18 1989
NATIONAL REGISTER

Waucoma Hotel Control No. 81000484
(Hotel Oregon)
Second Street at Cascade Avenue
Hood River
Hood River County
Oregon

Historic view, ca. 1910

