

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

For NPS use only

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

received FEB 5 1987

date entered

MAR 6 1987

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Copple, Simpson, House No. of contributing features: 1

and/or common Same no. of non-contributing features: 1

2. Location

street & number 911 Montello Avenue N/A not for publication

city, town Hood River N/A 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 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 checked="" 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"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> N/A being considered	<input 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 Stephen Datnoff

street & number 911 Montello Avenue

city, town Hood River N/A vicinity of state Oregon 97031

5. Location of Legal Description

courthouse, registry of deeds, etc. Hood River County Courthouse

street & number N/A

city, town Hood River state Oregon 97031

6. Representation in Existing Surveys

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

date 1986 federal state county local

depository for survey records State Historic Preservation Office, 525 Trade Street SE

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 checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date <u>N/A</u>

Describe the present and original (if known) physical appearance

The Copple House is located on a corner lot high on the bluff overlooking the Columbia River and downtown area of Hood River. This single family residence is located in the Waucoma Park Addition, recorded in the Hood River County Records in 1900. The property was originally part of the Donation Land Claim of Nathaniel Coe.

Exterior

The house plan is a large square mass with projecting wings, and a wrap-around porch. The overall square is about 30 x 30 feet. Two and one-half stories in height, the main volume is covered by a hipped roof. The two and one-half story projecting wings on the Montello Avenue (north) elevation and the 10th Street (west) elevation have gabled roofs which intersect the main hip. On the southeast side of the building there is another two and one-half story gabled section, however, it is flush with the face of the house. On the southwest side of the building is a one-story section of the house under a hipped roof measuring approximately 19 feet long by 16 feet wide. This section of the house, though appearing on the 1909 Sanborn Fire Insurance Maps, is different in scale and design from the rest of the house. A brick facing on the west and south side of this portion of the house indicates that there may have been some later alteration, though the main structure appears to have been built within the historic period of significance.

The current Colonial Revival-style porch appears on the 1928 Sanborn maps and thus is within the historic period of significance, though it may not be the original porch. The 1909 Sanborn map indicates a slightly different porch configuration, one that does not project beyond the face of the house as does the current porch. The porch has clearly acquired significance in its own right, and thus the owner has chosen to restore the porch to match the existing.

The two-story, wrap-around porch located on the northwest corner of the house has round porch columns which are set on square brick pedestals at the ground level. The porch railing is simple and has square balusters. The second story porch rail has square porch posts which are topped with a ball-shaped ornament and square balusters. Currently, the two story porch is undergoing restoration to match its existing design.

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The house is covered with shiplap siding and finished with corner boards. The gabled ends on Montello and 10th Street are covered with square wood shingling and one horizontal row of round shingles as decorative accent. Each of these gabled ends are also ornamented by a round-arched windows with decorative face and a curvilinear gingerbread pattern in the tip. Below the eave is a wide architrave. The corners of the Montello Street wing are clipped to create a bay window off the living room. The corner is decorated with scroll bracketing and a round pendant.

The main entry door to the house is a compatible but non-original multi-paned glass door with transom above. Windows are primarily one over one double hung with a few exceptions; the west picture window was a later addition. The current owner plans to restore this window to the original which was a pair of double hung windows. Also the two pair of sixteen paned fixed windows on the rear section of the 10th Street elevation differ from others in the house.

The roof material is three tab asphalt shingles. The foundation is a rough textured cast stone under the main house and concrete slab under the rear addition. The central chimney, as shown in historic photo #16 dated approximately 1910, shows corbelling which has subsequently deteriorated due to weathering.

The house is in very sound condition except for the rear section of the house which has foundation and drainage problems. Also fire damage has occurred on the interior of this portion of the building.

The garage/shed is located approximately eight feet south of the existing south wing of the house and is in the far southeast corner of the property. It is rectangular in plan, approximately 18' in length (E.-W.) and 16' in width (N.-S.). The garage/shed was likely constructed between 1909 and 1928 as the 1928 Sanborn map indicates a building at this location of approximately this size. The 1909 Sanborn, however, indicates a somewhat different configuration shifted to the west which was perhaps an earlier carriage house. The garage is covered with shiplap siding. The garage shed is of wood stud construction and has a concrete slab floor. Its entry faces west and has three wood and glass paneled doors which swing open for auto entry and an additional identical single door for alternative entry. The doors have a four paned glass window over three wood panels.

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INTERIOR

The floor plan layout is simple and the main square of the house is basically divided into four sections, each being a designated room. On the ground floor to the northwest is the main entry and stairway leading to the second floor. To the northeast is the living room with projecting bay. To the southeast is the dining room, and to the southwest is what may have been the original kitchen. The rear or south wing of the house may have been the summer kitchen originally and is currently the kitchen in the house.

The major decorative features on the ground floor are the stairway balustrade and end post. The stairway is U shaped with three steps on the ground level gracefully welcoming one to ascend. The chamfered stair posts are ornamented with garland wreaths. Balusters are turned and the balustrade and steps have a clear wood finish. The fireplace is located in the living room, and it is on an 45 degree angle in the southwest corner of the room. The wood mantel is simple and elegant, enhanced by the maroon colored tile face and hearth. Above and attached to the mantel is a two section beveled mirror. The original picture molding, wood base boards, wood paneled doors and steel and enameled hardware still exists in most of the house. The wood floors in the living and dining room have been covered with a modern linoleum but the original wood floor exists in most of the other rooms on the first and second floor.

The second floor has three bedrooms and a bath which is located on the southwest portion of the house. Original colored patterned linoleum inset in the wood floors of all three bedrooms is a flavorful and special decorative feature of the Copple House.

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 checked="" 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 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 1906 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Simpson Copple House, constructed in 1906, is the best preserved vernacular Queen Anne style residence of seven in Hood River, Oregon dating from the early 20th century. It occupies a site on the bluff overlooking the Columbia River at the southeast corner of the intersection of Montello Avenue and 10th Street in the Waucoma Addition to the city. The two and one-half story house is distinctive among comparable examples locally because of its size, the quality of detail work in gable ends, and because of its overall state of preservation. It meet National Register Criterion C.

The house displays the asymmetrical massing, combination of hip and gable roof forms, varied window groupings and patterned shingle cladding in gable ends which typify the vernacular, or belated Queen Anne style. The body of the house is clad with drop, or channel siding. An especially fine gable ornament of curvilinear tracery and spindlework, and the gable lunettes surrounded by scrolled tabernacle frames, are noteworthy. A prominent exterior feature is the angular wrap-around veranda at the northwest corner which has seven Tuscan columns supporting a classical entablature and balustraded upper deck. The Colonial Revival-style veranda, an early modification of the original corner porch, apparently, is in the process of being restored. It appears to have been in place by about 1910.

Noteworthy features of the interior are the staircase and a ceramic tile fireplace surround and chimneypiece with mirrored overmantel. Baseboards, window and door trim, door hardware and picture molding are intact. Minor alterations and losses are those associated with the lean-to kitchen on the south end, substitution of a picture window for paired windows in the west elevation, and deterioration of the central brick chimney which originally had a corbelled cap. The detached shed/garage at the south end of the property is believed to date from the period 1909–1928, but is not counted as a contributing feature.

While significant primarily as a locally distinctive example of vernacular architecture, the property is noteworthy also for its association with its original occupant. The house is believed to have been built for land speculator Robert Rand, but it was sold shortly after its construction to Simpson S. Copple (1842–1933), a pioneer Hood River fruit grower who arrived in the Valley in 1886 and prospered in the orchard industry which he did so much to develop locally.¹ Copple occupied the house from 1906 to the time of his death in 1933. There are no other buildings in Hood River more importantly associated with Copple. The house remained in the ownership of his heirs until 1947.

The Queen Anne style of architecture was a popular style of the late Victorian era. "The Queen Anne style was inspired by the manor houses of the English

9. Major Bibliographical References

Sanborn Maps, Portland State University Library.
Hood River County Deed Records.
Coon, Mrs. D. M., History of Early Pioneer Families of Hood River, Oregon.
Oregon Historical Society, Portland, Oregon. n.d.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Hood River, Oregon-Washington

Quadrangle scale 1:62500

UTM References

A

110	611521510	51061211510
Zone	Easting	Northing

B

Zone	Easting	Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification The nominated property is located in NW $\frac{1}{4}$ Sec. 36, Township 3N, Range 10E, Willamette Meridian, and occupies Lots 10, 11 and 12 of Block 2, Waucoma Park Addition to the City of Hood River, in Hood River County, Oregon. It is otherwise described as Tax Lot 10500.

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title Karen Zisman and Barbara Grimala

organization Historic Dimensions Consulting date August 14, 1986

street & number 8949 SW 9th Drive telephone (503) 234-4801

city or town Portland state Oregon 97219

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

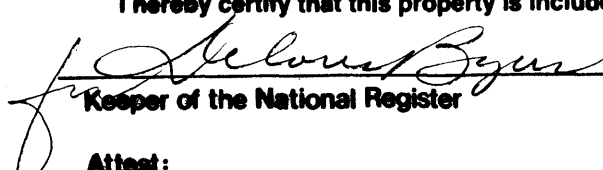
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title Deputy State Historic Preservation Officer date January 27, 1987

For NPS use only

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

 date 3-5-87
Keeper of the National Register

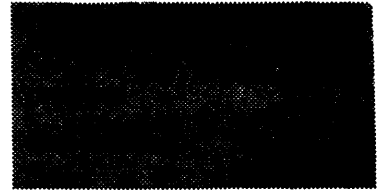
Attest:

date

Chief of Registration

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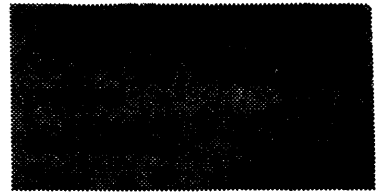
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architect Richard Norman Shaw (1831-1912) and was introduced to the United States by the Philadelphia Centennial Exhibition of 1876 where the British government buildings in this style were among the most popular structures. In Oregon, as in other states, industrialization created a new monied generation. To display their wealth, leading citizens built the fanciest, largest houses they could afford."² Typical also of the Queen Anne style was the use of pattern books to supply ideas for plan and ornament that "fanned the desire for splendor and individualism in design."³ The Copple House may have been a speculative venture planned with the use of available pattern books.

Prior to the 1880s, Hood River was accessible mainly through steamers on the Columbia River, a fact which inhibited settlers from coming to the Hood River Valley to farm. In 1882 the Oregon Railway and Navigation Company completed its line connecting Portland to Walla Walla, Washington. This allowed for easier access into the rich farmlands of the Hood River area.⁴ Simpson Copple was one of the earlier settlers to take advantage of this new access and arrived in Hood River on October 10, 1886. Another pioneer migrating to Hood River at about the same time was Robert Rand. Entrepreneur and speculator, Rand would eventually purchase and sell the property at 911 Montello Avenue to Copple. (continued)

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Simpson Coppie came to Oregon from the Midwest. He was born in Marion County, Illinois on July 12th, 1842. As a young man he fought in the Civil War and later obtained an honorable discharge in Vicksburg on August 15, 1864. He went on to Indianapolis where he attended school studying to become a teacher. Subsequently, he taught and farmed in various places in Illinois. He remained in Illinois until 1886 when he sold his property and came west to Hood River with his wife Alice, formerly Alice F. Williamson. (5)

Simpson Copple took advantage of the new industry of fruit growing and went on to become one of the more prominent farmers in the valley. Fruit growing, particularly apples and pears would develop into one of the major exports from the valley and Copple proved to be a forerunner in the field. (6) Copple moved to the Copple house at the present location after he became a success as a farmer. The site overlooks the Columbia River and would seem a logical choice for Copple to invest his money and display his wealth and sense of achievement.

Simpson S. Copple purchased the property from Robert Rand who also was a significant contributor to Hood River history. The services of Robert Rand were used to sell plots of land, and he also gambled on the future of Hood River. Rand was active in helping to plat the townsite in 1891 and in the selling of many lots in Waucoma Park Addition which included 911 Montello Street. He probably never envisioned that the development of agricultural production of apples, strawberries and pears would bring such wealth to the Hood River valley when he first moved to the area. In 1904 Rand built the Wau Gwin-Gwin hotel on the falls at the present site of the Columbia Gorge Hotel, just one and one half miles west of Hood River along the Columbia River. (7)

The Copple House may have some historical connection with the Hibbard House located at 813 Montello, one block east. The Hibbard House may also have been a speculative venture. It shares almost exactly the same floor plan and similar detailing to the Copple House. As described in the comparative analysis section of this document below, the Hibbard House has been covered with a non-compatible siding diminishing its integrity at this time. The original shiplap siding is intact underneath the pressed wood board siding.

In conclusion, the Copple house is a vivid reminder of two facets of Hood River history; the role of the pioneer families that shaped the agricultural history of the valley and as a strong reflection of the Vernacular Queen style so very popular in rural Oregon communities at the late 19th and early 20th century.

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COMPARATIVE ANALYSIS

The Copple House is one of seven Vernacular Queen Anne style buildings located in Hood River. Thorough research was conducted to locate all Vernacular Queen Anne style buildings for comparison of historic architectural quality and integrity with the Copple House in Hood River. After analysis it is the contention of this Nomination that the Copple House is the best preserved example of the Vernacular Queen Anne style in Hood River. The other six buildings of this style are as follows:

1) 313 W. Eugene, Hood River Located uphill from the Columbia River, date of construction is unknown, one and one half stories, modified version of Vernacular Queen Anne. This single family residence has a hipped roof with intersecting gabled wing. The hip is surmounted by a central hipped semi-circular dormer. The front porch has double rounded columns. Alterations include a shed wing to the west and a west side addition. This house differs significantly in scale and plan from 911 Montello. It is somewhat reminiscent of the Queen Anne Cottage style, and its modifications are not in keeping with the Vernacular Queen Anne style. There are no known historic associations at this time.

2) 425 Prospect, Hood River - Located uphill from river, date of construction is unknown, two and one half stories, modified version of the Vernacular Queen Anne style. This single family residence has a cross gable with large projecting front wing, a second story rounded bay over the main entry and a semi circular front porch. Alterations include non-compatible window changes in the east side gable and the addition on first floor of the east elevation. The building plan is considerably different in layout than 911 Montello. There are no known historic associations at this time.

3) 311 Montello, Hood River - Owner: Bruce and Susan Shaull Located just east of 911 Montello, date of construction is approximately 1908, two and one half stories. This single family residence has a main square volume with hipped roof intersected by two bay wings with gabled roofs. A wraparound porch with hipped roof and turned posts surmounts the northwest corner of the house. The building has been significantly compromised by the addition of pressed masonite siding over the original siding. The original back porch has been removed. Alterations also include the remodeling of the kitchen and family room. There are no known historic association at this time. (8)

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4) 813 Montello, Hood River - Owner: William Gatchell
Located one block east of 911 Montello, date of construction is 1901 (9), two and one half stories. This single family residence has a main square volume with two projecting gabled wings. The bays have clipped corners on the ground floor. A wraparound porch is located on the northwest corner of the house. The floor plan is virtually the same as 911 Montello though the house has some minor modifications for the conversion of a portion of the second floor into an apartment. Also the main entry of the house was partially closed off to allow for a separate entry to the second floor.

Detailing such as the round porch posts and the rounded arched window in the gable end is similar to that of the Copple House. The house has been compromised by the addition of a non-compatible wood siding over the original shiplap siding. An elongated shed has been enclosed on the southwest portion of the house creating a very disproportionate scale to the west elevation of the house. The house is associated with Henry J. Hibbard, prominent businessman and skillful farmer of Wasco County. Hibbard was the building's first owner.

5) 821 Oak Street, Hood River - Located west of downtown near the Columbia River, date of construction is unknown, two and one half stories. This single family residence is of a rectangular plan with one projecting gable bay. The front porch has been modified and is awkward in scale and proportion with the house. The rear section of the house appears to have been added or modified. The house is painted a non-compatible purple.

6) 601 Oak Street, Hood River - Owner: Eric Skemp
Located just west of downtown near the Columbia River, date of construction is unknown, two and one half stories, Vernacular Queen Anne/Vernacular Gothic style. This single family residence has two gabled wings projecting from a truncated hipped volume. Detailing is far simpler than the other Vernacular Queen Anne style buildings in Hood River and might be categorized as Vernacular Gothic style due to its simple farmhouse type appearance. A stone foundation and two story bay window are distinguishing features of this house. The two story bay may have been added later.

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Hood River County
Oregon

Simpson Copple and the Hood River Valley Orchard Industry - A Summary Review

The community of Hood River was incorporated in 1894 and grew at a slow but steady pace until the advent of the orchard industry shortly before the turn of the century. The primary fruit crops of the area were apples, pears and strawberries. Nathaniel Coe had introduced apples to the Hood River Valley as early as 1851, and Thomas Coon introduced strawberries in 1883.⁴

The Hood River Apple Growers Association, organized in 1903, had a major impact on the success of the local fruit industry. The association developed standards of culture, packing, shipping and marketing for the fledgling industry. The efforts of the Apple Growers Association were so successful that by 1906 apple growing was a lucrative venture for farmers. Hood River apples were shipped down the Columbia River from the port of Hood River to destinations in the eastern United States, Europe and China. The Hood River Valley was described in a brochure published by the local Commercial Club in 1907 as "...the greatest apple-growing section of the Great Pacific Northwest." The industry began with two box car loads in 1900 and grew to over 4,000 car loads by 1924.

Simpson Copple played an important role in the expansion of the industry. When he arrived in the area in 1886, he settled first at Odell, just southwest of the city of Hood River, and there established an apple orchard. After decades of successful operation, Copple moved into the city in 1907. He continued farming, however, until about 1911 or 1912. He had contributed substantially to the rise of apple growing as a base industry of the valley by his early and assiduous efforts.⁶

D. W. Powers, Deputy
State Historic Preservation Officer

January 30, 1987

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National Park Service

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FOOTNOTES

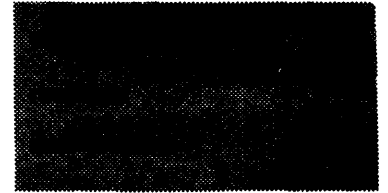
- 1) Biographies of Rand and Copple, Hood River Historical Museum Hood River, Oregon, File 2 and 3.
- 2) Clark, Rosalind, Architecture Oregon Style, Portland, Oregon: Professional Book Center, Inc. 1983, p. 85.
- 3) Ibid.
- 4) Inventory County Archives of Oregon. Hood River Book #14, Federal writer's project A, Hood River Historical Museum, Hood River, Oregon.
- 5) Coon, Mrs. D.M., History of Early Pioneer Families of Hood River, Oregon, Oregon Historical Society, Portland, Oregon.
- 6) Hood River Historical Museum Files, op. cit.
- 7) Ibid.
- 8) Oral interview with Bruce Shaul on August 10, 1986 conducted Karen Zisman.
- 9) Hood River County Deed Book 30, p. 336

OTHER REFERENCE MATERIAL

- 1) Sanborn Maps, Portland State University, Portland, Oregon, 1893, 1902, 1909, 1913, 1928.
- 2) "A Historical Sketch WPA Project", Hood River County, Oregon.
- 3) Hood River County Records and Deed Books, Hood River County Courthouse.
- 4) Wasco County Records and Deed Books, Wasco County, Oregon.

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History of Hood River County (Hood River, Oregon: Hood River Historical Society,
1982.

Commercial Club of Hood River, "A Brief Description of the Hood River Valley:
Finest Fruit Growing District in the World," Hood River, Oregon, 1907.

